ENVISION CAMPBELL

6TH CYCLE 2023-2031 HOUSING ELEMENT



CITY OF CAMPBELL
CALIFORNIA

April 2023

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ENVISION CAMPBELL

INTRODUCTION



I. INTRODUCTION

EXECUTIVE SUMMARY

2023-2031

planning period for 6th Cycle Housing Element



Campbell's 6th Cycle Housing Element provides its housing strategy for 2023-2031, including a Site Inventory, Goals, Policies and Programs, and other documentation required to provide housing to thousands of new neighbors as well as achieve certification by the California Department of Housing and Community Development (HCD) and meet the city's Regional Housing Needs Allocation (RHNA).

The Housing Element was adopted concurrently with a General Plan Update, which modified land uses and increased allowed densities through much of Campbell. The city's plan for housing relies on these land use changes, as well as bolstered policies focused on Affirmatively Furthering Fair Housing (AFFH) and providing for renters and special needs groups, in order to meet its housing obligations.

The Introduction Chapter begins by describing the purpose of the Housing Element before giving an historical overview of the Campbell community and laying out the statutory requirements for housing elements. The chapter then identifies the high-level challenges the Housing Element addresses before describing the outreach process undertaken in preparation of the document and the document's relationship to the General Plan. The Chapter concludes by describing the layout of the Housing Element and the data sources used to compile the document.

Establishes Framework

for where housing can be built, how much, and how it is approved



PURPOSE OF THE HOUSING ELEMENT

Housing Elements are housing plans that are one part of a community's General Plan – a guide to the ways each city, town or county is planned and managed, from roads and sidewalks to parks and neighborhoods. With an update required every eight years by the State of California, this Housing Element covers a planning period from January 31, 2023 to January 31, 2031 (also referred to as the "6th Cycle"). Campbell's *Plan for Housing* will include all the goals, policies, programs, and quantified objectives related to housing in Campbell.

While local governments do not generally build housing themselves, they create the framework that controls where housing can be built, how much, and how it is approved. The 2023-2031 Housing Element has been prepared to respond to current and near-term future housing needs in Campbell and also provides a framework for the community's longer-term

approach to addressing housing needs. The Housing Element contains goals, information on existing housing conditions, and strategic directions (policies and implementing programs with goals) that the City of Campbell (City) is committed to undertaking together with the community and other stakeholders.

Housing affordability in Santa Clara County and in the greater Bay Area is a critical issue. Campbell's housing conditions are reflective of many areawide and even nationwide trends, influenced by rising housing costs that are out of proportion to many people's ability to pay and further exacerbated by escalating construction and land costs.

Because of these issues, it becomes increasingly difficult for employers to fill essential jobs; roadways are congested with workers traveling longer distances into and out of Campbell and surrounding areas; and many young people, families, longtime residents, lower-income households, and people with special housing needs face relocation challenges stemming from the inability to secure affordable housing that meets their needs.

Additionally, unaffordable housing prices can exacerbate homelessness and create barriers to transitioning unhoused individuals and families into permanent housing.

New for the 2023-2031 planning period is the emphasis on Affirmatively Furthering Fair Housing (AFFH). The overall focus of the Housing Element is to enhance community life, character, and vitality through the provision of adequate housing opportunities for people at all income levels.

AFFH

the obligation to affirmatively further fair housing by taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.

OVERVIEW OF CAMPBELL COMMUNITY

Incorporated in 1952, Campbell is a community of approximately 44,000 residents centrally located in Silicon Valley. Nearby communities include San Jose to the west, east, and north, and Los Gatos and Saratoga to the south.

From the mid-1850's, Campbell was primarily an agricultural production center, with fruits as its major crops. By 1950, however, croplands were beginning to be transformed into residential neighborhoods.

Campbell's population doubled during the 1960's, slowed down in the 1970's, and grew again in the 1980's. Between 1980 and 1990, the City's population increased by 33 percent, a level of growth unmatched by nearby communities.

Since 1990, however, population growth has been limited in Campbell. Today, Campbell is a suburban and largely built-out community with no agricultural land use. However, many of the older strip commercial areas are showing signs of age and obsolescence. The City of Campbell has

adopted a variety of special area plans to encourage revitalization efforts in these older commercial areas.

18,200

number of housing units recorded in Campbell in 2020



Campbell offers a mix of housing types, including single-family homes, townhomes, apartments, condominium developments, and live-work space. Of the approximately 18,200 housing units recorded in 2020 by the California Department of Finance, 58 percent were single-family homes, 40 percent were multi-family units, and two percent were mobile homes.

Housing costs are relatively high in Campbell, as is typical in the Bay Area and Silicon Valley in particular. Between 2009 and 2020, the typical home value has increased over 103 percent in Campbell from $695,935 to $1,417,570, while the median rent has increased by 66.6 percent from $1,470 to $2,110 per month between 2009 and 2019.

Housing development since 2015 has largely been of market rate housing that is affordable to above moderate-income households. Between 2015 and 2019, the City has approved or issued permits for 438 new housing units, 93 percent of which were for above moderate-income housing.

27,000

approximate number of jobs in Campbell in 2018



Like many communities in Silicon Valley, Campbell is home to employers in the high technology industry; however, most employers are small to mid-size companies. In 2018, there were approximately 27,000 jobs in Campbell, predominantly in the Professional & Managerial Services and Health & Educational Services sectors.

Housing affordability is a major issue in the Bay Area, with a significant number of households in the region overpaying for housing. The shortage of affordable housing particularly affects lower-income renters and first-time homebuyers, which has impacted the city's ability to maintain civic workforce occupations such as public safety workers and teachers.

The City of Campbell has been active in promoting housing affordability through the City's Inclusionary Housing Ordinance requirements and Density Bonus provisions, but the last planning period demonstrated that these programs alone are inadequate in providing to provide sufficient affordable housing to meet the housing demand for lower-income households.

As part of this Housing Element update, the City will identify additional means to expand the supply of affordable housing, including facilitating residential development in mixed-use and priority development areas and around light rail stations, and addressing the housing needs of special needs populations.

Campbell's quality residential neighborhoods, strong employment base, high level of public services, and well-regarded school system, all contribute to its attractiveness as a place to live.

Through this Housing Element, Campbell will strive to:

- Provide housing affordable to all economic segments of the population;
- Preserve the quality of the housing stock;
- Maintain a balance between employment and housing opportunities;
- Provide housing that is responsive to the needs of special needs populations; and
- Plan for varied types of housing in response to changing demographic trends.

This Housing Element provides policies and programs to address these and other related issues. The document's overarching strategies to increase housing and affordable housing in Campbell are to:

I. Increase densities from 27 to up to 75 units per acre.

II. Disperse housing opportunity sites throughout the city, with concentrations around transit stations and social amenities.

III. Establish extensive outreach with the community, including property owners, residents, developers, and service providers.

IV. Focus on increasing affordable housing programs, including improvements to Inclusionary Housing Ordinance, Commercial Linkage Fees, Housing Opportunity Zones, and the use of public land for affordable housing.

STATUTORY REQUIREMENTS FOR HOUSING ELEMENTS

State law requires each city and county to adopt a General Plan containing at least seven elements, including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code Sections 65580-65589. Although the Housing Element must follow State law, it is by its nature a local document. The focus of the Campbell Housing

Element is to meet the housing needs of Campbell residents, now and in the future.

Unlike the other mandatory General Plan elements which typically have a 20-year planning period, the Housing Element is updated every eight years and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development (HCD).

According to State law, the Housing Element must:

- Provide a Housing Action Plan with goals, policies, and quantified objectives and scheduled programs to preserve, improve, and develop housing.
- Provide a housing needs assessment, including identifying and analyzing existing and projected housing needs for all economic segments of the community and for special needs populations.
- Include a summary of community outreach efforts and input received from the community.
- Evaluate progress on the policies and programs from the previous Housing Element cycle (2015-2023).
- Affirmatively further fair housing and include policies and programs that address fair housing.
- Identify adequate sites that will be rezoned and available within the Housing Element planning period (2023-2031) to meet the City's share of regional housing needs at all income levels.
- Identify and analyze governmental and nongovernmental constraints to the development of housing.
- Analyze the zoning for a variety of housing types, including multifamily housing, emergency shelters, transitional and supportive housing, mobile home parks, accessory dwelling units, and more.
- Provide a Site Inventory of housing opportunity sites.
- Be submitted to HCD for certification that the Housing Element complies with State law.

Every 8 Years

frequency of Housing Element updates



RHNA

or "Regional Housing Needs Allocation" is the fair share of housing allocated to a community



State law establishes a regional "fair share" approach to distributing housing needs throughout all communities in the Bay Area. The law recognizes that in order for the private sector and non-profit housing sponsors to address housing needs and demand, local governments must adopt land use plans and implementing regulations that provide opportunities for, and do not overly constrain, housing development.

The Housing Element must provide clear policies and direction for making decisions relating to zoning, subdivision approval, and capital improvements that relate to housing needs. The Housing Element will accomplish the following:

- Identify adequate residential sites available for a variety of housing types for all income levels.
- Focus on the provision of adequate housing to meet the needs of lower and moderate-income households.
- Address potential governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons.

In accordance with State law, the Housing Element must be consistent and compatible with other elements of the Campbell General Plan.

IDENTIFY HIGH LEVEL HOUSING CHALLENGES IN CAMPBELL

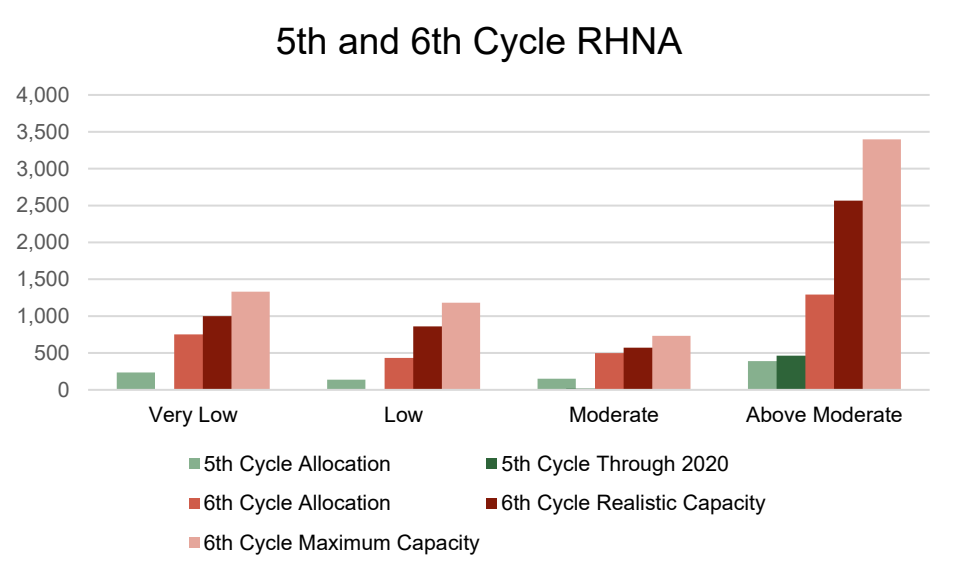
More housing is needed at all income levels in the City of Campbell, as seen by Campbell's Regional Housing Needs Allocation (RHNA) requirements laid out by the state for the 6th Cycle approximately tripling the 5th Cycle numbers from 933 units to 2,977 units. There are acute needs for affordable housing, particularly for households with very low and low incomes.

2,977 units

minimum number of housing units the City must plan for under the 6th planning cycle



Figure I-1: RHNA Allocation in the 5th and 6th Cycles



An overview housing challenges facing Campbell have been summarized in Chapter II – Existing Housing Conditions and Challenges. How the City intends to address these challenges are outlined in Chapter IV – Campbell's Plan for Housing.

Process for Preparing the Housing Element

Community outreach was an essential, valuable, and critical component of the 2023-2031 Housing Element process. The approach for preparing this Housing Element is consistent with State law contained in Government Code 65583(c)(7), which states that:

> *The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.*

The development of the Housing Element was guided by the City's extensive community outreach effort, which included community meetings and interviews with service providers. A detailed discussion of community outreach efforts undertaken by the City is included in Chapter III, Preparation of Campbell's Plan For Housing.

Outreach Overview

- Mailed postcards to all postal addresses in Campbell (**over 18,000**)
- Email notifications to over **4,000 recipients** alerting them of key events and upcoming meetings
- Distribution of flyers in English and Spanish
- Online Housing Survey completed by **over 425 persons**
- Booths at Weekly Farmers Market and Community Festivals
- **5** Community Outreach meetings
- **8** Meetings with Community Groups and Service Providers
- **4** Roundtable meetings with Affordable and Market Rate Developers

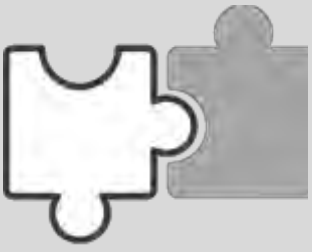
Consistency with the Campbell General Plan

The Campbell General Plan serves as the 'constitution' for development in the city. It is a long-range planning document that describes goals, policies and programs to guide decision-making. The 2023-2031 Housing Element is one of the 13 elements of Campbell's comprehensive General Plan. The Plan consists of the following elements:

1. Land Use
2. Transportation
3. Community Design
4. Economic Development
5. Fiscal Sustainability
6. Conservation and Open Space
7. Community Services and Facilities
8. Noise
9. Safety
10. Housing
11. Community Health and Wellness

13

number of elements in the City of Campbell's General Plan



12. Sustainability
13. Implementation

The Housing Element builds upon the other General Plan Elements and is consistent with the policies set forth in those elements. All development-related decisions must be consistent with the General Plan. If a development proposal is not consistent with a city's general plan, it must be revised or the general plan itself must be amended. State law requires a community's general plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a different update timeframe, must function as an integral part of the overall Campbell General Plan, with consistency between it and the other General Plan elements.

Campbell is undergoing a General Plan Update, Envision Campbell, concurrently with the Housing Element Update. The Site Inventory and housing strategies take advantage of numerous updates in the General Plan, including land use updates that increase density.

A series of consistency modifications will be made to the City of Campbell General Plan as part of the 2023-2031 Housing Element. The consistency modifications ensure that any potential impediments to implementation of the Housing Element are addressed in the other elements of the General Plan.

ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element consists of four chapters and appendices. The four chapters include the following:

I. **Introduction.** This chapter provides an overview of the purpose of the Housing Element and statutory requirements.

II. **Existing Housing Conditions and Challenges.** This chapter includes an assessment of housing needs, and identifies the special needs of certain populations and the need to overcome identified patterns of segregation and disparities in access to opportunities, as well as governmental and non-governmental constraints.

III. **Preparation of Campbell's Plan for Housing.** This chapter includes an evaluation of the accomplishments, policies, and programs of the 5th Cycle Housing Element and a summary of the community outreach conducted as part of the 6th Cycle Housing Element update process.

IV. **Campbell's Plan for Housing.** This chapter includes the Site Inventory and strategy for meeting RHNA and the City's housing goals, policies, and implementing programs.

The appendices include Appendix I-A, which discusses energy and identifies opportunities for energy conservation.

DATA SOURCES

The primary data sources used to prepare the Housing Element was from the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC), the U.S. Census, and local data from the City's Community Development Department. Other data sources are cited throughout the document.

ABAG/MTC

joint agency responsible for regional planning in the Bay Area



ENVISION CAMPBELL

EXISTING HOUSING CONDITIONS AND CHALLENGES

Housing Needs Assessment

Affirmatively Furthering Fair Housing

II. EXISTING HOUSING CONDITIONS AND CHALLENGES

EXECUTIVE SUMMARY

Campbell has not produced enough housing to meet the City's existing or future needs. The population has not grown substantially since 2000, but rents and housing values have increased, leading to displacement and other fair housing issues.

The City is not alone in Santa Clara County or the Bay Area region in this regard. Campbell is a relatively high-opportunity area, and the region would benefit from the City taking steps to affirmatively further fair housing and housing opportunities within its boundaries. By modifying existing constraints on housing, including land controls, development standards, and construction costs, Campbell can facilitate the production of housing and increase the number of housing starts in the city.

Chapter II assesses the housing needs of the community, including Campbell's demographics, household characteristics, housing stock characteristics and housing needs. The Chapter then describes the Housing Element's consideration of Affirmatively Furthering Fair Housing for all ethnic/racial groups (Black/African American, Hispanic/Latinx, Asian/Pacific Islander, White, and other) and special needs groups, which include:

- Senior Households
- Persons with Disabilities and Developmental Disabilities
- Large Households
- Female-Headed Households
- People Experiencing Homelessness
- Farmworkers
- Veterans

The Chapter also analyzes fair housing issues, namely:

- Fair housing outreach
- Need for affordable housing options throughout Campbell to promote mobility and fair access to housing for all sectors of the population.

High Opportunity Areas

are places that currently have strong economic, environmental and educational outcomes



- Need for additional affordable housing and community revitalization in certain neighborhoods – including Census Tract (CT) 5064.02 & CT 5065.02 BG 2 - which are located north of Hamilton Ave, east of expressway)

The chapter concludes by identifying governmental and non-governmental constraints. The key governmental constraints identified include:

- Parking requirements
- Lengthy approval processes
- Need for streamlining and objective standards to add greater predictability.

HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: (1) Demographic Profile; (2) Household Profile; (3) Housing Stock Characteristics; and (4) Regional Housing Needs.

Housing Needs Summary

Campbell's population is aging in place. Households that moved to Campbell in previous decades have remained in the city, which locks the community into demographic patterns that are out of step with the rest of the Bay Area.

This means that the population that is less diverse than Santa Clara County as a whole, albeit growing in diversity. The demographic patterns show that non-white households are disproportionately renters and are more often struggling to pay rent. There is also substantially more overcrowding in non-white households, compared to white households.

Campbell households have high incomes relative to the County and the Bay Area region. This means that households earning less than $75,000 often lack the opportunity to live in Campbell, and if they work in the city they commute from elsewhere in the Bay Area.

Demographic Profile

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables.

Factors such as age, race/ethnicity, occupation, and income level combine to influence the type of housing needed and the ability to afford housing. This section addresses population, age, race/ethnicity, and employment of Campbell's residents.

POPULATION TRENDS

7.7%

Population growth in Campbell, though slower than the county or region, has outpaced housing production in the city



The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth.

Table II-1 displays population growth trends for the City of Campbell from 1990 to 2020 and compares this growth to neighboring jurisdictions and the entire County of Santa Clara. Similar to the rest of the Bay Area, Campbell's population has been increasing steadily since 1990. As indicated below, the recession between 2007 and 2009 dramatically slowed the rate of population increase but the population has since recovered. In 2020, Campbell's recorded population was 42,288 people. Figure II-1 graphs population growth trends for the City of Campbell from 1990 to 2020 compared to the entire County of Santa Clara and the greater Bay Area.

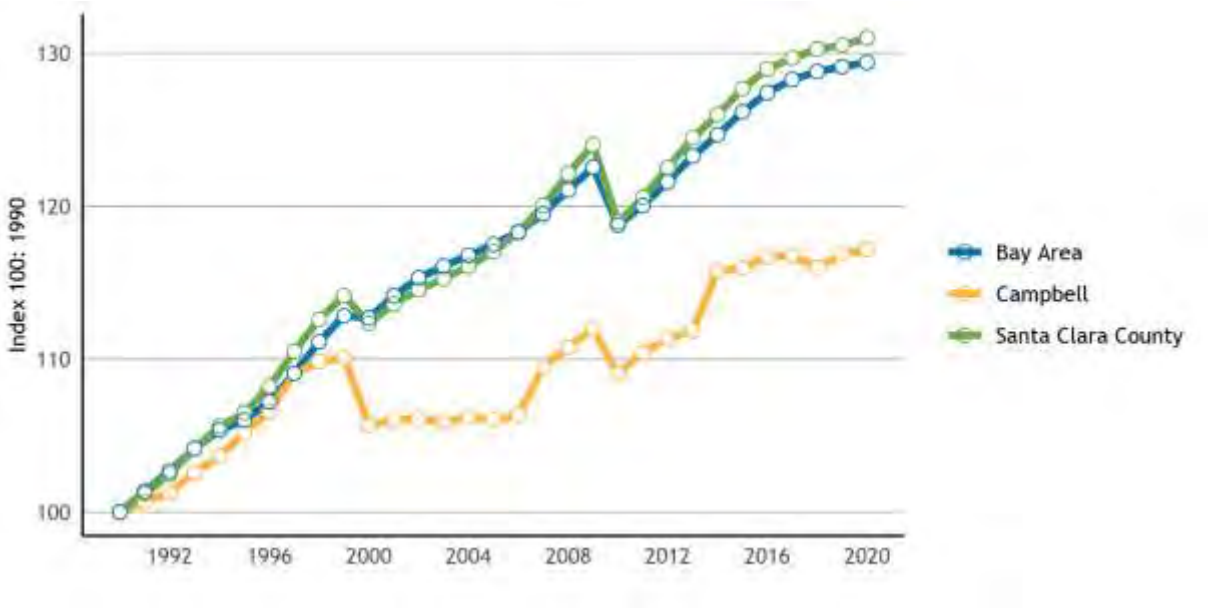
Campbell's growth rate since 2000, 7.7 percent, is far lower than the growth rates in Santa Clara County (10.3 percent) or the Bay Area region as a whole (9.0 percent).

Table II-1: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Campbell	36,088	37,957	38,138	38,276	39,349	41,854	42,288
Santa Clara County	1,497,577	1,594,818	1,682,585	1,752,696	1,781,642	1,912,180	1,961,969
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: ABAG/MTC Data Packet (2021); California Department of Finance, E-5 series

Figure II-1: Population Growth Trends



Source: ABAG/MTC Data Packet (2021); California Department of Finance, E-5 series

AGE CHARACTERISTICS

A community's housing needs are determined in part by the age characteristics of residents. As people move through each life stage, their housing needs and preferences also change. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many seniors in the region to age-in-place or downsize their residence in order to stay within their communities, which can mean more multifamily and accessible units are also needed. As a result, evaluating the age characteristics of a community is important in addressing housing needs of residents.

Table II-2 below summarizes the age characteristics of Campbell residents between 2000 and 2019. Like many communities nationwide, Campbell has an aging population. Between 2000 and 2019, the median age increased from 35.2 to 39.[1] There has also been an increase in the number of people under the age of 15 and people who are 55 or older.

Aging

populations in Campbell present the need for more senior housing options and serves in the City



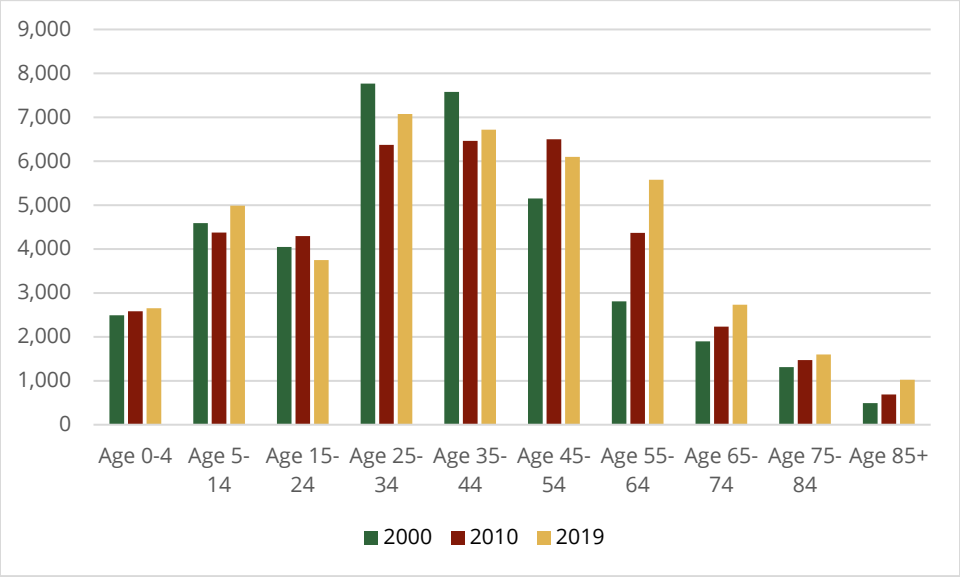
[1] *ABAG/MTC Data Packet (2021). U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001*

Table II-2: Age Distribution, 2000-2019

Age Group	2000	2010	2019
Age 0-4	2,491 (**6.5%**)	2,584 (**6.6%**)	2,653 (**6.3%**)
Age 5-14	4,592 (**12%**)	4,375 (**11.1%**)	4,989 (**11.8%**)
Age 15-24	4,046 (**10.6%**)	4,294 (**10.9%**)	3,750 (**8.9%**)
Age 25-34	7,768 (**20.4%**)	6,372 (**16.2%**)	7,075 (**16.8%**)
Age 35-44	7,578 (**19.9%**)	6,462 (**16.4%**)	6,719 (**15.9%**)
Age 45-54	5,151 (**13.5%**)	6,500 (**16.5%**)	6,099 (**14.4%**)
Age 55-64	2,809 (**7.4%**)	4,368 (**11.1%**)	5,579 (**13.2%**)
Age 65-74	1,898 (**5%**)	2,235 (**5.7%**)	2,733 (**6.5%**)
Age 75-84	1,312 (**3.4%**)	1,472 (**3.7%**)	1,601 (**3.8%**)
Age 85+	493 (**1.3%**)	687 (**1.8%**)	1,023 (**2.4%**)
Totals	38,138 (**100%**)	39,349 (**100%**)	42,221 (**100%**)

Source: ABAG/MTC Data Packet (2021); U.S. Census Bureau, Census 2000 and Census 2010; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Figure II-2: Age Distribution, 2000-2019



Source: ABAG/MTC Data Packet (2021); U.S. Census Bureau, Census 2000 and Census 2010; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

This aging in place trend is expected to continue into the near future. Senior residents will likely continue to comprise a growing segment of Campbell's population as the City's baby boomer population age in place. Many seniors are homeowners and live in single-family homes but may need support to continue living in such dwellings (aging in place) or begin to consider trading their larger homes for smaller dwellings as their children leave home. To remain in their homes, some seniors may also participate in home sharing programs.

RACE AND ETHNICITY

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices, and displacement that has occurred over time and continues to impact communities of color today.[2]

Campbell, like many Bay Area communities, has also experienced gradual changes in the racial and ethnic composition of its population. Over the

Gradual

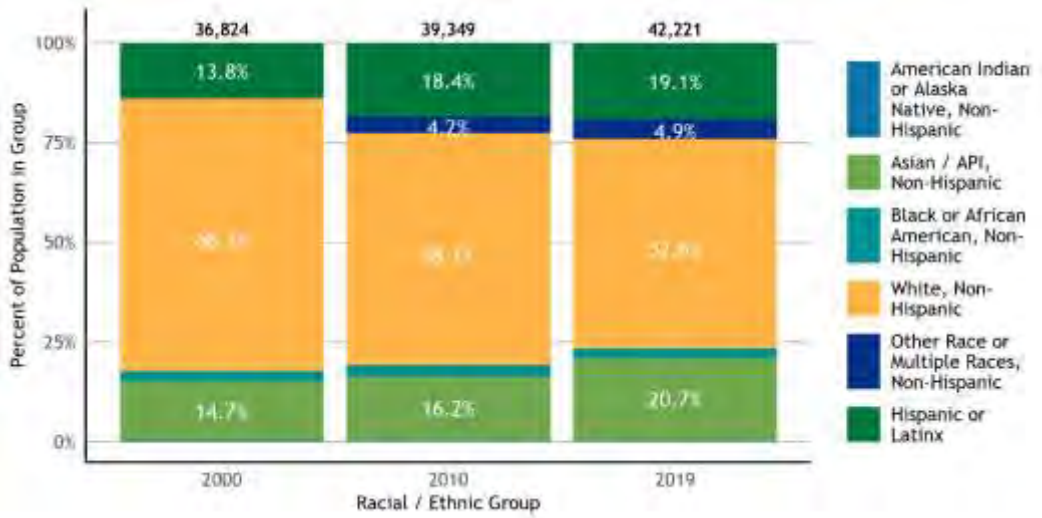
changes in the racial and ethnic composition have led to greater diversity in Campbell from 2000 to 2019



[2] *See, for example, Rothstein, R. (2017). The color of law: a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.*

past two decades, the White population has decreased. Since 2000, the Hispanic/Latinx and Asian/Asian Pacific Islander (API) populations increased the most, while the Non-Hispanic White population has decreased the most (Figure II-3).

Figure II-3: Population by Race, 2000-2019



Source: ABAG/MTC Data Packets; U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Diversity

in Campbell is less pronounced than in Santa Clara County which has a lower percentage of white non-Hispanic populations



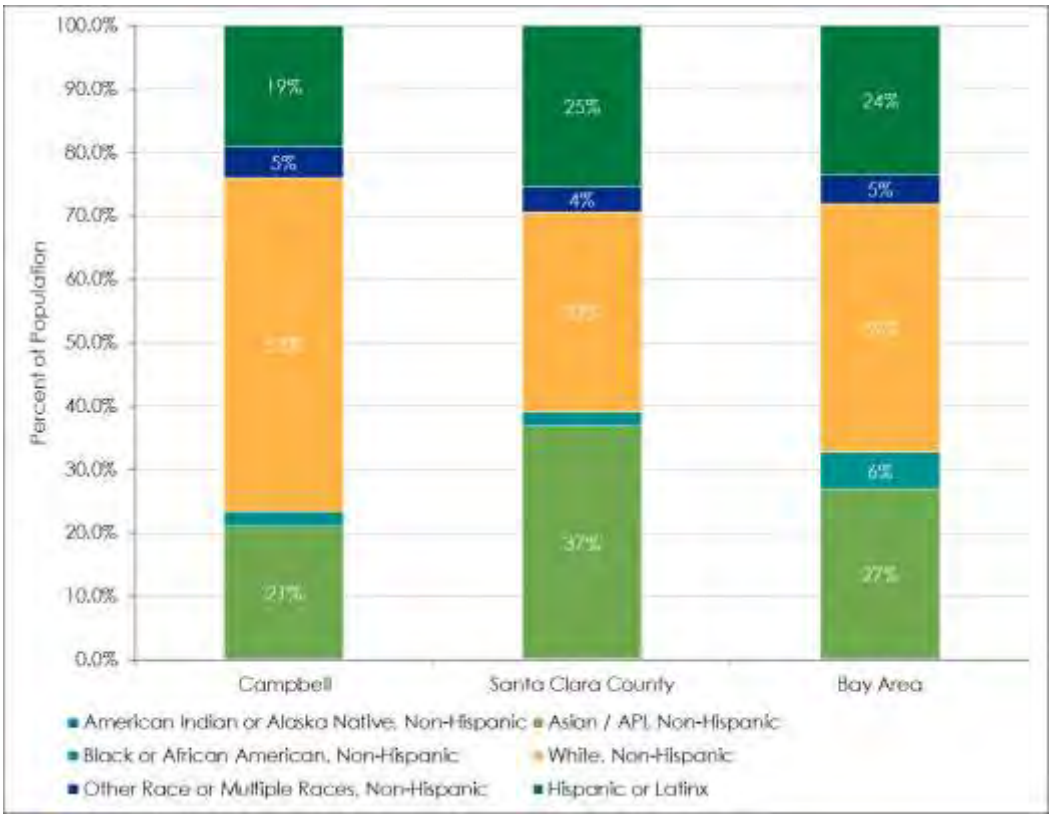
Compared to Santa Clara County, Campbell has a higher percentage of Non-Hispanic White persons by 21 percentage points and a smaller percentage of Hispanic/Latinx and Asian/API populations. Campbell has a higher percentage of Non-Hispanic White persons than the Bay Area by 13 percentage points. Table II-3 shows the breakdown of population by race for the City of Campbell, and the total County of Santa Clara and Figure II-4 compares the populations by race graphically.

Table II-3: Population by Race, Campbell and Santa Clara County

Geography	American Indian or Alaska Native, Non-Hispanic	Asian / API, Non-Hispanic	Black or African American, Non-Hispanic	White, Non-Hispanic	Other Race or Multiple Races, Non-Hispanic	Hispanic or Latinx
Campbell **% Percent (count)**	**0.3%** (115)	**20.7%** (8,753)	**2.4%** (1,014)	**52.6%** (22,217)	**4.9%** (2,076)	**19.1%** (8,046)
Santa Clara County **% Percent (count)**	**0.2%** (3,366)	**36.6%** (705,519)	**2.3%** (45,259)	**31.5%** (607,903)	**3.9%** (74,445)	**25.5%** (490,978)
Bay Area **% Percent (count)**	**0.2%** (18,088)	**26.7%** (2,055,319)	**5.8%** (448,177)	**39.3%** (3,026,740)	**4.5%** (347,336)	**23.5%** (1,814,366)

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Figure II-4: Population by Race, 2000-2019



Source: ABAG/MTC Data Packets (2021). U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

EDUCATION

Education and employment also have an important impact upon housing needs to the extent that different jobs and income levels can impact the type and size of housing a household can afford. According to the 2015-2019 American Community Survey shown in Table II-4, 94.6 percent of Campbell residents that were 25 years old or older had at least a high school degree and 54 percent had a bachelor's degree or higher. This is slightly higher than the educational attainment in Santa Clara County where 88.4 percent of residents aged 25 or older have at least a high school degree and 52.4 percent have a bachelor's degree or higher.

Higher Educational Attainment

in Campbell generally means higher resource opportunity areas for housing than elsewhere in Santa Clara County



Table II-4: Educational Attainment

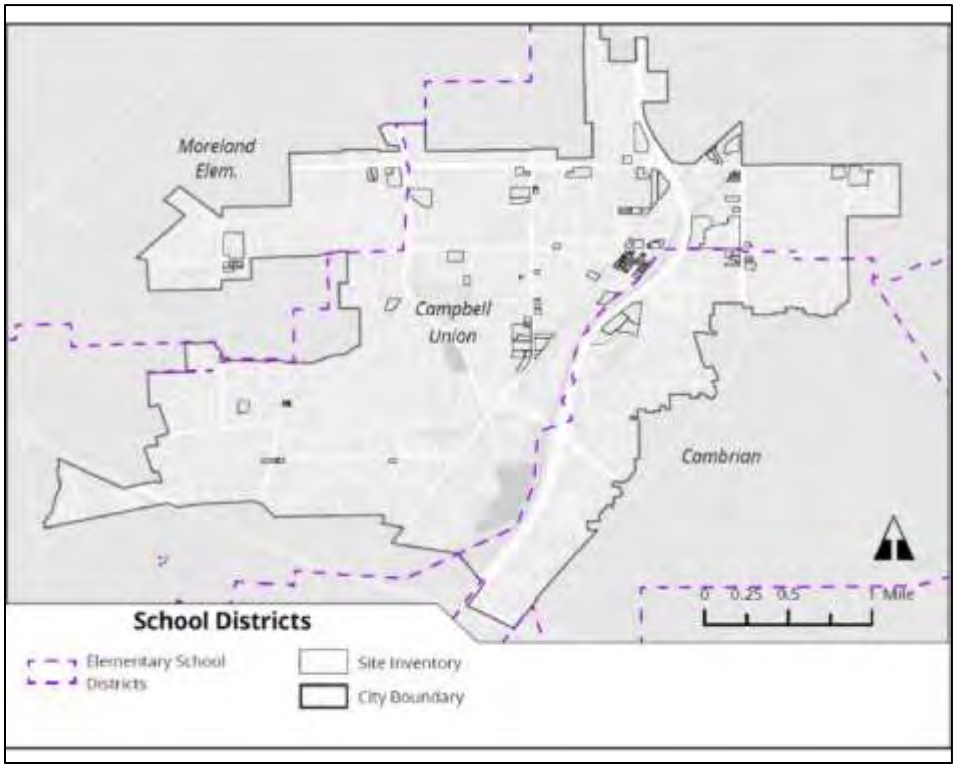
	High School Degree (25 Years and Older)	Bachelor's Degree (25 Years and Older)
Campbell	94.6%	54%
Santa Clara County	88.4%	52.4%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Campbell is served by one high school district, Campbell Union High School District, and three elementary school districts shown in Figure II-5: Cambrian, Campbell Union, and Moreland. The school district boundaries do not align with city boundaries.

Because Campbell Union covers most of the city, the majority of sites in the Site Inventory fall within Campbell Union elementary school district.

Figure II-5: School Districts



Source: California Department of Education

Across the three elementary school districts, Cambrian has proportionally much fewer Socioeconomically Disadvantaged and English Learner students. The foster youth population is low throughout the districts. Table II-5 shows the percentage of socioeconomically disadvantaged, English learner, and foster youth enrolled at Campbell elementary schools and high school.

Table II-5: Educational Data

	Enrollment	Socioeconomically Disadvantaged	English Learners	Foster Youth
Cambrian	846	8.5%	8.9%	0%
Campbell Union	916	58.3%	36.2%	0%
Moreland	4,364	26.1%	24.2%	0.1%
Campbell Union High	8,606	27.7%	7%	0.2%

Source: California Department of Education: Caschooldashboard.org (2021 Dashboard)

The vast majority of English Learners throughout the districts are native Spanish speakers, with some native speakers of Japanese, Korean, Mandarin, Russian, and Vietnamese.

Appendix II-A displays Local Indicators provided by the California Department of Education through its caschooldashboard.org service for 2021. Although all districts are relatively strong, The Implementation of Academic Standards scores are notably lower for Campbell Union compared to the other districts that take Campbell students.

EMPLOYMENT MARKET

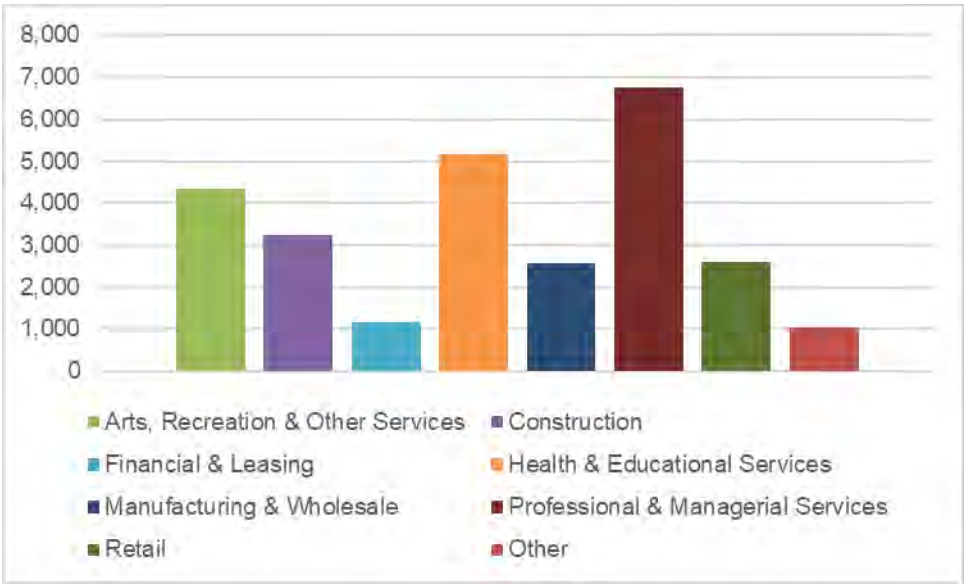
Table II-6 describes the types of occupations held by Campbell residents and Figure II-6 shows the employment of Campbell residents by industry. Campbell had an estimated workforce of 26,910 in 2018. The largest employer sector in Campbell is Financial and Professional Services (25.1 percent) followed by Health and Educational Services (19.3 percent). This is consistent with the largest industries in Santa Clara County and the greater Bay Area.

Health and Educational

service jobs replaced Professional and Managerial Services as the largest employment sector in Campbell between 2018 and 2019



Figure II-6: Resident Employment by Industry, 2018



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

In 2018, there were close to 27,000 jobs in Campbell. The job sectors that employed the largest number of workers were Professional & Managerial Services (25.1 percent), Health & Educational Services (19.3 percent), and Arts, Recreation & Other Services (16.1 percent).

Table II-6: Jobs in Campbell

Jobs	2010		2015		2018	
	Persons	%	Persons	%	Persons	%
Agriculture & Natural Resources	8	0.0%	3	0.0%	4	0.0%
Arts, Recreation & Other Services	3,725	18.0%	4,109	14.5%	4,333	16.1%
Construction	1,904	9.2%	4,123	14.6%	3,240	12.0%
Financial & Leasing	1,214	5.9%	1,356	4.8%	1,172	4.4%
Government	410	2.0%	336	1.2%	366	1.4%
Health & Educational Services	3,840	18.5%	5,206	18.4%	5,181	19.3%
Information	288	1.4%	1,083	3.8%	430	1.6%
Manufacturing & Wholesale	2,463	11.9%	2,607	9.2%	2,579	9.6%
Professional & Managerial Services	3,776	18.2%	6,083	21.5%	6,762	25.1%
Retail	2,698	13.0%	3,100	11.0%	2,606	9.7%
Transportation & Utilities	385	1.9%	255	0.9%	237	0.9%
Total	20,711	100%	28,261	100%	26,910	100%

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2010-2018

As the regional council of governments for the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) make projections for increases in population and the number of households for each jurisdiction in the nine-county Bay Area. The Plan Bay Area 2050 Final Blueprint includes ABAG/MTC's most recent projections for demographic, economic, and land use changes for the coming decades.

The projections outlined in Plan Bay Area 2050 Final Blueprint cover the period from 2015 through 2050. Based on the economic composition of the Bay Area and expected growth nationwide, the region is projected to add approximately 1.4 million jobs between 2015 and 2050. Santa Clara County is projected to accommodate one-third of the Bay Area's regional housing growth. The county is expected to gain 453,000 more households between 2015 and 2050, representing a 73 percent increase. Over the same period of time, the county is projected to experience a 46 percent increase in job growth, resulting in approximately 511,000 new jobs.

The State Employment Development Department estimates that, as of January 2021, the unemployment rate for City residents was 5.4 percent, which is slightly below the countywide unemployment rate of 5.7 percent

1/3rd

of the Bay Area's regional housing growth from 2015 to 2050 is projected to be accommodated in Santa Clara County making new housing production in the City of Campbell essential to meet anticipated demands

and the Bay Area's rate of 6.6 percent. Campbell, much like the rest of the Bay Area, experienced a sharp rise in unemployment in 2020 due to impacts related to the Covid-19 pandemic. Prior to the pandemic, the City had an unemployment rate of 2.3 percent. The unemployment rate is expected to decrease again as the economy and job market recovers from the impacts of the pandemic. There was a general improvement in the unemployment rate starting in the later months of 2020 and early 2021. Figure II-7 shows the unemployment rate of the City of Campbell, the County of Santa Clara, and the greater Bay Area between 2010 and 2021.

Covid-19

resulted in a sharp rise in unemployment rates for the City of Campbell in 2020

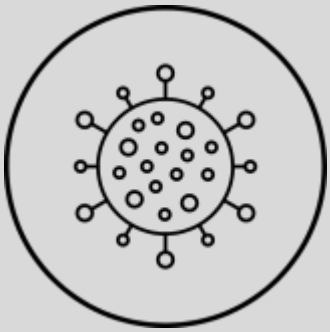
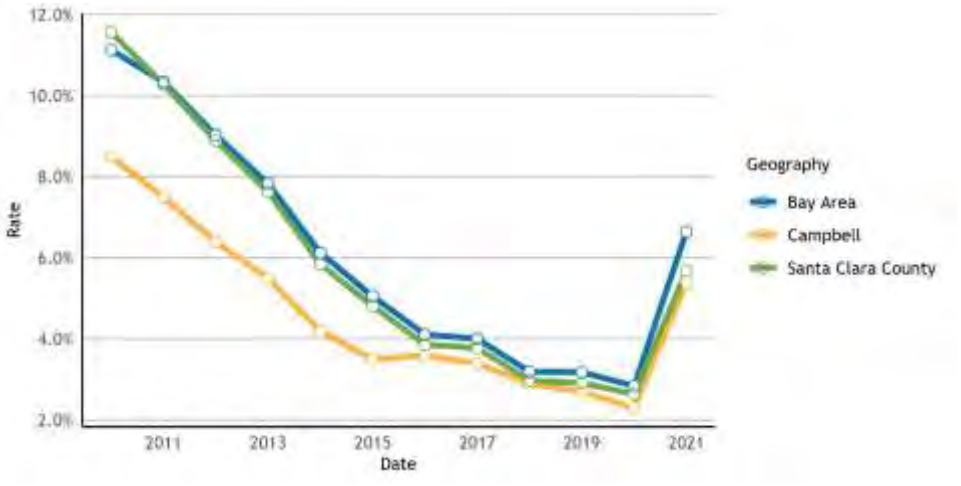


Figure II-7: Unemployment Rate



Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021

The economic base for the City of Campbell is founded on small to medium-sized businesses. In 2021, the local economy was comprised of a combination of professional and managerial services, health and educational services, and arts and recreation services. The largest employers are shown in Table II-7 with the three largest employers in the technology industry. These 10 largest employers represent 13.5 percent of all local jobs indicating that most local employers are primarily smaller sized businesses.

Between 2000 and 2018, the number of jobs in Campbell has grown by 10.6 percent. Future local job growth is anticipated to be somewhat limited. However, the continued expansion of regional employment will likely result in increased demand for more affordable housing in Campbell.

Table II-7: Largest Employers in Campbell, 2021

Employer	Number of Employees	Percentage of Total City Employment
ChargePoint, Inc.	1,029	4.0%
8x8, Inc.	742	2.9%
Barracuda Networks, Inc.	315	1.2%
Home Depot	230	0.9%
Family Matters In-Home Care	210	0.8%
Whole Foods Market	208	0.8%
Moss Adams, LLP	201	0.8%
SAAMA Technologies	185	0.7%
BioReference Laboratories, Inc.	170	0.7%
Groupware Technology	170	0.7%

Source: City of Campbell, California Employment Development Department (2021)

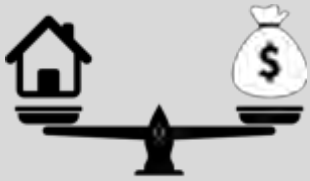
JOBS AND HOUSING

A city may provide housing for workers who either work in the community or work elsewhere in the region. Conversely, a city may have a workforce composed of residents from the same city, but more often workers commuting from outside of it. Smaller cities typically will have more residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers.[3] To some extent the regional transportation system is designed to accommodate this flow of workers from residential areas to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between jobs and housing. A community is considered balanced when there are approximately an equal number of housing units and jobs. In regional planning programs, balancing jobs and housing is generally believed to reduce the amount of long-distance commuting, and achieve a number of other related goals such as reducing traffic congestion on major freeways and arterials, improving regional air quality, and enhancing a community's economic base. Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. There are 23,475 employed residents, and 24,997 jobs[4]

Jobs-Housing Balance

in Campbell suggests a lack of housing for workers who make less than $75,000 a year in the city



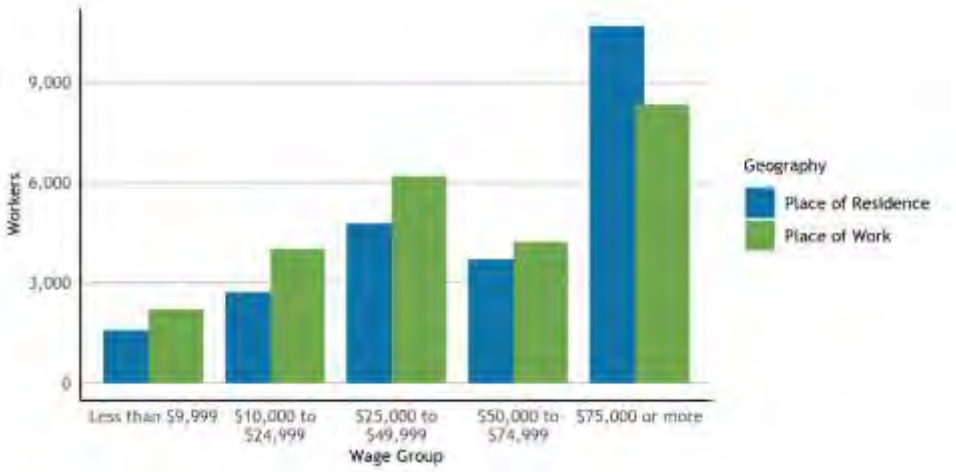
[3] *ABAG/MTC Data Packets (2021). Employment Trends. Balance of Jobs and Workers*

[4] *Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere).*

in Campbell – the ratio of jobs to resident workers is 1.06[5], indicating that Campbell is a moderate net importer of workers. The Jobs-Housing Balance Ratio, comparing jobs to housing units, is 1.62.

Figure II-8 shows the jobs to workers balance broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers – or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Campbell has more jobs than residents for all wage groups except the $75,000 or more wage group. There are approximately 28 percent more residents in Campbell who make $75,000 or more than workers that make $75,000 in Campbell. This indicates that there is a lack of housing affordable to workers who make less than $75,000.

Figure II-8: Workers by Earnings

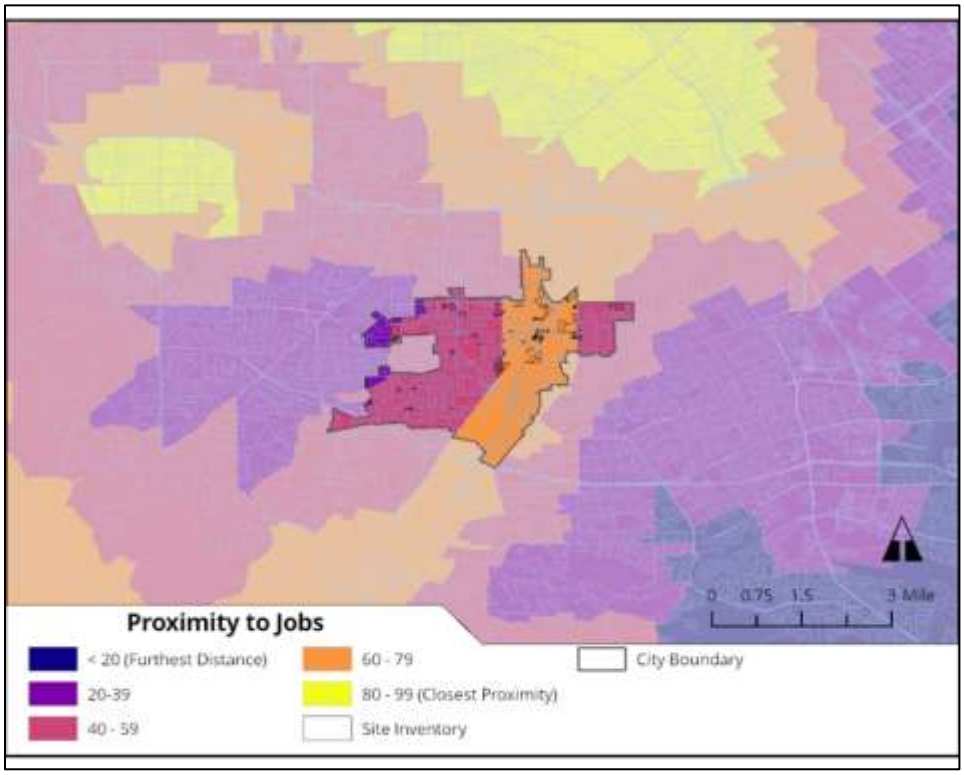


Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019

Within Campbell, jobs are concentrated in the downtown commercial area. This concentration is shown in the Jobs Proximity Index published by HUD shown in Figure II-9.

[5] *ABAG/MTC Data Packets (2021).*

Figure II-9: Proximity to Jobs



Source: Association of Bay Area Governments, HUD Proximity to Jobs Data (2014-2017)

In addition, public transit in Campbell – namely, the VTA Light Rail and bus routes, focus on the commercial corridors and downtown area that hold the highest concentration of jobs in the city.

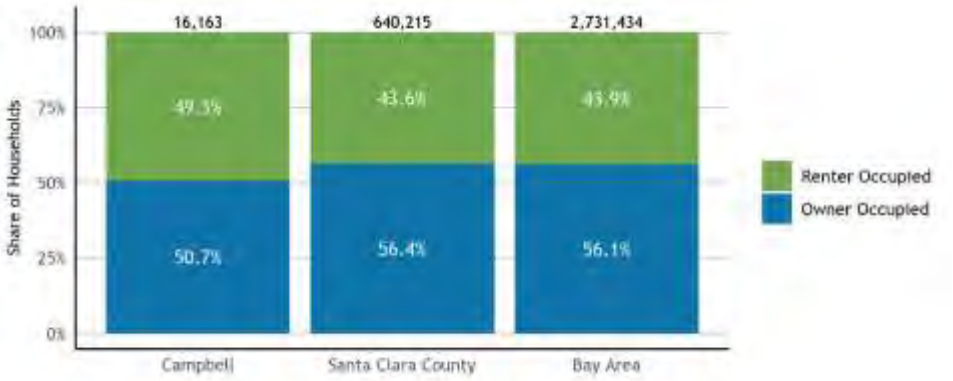
TENURE

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In 2019, Campbell's housing was nearly evenly split between owner-occupied units (50.7 percent) and renter-occupied units (49.3 percent). Homeownership rates in Campbell are lower than both the County (56.4 percent) and the greater Bay Area (56.1 percent), shown in Figure II-10.

49/51 split

between renters and owners, the City of Campbell has as lower homeownership rate than the County and Bay Area

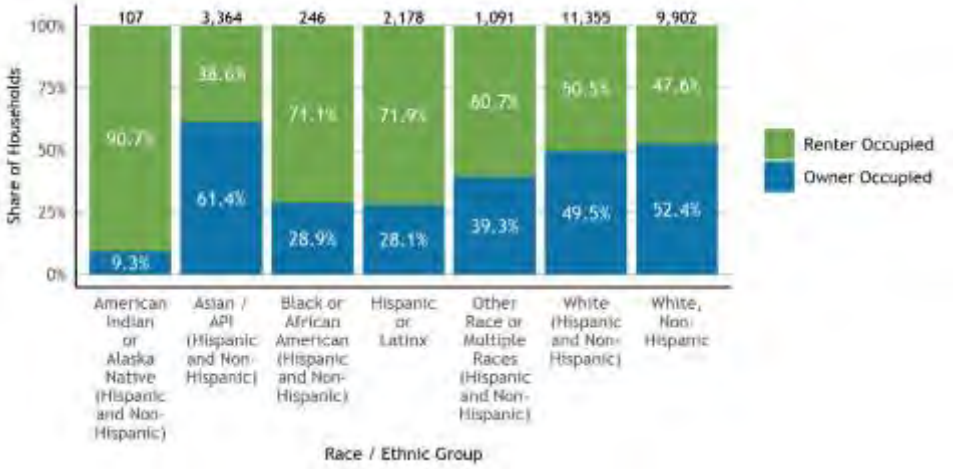
Figure II-10: Housing Tenure



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[6] In Campbell, 28.9 percent of Black households owned their homes and 28.1 percent of Hispanic/Latinx households are homeowners, compared to 49.5 percent of non-Hispanic White households. Home ownership and rental rates by race in the City of Campbell is shown in Figure II-11.

Figure II-11: Housing Tenure by Race of Household



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

[6] *See, for example, Rothstein, R. (2017). The color of law: a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.*

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

Figure II-12 shows the percentage of renter and owner-occupied homes in Campbell by age. In Campbell, 67.1 percent of householders between the ages of 25 and 44 are renters compared to 38.1 percent of householders over the age of 65.

Figure II-12: Housing Tenure by Age



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Younger

households in Campbell are more likely to be renters



Household Characteristics

Household type, size, income levels, and other characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

HOUSEHOLD TYPE

In 2019, Campbell was home to 16,163 households, of which 31 percent had children. The most common household type is married couple family households (49.8 percent), followed by single person households (25.8 percent), and other non-family households (10.4 percent).

31%

of households in Campbell had children in 2019 indicating an ongoing need to plan for families and large households in housing development projects

HOUSEHOLD INCOME

Household income is the most important factor affecting housing opportunity. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and/or race/ethnicity, among other factors.

The State and Federal government classify household income into several groupings based upon the relationship to the County Adjusted Median Income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table II-8. However, federal housing programs utilize slightly different income groupings and definitions with the highest income category beginning about 95 percent of the County AMI. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the Federal Department of Housing and Urban Development (HUD). When the Federal criteria are used, this fact will be specifically noted.

Table II-8: State Income Categories

Income Category	% Countywide Adjusted Median Income
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 5000093 of the California Health and Safety Code

Median Household Income

59.6%

of Campbell households make more than the average median income in Santa Clara County

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.[7]

In Campbell, 59.6 percent of households (9,450 households) make more than 100 percent AMI, compared to 12.7 percent (2,010 households) making less than 30 percent AMI, which is considered extremely low-income. Compared to the rest of the County, Campbell has a higher percentage of households with incomes above the median household income. Per 2021 data from California's Department of Housing and Community Development (HCD), 30 percent AMI in Santa Clara County is

[7] *Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. Public Policy Institute of California.*

the equivalent to the annual income of $49,700 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries. Figure II-13 shows the household income in comparison to AMI for the City of Campbell, the County of Santa Clara, and the greater Bay Area.

Figure II-13: Household Income



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Income by Household Tenure

Table II-9 shows the income level of Campbell residents by household tenure. A significantly higher percentage of renter households (46 percent) were in the lower income categories (with household incomes 80 percent or less of the AMI) compared to residents who owned their homes (21 percent). Most striking is that 73 percent of owner-occupied units have a household income greater than the AMI, compared to 46 percent of renter-occupied units.

Table II-9: Income by Tenure

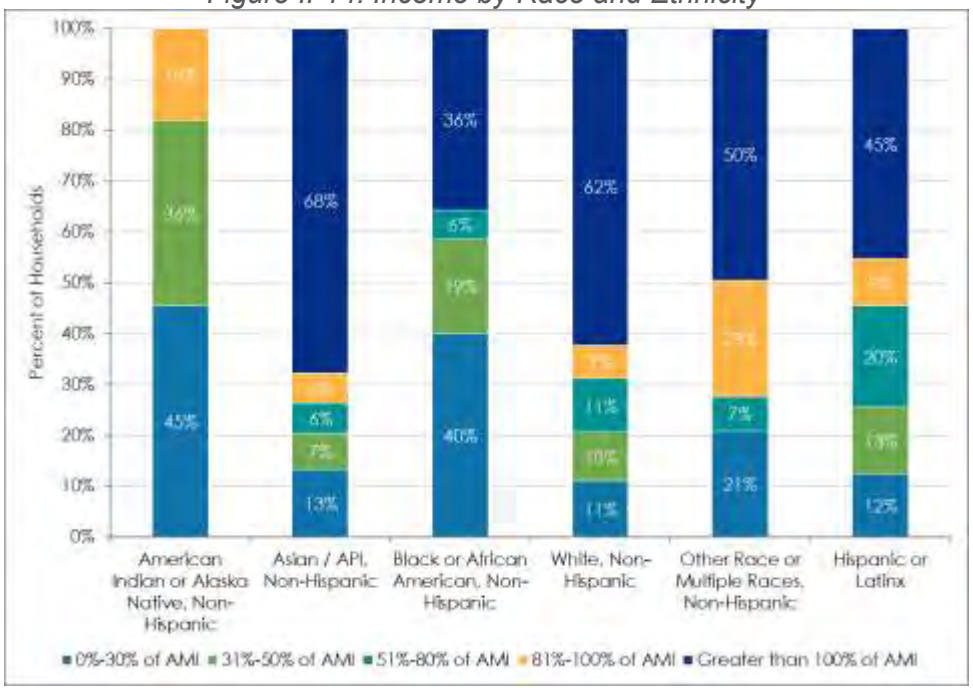
Income Levels	Renters		Owners	
	Households	Percent	Households	Percent
<30% AMI	1,495	18.5%	545	6.9%
31-50% AMI	970	12.2%	554	7.0%
51-80% AMI	1,180	14.9%	535	6.8%
81-100% AMI	645	8.1%	510	6.4%
>100% AMI	3,680	46.3%	5,770	72.9%
Total	**7,940**	**100%**	**7,914**	**100%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Income by Race and Ethnicity

Figure II-14 shows the income level of Campbell residents by race and ethnicity. The majority of Asian/API, Non-Hispanic and White, Non-Hispanic households have incomes greater than the average median income, while only 36 percent of Black or African American, Non-Hispanic households and 45 percent Hispanic or Latinx households have these above-median household incomes.

Figure II-14: Income by Race and Ethnicity



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Housing Production

has not kept up with demand for several decades resulting in a housing crisis for the region and state



Housing Stock Characteristics

This section of the Housing Element addresses various housing characteristics and conditions that affect the well-being of City residents. Housing factors evaluated include the following: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability.

HOUSING GROWTH AND CONDITIONS

Housing production has not kept up with demand for the last several decades in the Bay Area. The largest proportion of the housing stock in Campbell was built between 1960 to 1979, with 7,848 units constructed during this period as shown in Figure II-15. Housing production has been

slow in the past decade with only 759 units being built since 2010, accounting for 4.3 percent of the existing housing stock. Furthermore, Table II-10 shows that 93 percent of housing permits issued between 2015 and 2019 were for above moderate-income housing. This is a contributing factor to the limited access to affordable housing.

Table II-10: Housing Permitting, 2015-2019

Income Group	Number of Permits
Above Moderate Income	407
Moderate Income	16
Very Low Income	11
Low Income	4
Total	438

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for the city.

Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order.

Repairs

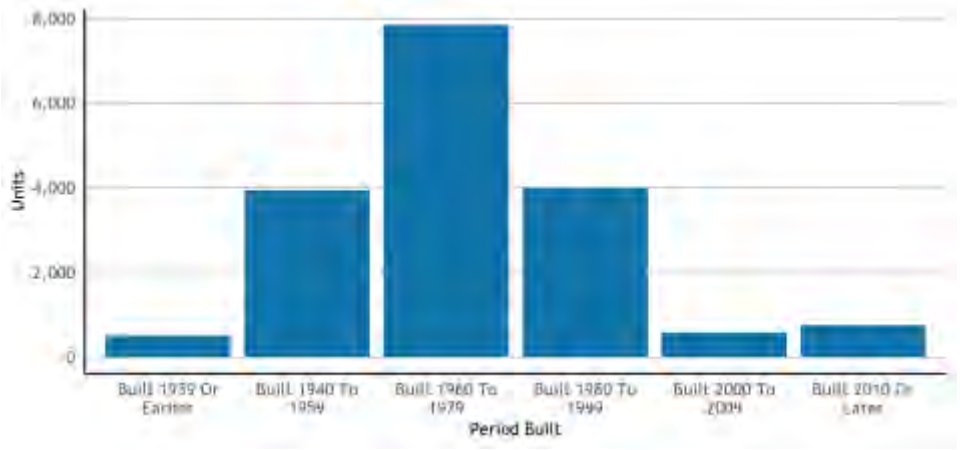
are required for or housing units in Campbell are over 30 years old – representing the majority of housing Campbell - to maintain their quality



1960 - 1979

were the years that the largest proportion of Campbell's housing stock was built despite demand being greater today

Figure II-15: Age of Housing Stock



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

The Comprehensive Housing Affordability Strategy identifies four conditions that create severe housing problems. These four conditions are: incomplete kitchen facilities, incomplete plumbing facilities, more than one and a half persons per room, and cost burdens of greater than 50 percent of the household income. Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. In 2019, 1.6 percent of renters reported lacking a kitchen and 0.6 percent of renters lacked plumbing. In comparison, no homeowners lacked a kitchen and 0.4 percent reported lacking plumbing.[8]

15 homes

in Campbell are dilapidated or in a state of disrepair



The city administers a Code Enforcement program that aims to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff responds to reported violations of property maintenance standards as defined in the Municipal Code as well as other complaints.

Based on the City's Building Department's records, the majority of single-family dwellings in Campbell are in good shape with water tight roofing, complete bathrooms, and operational kitchens. The city identified 15 homes (out of 17,635) that are dilapidated or in a state of disrepair. These homes regularly receive Code Enforcement complaints regarding trash, abandoned cars, and/or overgrown weeds. Based on exterior visual inspections, these homes need siding and trim repairs, painting, roofing replacements or repair, fence replacements or repairs, window replacements or repair, and general debris removal. Several of the identified homes have outstanding Code Enforcement cases that have never been closed due to the owner's personal circumstances, such as

[8] *ABAG/MTC Data Packets (2021). Substandard Housing.*

medical and mental health issues, lack of financial resources, or an unwillingness to address the building's state of disrepair.

Additionally, in 2021, the City issued 56 building permits for housing remodels. This included major and minor remodels, kitchen and bath remodels, and window replacements. This is indicative that housing in the City is generally well maintained, and residents are continuing to maintain and improve the housing stock.

HOUSING TYPE AND VACANCIES

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. Due to this trend, there is an unrealized need for "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters, accessory dwelling units and junior accessory dwelling units (ADUs). These housing types may create more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Of the City's 18,158 housing units in 2020, 45.1 percent were single family detached homes, 13.2 percent were single family attached homes, 11.2 percent were multifamily homes with 2 to 4 units, 28.8 percent were multifamily homes with 5 or more units, and 1.7 percent were mobile homes as shown in Figure II-16. In Campbell, the housing type that experienced the most growth between 2010 and 2020 was detached single-family homes followed by multifamily housing with five or more units.

45.1%

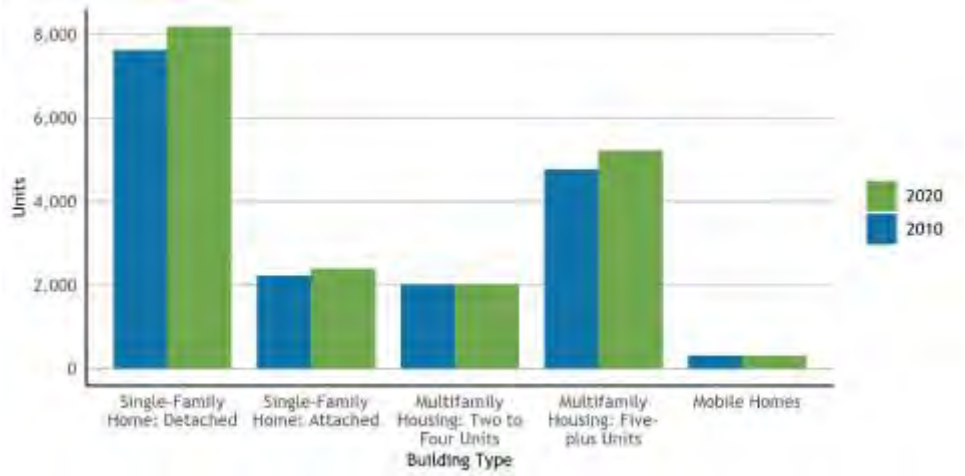
of housing units in Campbell were single-family detached homes in 2020



Vacancy Rates

in Campbell were nearly double that of Santa Clara County and the Bay Area which may indicate a mismatch in unit types available

Figure II-16: Housing Type Trends



Source: California Department of Finance, E-5 series

In 2019, Campbell had a residential vacancy rate of 8.3 percent. This is likely the result of unique issues that year (such as a large number of repair and renovations), as the city's 2020 vacancy rate subsequently dipped down to 4.6%, which is lower than the vacancy rate of Santa Clara County (4.8 percent) and the Bay Area (5.9 percent). Campbell's vacancy rate between 2015 and 2020 is as follows:

- 2020: 4.6%
- 2019: 8.3%
- 2018: 7.2%
- 2017: 7.0%
- 2016: 5.8%
- 2015: 5.5%

The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like Airbnb are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.

Of the vacant units, the most common type of vacancy is "other vacant" followed by "for rent". In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Table II-11 shows that that the largest category of vacant housing in Campbell is "Other vacant," likely because larger rental properties are being renovated and prepared for re-rental in the city.

Table II-11: Vacancy Status, 2020

Vacancy	Campbell (2020)	
	Count	% of all Vacant Units
For rent	382	28.9%
For sale	24	1.8%
Seasonal, recreational, or occasional use	128	9.6%
Rented, not occupied	160	12.11%
Sold, not occupied	145	11.0%
Other vacant	482	36.5%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020)

Housing tenure refers to whether a housing unit is owned, rented or is vacant. The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing.

HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Campbell residents.

$1.4 million

average home prices in Campbell are higher than the typical home value in Santa Clara County and the Bay Area



Home Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages, and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 176.9 percent in Campbell from $511,970 to $1,417,570 as shown in Figure II-17.

The typical home value in Campbell was estimated at $1,417,570 in December 2020, per data from Zillow. Figure II-18 shows that the largest proportion of homes were valued between $1,000,000-$1,500,000. By comparison, the typical home value is $1,290,970 in Santa Clara County and $1,077,230 the Bay Area, with the largest share of units valued $1,000,000-$1,500,000 (county) and $500,000-$750,000 (region).

$2,110/mo.

Rental costs in Campbell are slightly lower than the average price in Santa Clara County but substantially higher than those in the Bay Area



Figure II-17: Typical Home Values, 2003-2021



Source: Zillow, Zillow Home Value Index (ZHVI)

Figure II-18: Home Values of Owner-Occupied Units, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

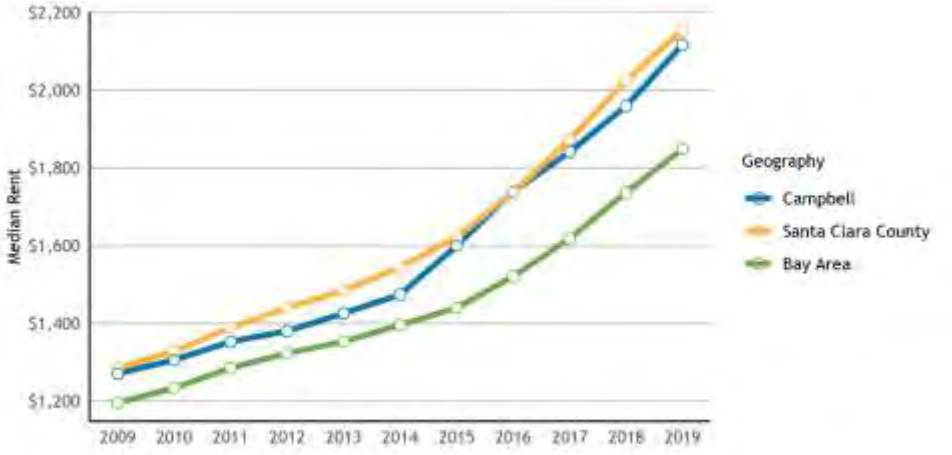
Rental Costs

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

Rental rates in Campbell are rising at a faster rate than the rest of Santa Clara County or Bay Area. Since 2009, the median rent has increased by 66.6 percent in Campbell, from $1,470 to $2,110 per month. In Santa Clara County, the median rent has increased 67.8 percent, from $1,285 to

$2,155. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54 percent increase[9]. Figure II-19 shows median rents in the City of Campbell, the County of Santa Clara, and the greater Bay Area between 2009 and 2019.

Figure II-19: Median Rents



Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019

In Campbell, the largest proportion of units being rented between $2000-$2500, totaling 30.2 percent, followed by 26.9 percent of units being rented between $1500-$2000 (Figure II-19). Compared to the rest of Santa Clara County, Campbell has fewer rental units that are being rented below $1,500 and approximately 10 percent fewer units that are being rented for more than $2,500 as shown in Figure II-20.

[9] *ABAG/MTC Data Packets (2021). Contract Rents for Renter-Occupied Units.*

35%

Maximum percentage of a household income that can be spent on housing before it is no longer considered affordable



Figure II-20: Contract Rents for Renter-Occupied Units



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

According to a December 2022 review of rentals in Campbell using Zillow, Apartments.com, and Craigslist, rents range from approximately $2,000 for a studio to $3,500-$5,500 for a three-bedroom apartment. There were also very few units available for rent: only 41 apartments and 29 homes were available.

Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Campbell with the maximum affordable housing costs to households which earn different income levels. Taken together, this information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or overpayment.

California Health and Safety Code (Section 50052.5) defines affordable owner housing costs as follows:

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance and property taxes.
- Affordable costs are up to 35 percent of the defined household income.
- Affordable costs for moderate income households are based on a standard of 110 percent of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

California Health and Safety Code (Section 50053) defines affordable renter housing costs as follows:

- Housing costs include rent plus utilities paid for by the tenant.

- Affordable rent is up to 30 percent of the defined household income.
- Affordable rents are based on a standard of 50 percent of AMI for very low-income households; 60 percent of AMI for low-income households; and 110 percent AMI for moderate income households for a household size equal to one more person than the number of bedrooms in the unit.

The U.S. Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine the maximum affordable payments of different households and their eligibility for federal housing assistance. Affordability limits in Campbell are based off of Santa Clara County's Area Median Income (AMI). The 2021 median income for a four-person household in Santa Clara County is $151,300. Table II-12 shows income limits based on family size estimated for the County of Santa Clara.

$151,300

was the average median income for a four-person household in Santa Clara in 2021



Table II-12: Income Limits in Santa Clara County

Family Size	Extremely Low Income (<30%)	Very Low Income (30-50%)	Low Income (51-80%)	Median Income (100%)	Moderate Income (80-120%)
1	34,800	58,000	82,450	105,900	127,100
2	39,800	66,300	94,200	121,050	145,250
3	44,750	74,600	106,000	136,150	163,400
4	49,700	82,850	117,750	151,300	181,550
5	53,700	89,500	127,200	163,400	196,050
6	57,700	96,150	136,600	175,500	210,600

Source: California Department of Housing and Community Development (HCD), 2021

The typical single-family home prices in Campbell are well beyond the level of affordability for moderate-income households and even less affordable to lower-income households. With a median rent of $2,150 in Santa Clara County, it is evident that housing is not affordable to the Extremely Low and Very Low-Income households. In Campbell, 44.6 percent of renters are cost-burdened and spending more than 30 percent of their income on housing. Homeowners are also experiencing cost-burden with 27.4 percent of them spending more than 30 percent of their income on housing. The total average of Campbell residents that are cost burdened is more than a third (36 percent) of the City's population.[10]

[10] *ABAG/MTC Data Packets (2021). Overpayment and Overcrowding.*

Extremely Low-Income Households

Households making less than 30 percent of area median income (2,010 households, or 12.7 percent of all Campbell households) have unique housing needs that require additional analysis.

Tenure

Extremely low-income households in Campbell are disproportionately renters. Nearly 50 percent of all Campbell households are renters, but 73 percent of extremely low-income households are renters.

Overpayment

Extremely low-income households in Campbell are disproportionately cost burdened. Approximately 33 percent of all Campbell households pay more than 30 percent of their income on housing. For extremely low-income households, that number is 85 percent (64 percent of extremely low-income households spend more than half of their income on housing).

Available Resources and Strategies

Santa Clara County's Office of Supportive Housing provides a variety of programs for extremely low-income households, including HomeFirst Services and Supportive Services for Veteran Families. Santa Clara County's Housing Authority provides information, referrals, incentives, and services that help their clients stabilize their lives and increase their capacity to be economically self-sufficient. More information is available on these programs and more in Chapter III: Preparation of Campbell's Plan for Housing.

Effectiveness of Past Programs

Programs in the 5th Cycle Housing Element provided rental assistance vouchers to approximately 575 very low and extremely low-income Campbell tenants, including elderly, disabled, and family households. More information is available on these programs and more in Chapter III: Preparation of Campbell's Plan for Housing.

Housing Needs

Extremely low-income households often consist of one or more individuals who belong to a special needs group, discussed on page II-79. These needs then necessarily overlap with the needs of one or more of these groups. These households typically need supportive housing and wrap-around services at very low cost to the household itself. This may entail mental or physical health services, unit accessibility, and easy access to nearby amenities.

The Housing Element includes several programs to address the unique needs of extremely low-income households, including:

- Program H-1a Inclusionary Housing Ordinance

- Program H-5d Shared Housing Program
- Program H-5e Homeless Assistance/Shelter (including goal for PSH units tied to 50% of most recent PIT count)
- Program H-5h Fair Housing Program
- Program H-5j Section 8 Rental Assistance
- Program H-5o Extremely Low-Income Units (implementing programs which incentivize/prioritize ELI units)
- Program H-5p Housing Proposal Selection Process (including additional points for projects including ELI units)
- Program H-5s Density Bonus Incentives for ELI
- Program H-5y Units for Special Needs

In addition to the above programs, the City is undertaking several zoning changes which will facilitate the provision of smaller units suitable for ELI households. These include counting smaller units as half a unit for density calculation purposes, and reducing the parking requirements for SROs, studios and one-bedroom units.

ASSISTED RENTAL HOUSING

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units "at-risk" of conversion. Affordable units that are considered at-risk for converting into market rate homes are units that are determined to have either "very-high" or "high" risk levels. Using California Housing Partnership (CHP)'s categories for risk level, the restricted affordable units were evaluated and assigned to the following groups:

- Very-High Risk – affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission-driven developer/owner.
- High Risk – affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission-driven developer/owner.

At-Risk Units

are units that are currently affordable in the community that may convert to market rate housing



- Moderate Risk – affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission-driven developer/owner.
- Low Risk – affordable homes that are at-risk of converting to market rate in more than 10 years and are owned by a stable mission-driven non-profit developer/owner.

Assisted Housing Inventory

Table II-13 provides an inventory of assisted rental housing projects in Campbell. A total of 620 assisted units are provided in eight developments, including units assisted through a variety of federal and local government programs/funds. These programs include HUD Section 8, Section 221 and Section 236, CDBG, Low Income Housing Tax Credits, Redevelopment Agency funds and the City's Inclusionary Housing requirement. Several non-profit organizations operating in Campbell have been acquiring and managing affordable housing developments, including MidPen Housing and Catholic Charities.

Table II-13: At-Risk Affordable Housing

Project Name	Address*	Ownership	Total Units	Assisted Units	Household Type	Funding Source(s)	Affordability Expiration Year	Risk Level
Avalon Bay	508 Railway Ave.	For-Profit	348	70	Family & Seniors	RDA**	2026	High
Corinthian House	250 Budd Ave. #116	Non-Profit	104	36	Seniors & People with Disabilities	Section 8; Section 221(d)(3)	2041	Low
Downtown Mixed-Use	201 E. Campbell Ave.	For-Profit	20	3	Family	Inclusionary Requirement	2062	Low
Gateway	45 North Third St.	For-Profit	20	3	Family & Seniors	RDA**	2026	High
Rincon Gardens	400 W Rincon Ave.	Housing Authority	200	198	Seniors & People with Disabilities	Section 8, Tax Credits	2063	Low
San Tomas Gardens	825 S San Tomas Aquino Rd.	Non-Profit	100	94	Family	Section 236; Catholic Charities, Tax Credits	2067	Low
Sharmon Palms	967 Sharmon Palms Ln.	Non-Profit	60	60	Family	RDA**. Tax Credits	2068	Low
Wesley Manor	1655 S Winchester Blvd.	Non-Profit	156	156	Elderly & People with Disabilities	Section 8	2039	Low
TOTAL				**620**				

Source: California Housing Partnership Corporation, November 2022. Community Development Department, City of Campbell, 2022.

** All addresses in Campbell, CA 95008.*

*** Funded through the City RDA prior to its dissolution in 2012.*

At-Risk Projects

This section evaluates those lower income rental projects in Campbell at-risk of converting to market-rate uses prior to January 31, 2025. Of the 620 assisted units identified in Table II-13, 547 units have been determined to be at low risk of conversion over the next ten-year period. Corinthian House, Rincon Gardens, and Wesley Manor maintain Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to periodic renewals.

California Housing Partnership defines at-risk homes as affordable housing units that are at very high or high risk of conversion to market rate. There are 73 affordable units that are at high risk of conversion to market-rate, which include units intended for seniors, located in the Avalon Bay and

Gateway projects. Both of these housing developments are owned by for-profit developers and affordability controls are eligible to expire in 2026. Additionally, the Llewellyn property has been identified as a Housing Opportunity Site in response to developer interest to redevelop the site with a significantly greater number of units. The existing affordable units will be required to be replaced by units at the same or greater level of affordability level, as per Program H-2l.

To maintain the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options can include transferring the project to non-profit ownership, providing rental assistance to tenants using non-federal funding sources, and/or purchasing affordability covenants. As detailed in Housing Element Program H-2.G, the City will monitor the at-risk units and participate in their preservation by providing financial and/or technical assistance (as may be available) to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling.

To maintain the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options can include transferring the project to non-profit ownership, providing rental assistance to tenants using non-federal funding sources, and/or purchasing affordability covenants. As detailed in Housing Element Program H2.G, the City will monitor the at-risk units and participate in their preservation by providing financial and/or technical assistance (as may be available) to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling.

Redevelopment Housing Program Funding

Because of the loss of Redevelopment Agency (RDA) funding in 2012, the City of Campbell no longer administers the federal Community Development Block Grant (CDBG) program. The loss of RDA funding forced the City to eliminate the position of Housing Program Coordinator, who also coordinated CDBG-funded programs. The part-time Housing Program Coordinator implemented many of the City's housing programs and functions and was partially funded by RDA and CDBG funds.

Since 2012, some of the functions and responsibilities of the Housing Program Coordinator were transferred to the City's Planning Division after the City turned over administration of the CDBG program to Santa Clara County (capital improvements for pedestrian accessibility). Consequently,

Since 2012

housing functions, responsibilities, and administration have been managed by the City of Campbell Planning Division

Campbell no longer administers any of the CDBG Housing programs (though Campbell still administers the previously awarded RDA/CDBG funded loans). Even though the City no longer administers any of the housing activities funded through CDBG, Campbell residents still have access to rehabilitation and repair funding through Santa Clara County.

Moving forward, funds which may be available to support in the preservation of at-risk housing include: 1) an increase in the affordable housing in-lieu fee (Housing Element Program H-1a), 2) a new commercial impact fee (Housing Element Program H-1b), 3) the Housing Trust of Silicon Valley, and 4) funding available through the State including the Affordable Housing and Sustainable Communities Program and HCD's new Portfolio Reinvestment Program.

Housing Needs

State law requires all regional councils of governments, including the Association of Bay Area Governments (ABAG) to determine the existing and projected housing need for its region (Government Code Section 65580 et. seq.) and determine the portion allocated to each jurisdiction within the ABAG region. This section analyzes the current existing housing needs in Campbell, then goes into the future housing needs in the City based on the ABAG's allocation of the region's projected housing needs. The housing needs are presented by income category in each of the region's jurisdictions, also known as the Regional Housing Needs Allocation (RHNA) process.

EXISTING HOUSING NEEDS

A continuing priority of communities is enhancing or maintaining their quality of life. A key measure of quality of life in a community is the extent of "housing problems." The federal Department of Housing and Urban Development (HUD) has developed an existing needs statement that details the number of households earning lower income, living in overcrowded conditions, or overpaying for housing, defined as follows:

- **Lower Income:** Refers to a household earning less than 80 percent of the median family income, as adjusted by family size. For a four-person household, the median income in Santa Clara County is $151,300 (HCD, 2021).

- **Overcrowding:** Refers to a housing unit which is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches, as defined by HUD.

- **Overpayment:** Refers to a household paying 30 percent or more of its gross income on housing (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes, as defined by HUD.

Overcrowding

4.7%

of rental households in Campbell are experiencing severe overcrowding



Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. High housing costs relative to income can contribute to overcrowding and can occur when there is high housing demand in a city or region. Overcrowding can have impacts on the occupants' health and also tends to result in accelerated deterioration of homes, a shortage of street parking, and additional traffic. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in the community.

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways); severe overcrowding is defined as greater than 1.5 persons per room. The incidence of overcrowded housing is a general measure of whether there is an available supply of affordable and adequately sized housing units. Table II-14 shows the incidence of overcrowding in Campbell by tenure as estimated by the Bureau of Census. The prevalence of overcrowding higher among households that rent. In Campbell, 10.8 percent of renters experience overcrowding, compared to 1.1 percent for those who own.

Table II-14: Overcrowding by Tenure

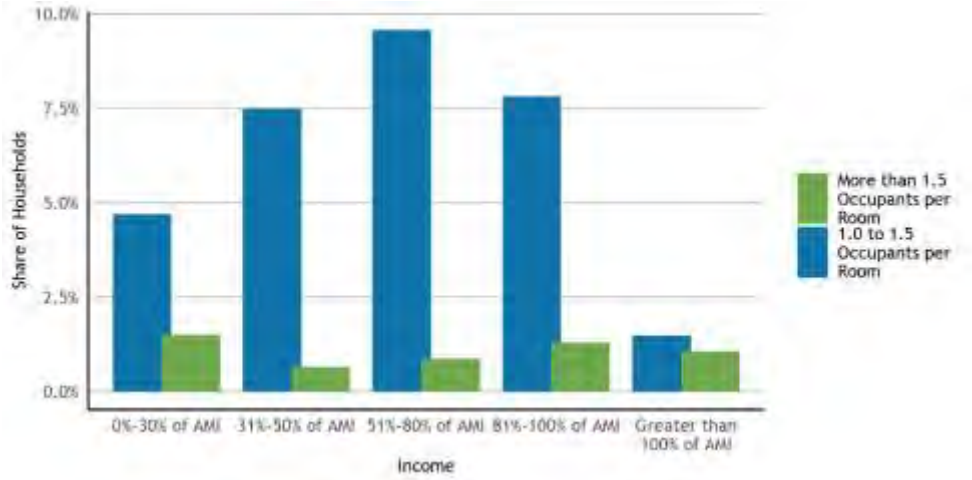
Tenure	1-1.5 Occupants per Room	More than 1.5 Occupants per Room
Owner-Occupied	1.1%	0.0%
Renter-Occupied	6.1%	4.7%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding also often disproportionately impacts low-income households. In Campbell, 10.5 percent of low-income households (51-80 percent AMI) experience overcrowding compared to 2.6 percent of households that make more than 100 percent AMI Figure II-21 compares rates of overcrowding by income level within Campbell. Moreover, communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. American Indian/Alaska Natives experience the highest rate of overcrowding at 31.8 percent, whereas Non-Hispanic White

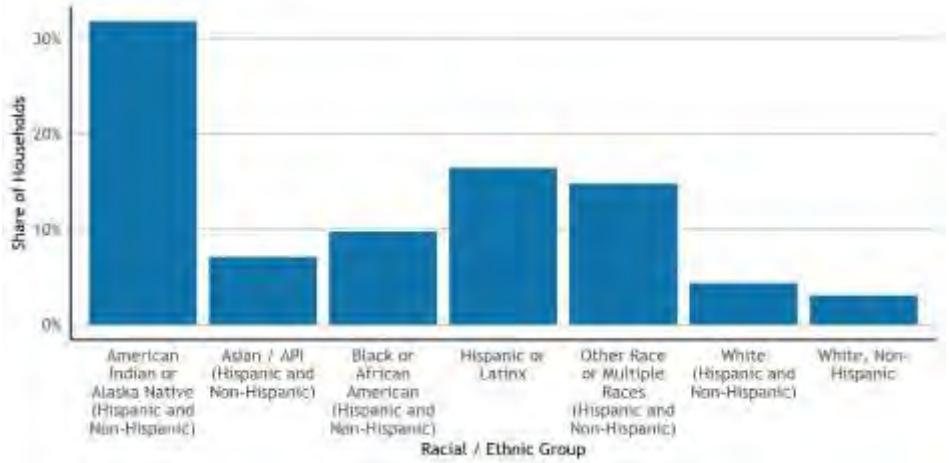
residents experience the lowest rate of overcrowding at 3.1 percent.[11] Figure II-22 shows rates of overcrowding by race within Campbell, and Figure II-23 maps overcrowding by household tract within the City.

Figure II-21: Overcrowding by Income Level in Campbell



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

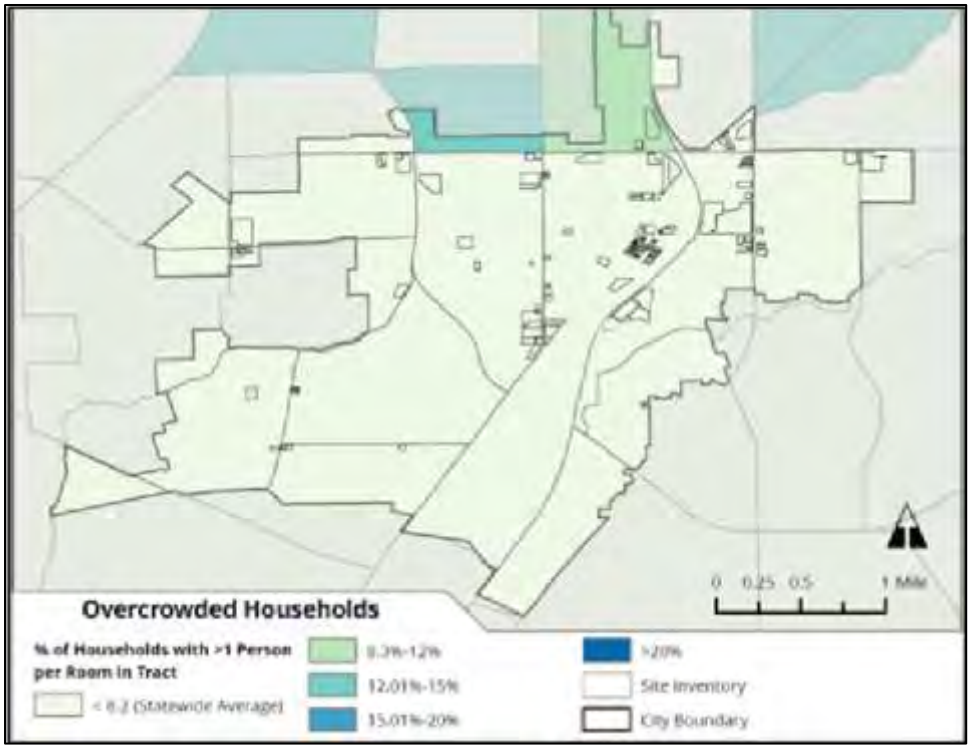
Figure II-22: Overcrowding by Race



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

[11] *ABAG/MTC Data Packets (2021). Overcrowding by Race and Overcrowding by Income Level and Severity.*

Figure II-23: Overcrowding in Campbell



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Overpayment

A household is considered “cost-burdened” if they spend more than 30 percent of their income on housing, while those who spend more than 50 percent on housing are considered “severely cost-burdened”. As is the case in throughout the Bay Area, it is not uncommon to overpay for housing in Campbell. Lower income households are disproportionately impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Campbell, renters experience higher rates of being cost-burdened (44.6 percent) compared to people who own their homes (27.4 percent). The burden of housing cost within the City of Campbell is shown in Figure II-24 and is broken down by housing tenure.

Figure II-24: Cost Burden by Tenure



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

In Campbell, 14.8 percent of households spend 50 percent or more of their income on housing, while 18.4 percent spend 30 to 50 percent of their income. However, these rates vary greatly across income categories . For example, 64 percent of Campbell households making less than 30 percent of AMI spend the majority of their income on housing. For Campbell residents making more than 100% of AMI, just 0.9 percent are severely cost-burdened, and 87.9 percent of those making more than 100% of AMI spend less than 30 percent of their income on housing.

The cost burden experienced by each income category is detailed below:

- Of the Campbell households earning ***0-30% of Area Median Income***, **85.4 percent are cost burdened**.
- Of the Campbell households earning ***31-50% of Area Median Income***, **71 percent are cost burdened**.
- Of the Campbell households earning ***51-80% of Area Median Income***, **58.8 percent are cost burdened**.
- Of the Campbell households earning ***81-100% of Area Median Income*** category, **36 percent are cost burdened**.
- Of the Campbell households earning ***Greater than 100% of Area Median Income***, **12.1 percent are cost burdened**.

Across all income groups in Campbell, about **52.7 percent of the City is cost burdened** and spending more than 30 percent of their income on housing.

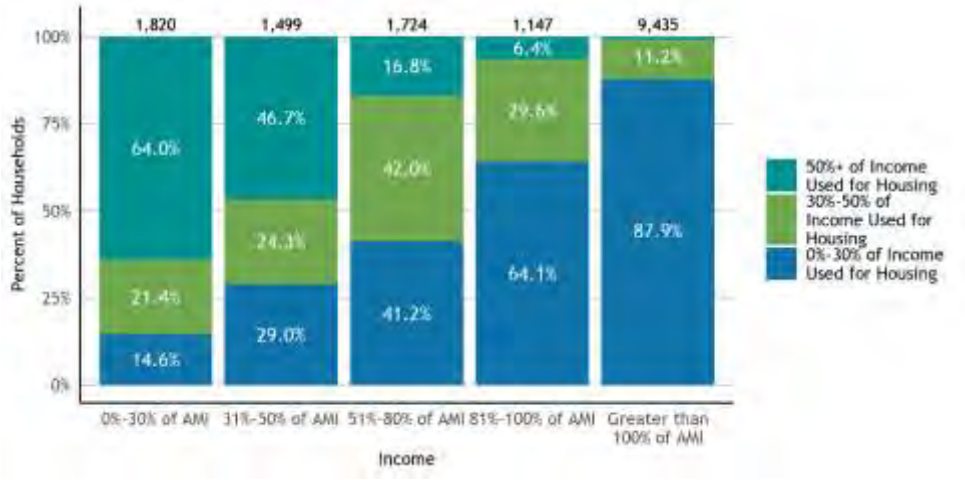
14.8%

of households in Campbell are "severely cost-burdened" spending more than 50% or more of their income on housing



Figure II-25 breaks down the cost burden of housing by income level within Campbell.

Figure II-25: Cost Burden by Income Level in Campbell



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

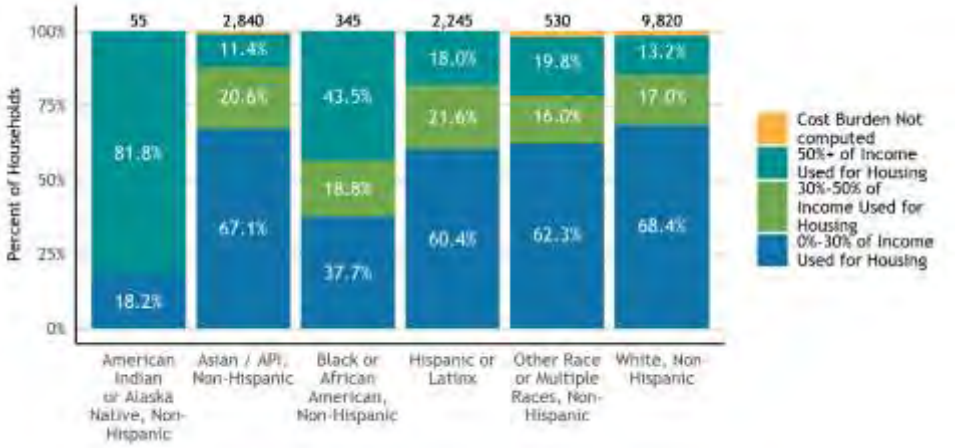
White, non-Hispanic Households

are the least cost-burdened of all races in the City with American Indian or Alaska Native, Non-Hispanic being the most heavily cost burdened group.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. In Campbell this includes housing policies that have not prioritized the production of affordable housing and zoning rules that have limited the types of housing that are built in the city, with a focus on lower density housing types (single family) that are less affordable. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Figure II-26 shows the cost burden of housing in the City broken down by race. American Indian/Alaska Native and Black/African American residents are the most cost burdened with only 18.2 percent and 37.7 percent, respectively, spending less than 30 percent of their income on housing.

Figure II-26: Cost Burden by Race



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table II-15 shows that renters are disproportionately more likely to be cost-burdened than homeowners in Campbell. Of the 8,200 owner-occupied units, 27 percent pay more than 30 percent of their income on housing. Of the 7,963 renter-occupied units in the city, 45 percent pay more than 30 percent of their income on housing.

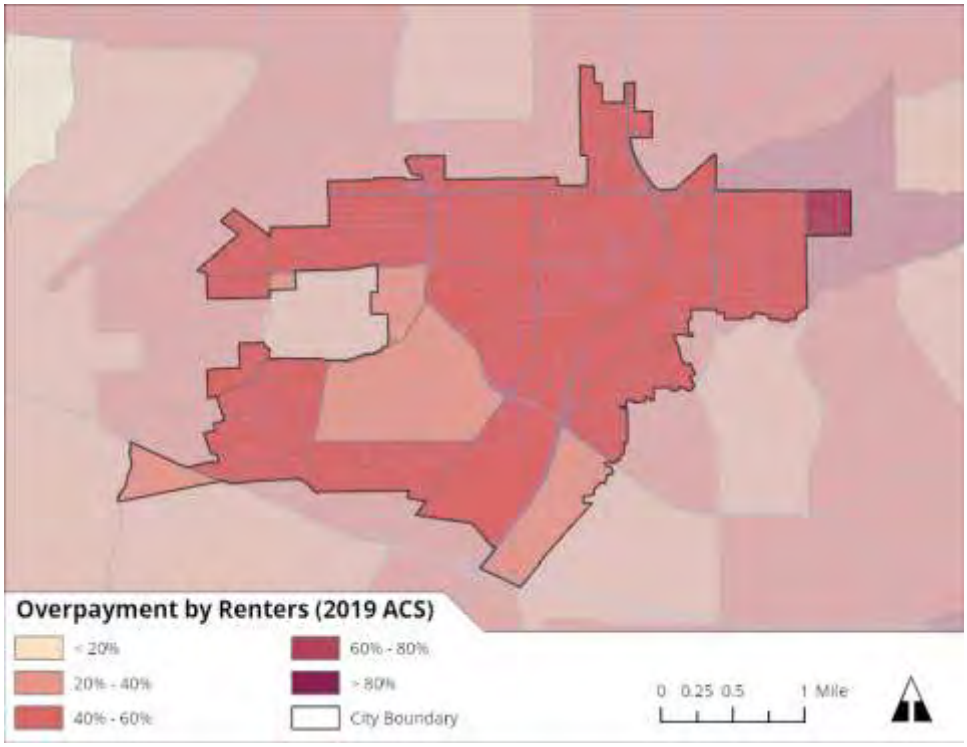
Table II-15: Cost Burden by Tenure

Tenure	Total Units	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing	Not Computed
Owner Occupied	8,200	5,896 (72%)	1,503 (18%)	743 (9%)	58 (1%)
Renter Occupied	7,963	4,175 (52%)	1,897 (24%)	1,657 (21%)	234 (3%)
Totals	**16,163**	**10,071 (62%)**	**3,400 (21%)**	**2,400 (14%)**	**292 (3%)**

Renter Overpayment

As shown in Figure II-27, the vast majority of Campbell census tracts have 20-60 percent renter overpayment, consistent with the citywide average of 45 percent.

Figure II-27: Renter Overpayment in Campbell



One exception is the split census tract 5026.01 located in the northeastern corner of the city. In Campbell, this tract consists of stable, single-family neighborhoods, but Figure II-27 shows 60-80% renter overpayment for the entirety of the tract (the majority of which falls within the city of San Jose).

Of the estimated 372 renter-occupied housing units in the tract, 243 units (65 percent) pay 30 percent or more of their household income on rent. Of the 807 owner-occupied units in the tract, only 236 (29 percent) 30 percent or more of their household income on owner costs.

The renter overpayment is seen in the portions of the census tract outside Campbell city limits. There are 39 blocks in census tract 5026.01, only 6 of which are in Campbell:

Census Tract 5026.01 Block Group 1

- Block 2
- Block 3
- Block 4
- Block 5
- Block 6

Census Tract 5026.01 Block Group 2

- Block 2

Campbell makes up the majority (5 of 6 blocks) of block group 1, a small portion (1 of 6 blocks) of block group 2, and none of block group 3. Of the three block groups that make up census tract 5026.01, block groups 2 and 3 consist of a disproportionate number of renter overpayment.

Table II-16: Renter Overpayment in Census Tract 5026.01 by Block Group[12]

Block Group	Renters	Overpaying Renters	% of Renters Overpaying
Block Group 1	34	14	41%
Block Group 2	166	153	92%
Block Group 3	300	216	72%

Only 6 of the renters in block group 2 are estimated to live in Campbell.[13] While there may be some renter overpayment in this portion of Campbell, the overpayment data at the tract level does not necessarily indicate a disproportionate amount of rent overpayment in this neighborhood of the city.

FUTURE HOUSING NEEDS

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the Bay Area region, the agency responsible for assigning these regional housing needs to each jurisdiction is the Association of Bay Area Governments (ABAG). The regional growth allocation process begins with

Triple RHNA

increase in the Regional Housing Needs Allocation was received by the City when compared to the previous housing cycle (933 to 2,977 units)

[12] *2021 American Community Survey 5-Year Estimates, US Census. "Overpaying" is defined as renter households paying 30 percent or more of their household income on gross rent.*

[13] *Block group data comes from the 2020 Decennial Census. The 2021 American Community Survey 5-year estimates do not publish data at the more granular block level, and the 2020 Decennial Census does not publish data on overpayment. The two data sources can be estimated against each other but are not one-to-one comparisons.*

the State Department of Finance's projections of population and associated of housing demand for the planning period. ABAG is responsible for allocating the region's projected housing needs among its jurisdictions by income category. This is referred to as the Regional Housing Needs Allocation (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element.

In devising the formula for allocating the 187,990 units amongst jurisdictions, ABAG had to consider how each of these statutory factors could be incorporated into the mathematical equation. ABAG staff and members of the Housing Methodology Committee sought input from every jurisdiction in the Bay Area on the factors and how they could be used. The final allocation method adopted by ABAG's Executive Board includes factors related to housing and employment growth, and public transit.

As defined by the RHNA, Campbell's new construction need for the 2023-2035 planning period is 2,977, approximately tripling the numbers from the last RHNA cycle, distributed among different income categories as shown in Table II-15. State law requires that the City determine the subset of the very low-income regional need that constitutes the community's need for extremely low-income housing. Based off of U.S. Census data, HCD's Regional Housing Need Determination for the Bay Area estimates that 15.5 percent of the region's housing need is for 0-30 percent AMI households, while 25.9 percent is for 0-50 percent AMI households. Therefore, extremely low-income household needs represent 59.8 percent of the region's very low-income housing need. The City is using this projection, which is the most conservative estimate for extremely low-income household, resulting in an estimated 450 units needed for extremely low-income households.

Through this Housing Element, the City will demonstrate the availability of adequate sites to accommodate these projected new units. This demonstration is in Chapter IV: Campbell's Plan for Housing, under the subsection "Site Inventory and Analysis." Specific policies and programs are detailed under "Goals, Policies and Programs."

Table II-16 shows the Regional Housing Needs Allocation estimates between 2023 and 2035 broken down by income level.

Table II-17: Regional Housing Needs Allocation 2023-2035

Income Level	Percent of Area Median Income (AMI)	Units as per RHNA	Percent of Total RHNA
Extremely Low	0-30%	450	15.1%
Very Low*	31-50%	302	10.1%
Low	51-80%	434	14.6%
Moderate	81-120%	499	16.8%
Above Moderate	>120%	1,292	43.4%
Total		**2,977**	**100%**

Source: Association of Bay Area Governments, Final Regional Housing Needs Allocation, December 2021.

**59.8 percent of Campbell's very low-income housing needs are for extremely low-income households (450 units)*

AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements adopted after January 1, 2021, must contain an Assessment of Fair Housing that is consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.[14]

Under State law, affirmatively furthering fair housing means "*taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics.*"[15]

The AFFH analysis must contain the following, which are covered in this chapter unless otherwise noted below:

- Community Outreach – Included in Appendix III-B
- Assessment of Past Goals, Actions and Strategy – Included in Chapter III
- Assessment of Fair Housing
    - Background Information
    - Fair Housing Enforcement and Outreach Capacity
    - Disparities in Access to Opportunity
    - Integration and Segregation Patterns and Trends
    - Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

[14] *Affirmatively Furthering Fair Housing, 80 Fed. Reg. 42,272 (July 16, 2015).*

[15] *Gov. Code § 8899.50 (a)(1).*

    - Disproportionate Housing Needs and Displacement Risk
    - Special Housing Needs
- Identification of Contributing Factors
- Sites Inventory – Included in Chapter IV
- Goals, Policies, and Programs – Included in Chapter IV

This subsection provides a focused analysis of fair housing issues in Campbell. This includes an Assessment of Fair Housing and identification of Contributing Factors. Affirmatively furthering fair housing is described in terms of Outreach, Site Selection, and Policy Development. Site selection of opportunity sites inventory addressing fair housing needs are detailed in alongside goals, policies, and programs are detailed in Chapter IV.

The Assessment of Fair Housing provides a detailed analysis of fair housing data and housing needs for special needs populations in Campbell. The analysis was developed with data from the Association of Bay Area Governments (ABAG) / Metropolitan Transportation Commission (MTC); policy recommendations from Santa Clara County Planning Collaborative, and service providers in Campbell (e.g., Housing Choices and Golden Gate Regional Center). Policy recommendations were refined based on community outreach findings.

Background Information

An understanding of local history, economy, demographics, and housing tenure and type is essential in the development of housing solutions for the current and future residents of Campbell. The sections below provide a high-level overview of these topics.

CITY HISTORY

Prior to the founding of the City of Campbell, the land was occupied by the Ohlone, the Native American people of the Northern California coast. About a third of present-day Campbell was part of the 1839 Alta California Rancho Rinconada de Los Gatos land grant. The northern extent of the grant land was along present-day Rincon Avenue, and across the North end of John D. Morgan Park in central Campbell.

Campbell's founder, Benjamin Campbell, traveled west in 1846 with his family. William Campbell, his father, was known for surveying[16] the cities of San Jose and Santa Clara, and for starting a sawmill near the town of

[16] *The act of observing and recording characteristics of the land or area to build and create maps of its physical layout.*

Saratoga. A few years later, in 1851, Benjamin Campbell bought 160 acres and planted it with hay and grain. This acreage later became Campbell's historical downtown core.

In 1878, Campbell's founder sold an acre of his land for $5 to the railroad and by 1887 the first subdivision was recorded west of the railroad from Campbell Avenue to the spot where the Water Tower Plaza now stands. The area became the center for shipping fruit, and within a short period of time, the drying grounds and canneries made Campbell an important rail center. The Campbell Fruit Growers' Union became a well-known cooperative with its 17-acre drying yard.

Campbell was first known for its churches, which once directed community life. Later, the Board of Trade became the leading community service. The Board of Trade is now known as the Campbell Chamber of Commerce.

In 1952, Campbell was officially incorporated as a city. City offices occupied several buildings, such as Fire House No. 1 and the old Congregational Church, before the official City Hall was built. Campbell has grown from a small farming community with a population of approximately 5,000 to a progressive community with a population of over 42,000[17].

As with many of its neighboring jurisdictions, the historic land use patterns of Campbell – predominantly single-family housing around a downtown core – is discriminatory by nature.[18] Campbell's land use and zoning policies have traditionally limited housing types allowed in the City to medium to low density residential, favoring single family detached projects. Most of the city is zoned for single family residential development.

Santa Clara County's Clerk-Recorder's office is currently researching county deeds for restrictive covenant language that explicitly disallowed non-white households from purchasing land.[19] The County's project, which began in October 2022, will likely identify restrictive covenants (that have not been in effect since California passed the Rumford Fair Housing Act in 1963) in Campbell.

$5.00

price of an acre of land in 1978, which is less than a gallon of gas in 2022, and serves to highlight the impact on land values and inflation on housing prices over time

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[17] U.S. Census Bureau.

[18] "Single-family zoning emerged and replaced race-based zoning as a tool for segregating communities by restricting more affordable housing options, such as apartments or condominiums." Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (HCD: April 2021) p. 6, available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

[19] "County of Santa Clara to Redact Discriminatory Language from Property Records" available at https://news.sccgov.org/news-release/county-santa-clara-redact-discriminatory-language-property-records

ECONOMY

6.35 mi²

Size of Campbell



Campbell's economic base consists primarily of small or medium-sized companies, as opposed to large corporations. The largest employment industries include Health and Educational Services, followed by Financial and Professional Services.

With close to 27,000 jobs in 2018, the City's job sectors largely employed workers in Professional & Managerial Services (25.1 percent), Health & Educational Services (19.3 percent), and Arts, Recreation & Other Services (16.1 percent). Refer to Table II-18 for a detailed breakdown.

Table II-18: Jobs in Campbell

Jobs	2018	
	Persons	Percent
Agriculture and Natural Resources	4	0.0%
Arts, Recreation, and Other Services	4,333	16.1%
Construction	3,240	12.0%
Financial and Leasing	1,172	4.4%
Government	366	1.4%
Health and Educational Services	5,181	19.3%
Information	430	1.6%
Manufacturing and Wholesale	2,579	9.6%
Professional and Managerial Services	6,762	25.1%
Retail	2,606	9.7%
Transportation and Utilities	237	0.9%
Total	**26,910**	**100%**

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2010-2018

In 2021, the local economy was made up of professional and managerial services, health and educational services, and arts and recreation services. The three largest employers are in the technology industry and include ChargePoint, Inc., 8x8, Inc. Barracuda Networks, Inc. Refer to Table II-6 for further details.

DEMOGRAPHICS

The City of Campbell is in the West Valley area of Santa Clara County, encompassing of 6.35 square miles. The City is bounded by the cities of Saratoga and Monte Sereno to the west and southwest, the Town of Los Gatos to the south, and the City of San Jose to the north, east, and south. Campbell operates under a Council-Manager form of government.

42,888

Campbell's 2021 population

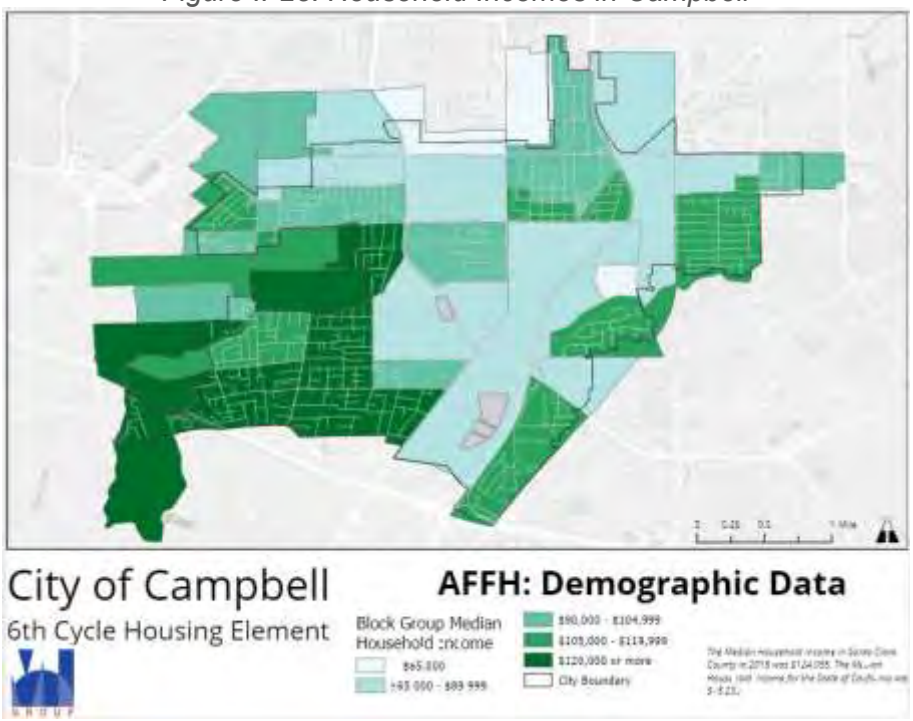
Campbell's population, in 2020, was 42,888 people. This was a 10 percent increase from its population in 2010 of 32,026 residents. Campbell's population experienced a greater increase than both Santa Clara County (7.6 percent) and the Bay Area as a whole (8.9 percent) during the same time period (2010 to 2020).

Compared to Santa Clara County, 20 percent more households are above the area median income (AMI) in Campbell. In Campbell, 20 percent of households are below half the area median income (AMI) – slightly lower than the County proportion of 24 percent.

There is an acute housing shortage to meet the needs for lower-income households in Campbell. Overall, in 2017, 33 percent of Campbell households spent more than 30 percent of their income on housing. Of households making 80 percent or less of the AMI, 72 percent spend more than 30 percent of their income on housing.[20] . As shown in Figure II-28 below, higher income areas are located to the Southwest portion of the City. Lower income areas are generally located near Highway 17 and Hamilton Avenue.

[20] *Cost Burden, as defined by the U.S. Department of Housing and Urban Development, considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened."*

Figure II-28: Household Incomes in Campbell



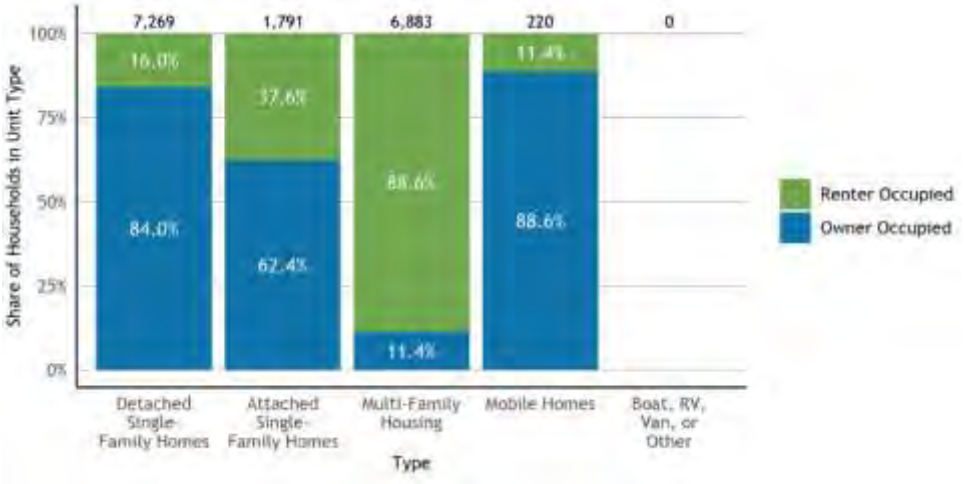
Source: U.S. Census Bureau. (2018). 2004-2018 American Community Survey 5-year Samples

Housing Tenure and Type

According to the California Department of Finance, there was a 4.3 percent increase in new housing units constructed in Campbell between 2010 and 2021. Of these, the majority have been single-family detached housing.

In Campbell, fewer residents rent than own their homes: 49.3 percent rent versus 50.7 percent own (see Figure II-10). This is higher than the county figure of 43.6 percent and the Bay Area figure of 43.9 percent. Homeownership rates for households in single-family homes are substantially higher than those for households in multi-family housing. As shown in Figure II-29 below, in Campbell, 84 percent of detached single-family homes are homeowners, while only 11.4 percent of multi-family homes are homeowners.

Figure II-29: Housing Tenure by Type in Campbell



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities reflect differences in income and wealth that stem from federal, state, and local policies that limited access to homeownership for people of color while prioritizing and facilitating homeownership for White people. Homeownership rates and housing tenure broken down by race for the City of Campbell are shown in Table II-19. As shown, homeownership rates were 61 percent for Asian households, 50 percent for White households, 29 percent for Black or African American households, and 28 percent for Latinx households.

While many of the discriminatory housing policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities (ABAG/MTC 2021).

Table II-19: Housing Tenure by Race

Racial/Ethnic Group	# of Households	% Owner Occupied	% Renter Occupied
American Indian or Alaska Native (Hispanic and Non-Hispanic)	107	9%	91%
Asian / API (Hispanic and Non-Hispanic)	3,364	61%	39%
Black or African American (Hispanic and Non-Hispanic)	246	29%	71%
Hispanic or Latinx	2,178	28%	72%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	1,091	39%	61%
White, Non-Hispanic	9,902	52%	49%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 (A-I)

Fair Housing Enforcement and Outreach Capacity

Fair housing complaints can be used to indicate the overall magnitude of housing complaints and identify characteristics of households experiencing discrimination in housing.

Pursuant to the California Fair Employment and Housing Act [Government Code § 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "*race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code*." Federal Law also prohibits many kinds of housing discrimination. Housing discrimination complaints can be directed to either HUD's Office of Fair Housing and Equal Opportunity (FHEO) or the California Department of Fair Employment and Housing (DFEH). The City is in compliance with the Act as well as state and federal fair housing law, generally.

Fair housing issues that may arise in any jurisdiction include, but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability.
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex (including gender identity and sexual orientation), or other characteristics when renting or selling a housing unit.
- Disproportionate housing needs, including cost burden, overcrowding, substandard housing, and risk of displacement.

Data regarding FHEO inquiries shown in Table II-20 is consistent with the broader regional and national trend of most complaints involving alleged disability discrimination. Generally speaking, fair housing complaint/inquiry volume is relatively low. In Santa Clara County, 377 complaints were filed and resolved between 2013 and 2020. Although Campbell is only 2.2 percent of the County's population, they contributed 2.9 percent to the County complaints. Table II-20 demonstrates the complaints by the resolution type to show whether they were resolved or why they were not resolved. Campbell had a total of 11 complaints. Of these, three were related to disability, one was related to race, and seven complaints were not categorized by FHEO. These complaints were resolved via the following dispositions:[21]

[21] *"No Valid Basis" means that the case was closed because the basis of the complaint was not one of the protected categories (race, color, religion, sex, familial status, national origin, or disability). "No*

- Failure to Respond (5)
- No Valid Issue (4)
- No Valid Basis (1)
- Other Disposition (1)

Additionally, 1.7 percent of the community survey (Appendix III-C) respondents said they have faced housing discrimination based on ethnicity and/or race in Campbell. Less than one percent (0.9) of survey respondents said that they faced difficulty finding housing that is physically accessible to them.

Policies and Programs Related to Fair Housing

Campbell is in compliance with, and has not been found in violation of, the following state and federal programs. The city also implemented its own policies and adopted various programs to promote and facilitate fair housing as well as affordable housing production as follows:

- Fair Housing Act (FHA): In accordance with the Fair Housing Act, the City does not have policies or programs which discriminate on the basis of color, race, sex, disability, familial status, religion, and national origin in all housing activities. The City's housing opportunity site inventory, as well as policies and programs, included in the Housing Element seek to transform areas of racially and ethnically concentrated areas of poverty into areas of opportunity while separately providing for new housing opportunities in high resource areas.
- California Fair Employment and Housing Act (FEHA): The City of Campbell is committed to protecting employees and residents from discrimination in employment and housing activities.
- Senate Bill 9 (SB-9): The City of Campbell amended its Municipal Code (Chapter 21.25 – Two-Housing Developments & Chapter 20.14 – Urban Lot Splits) to remain compliant with state law. The City of Campbell also maintains the following SB-9 summary sheet which is intended to help property owners and developers understand the redevelopment potential of a property under the bill:
    - https://www.campbellca.gov/DocumentCenter/View/19586
- Assembly Bill (AB) 1483: The City of Campbell maintains a webpage dedicated to the publication of specific financial and zoning information intended to increase transparency for residential development project applicants on the City website as follows:

Valid Issue" means that the case was closed because the issue was determined not to be discriminatory.

  - http://www.campbellca.gov/1079;

- Rental Increase Dispute Resolution Ordinance: The City of Campbell adopted a Rental Increase Dispute Resolution Ordinance (CMC 6.09 – Rental Increase Dispute Resolution) to establish a process to resolve tenant/landlord disputes concerning rent increases, housing services, and proposed evictions. With Project Sentinel, the city also provides information, counseling, conciliation and mediation services to renters and property owners in the city.
- Density Bonus Ordinance: The City of Campbell has adopted a Density Bonus Ordinance (CMC 21.20 – Density Bonus and Other Incentives for Affordable Residential Units, Senior Housing, and Childcare Facilities*) which allows for density bonuses in accordance with state law as well as incentives for qualifying senior housing projects and childcare facilities. Through the implementation of this Ordinance, the city has demonstrated success building senior housing projects in Campbell (i.e., Merrill Gardens).
- Inclusionary Housing Ordinance: The City of Campbell has been proactive in increasing the supply of affordable housing by implementing an Inclusionary Housing Ordinance (CMC 21.24 - Inclusionary Housing Ordinance) which requires that a minimum of 15% of all projects with 10 or more units be made available at rents or affordable ownership costs at levels that are below market-rate.
- Housing Choice Voucher Program - Section 8: The City of Campbell provides extremely low- and very low-income residents with Section 8 rental assistance through the County Housing Authority and will continue to encourage landlords to register their units with the Housing Authority.
- Homeownership Opportunities: The City of Campbell provides information and promotes the Mortgage Credit Certificates (MCC) program and Empower Homebuyers SCC program as well as providing information on available housing programs and services to expand housing choice and opportunity online.

The policies and programs above have been successful in furthering fair housing and expanding affordable housing supply. Campbell has worked to expand on these results by proposing the following policies and programs for the upcoming planning period:

- Affordable Housing Overlay Zone: Through the implementation of Program H-1c (Affordable Housing Overlay Zone (AHOZ) the Housing Element will allow for increases in density over that that otherwise allowed under State Density Bonus Law, a reduction in

parking standards, and provide for a ministerial review process for projects that meet local housing priorities.

- The Americans with Disabilities Act (ADA): Through the implementation of Program H-5g (Reasonable Accommodation) Campbell will update its procedures for Reasonable Accommodation to align with the guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ) to facilitate housing choice and expand housing opportunities for residents with a disability.
- Unhoused Specialist/Coordinator: Through the implementation of Program H-5e (Homeless Assistance/Shelter Provisions) the City will seek to expand staffing capacity by pursuing funding to create a new Unhoused Specialist position which will work directly with persons experiencing homelessness and address their housing needs through the implementation of homeless programs and the development of a plan to target creation of ELI units.
- Density Bonus Updates: In addition to updating the code to reflect current state density bonus law (i.e., AB 2345), under Program H-5s (Density Bonus Incentives) the City of Campbell will provide an additional density bonus in exchange for housing developers including a minimum of 5% of units at an extremely low-income level.

Table II-20: FHEO Fair Housing Complaints by Resolution Type

Resolution	City of Campbell		Santa Clara County	
	Total, 2013-2020	Percent of Total	Total, 2013-2020	Percent of Total
Complainant Decided not to Pursue	0	0%	15	4%
Complainant Failed to Respond	5	45%	178	47%
No Valid Basis Determined	1	9%	52	14%
No Valid Issue Determined	4	36%	123	33%
Other Disposition	1	9%	17	5%
Not Timely Filed	0	0%	5	1%
Unable to Locate Complainant	0	0%	0	0%
Retaliation Determination	0	0%	8	2%
Total of Closed Complaints	11	100%	377	100%

Source: HUD (2021). Office of Fair Housing and Equal Opportunity.

DISPARITIES IN ACCESS TO OPPORTUNITY

This section of Campbell's Housing Element analyzes opportunities available and accessible to residents with particular emphasis on disparities in accessing opportunities among special needs populations. Opportunity scores examined in this section draw from data and maps provided by California's Department of Housing and Community Development (HCD), the California Tax Credit Allocation Committee (TCAC), and the United States Department of Housing and Urban Development (HUD).

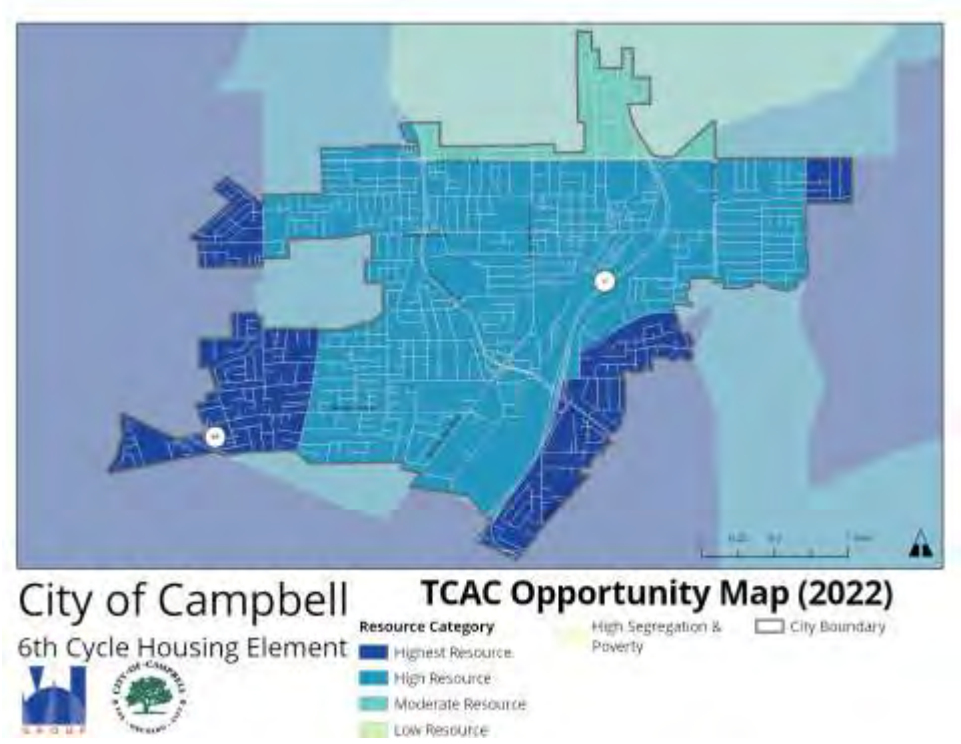
In collaboration with HCD, the TCAC developed a series of opportunity maps to help cities identify areas with good or poor access to opportunity. These maps were developed to align funding allocations with goals to improve outcomes for residents, particularly for children, low-income households, and special needs populations. Opportunity maps demonstrate access to opportunity in quality education, employment, transportation, and environment. This section uses these maps to identify disparities in access to opportunity as well as disparities in economic, educational, and environmental outcomes. Findings from this analysis allows the city of Campbell to determine which areas need more resource investment and targeted policies and programs for the upcoming planning period.

Resource Areas

In Campbell, the majority of census tracts are considered high resource with scattered areas considered to be "highest resource." Only one area in Campbell has a TCAC score of moderate resource, similar to neighboring

cities. As shown in the figure below, tracts considered to be highest resource areas are surrounded by areas of highest resource in neighboring cities, specifically Saratoga and Cupertino. Importantly, the only area in the city that is considered a moderate resource area is located where a greater portion of the population has a disability (see figure in following section). This indicates that persons with a disability in Campbell face disparities in access to opportunities.

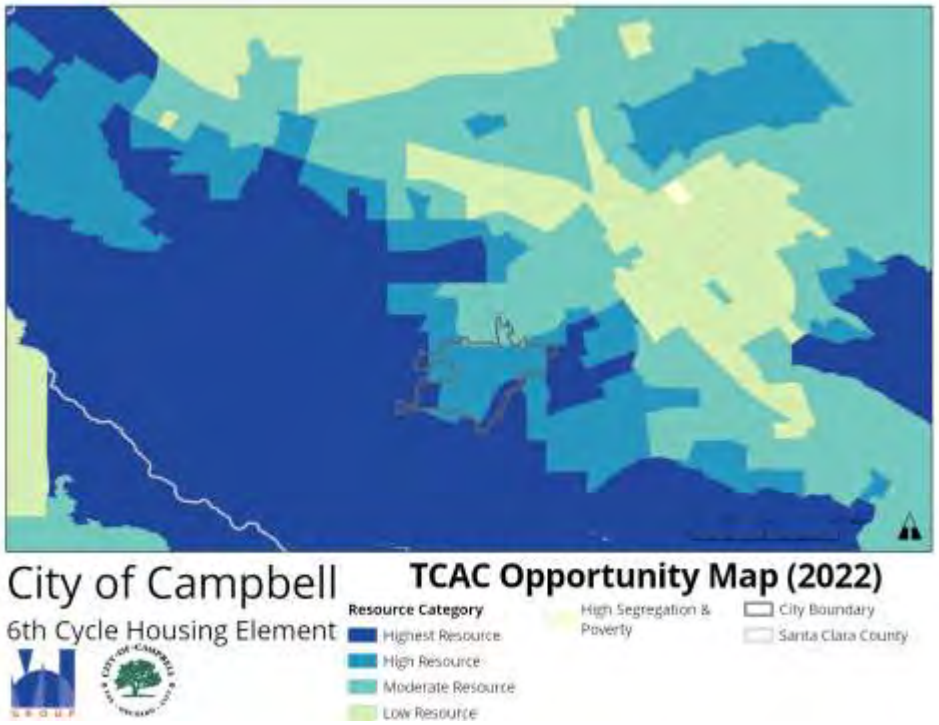
Figure II-30: TCAC Opportunity Map by Census Tract (2022)



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data

In Santa Clara County, the Highest Resource tracts are largely concentrated in western Santa Clara Valley cities such as Cupertino, Los Gatos, Saratoga, and Los Altos as shown in Figure II-31 below.

Figure II-31: Resource and Opportunity in Santa Clara County



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data

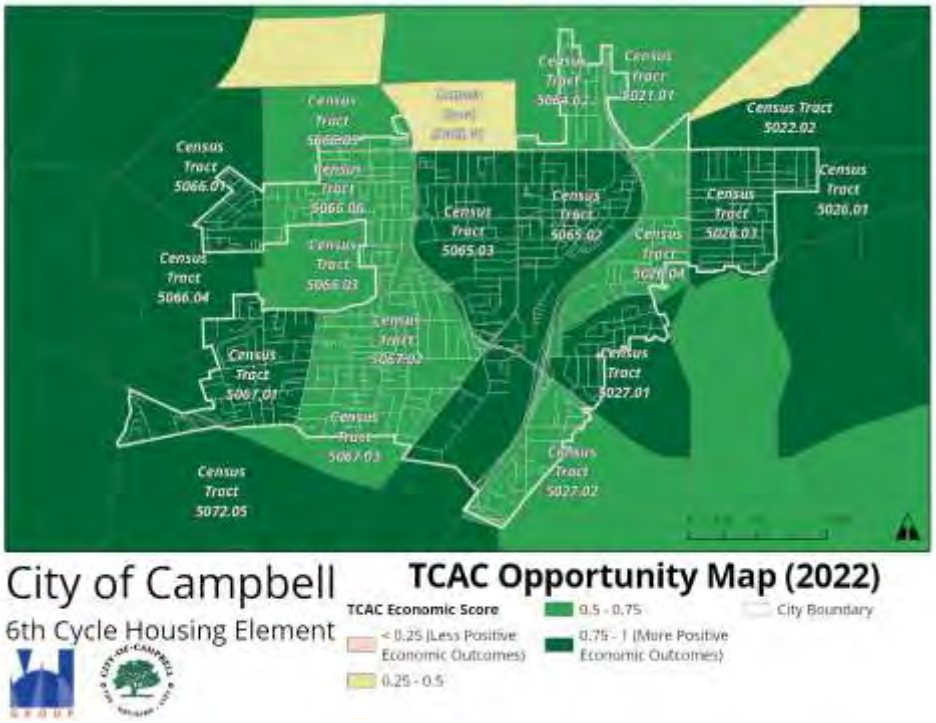
Economic Opportunity and Outcomes

Opportunities for employment and access to jobs contribute to individuals' quality of life. For instance, with greater job access individuals are more likely to earn higher incomes, live in higher resource areas, and occupy housing that meets their needs. Economic outcomes provided in this section are determined by numerous factors including economic scores provided by TCAC, proximity to jobs, median household income, and poverty rates. To provide a comprehensive analysis on economic opportunity, these factors are analyzed in conjunction with geographic concentrations of residents and special needs populations.

The TCAC assigns economic opportunity scores by census tract in jurisdictions throughout the state. Economic opportunity indexes are presented in Figure II-32. As shown in the map, the majority of Campbell's census tracts are considered areas with more positive economic outcomes for residents. Five census tracts were not scored as highly, though an economic score between 0.5 and 0.75 (out of 1) indicates residents are likely to have positive economic outcomes.

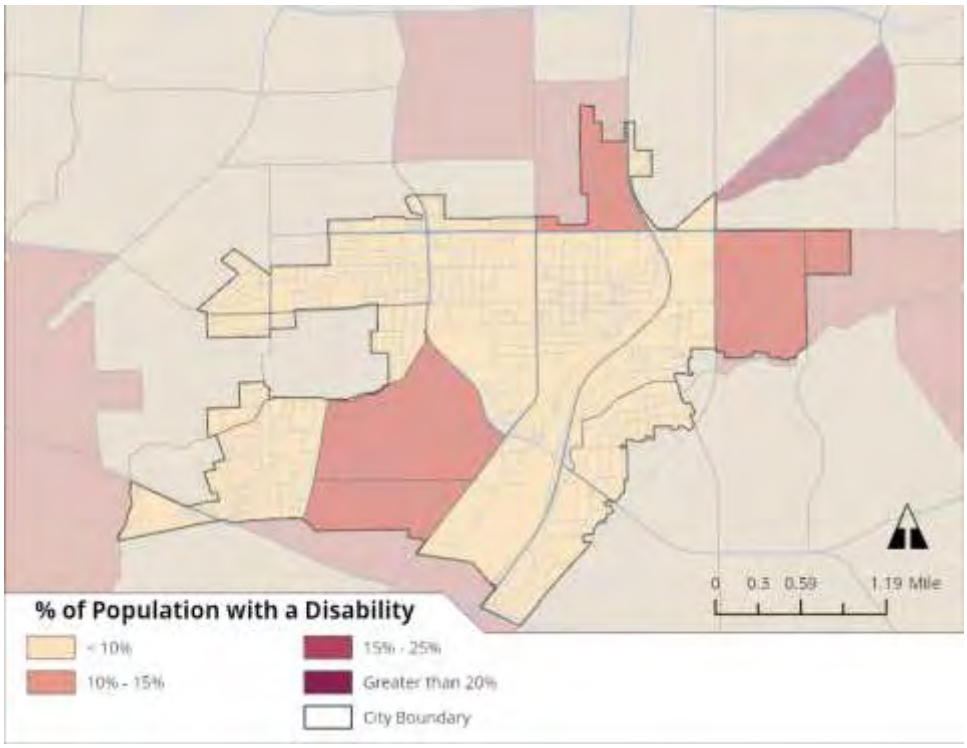
Census tracts in Campbell that scored the highest for positive economic opportunities (0.75 to 1) are similar to that of surrounding jurisdictions, namely Saratoga, Los Gatos, and San Jose (in part).

Figure II-32: TCAC Opportunity Map: Economic Score by Census Tract (2022)



Importantly, census tracts that scored lower for economic outcomes have higher concentrations of persons with a disability and non-White populations (Figures II-33 and II-34). This suggests that special needs populations are living in areas with comparatively lower job access and economic opportunity.

Figure II-33: Percent of Population with a Disability by Census Tract, 2015-2019



As shown in the figure above, Campbell has four census tracts (tracts 5064.02, 5026.03, 5067.02, and 5067.03) with a comparatively higher proportion of residents with a disability. While most of the city has a population of disabled persons at less than 10%, these tracts range from 10% to 20%. Of all census tracts with higher rates of disability, census tract 5026.03 is the only tract to have received an opportunity index of 0.75 to 1, indicating that disabled persons in this area likely have similar economic opportunity as persons without a disability.

Areas with higher proportions of non-White residents follow similar trends. In Campbell, the percentage of non-White residents is highest in tracts 5067.02 and 5065.03, both of which have areas where non-White residents comprise over 81% of the total population. The racial composition of all census tracts in the city are shown in Figures II-34 through II-37 below.

Figure II-34: Racial Demographics by Block Group: White

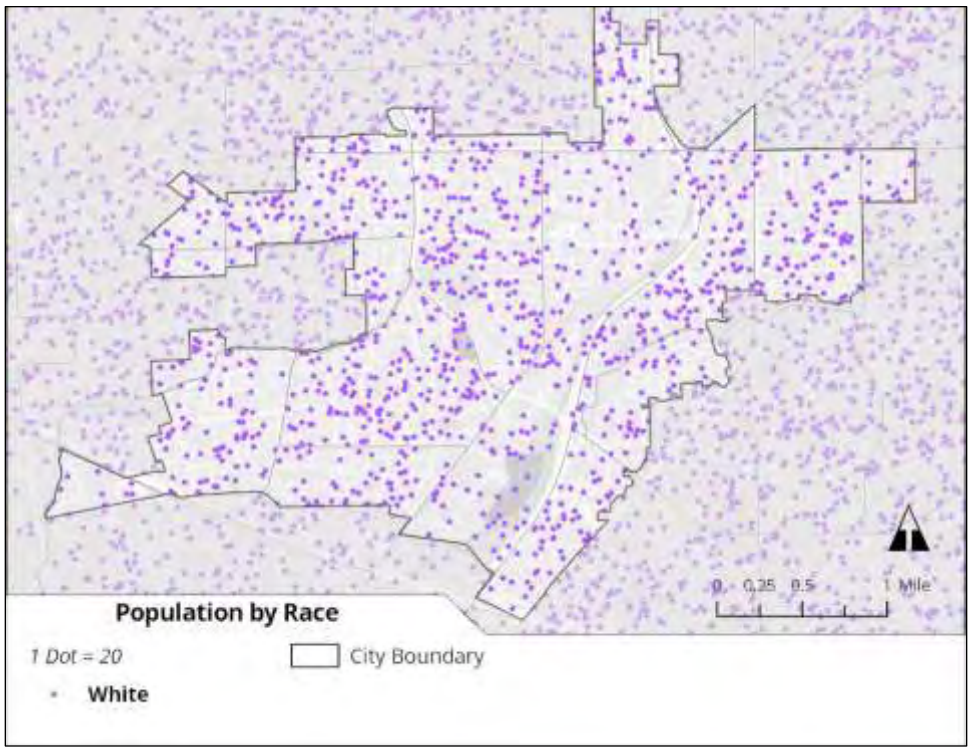


Figure II-35: Racial Demographics by Block Group: Black

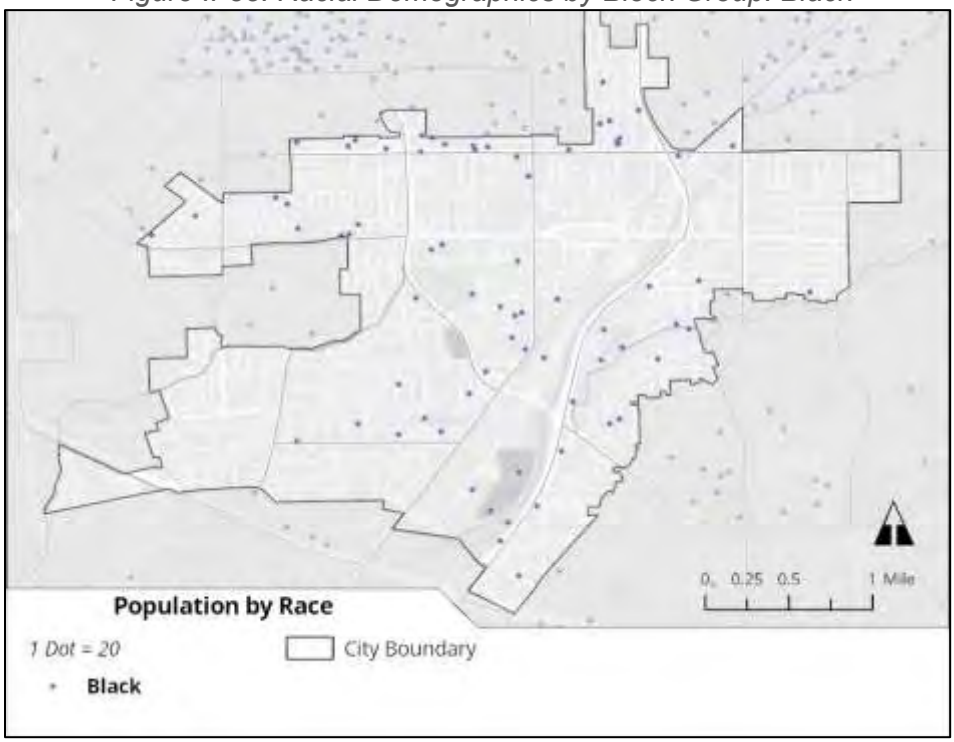


Figure II-36: Racial Demographics by Block Group: Latinx

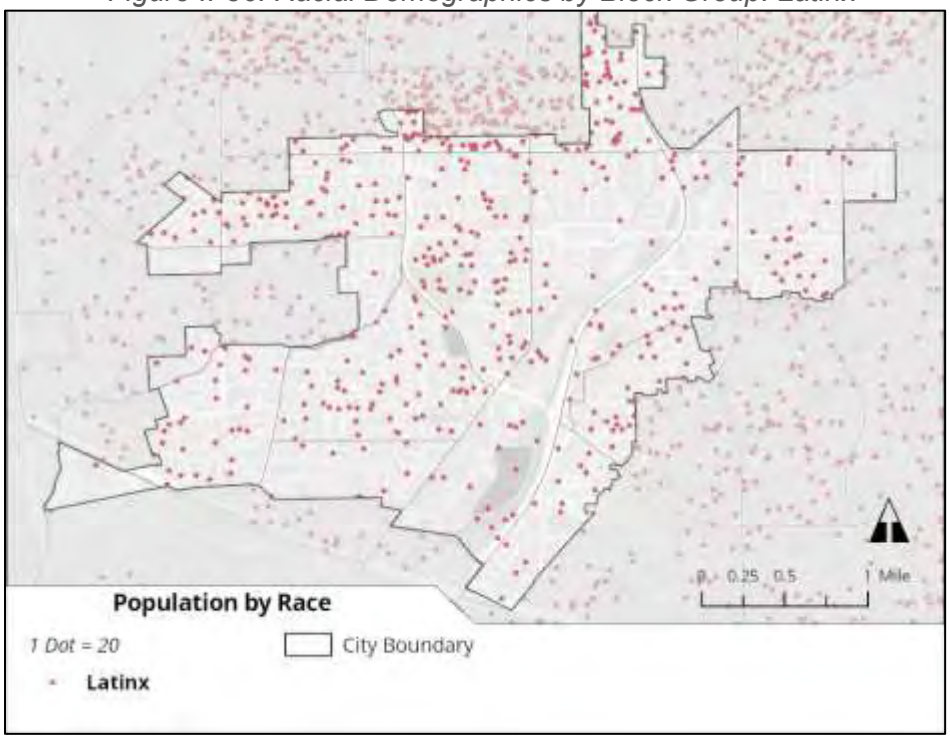
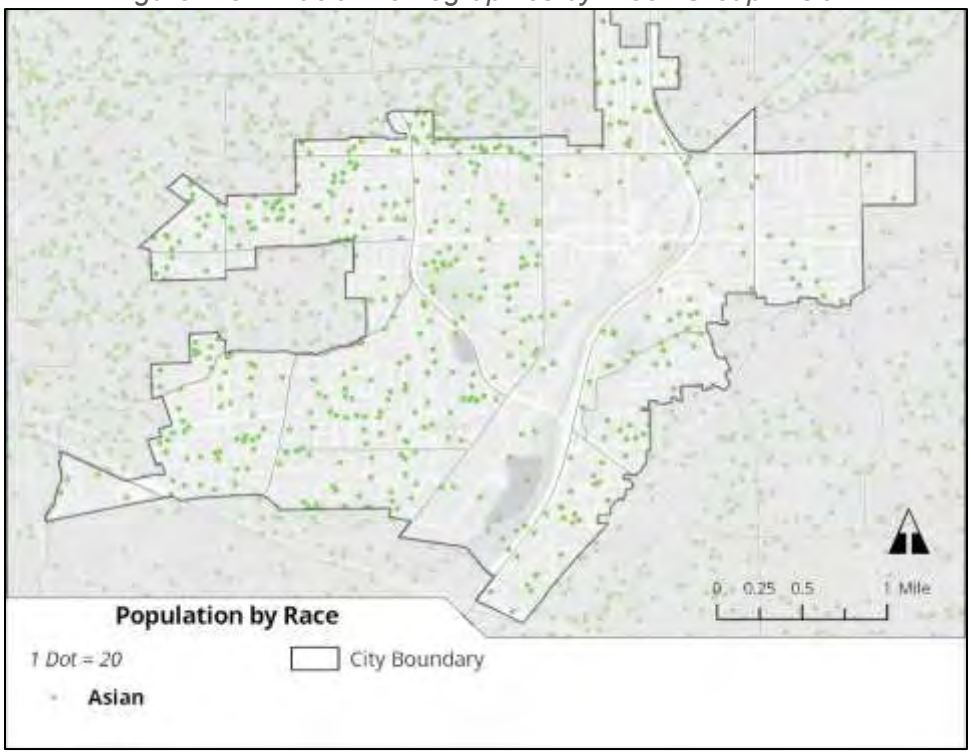


Figure II-37: Racial Demographics by Block Group: Asian

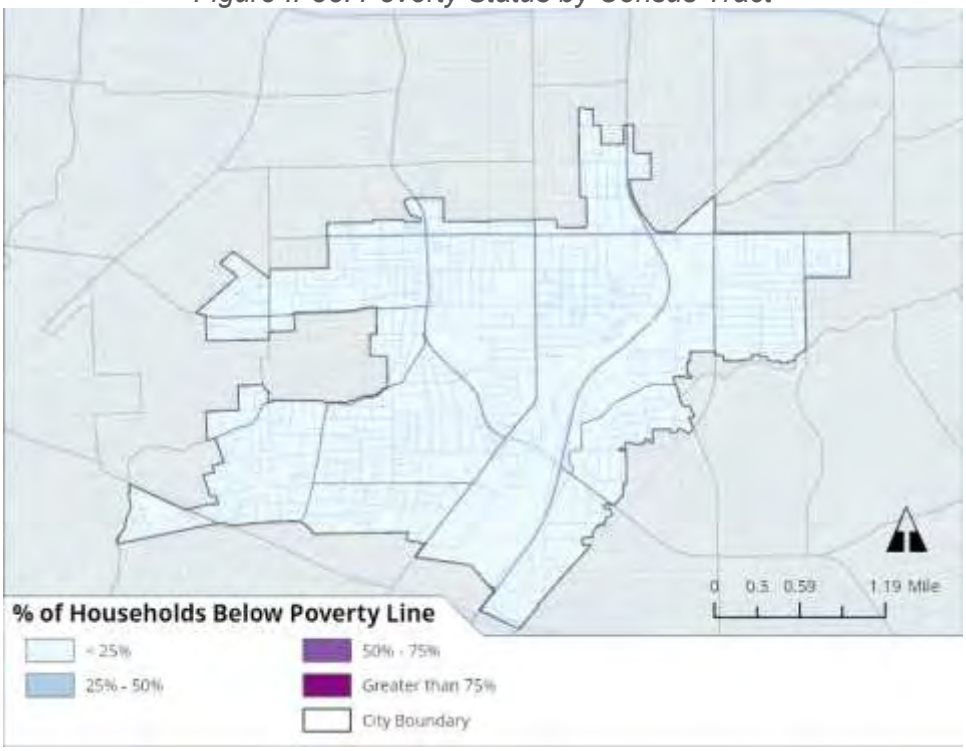


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. Dot density maps do not illustrate exact addresses but approximate a count of the number of residents somewhere in the census block group, as a way to compare relative density of different races.

In both Campbell and the region, the small Black Non-Hispanic population has been declining, and the Asian Non-Hispanic population has increased. The number of persons identifying as some Other Race or Two or More Races has also increased both in absolute numbers and as a proportion of the overall population. The Hispanic or Latinx population has increased, but its proportion of the total has risen only slightly. Refer to Table II-3 for a full summary of Campbell's population by race.

Unlike disabled persons, the highest concentration of non-White residents generally lives in areas that scored comparatively lower in terms of economic outcomes for residents. However, both disabled persons and non-White residents are more likely to live in areas with higher poverty rates (Figure II-38).

Figure II-38: Poverty Status by Census Tract

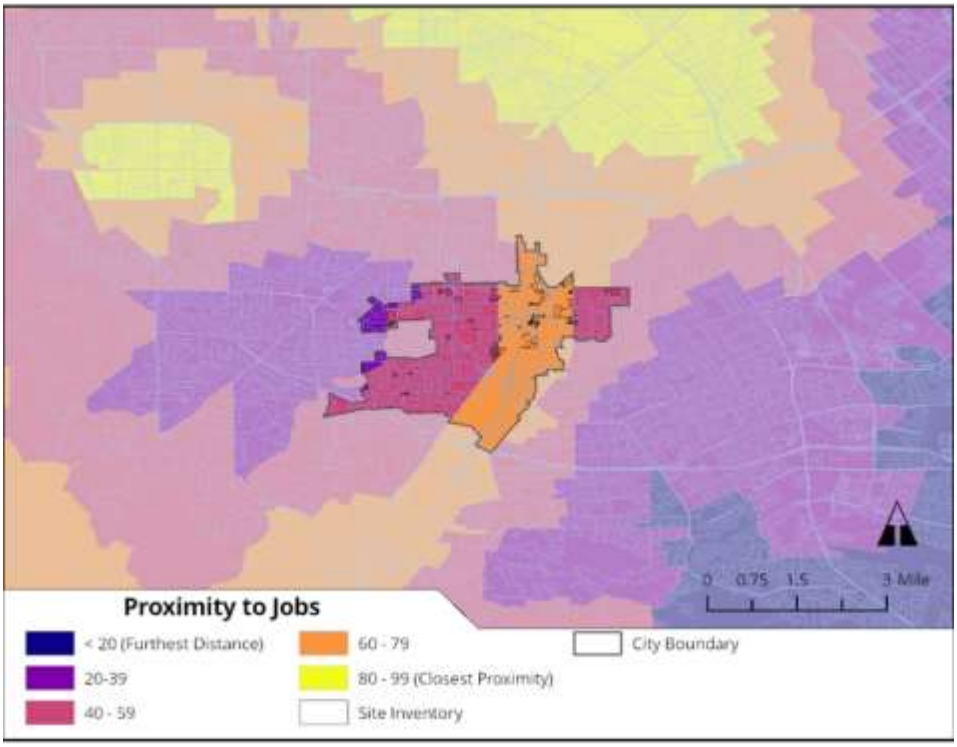


As illustrated above, nearly all census tracts in the city of Campbell have poverty rates below 10% (similar to surrounding cities). Census tract 5067.02 is the only area in the city to have higher rates of poverty with 10% to 20% of the population living in poverty. Above West Hamilton Ave, there is a small concentration of higher poverty rates as well. Compared to the city overall, both tracts have higher populations of disabled persons and non-White residents. These findings indicate that populations living in these tracts likely face disparities in accessing economic opportunities,

requiring increased resources as well as policies and programs to improve economic outcomes for residents.

Proximity to jobs and employment opportunities are also important when considering disparities in access to opportunity. HUD provides indexes by block group in city census tracts to determine which areas and populations are closest and furthest from jobs and employment opportunities. Proximity indexes are shown in Figure II-39 below.

Figure II-39: Jobs Proximity Index



Overall, proximity to jobs in Campbell is moderate with the majority of the city scoring between 40 to 80. No area in the city is considered to be the furthest from jobs (less than 20), however, a small portion of the population are further from employment opportunities. Residents most likely to live further from their job or employment opportunities are located in areas touching Saratoga while residents living the closest (an index of 60 to 80) are largely concentrated in areas to the right of Highway 17 (excluding census tract 5026.03).

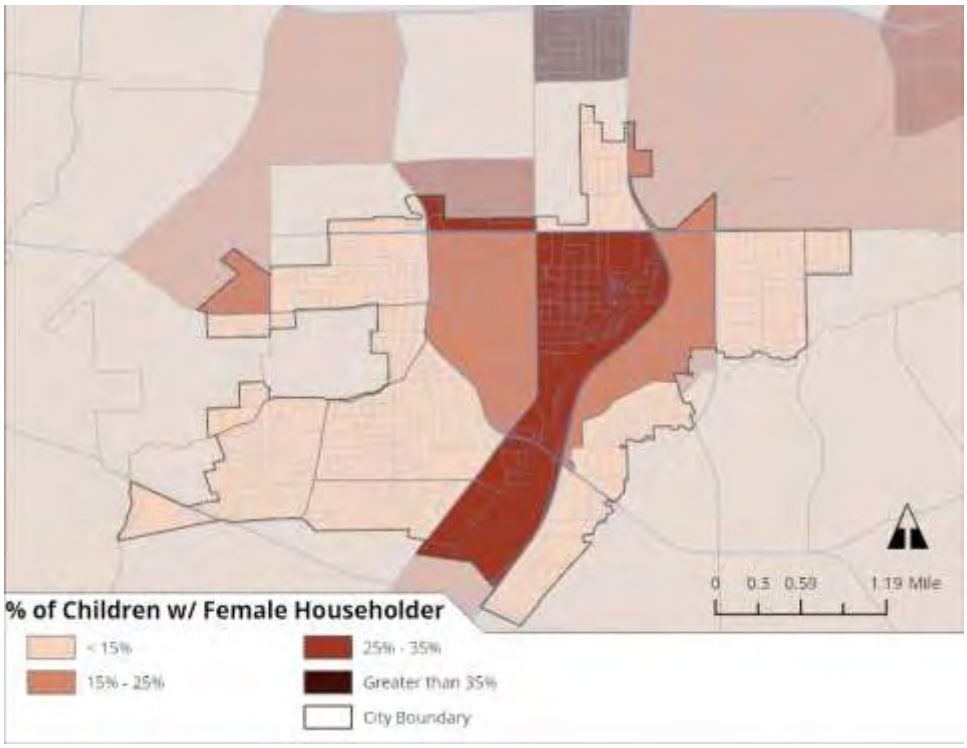
The AARP (American Association of Retired Persons) Public Policy Institute provides livability scores for all cities in the county, these scores are based on seven categories including housing, neighborhood conditions, transportation, environment, health, engagement, and opportunity. Based on their metrics and city policies, the Public Policy

Institute scores these categories ranging from 0 to 100 (higher scores are more positive). In 2022, according to AARP, 87,886 jobs were accessible via public transportation and 137,040 jobs by car.[22] Accessible jobs by public transit is significantly higher in Campbell than neighboring cities. For example, in Saratoga, only 44,215 jobs are accessible via public transit and 31,863 in Los Gatos. Access to high-speed broadband is also important in determining economic opportunities as it allows residents to complete online applications and work from home. Campbell scores highly in this area with over 99% of residents having high-speed internet services.

Single parent households, especially women householders, often have unique needs in terms of economic opportunity. This is largely due to high housing costs for one individual to afford and widespread income inequality (both statewide and locally). As discussed in previous sections, Campbell has a larger proportion of family households with married couples. There is only one census tract, tract 5065.02, where 20% to 40% of children are living in a household where the woman is the primary householder (Figure II-40). In Campbell, however, concentrations of single female households with children are located in areas with higher median incomes (Figure II-41).

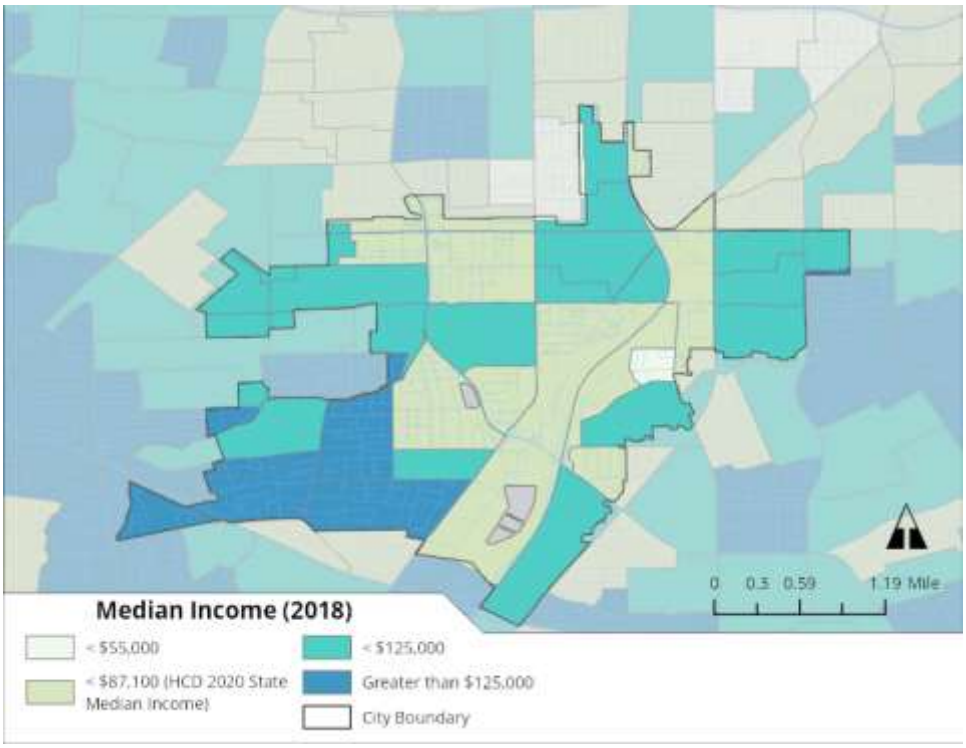
[22] https://livabilityindex.aarp.org/search/Campbell,%20California,%20United%20States.

Figure II-40: Percent of Children in Female Householder, No Spouse/Partner Present Households



As presented in Figure II-41, median household income varies by tract and block group in the city of Campbell. The majority of households in the city live in areas with a median income of $125,000 or more. Other block groups have median incomes up to $125,000—these block groups are located in census tracts 5065.02, 5065.03, 5066.06, and 5027.01. There are only three block groups with a median household income at or below the state median income in 2020 ($87,100). These census tracts have higher populations of non-White residents and residents with a disability. This suggests that households in these tracts face greater disparities in accessing employment as well as holding jobs with lower wages. The stark difference in median household income also indicates a greater level of income segregation.

Figure II-41: Median Income by Block Group

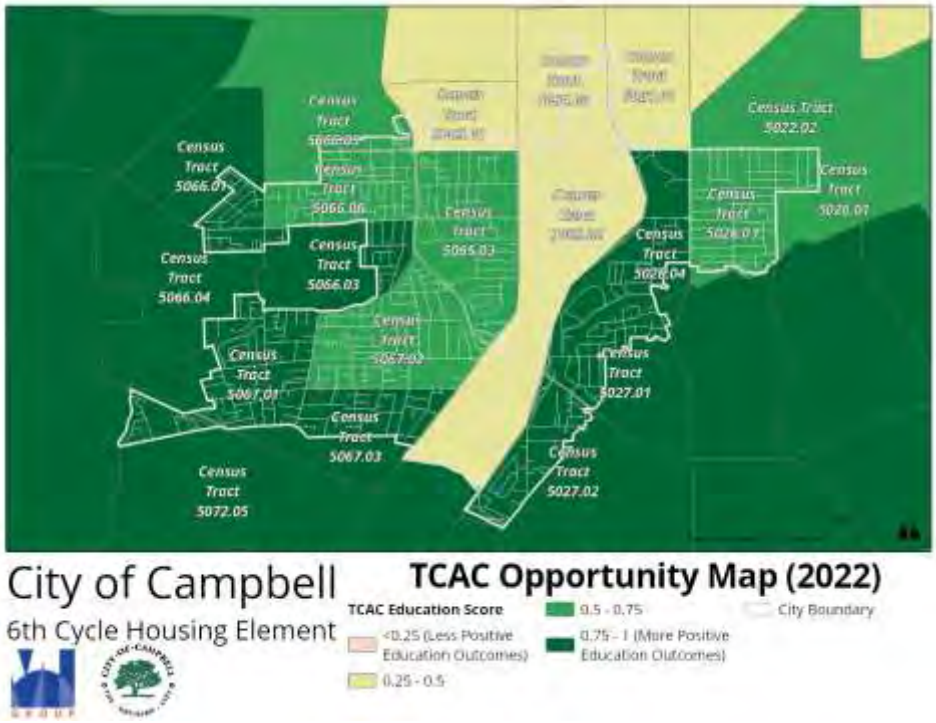


As shown throughout this section, economic opportunity is rather high throughout the City of Campbell with the greatest disparities experienced by disabled residents and non-White populations. For the upcoming planning period, the city will work towards removing barriers to economic opportunity through place-based investments and targeted policies and programs (such as Housing Element programs H-1.a, H-1.b, H-1.e as well as the City Actions listed in the Fair Housing Issues table provided in Chapter IV.

Educational Outcomes

Access to a quality education and adequate schools significantly impact educational outcomes and is often a strong indicator of young adult's economic outcomes. Figure II-42 illustrates the city's educational outcomes by census tract.

Figure II-42: TCAC Opportunity Map Education Score by Census Tract



Campbell scores relatively high in terms of educational outcomes with the inner portion of the city scoring between 0.5 to 0.75 and the outer parts, especially tracts to the right of Highway 17, are considered as having more positive outcomes with a score of 0.75 to 1. Compared to surrounding cities, however, educational outcomes in the city are less positive. As shown in Figure II-42, all census tracts in Los Gatos, Saratoga, and Cupertino are scored between 0.75 to 1. Cities located Northeast of Campbell have less positive outcomes than the city of Campbell.

Campbell is served by the Campbell Union District with ten elementary schools and three middle schools. Overall, the Campbell Union School District is rather diverse, minority enrollment in the district is 80% and enrollment for students who are economically disadvantaged at 37%. In fact, data on enrollment shows Hispanic/Latino students comprising the largest percent of all students (6,622) at 47% followed by White students (22%), Asian students (19%), students of two or more races (8%), Black or African American students (3%), Native Hawaiian students (0.3%), and American Indian/Alaska Native students (0.2%). Lower enrollment rates

among racial/ethnic minorities is likely due to the large percentage of White residents in the city.

Student outcomes at the city's elementary and middle schools are both positive. In Campbell Union, 58% of elementary students tested at or above the proficient level for reading and 55% at or above math levels. Of middle school students, 61% at or above the proficient level for reading and 53% at or above math levels. Campbell Union dedicates significant funding to provide supportive services to its students with an annual $33 million dedicated to supportive services for students.

In accordance with state law, the Campbell Union School District published a School Accountability Report Card (SARC) for the Campbell School of Education (CSI) for the 2021-2022 school year.[23]

Access to Transportation

Access to transportation and public transit are rather high throughout the city. Campbell residents—including special needs population, do not face disparities or barriers in public transit access. This is largely due to the city's compliance with ADA and SB 743 as well as the city's 2018 Transportation Improvement Plan (TIP).[24]

In 2018, the city of Campbell completed and released a report on how the city plans to improve transit access in the Downtown Priority Development Area (PDA). The report was published in response to identified areas with potential for future transit-oriented growth. Campbell's Transportation Improvement Plan (TIP) will expand transportation access through the city's ability to secure grant funding for project design and construction. The city also conducted community outreach processes to help further recommendations and upcoming plans, the city engaged with various stakeholders to determine existing conditions and challenges as well as projects that would have the greatest impact in meeting resident needs. The Plan identified 13 infrastructure projects to improve transportation access in the city and will serve as a means to implement transportation programs and develop grant applications for final design and construction funds.

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[23] https://www.campbellusd.org/files/sarc2021-english/2021_sarc_campbell_school_of_innovation__20220119.pdf.

[24] https://www.campbellca.gov/966/Downtown-Transportation-Improvement-Plan.

Although access to transportation is not a barrier in Campbell, data from 2020 suggest that many residents do not commute to their job via public transit. For example, in 2020, only 503 households (2.2%) used public transit to go to work. Instead, the majority of residents drove their car to work (78%), followed by those who worked from home (9%), and workers carpooling (7%). According to 2020 US Census data, the average commute is approximately 26.9 minutes, much lower than neighboring cities. Lack of public transit utilization could be attributed to average household transportation costs at $14,174 per year, though this also includes personal car costs.

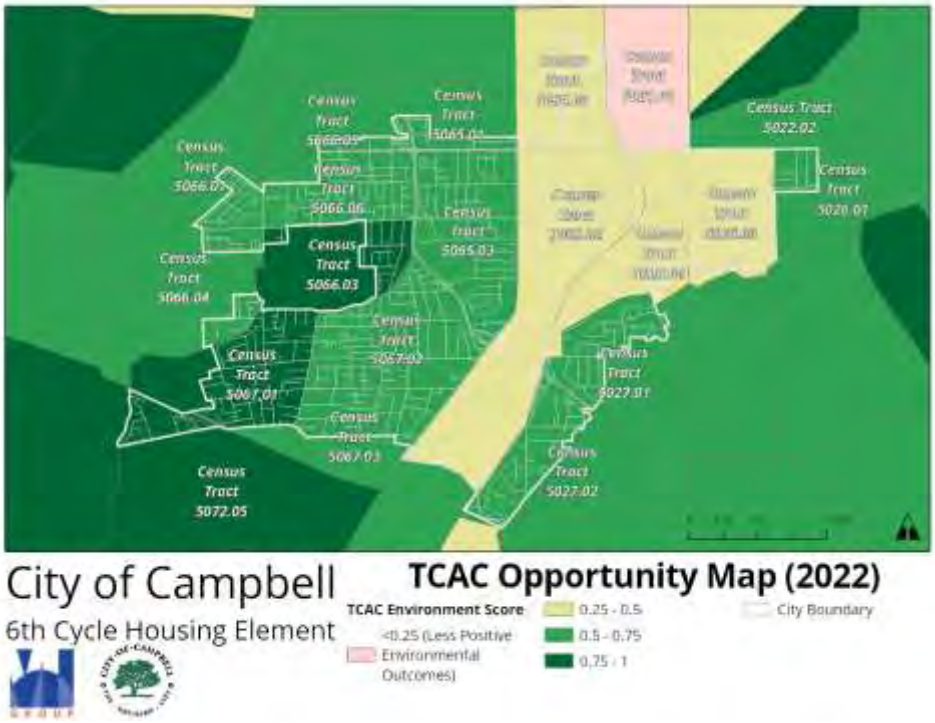
Public transportation access in Campbell does not appear to disproportionately impact special needs populations. Over 83.5% of transit stations in the city are accessible to persons with a disability and comply with the ADA. Stations are dispersed evenly throughout the city and service is consistent, in Campbell, per hour, seven buses/trains provide transportation options to residents.

Environmental Outcomes

TCAC's environmental opportunity areas are based on the CalEnviroScreen 4.0 indicators which identify areas particularly vulnerable to pollution including ozone, diesel, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

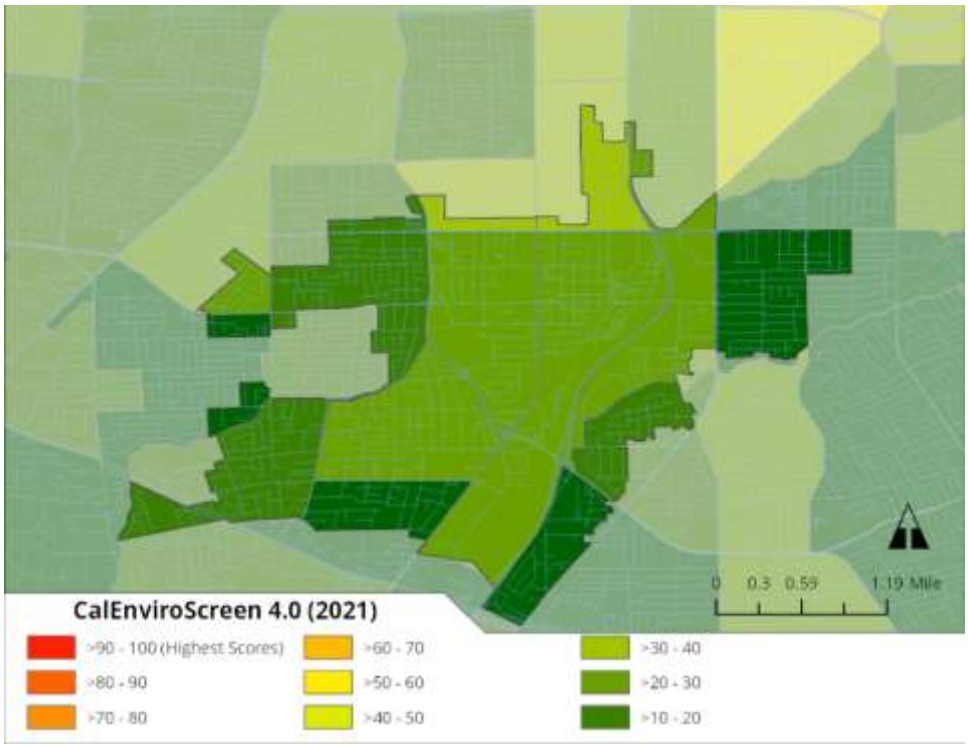
As shown in Figure II-43 below, Campbell's environmental opportunity scores range from more positive to less positive. In areas located near Highway 17, the city's environmental score is comparatively lower with a score of 0.25 to 0.5. Census tracts with concentrations of disabled residents and non-White residents score relatively high at 0.5 to 0.75. This suggests that populations with special needs are not at a disproportionately higher risk of pollution. It is important to note, however, that areas with the most positive environmental outcomes are located in areas heavily populated by above average-income households. Excluding Saratoga, which has positive environmental outcomes throughout the entire city, Campbell residents are more likely to have positive environmental outcomes than surrounding jurisdictions. Positive outcomes in Saratoga and census tracts touching Saratoga suggests that higher income residents are more likely to have higher opportunity scores.

Figure II-43: TCAC Opportunity Map Environmental Score by Census Tract



The majority of census tracts in Campbell have generally positive TCAC Environmental Scores. The one tract with a lower score, tract 5021.01 (Environmental Score of 0.243). This tract does not correlate to a high CalEnviroScreen score, as seen in Figure II-44.

Figure II-44: CalEnviroScreen 4.0 by Census Tract



Exposure to roadway pollution in Campbell is relatively high, in 2022, 37% of residents were exposed to near roadway pollution. Unhealthy air quality days per year has also worsened. In 2015, there were 5.7 days per year with unhealthy air quality. According to the AARP Public Policy Institute, unhealthy air quality has increased to 11 days per year. Compared to other cities in Santa Clara County, drinking water quality is high with 0% of residents exposed to drinking water violations.

It is difficult to determine the city's vulnerability to flooding as data on special flood hazard areas are not available on HCD's AFFH website. However, the Risk Factor tool, created by the non-profit First Street Foundation, provides insight on natural disaster risks including flooding, fires, and heat waves.[25] According to the online tool, Campbell has a minimal risk of flooding over the next 30 years, meaning flooding is unlikely to impact day-to-day life. East Campbell, however, is more likely to experience flooding in coming years. As of 2022, there are approximately

[25] https://riskfactor.com/neighborhood/east-campbell-california/189512_fsid/flood#current_protections.

42 properties in East Campbell with a 26% chance of being severely affected by flooding over the next 30 years, this represents 6% of all properties in the area. The City of Campbell has implemented adaptation measures in case there is major flooding, for example, the city is already investing in flood risk reduction projects.

Similar to flooding, Campbell has a minimal risk of wildfires affecting the city over the next 30 years. However, the city is at moderate risk of experiencing high heat waves, 100% of homes in the city are subject to high heat risks. The likelihood of Campbell's population experiencing high heat waves is projected to increase the city's electricity use by 17%, increasing energy consumption from 203 days annually to 220 days per year. Environmental risks such as flooding, wildfires, and heat waves indicate that Campbell will increasingly need to adopt additional measures to protect communities from these environmental conditions, as is currently being pursued in the General Plan Update (adopted concurrently with this Housing Element) as well as in the Emergency Operations Plan, adopted in 2019.

INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

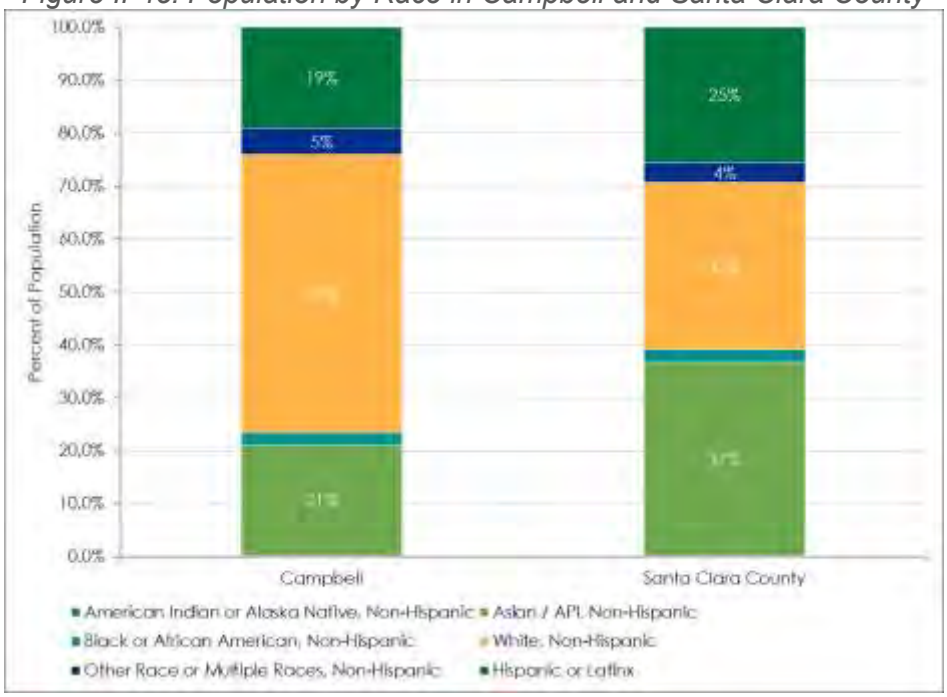
Housing policies and actions are developed effectively when a city's racial makeup is understood and drives equitable outreach and engagement discussion. The racial patterns in Campbell, like many other cities, are shaped by economic factors and government decisions, such as exclusionary zoning and discriminatory lending practices.

Historical segregation and displacement have had one of the largest impacts on racial patterns and continue to impact communities of color today. A decrease in racial and ethnic housing representation can occur when residents can no longer find affordable housing that meets their needs.

Figure II-45 illustrates that Campbell is less racially diverse than Santa Clara County. The population distribution by race and ethnicity, shown in Figure II-31, shows the largest portion of the population being non-Hispanic White (52.6 percent compared to 31.5 percent in the County) followed by Asian (20.7 percent), Hispanic or Latinx (19.1 percent), and Black (2.4 percent). Older residents are less diverse with 71 percent of the population older than 65 years identifying as White compared to only 58.3 percent of the population for children younger than 18 years old.[26]

[26] *U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)*

Figure II-45: Population by Race in Campbell and Santa Clara County



Source: ABAG/MTC Housing Needs Workbook. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

Racial and ethnic minority populations generally have higher poverty rates and lower household incomes than the non-Hispanic White population in Campbell.[27]

Race and Ethnicity

Campbell shows a race and ethnic mix that is less diverse than the county region. While their numbers and proportion have declined since 2000, White Non-Hispanic persons still make up a majority of the local population, while the region shows a generally stronger declining trend for this group, making up less than one-third of the total population in 2020.

Geospatially, most of the census tracts in the northern parts of the city are majority Asian and Hispanic or Latinx as illustrated by Figures II-34 through II-37, above.

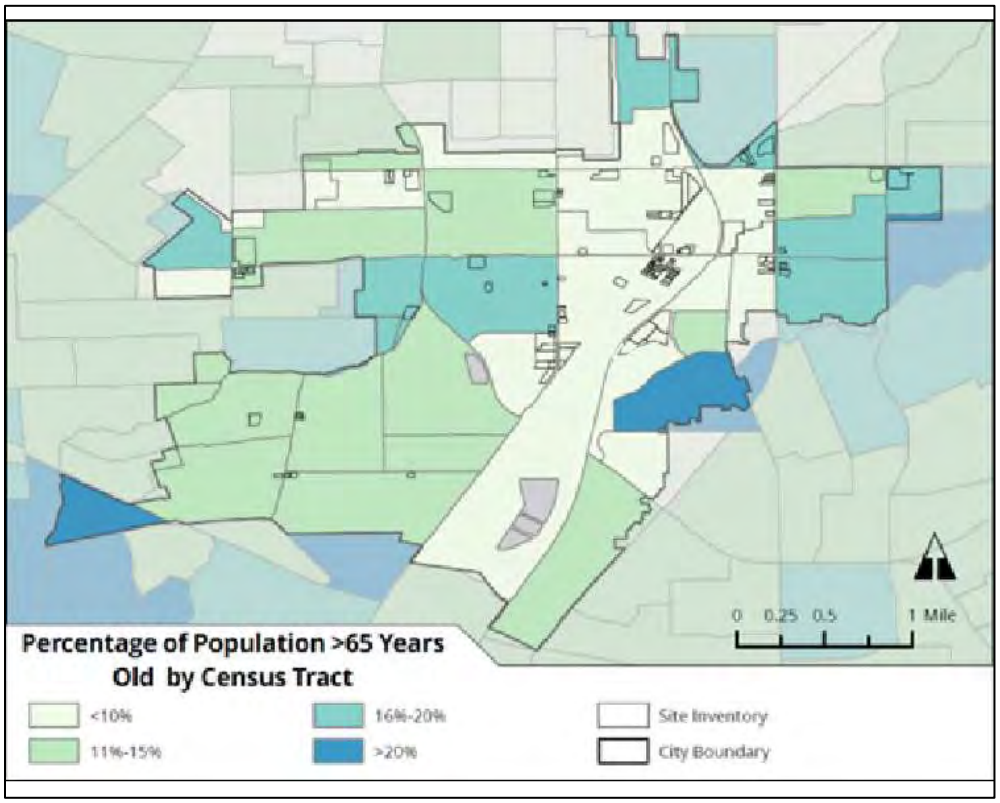
These concentrations are linked to land use disparities in the city. The disproportionately White and Asian areas are also single-family areas, while areas with disproportionate Latinx and Black/African American populations are zoned for multi-family and mixed use developments, and also tend to be proximate to the jurisdiction's industrial areas.

[27] *U.S. Census Bureau (2021). Income and Poverty in the United States: 2020.*

Seniors and Persons with Disabilities

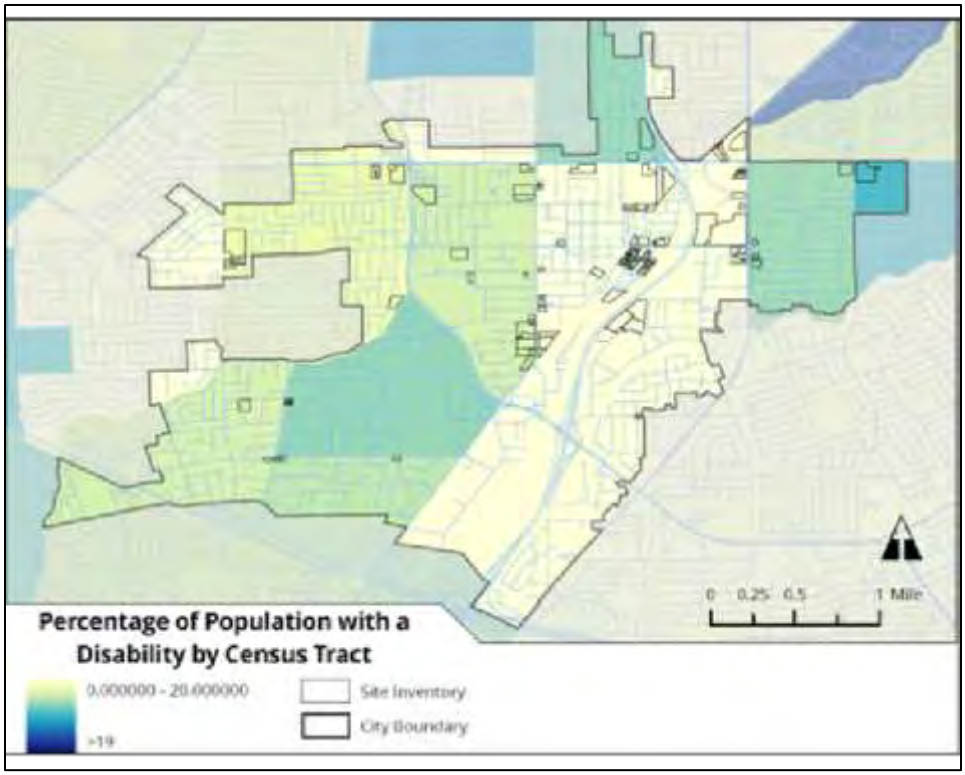
The populations of seniors shown in II-46 and persons with disabilities shown in Figure II-47 are generally integrated into the greater population of Campbell. There is substantial overlap between the two populations: many people develop disabilities as they age. These two populations are both concentrated in the western and eastern areas of the city, away from the high-traffic highways and industrial land uses. These are predominantly single-family neighborhoods and areas near churches and other religious and communal facilities. Program H-1e: Promote Accessory Dwelling Units, Program H-5n: Physically Accessible Housing, and Program H-5y: Units for Special Needs serve to facilitate housing choice and provide a sufficient supply of accessible housing for these groups.

Figure II-46: Senior Population in Campbell



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Figure II-47 Population of Persons with Disabilities in Campbell



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Historical Patterns of Racial Discrimination

To achieve compliance with the Housing Element's requirement for AFFH, the City must acknowledge the existing level of segregation that has been created from past practices and patterns of segregation.

This history includes racial covenants in neighborhoods as early as the 1920s, the expansion of highways, and the subsequent disenfranchisement of neighborhoods through predatory real estate practices like blockbusting. These past practices have resulted in segregation based on race, income level, property value, access to high-performing schools, and proximity to services.

Dissimilarity Index

The dissimilarity index is one of two key metrics recommended for fair housing analysis as part of the federal AFFH rule. It measures the evenness with which two groups are distributed across the geographic units that make up a larger area, such as Census block groups within a city.

Table II-21 below provides the dissimilarity index values indicating the level of segregation in Campbell between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the

jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

In Campbell, the highest segregation is between Black and White residents. Campbell's Black/White dissimilarity index of 0.209 means that 20.9 percent of Black (or White) residents would need to move to a different neighborhood to create balanced integration between Black and White residents. However, it is important to note that this dissimilarity index value is not a reliable data point due to small population size (UC Merced Urban Policy Lab and ABAG/MTC).

The "Bay Area Average" column in Table II-21 provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction.

Table II-21: Campbell Racial Dissimilarity Index

	Campbell			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander vs. White	0.156	0.140	0.173	0.185
Black/African American vs. White	0.224*	0.221*	0.209*	0.244
Latinx vs. White	0.155	0.179	0.186	0.207
People of Color vs. White	0.128	0.130	0.135	0.168

Source: UC Merced Urban Policy Lab and ABAG/MTC. U.S. Census Bureau, 2010 Decennial Census, Table P9, ACS 2014-2018 five-year sample data, Table B03002

White Population

are the most isolated racial group in Campbell

Isolation Index

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of how groups are segregated within a community. One way to measure segregation is by using an isolation index:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups.

- The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood with a population that is 65 percent Latinx.

Table II-22: Campbell Racial Isolation Index

	Campbell			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	0.154	0.183	0.263	0.245
Black/African American	0.032	0.036	0.027	0.053
Latinx	0.150	0.210	0.219	0.251
White	0.663	0.577	0.489	0.491

Source: UC Merced Urban Policy Lab and ABAG/MTC. U.S. Census Bureau, 2010 Decennial Census, Table P9; American Community Survey, 2015-2019 five-year sample data, B03002

Within the City of Campbell, the most isolated racial group is White residents. Campbell's isolation index of 0.489 for White residents means that the average White resident lives in a neighborhood that is 48.9 percent White. Nonetheless, the isolation index for all other racial groups is less than the Bay Area average. This means that racial groups, other than white, are more likely to live in more diverse neighborhoods than the Bay Area as a whole. The White isolation group is likely so high because, historically speaking in the United States, White households live in White neighborhoods even in areas that are diversifying.[28]

Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Campbell for the years 2000, 2010, and 2020 can be found in Table II-22 above. Among all racial groups in this jurisdiction, the White population's isolation index has changed the most over time, becoming less segregated from other racial groups between

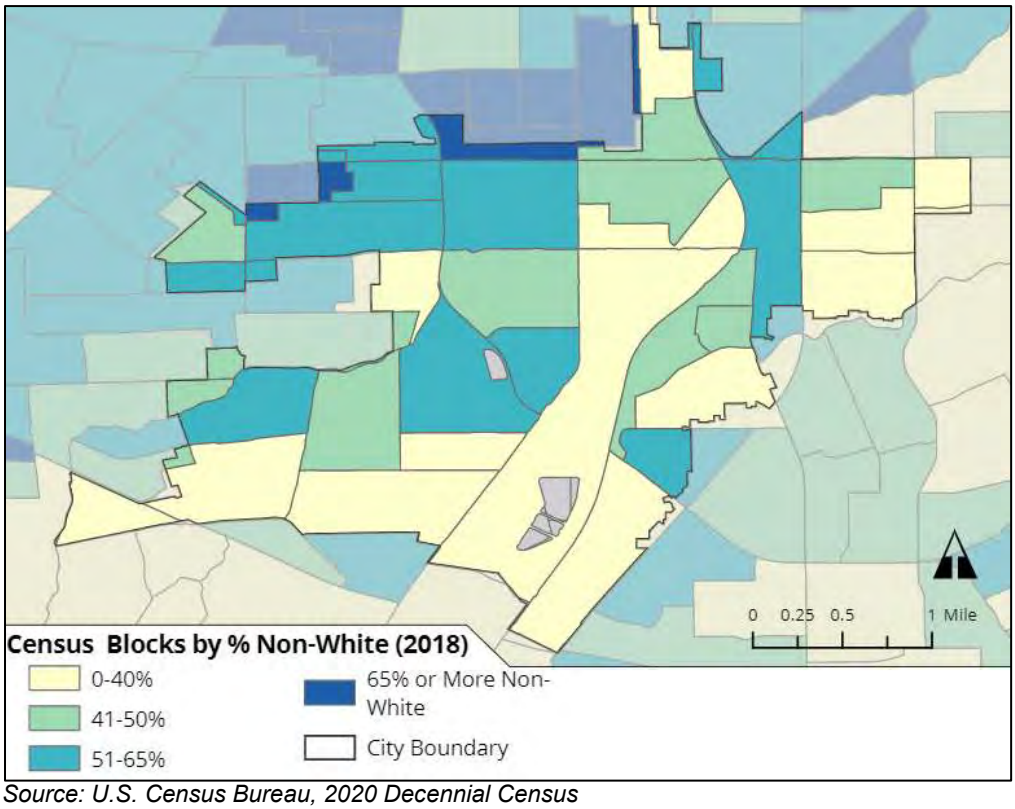
[28] *William H. Frey, "Even as metropolitan areas diversify, white Americans still live in mostly white neighborhoods" (Brookings Institution: March 23, 2020). Available at https://www.brookings.edu/research/even-as-metropolitan-areas-diversify-white-americans-still-live-in-mostly-white-neighborhoods/*

2000 and 2020 (UC Merced Urban Policy Lab and ABAG/MTC). Black/African American, Hispanic/Latinx, and Asian/Pacific Islander populations are each smaller than the White population in the City of Campbell. As such, there is a higher propensity for ethnic minorities to be less isolated from other racial groups due their smaller numbers. See Figure II-3 for the percentages of the Campbell population by ethnicity/race.

The “Bay Area Average” column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table II-22 indicates the average isolation index value for White residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction, a White resident lives in a neighborhood that is 49.1 percent White. The Black/African American, Latinx, and White populations are all less than the Bay Area average, but the Asian/Pacific Islander population is slightly more isolated than the Bay Area average.

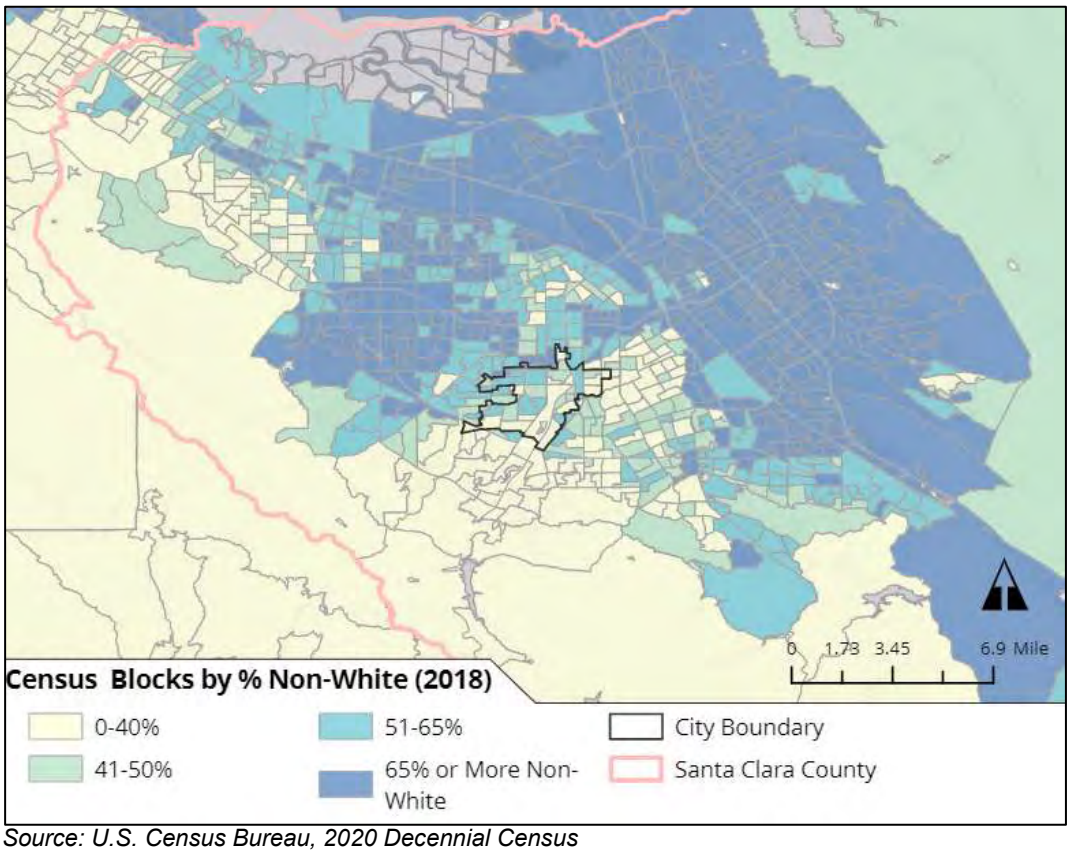
Figures II-48 and II-49 show the concentration of all non-White groups by Census block group in Campbell and the region. Compared to the County and region, Campbell does not match the non-White group representation, meaning that the White population in Campbell holds a high concentration in most neighborhoods excluding some in the northwest area of the City.

Figure II-48: Census Block Groups by Percent Non-White, Campbell



Source: U.S. Census Bureau, 2020 Decennial Census

Figure II-49: Census Block Groups by Percent Non-White, Santa Clara County



Source: U.S. Census Bureau, 2020 Decennial Census

The lower percentages of non-White populations north of Campbell in comparison to the region likely due to a lower proportion of single-family housing and more dense development patterns along US-101. Downtown San Jose, east of Campbell, is also less White than the more sparsely-populated suburban areas like Campbell. Further southeast is the agricultural land that is more Hispanic than the county as a whole. The large non-white population to the northwest of Campbell is the city of Cupertino, which has a historic Asian population.

RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White

people.[29] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness.

The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where:

- The non-white population comprises 50 percent or more of the total population
- The percentage of individuals living in households with incomes below the poverty rate is either 40 percent or above, or
-
- Three times the average poverty rate for the metropolitan area, whichever is lower

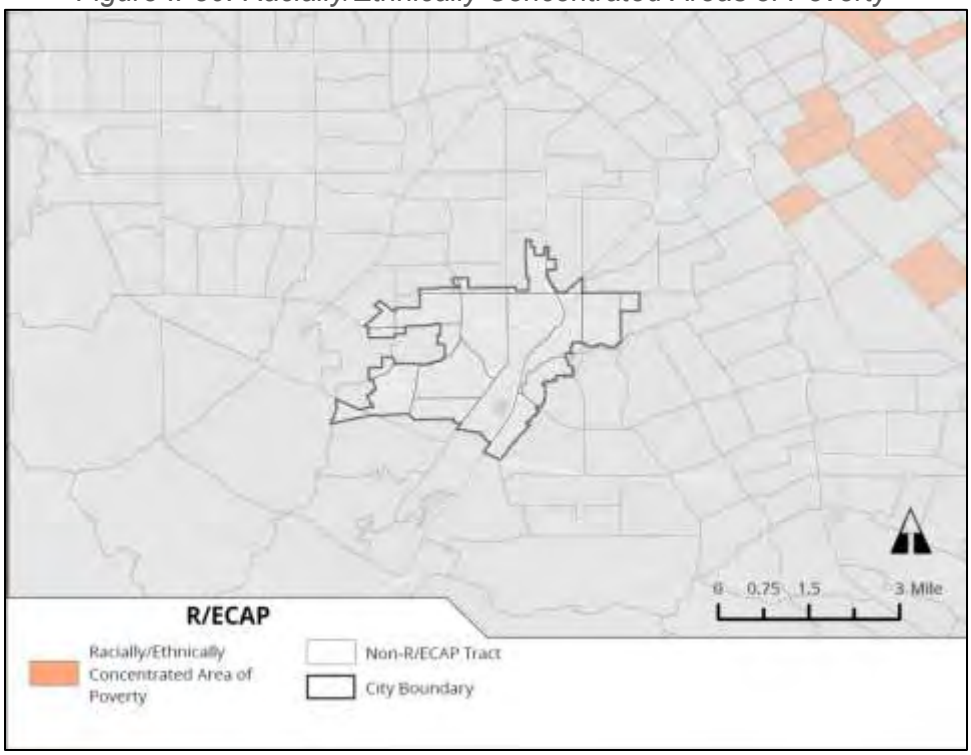
Figure II-50 maps the location of racially and ethnically concentrated areas of poverty in the City of Campbell and surrounding Santa Clara County.

There are no areas of Campbell identified by the U.S. Housing and Urban Development as Racially/Ethnically Concentrated Areas of Poverty.

Native American / Alaska Native Residents

experience the highest poverty rates in Campbell

Figure II-50: Racially/Ethnically Concentrated Areas of Poverty



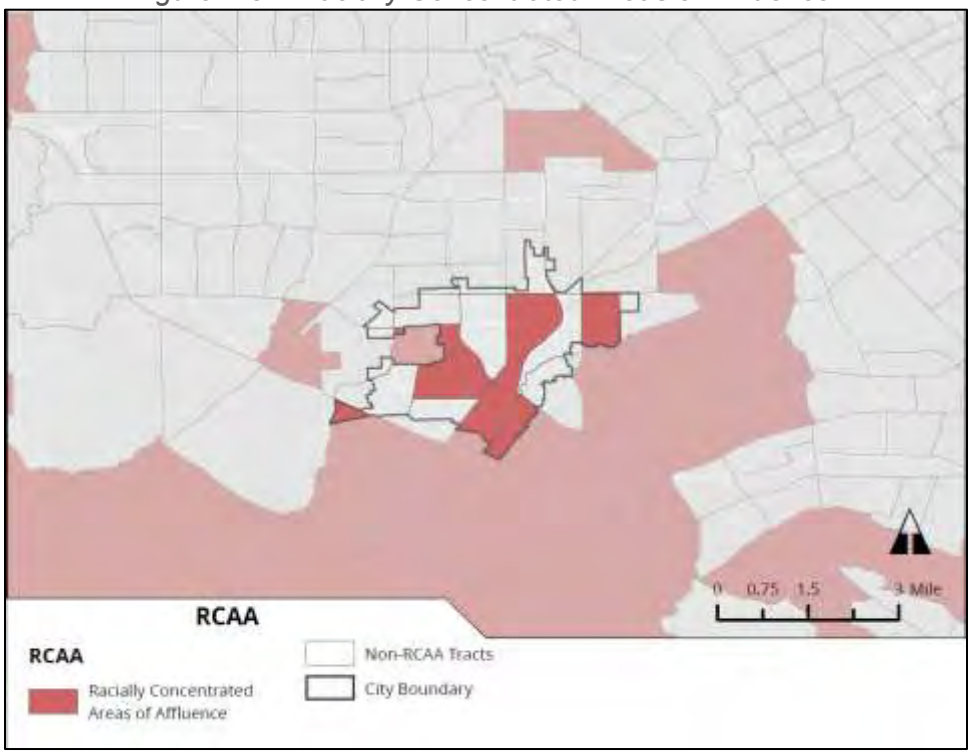
[29] *Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. Hass Institute.*

Source: Decennial census (2010); American Community Survey (ACS), 2006-2010; Brown Longitudinal Tract Database (LTDB) based on decennial census data, 2000 & 1990

RACIALLY CONCENTRATED AREA OF AFFLUENCE

Much of the city is identified as within a Racially Concentrated Area of Affluence according to HCD data mapped in Figure II-51.

Figure II-51: Racially Concentrated Areas of Affluence



Source: American Community Survey (ACS), 2015-2019

As shown in Table II-23, 26 of the 6th Cycle Housing Element's total 122 housing sites are located in RCAA census tracts. These 26 sites are allocated 1,010 affordable units according to the approach described in Chapter IV, reflecting 36 percent of the 2,829 affordable units allocated citywide. The sites inventory thus improves fair housing conditions by integrating affordable housing opportunities in areas of affluence.

Table II-23: Units by Census Tract

Tract Name	RCAA Status	TCAC Opportunity Area	Sites	Units			
				Very Low	Low	Moderate	Above Moderate
5026.03	Yes	High	3	68	66	24	136
5027.02	Yes	Highest	1	26	0	0	0
5065.02	Yes	High	4	25	45	16	35
5066.03	Yes	Highest	18	320	280	140	200
5067.02	Yes	High	0	0	0	0	0
5072.05	Yes	Highest	0	0	0	0	0
Sum of RCAA Tracts			*26*	*439*	*391*	*180*	*371*
5021.01	No	Moderate	2	69	21	30	0
5026.01	No	Highest	0	0	0	0	0
5026.04	No	High	60	266	133	191	1,111
5027.01	No	Highest	15	197	176	88	337
5064.02	No	Moderate	0	0	0	0	0
5065.01	No	Moderate	4	3	10	12	82
5065.03	No	High	0	0	0	0	0
5066.01	No	Highest	0	0	0	0	0
5066.04	No	Highest	5	38	50	91	530
5066.05	No	High	2	3	11	9	28
5066.06	No	High	4	0	0	2	12
5067.01	No	Highest	4	2	0	17	10
5067.03	No	High	0	0	0	0	0
Sum of non-RCAA Tracts			*97*	*574*	*402*	*432*	*2110*
Grand Total			**122**	**1,017**	**792**	**620**	**2,481**

This documents that Campbell is largely an area of affluence and does not have any areas of concentrated poverty. Much of the root causes associated with this demographic trend are related to the type of housing stock that is available in Campbell, which has typically consisted of single family detached homes and lower density multifamily development.[30] In order to address and remedy these root causes that have led to a historic

[30] *For metrics on Campbell and other neighboring jurisdictions and exclusionary zoning, see Robert C. Ellickson, "Measuring Exclusionary Zoning in the Suburbs" (Cityscape: A Journal of Policy Development and Research (HUD Office of Policy Development and Research: 2021), available at https://www.huduser.gov/portal/periodicals/cityscpe/vol23num3/ch9.pdf*

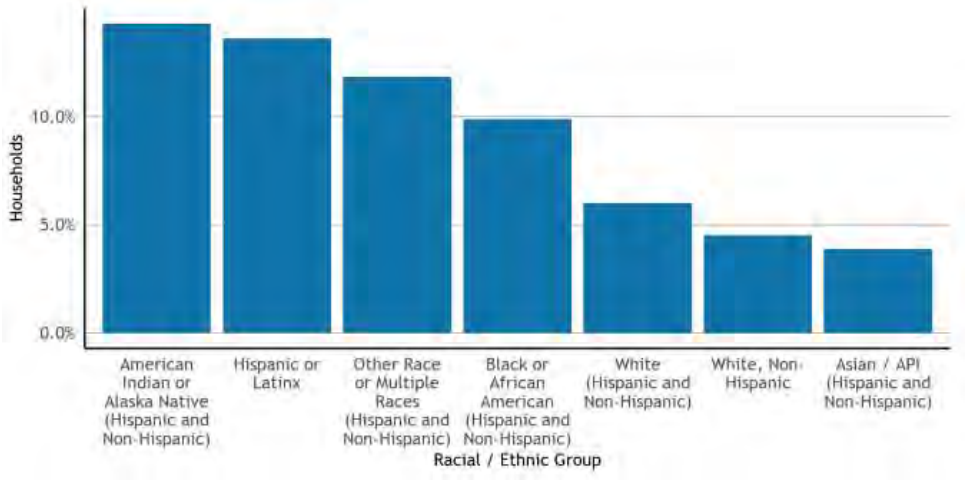
pattern of exclusion, the city's 6th Cycle Housing Element sets forth concrete actions to address longstanding fair housing issues.

The city has created new higher density residential zoning designations, allowing development of up to 75 dwelling units per acre within many Housing Opportunity sites located in the RCAA, that will increase the diversity of housing types and increase affordable housing supply. In addition, the city will implement multiple programs that will support affordable housing development in the RCAA, including implementation of the Inclusionary Housing Ordinance and adoption of an Affordable Housing Overlay Zone In addition, the city is implementing programs that will increase housing diversity in its single family neighborhood areas, including promotion of ADUs, allowance for lots splits and duplexes in accordance with SB 9, and adoption of an ordinance to allow development up to 10 units on small lots in accordance with SB 10. Program H-1g sets a goal of 200 SB 10 units developed citywide during the project period, with 75 percent of these units developed in RCAAs and high resource census tracts. The SB 10 program, along with the Site Inventory, seek to integrate affordable units into these areas.

See the City Actions to Affirmatively Further Fair Housing in Chapter IV for a matrix of the city's primary fair housing issues, contributing factors, and city actions to address.

In Campbell, however, Native American or Alaska Native residents experience the highest poverty rates, followed by Other Race or Multiple Races residents. The data shows that many communities of color have poverty rates above the citywide average of 6.9 percent. Figure II-52 reports the prevalence of poverty by race and ethnicity in the city between 2015 and 2019.

Figure II-52: Campbell Poverty Status by Race, 2015-2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

While job growth has increased wages for a segment of the Bay Area population and caused many families to move into the region, there has not been a commensurate increase in housing production. This has led to increased housing costs and displacement risks.

Housing Costs

Home prices and rental costs have increased exponentially in Campbell over the past 10 years. As measured using the Zillow Home Value Index, housing costs in Campbell have increased by 176.9 percent since 2001 (see Figure II-16 for more details). In 2019, about 35.7 percent of owner-occupied units were valued at between $1.0 and $1.5 million, and 30.2 percent of renter-occupied units rented at $2,000 to $2,500 per month.

Home prices have been at an all-time high since 2012, with the median home value in the Bay Area nearly doubling during this time. The typical home value in Campbell was estimated at $1.4 million in December 2020. The largest proportion of homes were valued between $1.0 and $1.5 million. The typical home value in Santa Clara County is over $1.2 million and slightly over $1 million in the Bay Area, with the largest share of units valued between $1.0 and $1.5 million in the county and $500,000-$750,000 in the region (ABAG/MTC).

These cost increases are directly correlated to a rise in high-wage jobs in the city. In 2010, there were 0.89 jobs per Campbell worker with wages of more than $3,330 per month; in 2018, there were 1.05 such jobs. In 2010, there were about 3,776 jobs in Campbell's Professional & Managerial Services industry, compared to 6,762 such jobs in 2018 (refer to Table II-6 for more details)[31]. As a result, housing in Campbell has not kept up with jobs.

Campbell's increases in the creation of high-wage jobs have not kept pace with increases in the housing supply, with only 495 total new units built through 2020.[32]

The imbalance between housing built and jobs created has led to disproportionate housing needs in Campbell's neighborhoods with lower incomes and lower access to opportunities.

[31] *California Department of Finance.*
[32] *2020 Housing Element Annual Progress Report.*

Displacement Risk

Displacement has the most severe impact on low-and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

In 2015, researchers at the Urban Displacement Project (UDP) collaborated with the San Francisco Mayor's Office of Housing and Community Development to better understand and predict where gentrification and displacement was happening and would likely occur in the Bay Area through a community-engaged research process. These efforts culminated in the creation of interactive gentrification and displacement typology maps that summarized housing market dynamics and displacement and gentrification risk into categories ("typologies") at the census tract level. The goal of these maps, as well as in-depth case studies of 9 Bay Area communities was to help frame conversations around issues of gentrification, displacement, and exclusion and to inform strategies to mitigate the negative impacts of housing instability" (UPD and University of California, Berkeley).

According to the UPD, there are several census tracts in the eastern portion of the city that are becoming increasingly exclusive. In the eastern portion of the city there are areas which are characterized as Stable/Advanced Exclusive or Becoming Exclusive. This suggests that exclusivity is a risk factor in Campbell and low-income communities are susceptible to displacement.[33] This can occur when there is no diversity in housing types for different income levels in the city. The criteria for each of the classification types is shown in Table II-24.

Table II-24: Criteria by Classification Type

Modified Types	Criteria
Low-Income/Susceptible to Displacement	• Low or mixed low-income tract in 2018
Ongoing Displacement of Low-Income Households	• Low or mixed low-income tract in 2018 • Absolute loss of low-income households, 2000-2018
At Risk of Gentrification	• Low or mixed low-income tract in 2018 • Housing affordable to low or mixed low-income households in 2018 • Didn't gentrify 1990-2000 OR 2000-2018

[33] *Urban Displacement Project: UC Berkeley (2022). Lawyers Committee for Civil Rights Under Law. Santa Clara County Planning Collaborative.*

Modified Types	Criteria
	• Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the rent gap is greater than the regional median rent gap
Early/Ongoing Gentrification	• Low or mixed low-income tract in 2018 • Housing affordable to moderate or mixed moderate-income households in 2018 • Increase or rapid increase in housing costs OR above regional median change in home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
Advanced Gentrification	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
Stable Moderate/Mixed Income	• Moderate, mixed moderate, mixed high, or high-income tract in 2018

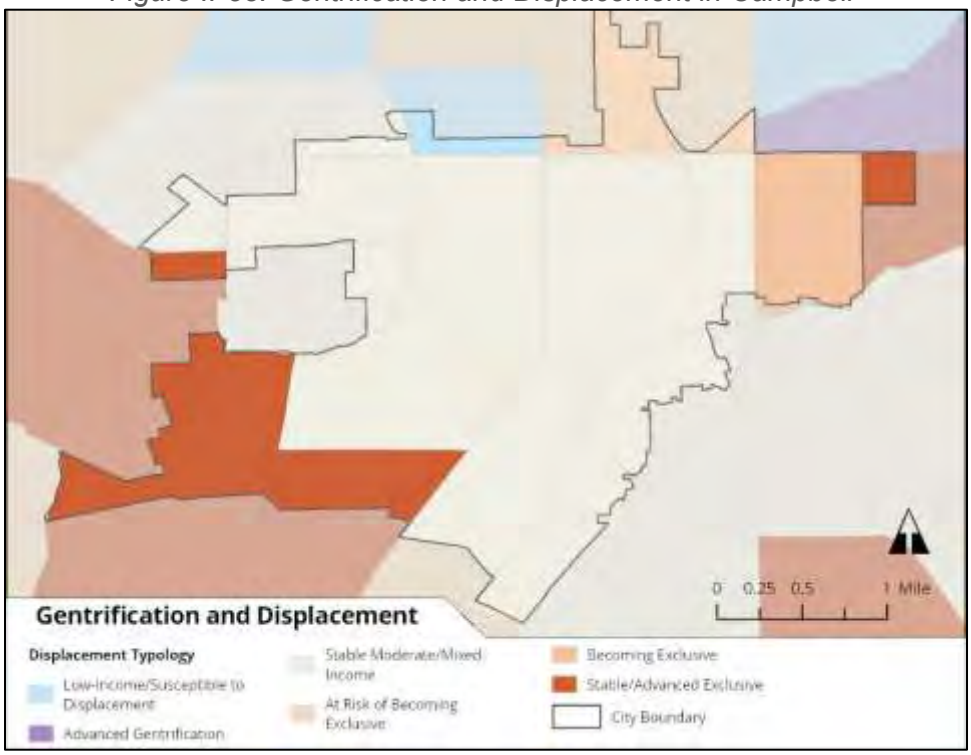
Modified Types	Criteria
At Risk of Becoming Exclusive	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Marginal change or increase in housing costs
Becoming Exclusive	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
Stable/Advanced Exclusive	• High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

Source: Urban Displacement Project: UC Berkeley.

Figure II-53 demonstrates that Campbell has neighborhoods that are classified as the following:

- Advanced Gentrification
- Low Income/Susceptible to Displacement
- Stable/Advanced Exclusive
- At Risk of Becoming Exclusive

Figure II-53: Gentrification and Displacement in Campbell



Sources: Urban Displacement Project: UC Berkeley (2022). Lawyers Committee for Civil Rights Under Law. Santa Clara County Planning Collaborative.

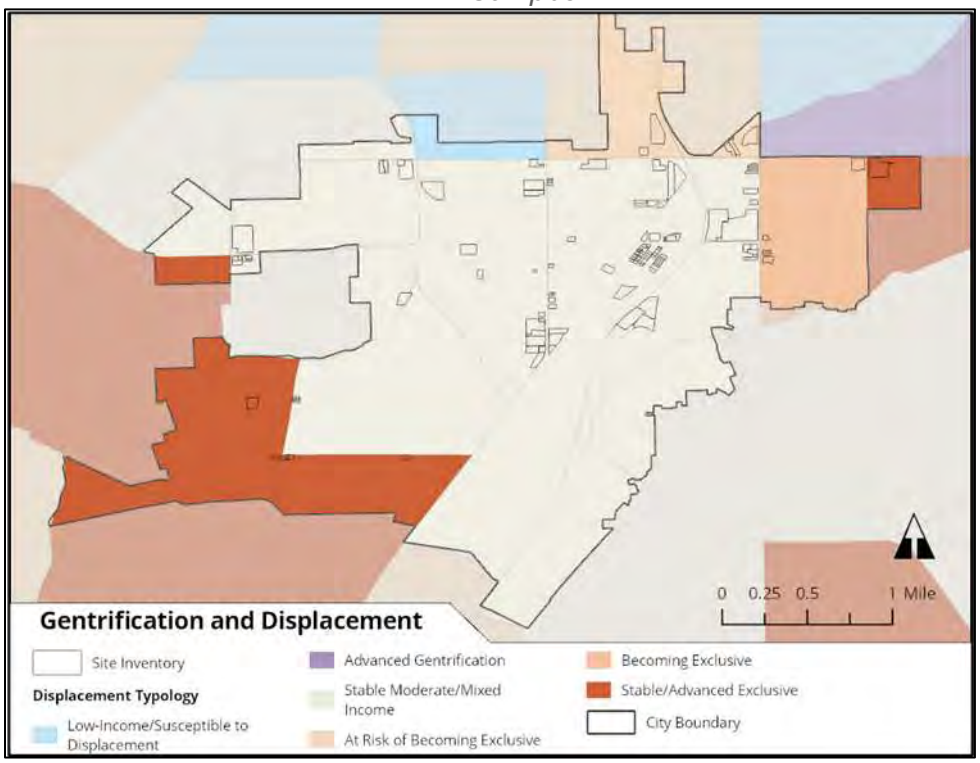
Much of southwest Campbell (broadly the same as the San Tomas Area) is “Stable/Advanced Exclusive” as depicted in Figure II-53 above. This area is predominantly single-family homes. A small portion of the northeast corner also has this Stable/Advanced Exclusive designation. There are housing opportunity sites in both of these areas, as the Housing Element seeks to balance these exclusive areas with new affordable housing opportunities.

The area of the city north of Hamilton between Winchester and Bascom is identified as At Risk of Becoming Exclusive. Opportunity sites here are sited on parcels currently zoned commercial or office, in order to provide a countervailing balance of affordable housing units.

The northern edge of Campbell includes census tracts designated Low Income/Susceptible to Displacement. No housing sites were included in this area, so as not to exacerbate existing conditions.

Figure II-54 illustrates site inventory mapped over the location of neighborhoods classified as going through gentrification and displacement.

Figure II-54: Site Inventory and Gentrification and Displacement in Campbell



Sources: Urban Displacement Project: UC Berkeley (2022). Lawyers Committee for Civil Rights Under Law. Santa Clara County Planning Collaborative.

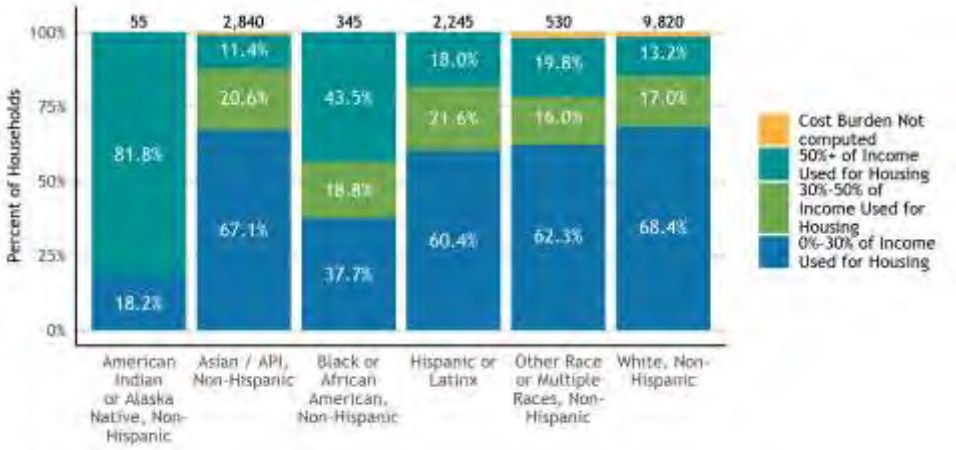
Housing Overpayment

As defined by the U.S. Department of Housing and Urban Development, a household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened."

In Campbell, 18.4 percent of households spend 30 to 50 percent of their income on housing, while 14.8 percent of households are severely cost burdened and spend the majority of their income for housing.[34] Low-income residents are the most impacted by high housing costs and experience the highest cost burden rates. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.[35]

Figure II-55 shows that there is a distinct racial disparity of cost-burdened households, as 81.8 percent of Native American or Alaska Native households, 62.3 percent of Black or African American households, and 39.6 percent of Hispanic or Latinx households are cost burdened, while 32 percent of Asian/API households, and 30.2 percent of White households are cost burdened.

Figure II-55: Cost Burden by Race



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

This disparity and displacement risk was substantially acknowledged as a concern during the outreach process, especially for special needs populations.

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[34] ABAG/MTC Housing Needs Workbook. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
[35] ABAG/MTC Staff and Baird + Driskell Community Planning (2021). Housing Needs Data Report: Campbell

The 2023-2031 Housing Element acknowledges the historic and present-day patterns of segregation that have led to disproportionate housing needs for communities in lower access-to-opportunity areas and the displacement risk felt by the communities in these areas. As a result, site selection, particularly for lower-income housing, was focused on high-resource areas of the city to provide equitable distribution of housing across the entire city. See Chapter IV under Site Inventory and Analysis for how fair housing was integrated into site selection.

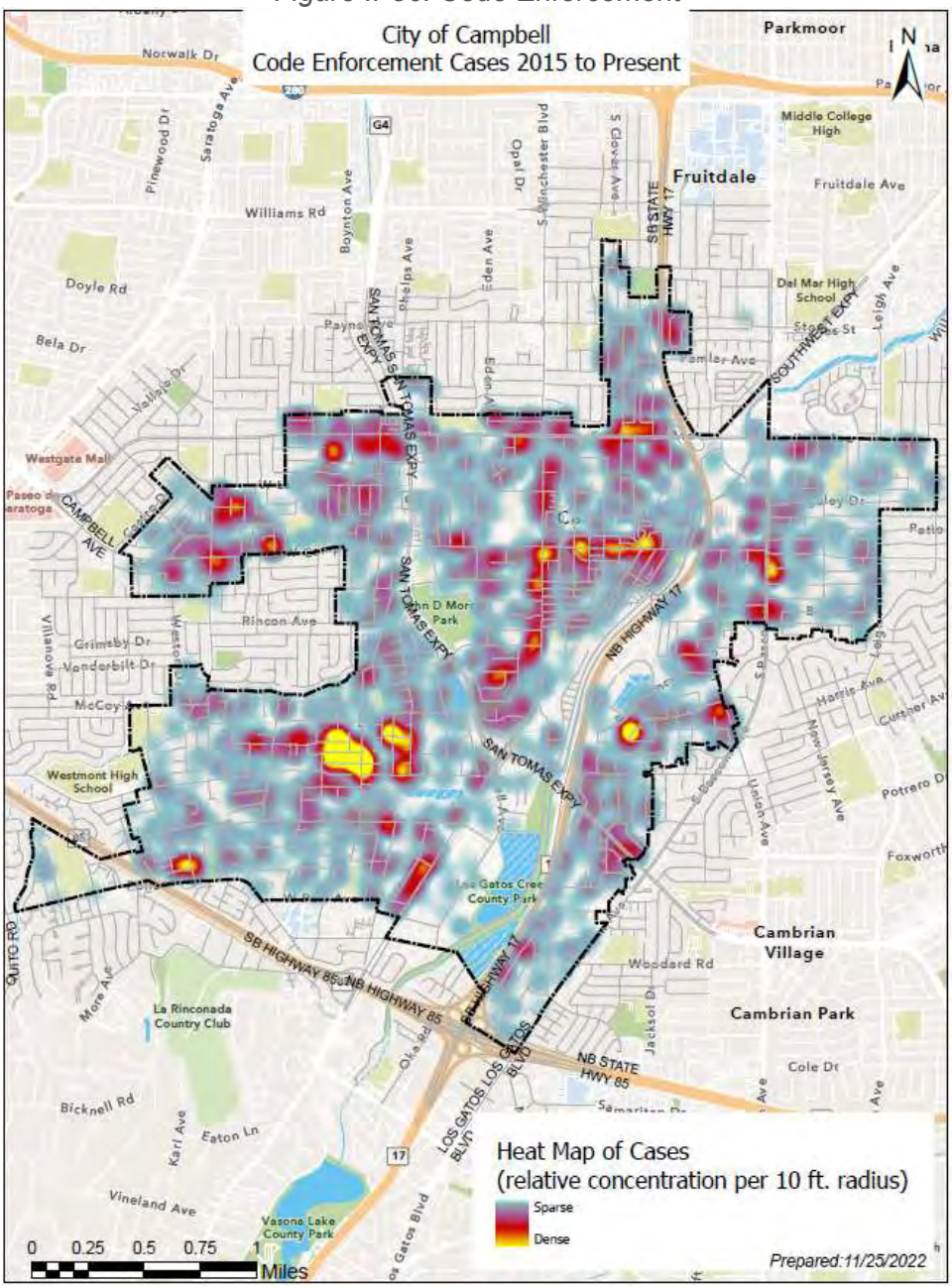
Housing production that can decrease displacement risk and provide greater numbers of affordable units is crucial. Therefore, the city will continuously work towards affirmatively furthering fair housing with collective efforts and collaboration from housing developers, housing advocates, and the greater Santa Clara County community. These efforts are meant to increase housing types and ranges of affordability in order to decrease areas of poverty in the city, making the city more affordable overall all and, therefore, more diverse.

Housing Conditions and Displacement Risk

A secondary displacement risk is displacement due to disinvestment and disaster. The city is mitigating displacement due to disinvestment through its Housing Element Goal #2: Preserve Existing Housing / Affordable Housing Stock. This goal includes policies to encourage the maintenance and preservation of the city's existing housing stock (Policy H-2.1) and to work with property owners, tenants, and non-profit purchasers to facilitate the preservation of assisted rental housing (Policy H-2.2). Campbell has relatively fewer fire and earthquake risks compared to the Bay Area region as a whole (see the General Plan's Safety Element for more details). Although some house fires have historically occurred in the city, programs to mitigate overcrowding by developing new housing, identified in Goal 1: Improve Housing Affordability in Campbell – Encourage the Production of Affordable Housing, will minimize the fire risk occurring due to overcrowded units and the stressed electric wiring that entails.

The location of code enforcement cases from 2015 to 2022 indicates several hot spots throughout the city, with particular density in the southwest and southeast areas of the city (both predominantly single-family detached areas).

Figure II-56: Code Enforcement



The areas with the densest concentration of code enforcement cases are located within census tracts 5067.01, 5067.02, and 5067.03 (see Figure II-56). These are all high-resource census tracts. Building Inspector data of 24 current cases (January 2023) of substandard housing/homes in need of repair also shows a concentration in this area. This is likely related to the older homes in this area, and not related to displacement and issues of homelessness. Increased outreach to homeowners and property owners of

rehabilitation grants and opportunities may help diminish code enforcement issues during the 6th Cycle (2023-2031) Housing Element.

Census data identifies 206 housing units with substandard housing issues (insufficient kitchen or plumbing), out of 16,163 total housing units, representing just 1.3 percent of Campbell's housing stock.[36] Of these 206 units, 75 have plumbing issues (29 owner-occupied units, 46 renter-occupied units) and 131 have kitchen issues (all renter-occupied units).

Project Sentinel assists individuals with housing problems such as discrimination and rental issues including repairs, and provides information and counseling regarding rights and responsibilities under California tenant landlord law. During calendar year 2022, Project Sentinel received a total of 129 calls from Campbell residents; of these, just ten percent (13 calls) were related to housing maintenance and repairs. This data further highlights the limited extent of substandard housing conditions in the community.

Special Needs Groups

Certain groups have greater difficulty finding affordable housing that meets their special needs or circumstances. Households with special needs require specific housing programs, such as the development of units with more bedrooms or require on-site social services. These groups tend to be lower-income and have fewer housing options available that are affordable to these populations.

As a result, these groups are often cost burdened and live in overcrowded living conditions. Government Code Section 65583(a)(7) requires "*An analysis of any special housing needs, such as those of the elderly, persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelte*r".

The five following special needs populations make up 32.8 percent of Campbell's total population. Below is a breakdown of each group's population in the city.

- **Seniors (65+)** | 13% of Campbell's Population (5,357 persons)
- People with Physical or Developmental Disabilities | 8.7% of Campbell's Population (3,676 persons)
- **Large Households (5 or more)** | 6.7% of Campbell's Population (1,090 households)

[36] *U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049*

- **Female-Headed Households** | 3.6% of Campbell's Population (1,509 households)
- **People Experiencing Homelessness** | 2% of Campbell's Population (216 persons)

There are no **farmworker families** identified in the city. The city also treats **veterans** as a special needs group for the purposes of the Housing Element which frequently overlaps with other populations, such as seniors and people with physical or developmental disabilities. There are an estimated 1,356 veterans living in Campbell.[37]

This section provides a detailed discussion of the housing needs of each special needs group in Campbell.

Policies and Programs that target the specific needs of these groups are detailed in Chapter IV.

SPECIAL NEEDS GROUPS OVERVIEW

This Housing Element has identified seniors and persons with disabilities and developmental disabilities as high-need populations due to the relatively large number of households with these needs and the higher level of care often required.

In addition, there are a large number of policies and programs supporting large households and female-headed households, who are also represented in large numbers in Campbell. Although the population of individuals experiencing homelessness is relatively low in the city, the Housing Element focuses its homelessness policies on collaboration with the County and non-profits, who often have a higher level of expertise and capacity than the Campbell can provide on its own.

For veterans, the Housing Element focuses its policy framework on the intersectional needs of veteran households as often lower-income renters or including individuals with disabilities. There is a particular program, H-5x, that directs the city to work with veterans groups to further identify veterans' housing needs throughout the planning period.

[37] *U.S. Census Bureau, American Community Survey 5-Year data (2016-2020), Table B21002.*



SENIOR HOUSEHOLDS

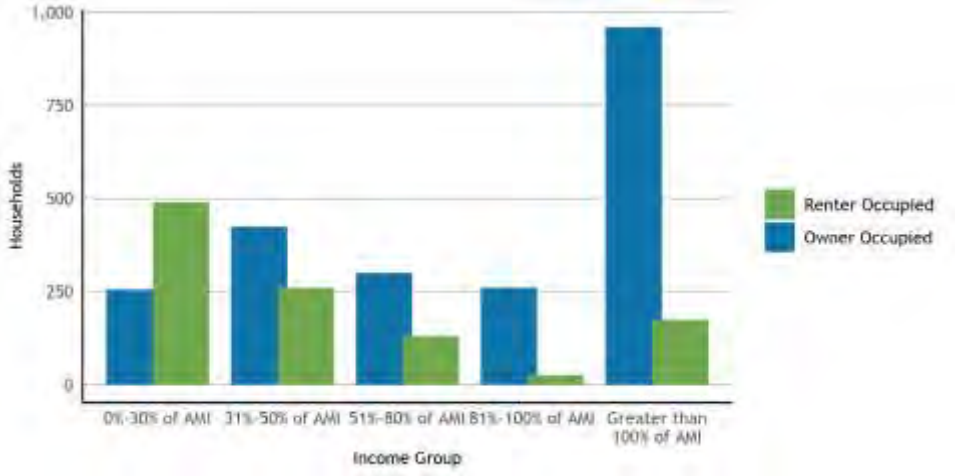
Seniors include residents that are 65 years or older. In Campbell, there are a total of 5,357 seniors, which represent 12.6% percent of the city's total population. Senior households typically have special housing needs due to three primary concerns – income, housing, and health care costs, and physical disabilities. Seniors often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Due to their fixed incomes, an increase in rents can have a considerable impact on senior renters. Senior homeowners with lower incomes also face significant needs related to maintaining their homes.

Data

According to the U.S. Department of Housing and Urban Development, approximately two-thirds of elderly households in Campbell are homeowners. Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Furthermore, the installation of grab bars and other assistance devices in the home may be needed.

Seniors who rent are at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make below 30 percent of AMI, while the largest proportion of senior households who are homeowners have incomes that are greater than 100 percent of AMI. Figure II-57 below compares the number of senior households by housing tenure and income level.

Figure II-57: Senior Households by Tenure and Income

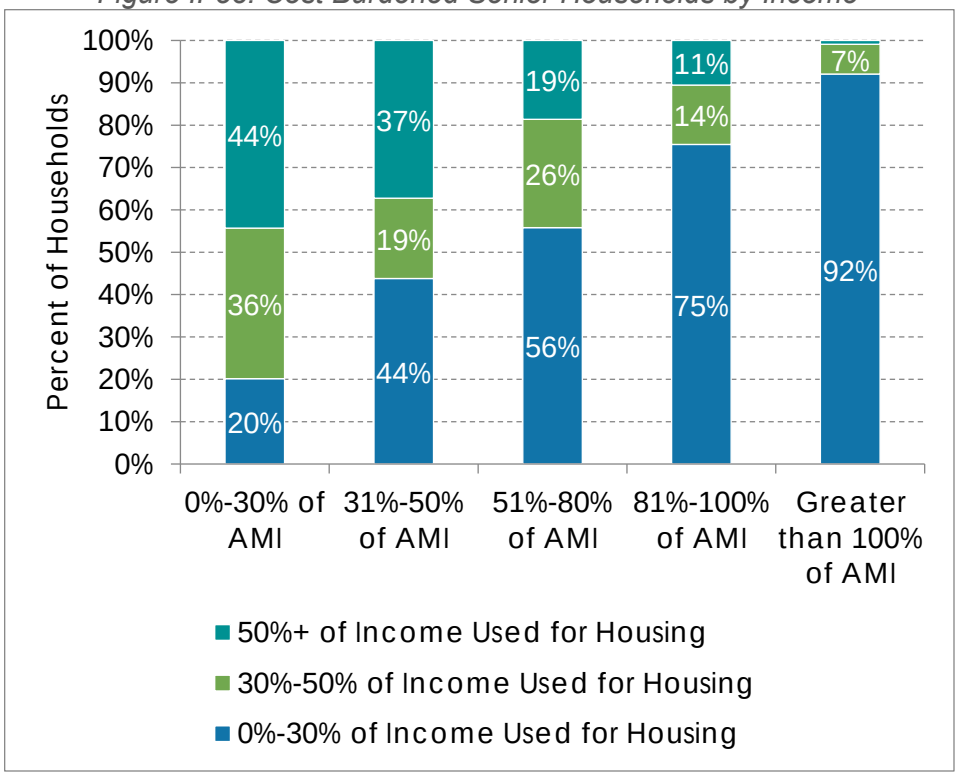


Source: ABAG/MTC Housing Needs Workbook (2021). U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Lower-income seniors are significantly more cost burdened than their higher-income counterparts. In Santa Clara County, residents making less than 80 percent of the AMI, are considered low-income. Of the seniors in Campbell, 56.7 percent are low-income. According to the U.S. Department of Housing and Urban Development, when cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Figure II-58 illustrates that 44.3 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 92.1 percent are not cost-burdened and spend less than 30 percent of their income on housing.[38]

[38] *ABAG/MTC Housing Needs Workbook.*

Figure II-58: Cost Burdened Senior Households by Income



Source: ABAG/MTC Housing Needs Workbook (2021). U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Existing Services and Providers

Through the Campbell Adult Center, which serves seniors over the age of 50, the city provides programs and services that facilitate social interaction and foster independence. Services include information and referrals, education classes, physical, leisure activities and social activities, transportation assistance, and lunches.

The Adult Center is a nutrition site under the Countywide Senior Nutrition Program, where congregate meals are made available to persons over the age of 60. There are two Meals on Wheels Programs serving residents in Campbell, one through the County's Meals on Wheels program and the other through Health Trust. These programs provide hot or ready meals for homebound seniors who have difficulty cooking or shopping for themselves.

The Adult Center services also works with Sourcewise and Senior Adults Legal Assistance to provide health insurance counseling, long-term care counseling, and legal assistance. Additionally, according to the State's Community Care Licensing Division, there are 14 assisted living facilities for seniors in Campbell.

Outreach

Seniors were identified to be a high priority population by service providers, especially the Santa Clara Methodist Retirement Foundation who was interviewed by the project team to gain a better understanding of needs and services to support this population. Service providers encouraged services for memory care and mental health services for aging populations.

Campbell has an aging population that will be relying on affordable and accessible housing stock that can support their needs. New housing developments were advised to support aging in place with housing options that will meet their needs as they age. Co-housing and other living communities that provide on-site services, common spaces, and social activities were suggested to support the quality of life of the senior population in Campbell.

Of the 427 community survey responses, seniors made up 40.7 percent of respondents. Their concern was the cost of housing in Campbell, especially because many live on fixed incomes. Many seniors argued that maintaining Campbell's unique character and encouraging more housing near transportation and services was important.

Issues

The incomes of seniors tend to decline as they age. Lower-aged seniors often have some retirement savings or employment income that can supplement social security; these seniors also tend to need less support from others, and most prefer to reside in their home for as long as they can. They may benefit from programs to help them rehabilitate their homes, which would allow them to more comfortably, safely, and healthily age in place. Program H-2e: Housing Rehabilitation Loan Program, Program H-2k: Senior Home Rehabilitation, Program H-3c: Affordable Housing Partnerships, all point to rehabilitation funding and support opportunities.

Conversely, higher-aged seniors often are unable to maintain a single-family home and desire to move to a smaller home or some type of senior living development. Encouraging the development of senior housing, smaller accessible units, and accessory dwelling units (ADUs) that are more affordable by design can be potential strategies to increase affordable housing opportunities for seniors.



PERSONS WITH DISABILITIES AND DEVELOPMENTAL DISABILITIES

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities encompass a broad of individuals living with a variety of physical, cognitive and sensory impairments. A development disability is defined as a disabling condition that originated before an individual become 18 years old, and continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.

Developmental disabilities include intellectual disabilities, cerebral palsy, epilepsy, and autism, but does not include other conditions that are solely physical in nature (though some developmentally disabled persons may also have physical disabilities). People with developmental disabilities may also have difficulties with cognitive and social functioning.

Data

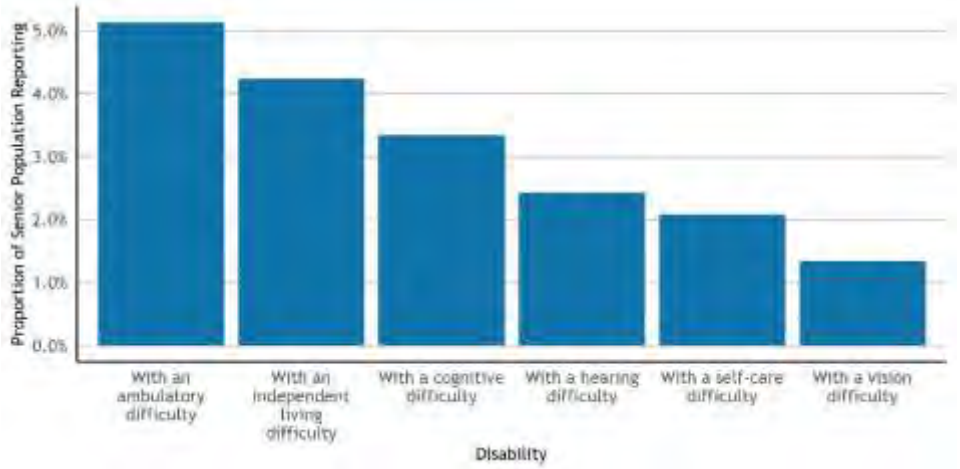
Persons with disabilities often have special housing needs because of low income, the lack of accessible and affordable housing, and the higher living and health costs associated with their disability. Many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

Figure II-59 shows the rates at which different disabilities are present among residents of Campbell. Overall, 8.7 percent of people or 3,676 of residents in Campbell have a disability of some kind.[39] Of those 3,676 residents, 245 have developmental disabilities.

[39] *These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.*

Figure II-59: Disability by Type



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe intellectual disabilities.

Some people with developmental disabilities cannot work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

The State Department of Developmental Services reported that 245 individuals with developmental disabilities live in Campbell. Of this population, children under the age of 18 make up 47.3 percent, while adults account for 52.7 percent, as shown in Table II-25.

The living arrangement of persons with disabilities can depend on the severity of the disability. The majority of individuals with developmental disabilities in Campbell live in the home of a parent, family member, or guardian.

To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, income support for those unable to work, and in-home supportive services for persons with medical conditions.

Accessible housing can also be provided via senior housing developments. Campbell has adopted Reasonable Accommodation procedures to facilitate zoning modifications for persons with disabilities. Program H-5g:

Reasonable Accommodation, updates the City's procedures for consistency with the following guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ) by the end of 2024.

Table II-25: Population with Developmental Disabilities by Residence in Campbell

Residence Type	Count	Percentage
Home of Parent/ Family/ Guardian	184	75.1%
Community Care Facility	23	9.4%
Independent /Supported Living	18	7.4%
Other	16	6.5%
Intermediate Care Facility	4	1.6%
Total	245	100%

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

The State of California Community Care Licensing Division identified three adult residential facilities in Campbell that provide care for adults ages 18-59 who have mental health care needs and require or prefer assistance. These three facilities have a total capacity of 17 beds.

The Silicon Valley Independent Living Center (SVILC) provides a variety of services to persons with disabilities in Santa Clara County. Services offered include: information and referral, independent living skills training, emergency services including rental assistance and food pantry distributions, peer and individual counseling, housing services, and personal assistance referrals and placement. To help clients locate affordable, accessible housing, SVILC maintains a database of accessible and subsidized housing opportunities in and outside of Santa Clara County. The County Housing Authority also provides rental assistance to persons with disabilities in Campbell.

Paratransit is a shared ride public transportation that is complementary to fixed route transit services. Valley Transportation Authority (VTA) ACCESS paratransit service is available for persons with disabilities and provides approximately 2,000 trips daily. VTA ACCESS paratransit is based on a reservation system where clients can make reservations for trips one day to three days in advance. This service is provided with taxis or accessible vans.

Outreach

Of Campbell's adult population, 7 percent have a disability, compared to 20 percent in Santa Clara County. Service providers and community members have raised concerns that there are fewer opportunities for adults with disabilities to live in Campbell than in other jurisdictions in the County.

Service providers and the community identified the need for the production of extremely low-income units, coordinated on-site services in affordable housing developments, and housing units with preference for people with disabilities.

Issues

In 2021, 61 percent of Campbell's 144 adults with developmental disabilities lived in the home of parents or other guardians ("family home"), compared to 65 percent of the adults with developmental disabilities in Santa Clara County. As adults with developmental disabilities -- and their parents -- age, they are more likely to need or want opportunities to live outside the family home.

Approximately 15 percent of Campbell adults with developmental disabilities have transitioned out of their family's home into their own apartment with supportive services and 24 percent have transitioned into licensed care facilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities).

Although more Campbell adults with developmental disabilities have been able to transition out of their family's home than in the County overall, the lower growth of adults in Campbell compared to the County seems to indicate that there are greater barriers to adults and their families living in Campbell compared to the County overall (Housing Choices).



LARGE HOUSEHOLDS

Large households are households that have five or more people residing in a home. These households constitute a special needs group because there is often a limited supply of adequately sized, affordable housing units in a community. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. Additionally, due to financial constraints, it is common for lower-income large households to reside in smaller units, which can result in overcrowding.

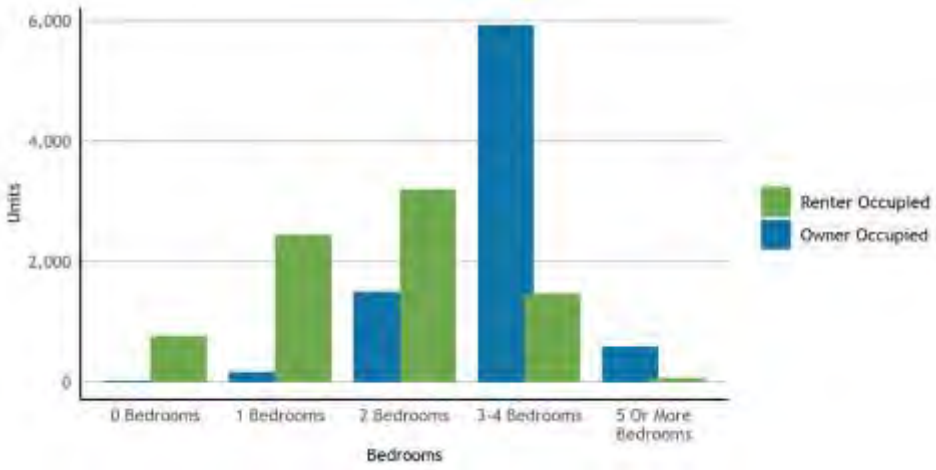
Data

In 2019, there were approximately 1,090 large households, which represents approximately 7 percent of the total households in Campbell. Of the large households, 52 percent were renters. Large families are generally served by housing units with three or more bedrooms, of which there are

8,048 units in Campbell. Among these large units with three or more bedrooms, 19.1 percent are renter-occupied and 80.9 percent are owner-occupied.

Large families also tend to have lower household incomes compared to other household types. According to HUD, 55 percent of large families had a household income greater than 100 percent of AMI, compared to 61 percent of all other household types. The number of housing units broken down by the number of bedrooms and housing tenure is graphed in Figure II-60.

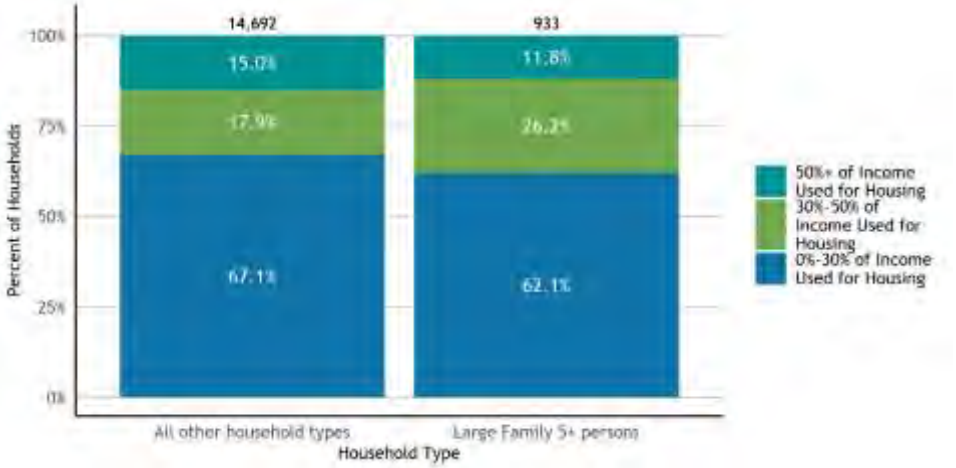
Figure II-60: Housing Units by Number of Bedrooms



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden and can increase the risk of housing insecurity. Figure II-61 shows that in Campbell, 26.2 percent of large family households experience a cost burden of 30 to 50 percent, while 11.8 percent of large family households spend more than half of their income on housing. In comparison, 17.9 percent of all other households spend 30 to 50 percent of their income on housing and 15 percent spend more than 50 percent of their income on housing.

Figure II-61: Cost Burden by Household Size



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Outreach

Although the City was not able to speak to community organizations serving large families, specifically, many service providers like Pacific Clinics, the Office of Supportive Housing and Rebuilding Together Silicon Valley work with large families. They expressed that housing units needs to be more than two bedrooms, near transit, and extremely affordable. Pacific Clinics, a nonprofit provider of behavioral and mental health services, explained that many large families are on the brink of homelessness and live paycheck to paycheck, causing them lifetime stress.

Issues

The primary challenge facing large families is the lack of available and affordable larger housing types that can accommodate their household size. The supply of rental housing available to meet their needs is limited and is often cost-prohibitive, particularly for larger families with lower incomes. Opportunities to meet the needs of this population include the provision of rental assistance and incentivizing the development of larger affordable housing units.

FEMALE-HEADED HOUSEHOLDS

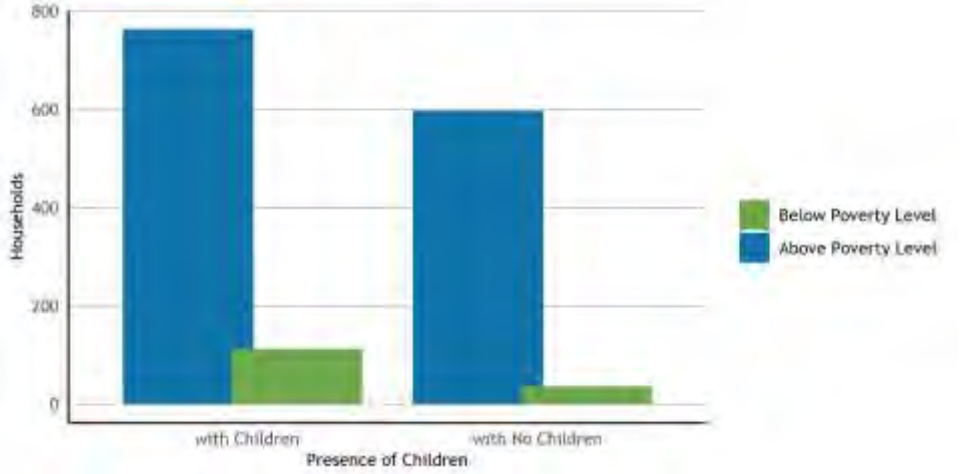
Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households usually have more limited opportunities for finding affordable, decent, and safe housing.

Data

Figure II-62 outlines that there are 1,509 female-headed households, accounting for 9.3 percent of all households. Of the female-headed households, 58 percent (876 households) had children under 18 years old. In Campbell, 12.9 percent of female-headed households (113 households) with children fall below the Federal Poverty Line, while 5.7 percent of female-headed households without children live in poverty (36 households) (Figure II-50). These households are a vulnerable group because the household head must try to balance the needs of their children with work and other household responsibilities.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding an affordable home more challenging.

Figure II-62: Female-Headed Households by Poverty Status



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Outreach

The Santa Clara Methodist Retirement Foundation was contacted to identify the needs of female-headed households. Female-headed households represent about 80 percent of the population that they serve. Service providers pointed out that female-headed households are in need of mental health services, childcare support, extremely affordable housing, academic support and job readiness programs that can assist them in securing housing.

Issues

Strategies to address the needs of female-headed households include providing multi-family housing that includes childcare facilities that can allow single parents to secure gainful employment outside of the home. The creation of innovative housing types for female heads of households could include co-housing developments where childcare and meal preparation responsibilities can be shared.

The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income households. Limited equity housing cooperatives allow residential developments to be managed, owned and sponsored by non-profit housing developers. This is another financing structure to be considered for the benefit of all special needs groups.



PEOPLE EXPERIENCING HOMELESSNESS

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction. and those dealing with traumatic life circumstances.

Data

Every two years, Santa Clara County conducts a Point-in-Time (PIT) Count to estimate the number of people experiencing homelessness, which

includes individuals and families living in shelters, vehicles, or camping grounds.

However, due to Covid-19, a PIT Count was not conducted in 2020 or 2021. The 2019 count was conducted on January 29 and 30, 2019, which is within the period of time where demand for shelter is typically at its highest. The 2022 count was performed in January 2022.

Based on the 2022 Census and Survey, there were 9,673 unhoused individuals living in Santa Clara County, including 216 unsheltered individuals in Campbell. Individuals experiencing homelessness but are sheltered include people staying in emergency shelters, transitional housing, and safe havens. There were no sheltered unhoused individuals in Campbell because there are no shelters in the City. Based on input from Campbell's Chief of Police, the primary areas of known homeless populations in Campbell include: along the Los Gatos Creek corridor, under the Highway 17 overpasses, and in the Downtown.

Campbell's rate of homelessness has increased by 191 percent since 2019, while the countywide rate has increased by 5 percent as shown in Table II-26. Although full results of the 2022 Census and Survey have not yet been published, Campbell's unhoused population is likely to follow regional trends and be disproportionately Black and likely to have one or more disabilities. Rising housing costs, relatively stagnant wages, and the ending of state and federal housing stability programs put in place during the Covid-19 pandemic (such as the federal Emergency Rental Assistance Program and California Covid-19 Rent Relief program), in addition to the lack of homeless support services and temporary and permanent supportive housing for extremely low income individuals in Campbell, all likely contributed to this increase in unhoused population.

Table II-26: Rate of Homelessness

Jurisdiction	Unsheltered		Sheltered*		Total		Percent Change
	2019	2022	2017	2022	2019	2022	
Campbell	74	216	0	0	74	216	191%
Santa Clara County (incorporated)	7,652	7,454	1,594	2,219	9,246	9,673	5%

Source: 2022 Santa Clara County Homeless Census and Survey

Table II-27 shows that in 2019, there were more men (62 percent) experiencing homelessness than women (36 percent) in the county. Additionally, although there are more White individuals experiencing homelessness than any other race, homelessness is disproportionately impacting people who are Black/African American or Hispanic/Latinx.

Although only 3 percent of the population is Black/African American and 26 percent is Hispanic/Latinx, 19 percent of the unhoused population is Black/African American, and 43 percent is Hispanic/Latinx. Unhoused individuals also tend to be older, with 28 percent being 51-60 years old and 12 percent over the age of 60.

Table II-27: Demographics of People Experiencing Homelessness (2019)

Demographic		2019
Gender	Male	64%
	Female	34%
	Transgender/Gender Non-Conforming	2%
Race	White	40%
	Black/African American	18%
	Asian	3%
	American Indian/Alaskan Native	8%
	Native Hawaiian/Other Pacific Islander	1%
	Multiple Races	29%
Ethnicity	Hispanic	41%
	Non-Hispanic	59%
Age	Less than 18 Years	1%
	18-24 Years	15%
	25-30 Years	6%
	31-40 Years	16%
	41-50 Years	22%
	51-60 Years	28%
	61 Years or More	12%
LGBTQ+	LGBTQ+	13%
Household	Individuals	91%
	Families	9%

Additional key findings from the survey and county include the following:

- 67 percent indicated they had been homeless for more than one year.
- 36 percent of those surveyed indicated that this was their first experience being homeless.
- Over one-third of the County's unhoused were living in outdoor encampments, 22 percent were staying in emergency or transitional shelters, and 18 percent were living in a vehicle. The percentage of people living in shelters had remained steady between 2013 and 2017, but declined by 14 percent between the 2017 and 2019 count.
- The most common primary causes of homelessness were due to the loss of a job (30 percent) and alcohol or drug use (22 percent).

- Survey respondents reported that assistance that could have prevented their homelessness included rental/mortgage assistance (42 percent), employment assistance (37 percent), and alcohol/drug counseling (28 percent).
- The top three greatest obstacles to obtaining permanent housing are inability to afford rent (66 percent), no job/income (56 percent), and no housing available (40 percent).

There are three major types of facilities that provide shelter for individuals and families experiencing homelessness: emergency shelters, transitional housing, and permanent housing. These types of facilities are defined below:

- Emergency Shelter: provides overnight shelter and fulfills a client's basic needs (i.e., food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to two months, depending upon whether the shelter is short-term or long-term.
- Transitional Housing: a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling and life skills training.
- Permanent Housing: refers to permanent housing that is affordable in the community or permanent and service-enriched permanent housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

There are numerous regional service providers serve people experiencing homelessness in the greater San Jose area. As a smaller city, Campbell does not have any permanent emergency shelters, and individuals experiencing homelessness in Campbell are usually referred to one of the emergency shelters located nearby. Refer to Table II-28 for facilities in Santa Clara County that serve people experiencing homelessness.

As the leading provider of shelters and services for people experiencing homelessness in Santa Clara County, HomeFirst serves more than 5,000 people each year and provides emergency shelters, transitional and permanent housing, and support services through a network of program locations throughout the County. Additionally, LifeMoves operates five transitional and emergency housing facilities in San Jose, which provide shelter to people previously experiencing homelessness, including individuals, families, mentally ill persons, and LGBTQ+ individuals. LifeMoves also manages a Motel Voucher Program, which provides families, couples, and individuals that are at high-risk for Covid-19 with a safe location while receiving case management, food, and services. The

Motel Voucher Program works with extended stay motels in Santa Clara County and San Mateo County to provide clients with a temporary place to live. Additional service providers that address the needs of people experiencing homelessness include but are not limited to Catholic Charities and Stand Up for Kids Silicon Valley. An outline of the facilities serving people experiencing homelessness within Santa Clara County with the number of beds is shown in Table II-28.

Table II-28: Facilities for People Experiencing Homelessness, Santa Clara County

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing
	Year-Round Beds	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New
Households with Adult(s) and Child(ren)	205	0	144	466
Households with Only Adults	437	571	441	3,041
Chronically Homeless Households	0	0	0	2,251
Veterans	50	0	149	1,315
Unaccompanied Youth	23	0	0	0

Source: Urban County of Santa Clara 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan.

Outreach

Stakeholders and community members were concerned that the City does not have emergency or transitional shelters to provide access to resources for people experiencing homelessness. However, the City has access to countywide resources that support people experiencing homelessness.

The Santa Clara Methodist Retirement Foundation also works with people experiencing homelessness and stated that organizations need more funding to support their services with growing numbers. Food, shelter, resources, and community spaces were identified as very beneficial to maintaining a healthy and prosperous relationship with the unhoused population. Many community members suggested that the City have their own emergency shelter to support this population in the community.

Issues

A priority for meeting the needs of people experiencing homelessness is providing pathways to permanent housing solutions. The National Alliance to End Homelessness has developed a five-point plan to address homelessness.

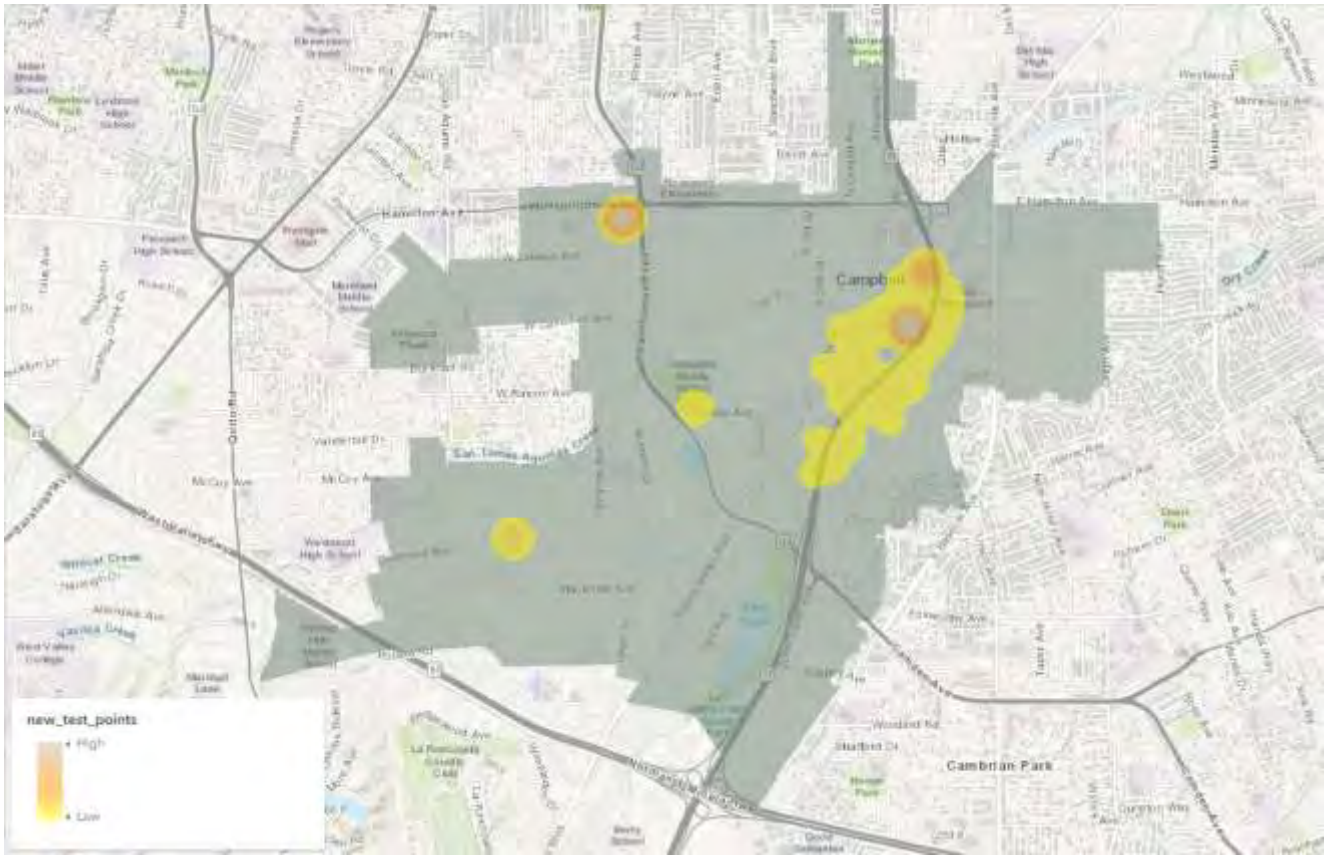
- Assistance for the most vulnerable
- Increasing employment and income
- Community-wide coordinated approach
- Crisis response system
- Rapid re-housing

People experiencing homelessness require not only housing but also coordinated supportive services such as employment assistance and mental health services.

Despite the services provided in the 5th Cycle Planning Period (see Chapter III, subsection “Special Needs Populations”), the drastic increase in unhoused population has led the City to develop more robust support for the unhoused population.

Housing Element Program H-5e sets forth a series of specific actions for the City to undertake during the planning period. These include: establishing a new Unhoused Specialist staff position; supporting a safe parking program in cooperation with local congregations; supporting the County's Rapid Rehousing Program to provide emergency rental assistance; and pursuing partnerships and funding to complete a permanent supportive housing project, an inclement weather shelter, and a regional homeless shelter. One of the role’s of the City’s new Homeless Coordinator will be to ensure assistance is geographically targeted to those locations in the community with known concentrations of homeless: the Los Gatos Creek corridor, Highway 17 overpasses, and Downtown. These areas were identified in Santa Clara County’s 2022 Point-in-Time Count (see Figure II-63, below).

Figure II-63: 2022 Point-in-Time Count Heat Map



FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through *permanent or seasonal* agricultural labor. They have special housing needs because of their *limited* income and the unstable nature of their job (i.e. having to move throughout the year from one harvest to the next). Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Farmworker wages place them in the very low- to low-income classification for the region. Agricultural workers are usually settled in their community and tend to live with a partner who may not work in agriculture. They live in apartments and homes, and often in urban areas. Farmworkers often have families with children and require larger dwellings with nearby schools, childcare, health care, recreation, and other services.

Data

Over the past two decades, there has been a shift to a more permanent workforce for many farms, which has shifted the bulk of the need from seasonal housing for migrant workers to permanently affordable housing for low-wage working families. Farmworkers in the Bay Area generally fall under one of the following three categories.

- Permanent Residents – The majority of farmworkers are permanent residents of the County and are most likely require housing which can accommodate families.

- Migrants Farmworkers -- Migrant Farmworkers perform agricultural labor on a seasonal or temporary basis. These workers need housing in the form of single occupancy rooms, bunkhouses, or dormitory style living.

- H2A Visa Workers -- Approximately 10 percent of all workers are H2A Visa workers and they perform seasonal farm labor on a temporary basis. These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. H-2A visa workers can share homes, apartments or be housed in bunkhouses, dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers compete with permanent farmworkers for scarce affordable homes and apartments.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Santa Clara County has increased since 2002, totaling 2,418 in 2017, while the number of seasonal farm workers has decreased, totaling 1,757 in 2017. Overall, the number of farmworkers in Santa Clara County has been declining as illustrated in Table II-29.

Table II-29: Farm Operations and Farm Labor, Santa Clara County

Hired Farmworker	2002	2007	2012	2017
Permanent	1,696	2,842	2,243	2,418
Seasonal	3,760	2,747	1,994	1,757
Total	5,456	5,589	4,237	4,175

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

In Campbell, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 49.7

percent decrease in the number of migrant worker students since the 2016-17 school year shown in Table II-30.

Table II-30: Migrant Worker Student Population

Academic Year	Campbell	Santa Clara County	Bay Area
2016-17	0	978	4630
2017-18	0	732	4607
2018-19	0	645	4075
2019-20	0	492	3976

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Outreach

The City hosted a service providers focus group and asked about farmworkers to gain a better understanding of their needs. Service providers were unable to represent farmworkers due to their inexperience with that specific population but referred the City to the County's efforts with agricultural systems and farmworker services.

Issues

There are no farms in Campbell. Although there are no farmworkers living in Campbell, the City will work with the County to address regional housing shortages and affordability challenges facing farmworkers throughout Santa Clara County.

Farmworkers are more similar to very low or extremely low-income households than traditional migrant workers. Today's farmworkers are more settled and typically live in one location, rather than following seasonal changes in crop cycles. Per the USDA, today's farmworkers can commute up to 75 miles to the workplace. They are also more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in that provides a community.[40] Because of this, they will benefit from the existing affordable housing programs in Campbell.

[40] *21 Elements (2022). Approach for Farmworker Housing.*



VETERANS

Veterans have been identified as a special needs population by the community due to the difficulty they may experience in transitioning to civilian life, requiring a range of needs to support the transition process. Federal and State Governments provide veterans services including The California Department of Veterans Affairs (CalVet) whom work closely with local communities in a joint effort to serve veterans. To ensure veterans receive the assistance, benefits, and services they need, CalVet divides California into eight regions and staffs each region with a Local Interagency Network Coordinator (LINC). LINCs play a dynamic role within local communities, serving as both informational conduits to the community and feedback resources for CalVet. LINCs bridge the gap between CalVet and the federal, state, county, and nongovernment agencies that provide services to the State's 1.6 million veterans.[41]

LINCs are advocates for veterans, military service members, and their families within their regions. In addition, they supplement and support the County Veterans Service Offices (CVSO) and regional partners in the development of improved and expanded services and support for their local veteran populations and assist veterans with employment and educational opportunities. Santa Clara County is one of the counties represented and served by the Bay Area region.

Issues

Many U.S. veterans experience conditions that place them at increased risk for homelessness. Nationwide, veterans are at risk for higher rates of Post-traumatic Stress Disorder (PTSD), Traumatic Brain Injury (TBI), sexual assault, and substance abuse. Veterans experiencing homelessness are more likely to live on the street than in shelters, and often remain on the street for extended periods of time. The U.S. Department of Veterans Affairs provides a broad range of benefits and services to veterans of the U.S. Armed Forces. These benefits can involve different forms of financial assistance, including monthly cash payments to disabled veterans, health care, education, and housing benefits. In addition to these supports, the VA and HUD partner to provide additional housing

[41] *California Department of Veterans Affairs (2019). Veterans Resource Book.*

and support services to veterans currently experiencing homelessness or at risk of experiencing homeless.[42]

Data

Between 2009 and 2019, there was a 49.5 percent decrease in the number of unhoused veterans nationwide. According to data collected during the national 2019 Point-in-Time Count, 37,085 veterans experienced homelessness across the country on a single night in January 2019 (as opposed to 73,367 in 2009).[43]

Figure II-64 shows that there were 165 veterans experiencing homelessness in the northern region of Santa Clara[44][45]

Figure II-64: Veterans experiencing homelessness in No. Santa Clara Co.



Source: Applied Survey Research (2019). Housing Instability Research Department (HIRD). North County Homeless Census & Survey Comprehensive Report.

There is limited local data to identify the specific needs for veterans in Campbell. However, discussions with veterans themselves and service providers have concluded that the housing needs and services for veterans are similar to that of seniors, people with disabilities, and people experiencing homelessness.

Outreach

During the outreach process, veterans expressed satisfaction with the high-quality services and resources provided to them and encouraged the City to continue to support the longevity and quality of such services.

[42] *Applied Survey Research (2019). Housing Instability Research Department (HIRD). North County Homeless Census & Survey Comprehensive Report.*
[43] *Department of Housing and Urban Development. (2019). Annual Assessment Report to Congress.*

[45] *Applied Survey Research (2019). Housing Instability Research Department (HIRD). North County Homeless Census & Survey Comprehensive Report.*

Affirmatively Furthering Fair Housing: Site Selection

The analysis and discussion of how the 6th Cycle Housing Element's site selection process is in Chapter IV – Campbell's Plan for Housing, beginning on page H.IV-11.

Contributing Factors to Fair Housing Issues

There are three overarching fair housing issues in the City, each assigned a priority level:

- Fair Housing outreach (Medium priority)
- Need for affordable housing options throughout Campbell to promote mobility (High priority)
- Need for additional affordable housing and community revitalization in certain neighborhoods (High priority)

These contributing factors are described in depth in Chapter IV: Campbell's Plan for Housing.

Affirmatively Furthering Fair Housing: Policy Development

The 2023-2031 Housing Element goals, policies, and programs were developed and refined based on community priorities and concerns. Based on community input, the project team developed policy themes that would be addressed in the Housing Element and presented these themes and potential programs in a community workshop and other outreach forums.

Feedback and suggestions from the Campbell community and stakeholders were used to further refine policies and programs. The table identifying contributing factors, ranked by priority, and the associated implementing programs that will address these issues, is in the Campbell's Plan for Housing chapter as Table IV-15.

HOUSING CONSTRAINTS

Introduction

This section of the Housing Element evaluates potential constraints that may pose a barrier to new housing development in the city. Constraints can be grouped into two categories: governmental constraints and nongovernmental constraints. Governmental constraints encompass barriers resulting from government policies and procedures. Non-governmental constraints encompass barriers that are outside of direct local government control. In addressing nongovernmental constraints, however, local governments can adopt policies and procedures that may reduce the burden and increase the ease of developing new housing.

The key government constraints identified included:

- parking requirements;
- lengthy approval processes; and
- need for streamlining and objective standards to add greater predictability.

Governmental constraints in Campbell are broadly grouped into land controls, development standards, building and code enforcement, onsite/offsite improvements, permit and processing procedures, fees and other exactions, inclusionary housing as a potential constraint, and constraints for people with disabilities.

Nongovernmental constraints in Campbell are broadly grouped into development and construction costs, land costs, home financing, and timeframe between approval and building permit submittal. The key constraints identified included high development costs and home financing costs related to high home prices.

Governmental Constraints

State law requires Housing Elements to include an analysis of potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities, under Government Code § 65583(a). Review includes identification of specific standards and processes of these constraints and evaluate their impact on the supply and affordability of housing. Local policies and regulations, land use controls, building codes and their enforcement, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and improvement of housing.

Local jurisdictions establish policies, regulations and processes to implement the General Plan and its vision and goals for land use planning and development in a community. While providing the framework for development, these mechanisms should be evaluated to determine whether they may place excessive or unnecessary constraints on the availability and affordability of housing.

Land use controls encompass development standards and policies that may represent potential governmental constraint. These controls include General Plan policies and zoning regulations that determine the amount and distribution of land allocated to different uses and the physical parameters that shape the form of development, such as setbacks, heights, floor area limitations.

LAND USE CONTROLS

Existing Land Use Designations

The Land Use Element of the General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses within Campbell.

The land use designations are dramatically modified by the General Plan Update that is occurring concurrently with the Housing Element Update. This includes multifamily densities that are double-to-triple what was previously allowed under the General Plan densities described below.

As summarized in Table II-31 below, the existing General Plan Land Use Element provides for six residential land use designations, a mobile home park designation, and four mixed-use designations that allow for residential uses. The Commercial/Light Industrial mixed-use area does not provide for residential units and has not been included in the table below.

Table II-31: Land Use Categories Permitting Residential Use

General Plan Land Use Category	Zoning District(s)	Density (Units per Gross Acre)	Residential Type(s)*	Acres	% of City Land
Low Density Residential	R-1-10, R-1-16	<3.5	Single-family detached homes on large lots	218.32	7%
Low Density Residential	R-1-8, R-1-9	<4.5	Single-family detached homes on large lots	136.65	4%
Low Density Residential	R-1-6	<6	Single-family detached homes on average sized lots	1,044.85	34%
Low-Medium Density Residential	R-M, R-D, C-PD, P-D	6—13	Duplexes, multi-family, and townhomes. Small lot single-family detached homes are allowed with the P-D zoning designation.	163.71	5%
Medium Density Residential	R-2, C-PD, P-D	14—20	Townhomes, apartments, condominiums, or multi-family	185.15	6%
High Density Residential	R-3, C-PD	21—27	Apartments or condominiums	175.93	6%
Mobile Home Park	P-D	6—13	Mobile home parks (greater than 10 acres in size)	29.66	1%
Central Business District Commercial (Mixed Use)	C-3	No Standard	Condominiums or apartments on the second and third floors	59.53	2%
Low-Medium Density Residential or Office (Mixed Use)	P-D	6—13	Single-family homes on small lots, townhomes, multi-family	1.59	0.1%
Medium to High Density Residential/ Commercial (Mixed Use)	P-D	14—27	Multiple-family housing on the upper floors above office/ commercial uses. Attached townhomes or condominiums in the South of Campbell Ave Specific Plan area.	16.61	1%
Residential/ Commercial/ Professional Office (Mixed Use)	P-D	14—27	Multiple-family housing including condominiums or apartments on the upper floors above office or commercial uses.	55.28	2%

**The current Zoning Ordinance is challenging to interpret and contains many internal conflicts. The Envision Campbell General Plan Update will serve to simplify the Zoning Ordinance, resolve conflicts, and create new mixed-use and higher density residential land use designations in support of Campbell's Plan for Housing.*

Source: City of Campbell General Plan, 2014.

Existing Zoning Districts

The City regulates the type, permitting requirements, and standards for development, which implements the General Plan and its land use designations, through the Campbell Zoning Ordinance, Title 21 of the Municipal Code. This code section identifies residential zoning districts and allowable housing types, as summarized in Table II-32 below.

Table II-32: Housing Types Allowed by Zoning District

Zoning District	Residential Uses Allowed By-Right	Residential Uses Allowed with a Conditional Use Permit
Single-Family Residential *(R-1)*	▪ Single-family dwellings ▪ Accessory dwelling units ▪ Junior accessory dwelling units ▪ Manufactured housing (subject to architectural requirements within the parameters of State Law) ▪ Residential care homes, small ▪ Residential service facilities, small ▪ Supportive housing ▪ Transitional housing	▪ Residential care homes, large
Two-Family Residential *(R-D)*	▪ Duplexes ▪ Single-family dwellings ▪ Accessory dwelling units ▪ Junior accessory dwelling units ▪ Manufactured housing (subject to architectural requirements within the parameters of State Law) ▪ Residential care homes, small ▪ Residential service facilities, small ▪ Supportive housing ▪ Transitional housing	▪ Convalescent/rest homes ▪ Residential care homes, large ▪ Residential service facilities, large ▪ Rooming and Boarding houses

Zoning District	Residential Uses Allowed By-Right	Residential Uses Allowed with a Conditional Use Permit
Multiple-Family Residential *(R-M)*	▪ Apartments ▪ Duplexes ▪ Single-family dwellings ▪ Accessory dwelling units ▪ Junior accessory dwelling units ▪ Residential care homes, small ▪ Residential service facilities, small ▪ Supportive housing ▪ Transitional housing	▪ Convalescent/rest homes ▪ Emergency shelters ▪ Residential care homes, large ▪ Residential service facilities, large ▪ Rooming and Boarding houses
Multiple-Family Residential: Medium Density *(R-2)*	▪ Apartments ▪ Duplexes ▪ Single-family dwellings ▪ Accessory dwelling units ▪ Junior accessory dwelling units ▪ Residential care homes, small ▪ Residential service facilities, small ▪ Supportive housing ▪ Transitional housing	▪ Convalescent/rest homes ▪ Emergency shelters ▪ Residential care homes, large ▪ Residential service facilities, large ▪ Rooming and Boarding houses
Multiple-Family Residential: High Density *(R-3)*	▪ Apartments ▪ Duplexes ▪ Single-family dwellings ▪ Accessory dwelling units ▪ Junior accessory dwelling units ▪ Residential care homes, small ▪ Residential service facilities, small ▪ Supportive housing ▪ Transitional housing	▪ Assisted living facilities ▪ Convalescent/rest homes ▪ Emergency shelters ▪ Mobile home parks, homes must be less than one story in height ▪ Residential care homes, large ▪ Residential service facilities, large ▪ Rooming and Boarding houses ▪ Single Room Occupancy facilities

Zoning District	Residential Uses Allowed By-Right	Residential Uses Allowed with a Conditional Use Permit
Central Business Commercial (C-3)	▪ Apartments with residences above the first floor	
Planned Development (P-D)	▪ Varies by land use designation	
Condominium Planned Development (C-PD)	▪ Construction of new residential condominiums (as well as commercial or industrial) ▪ Conversion of existing multiple-family rental housing units into condominiums, community apartments, stock cooperatives, and any other subdivision which is a conversion of existing rental housing	

Special Project Areas

Campbell has adopted numerous area plans. Most of these are located around the Downtown area and around the existing VTA light rail stations. These area plans have, to varying degrees, constrained residential development in Campbell by outlining onerous development standards. The Envision Campbell General Plan update is revising many of the standards in the area plans and removing the NOCA and SOCA plans entirely.

North of Campbell Avenue (NOCA) Area Plan

The North of Campbell Avenue (NOCA) Area Plan is located north of the civic center and south of East Hamilton Avenue along Salmar Avenue. This Area Plan was developed to guide this area from primarily industrial land uses to small lot and single-family residences. About half of the original plan area has been converted to residential uses. Residential densities up to 20 units per acre are envisioned in this area. As part of the Envision Campbell General Plan update, which is anticipated to be adopted with the Housing Element, this area plan has been identified for removal.

East Campbell Avenue Master Plan

The East Campbell Avenue Master Plan is located along East Campbell Avenue between the Downtown and Highway 17. The goal of the Master Plan is to implement Land Use Policy 6.1, “Expansion of Downtown:

Facilitate and encourage the evolution of the Downtown beyond the loop streets, eastward to the Hwy 17 overpass and westward to the Community Center, through public improvements, urban design and land use patterns that connect both visually and physically this stretch of Campbell Avenue." Residential densities up to 27 units per acre are envisioned in this area.

South of Campbell Avenue (SOCA) Area Plan

The South of Campbell Avenue (SOCA) Area Plan is located immediately south of the East Campbell Avenue Master Plan between Campbell Avenue on the north, San Tomas Expressway on the south, Los Gatos Creek on the east, and Railway Avenue (the current VTA light rail line) on the west. This Area Plan was developed to guide the redevelopment of this area from older single family residential mixed with commercial and industrial land uses toward more higher density residential density and office development near the VTA Downtown Campbell light rail station and Downtown Campbell. Residential densities up to 27 units per acre are envisioned in this area. As part of the Envision Campbell General Plan update, which is anticipated to be adopted with the Housing Element, this area plan has been identified for removal.

Winchester Boulevard Master Plan

The Winchester Boulevard Master Plan runs along both sides of Winchester Boulevard. The purpose of this Master Plan is to transform Winchester Boulevard into a vibrant mixed-use, pedestrian-oriented street, lined with ground-level businesses with residential or office above. The plan also intends to facilitate the physical and visual connection to Downtown and Campbell Avenue, as well as help increase Central Campbell's walkability and livability by providing increased housing and shopping opportunities. Residential densities up to 27 units per acre are envisioned in this area.

Campbell Village Area Plan

The Campbell Village Area Plan consists of the north side of Camden Avenue at its western terminus down to Olympia Avenue, as well as the R-1 parcels north following Erin Way and Dallas Drive, up Stonehurst Way and across Cambrian Drive and Central Park Drive on to Union Avenue. The Area Plan is intended to achieve a balance between a private property owners' ability to develop property while preserving the unique qualities of the Campbell Village Neighborhood. It was published in 2017 as envisioned by the area's annexation into the City of Campbell.

San Tomas Area Neighborhood Plan

The San Tomas Area Plan covers the southwestern portion of Campbell, with its borders formed by San Tomas Aquinas creek in the north, San Tomas Expressway and CA-17 to the east, and the City boundaries to the south and west. The purpose of the San Tomas Area Neighborhood Plan is to provide a coherent framework for development in the San Tomas

Area, maintaining the area as low-density residential with larger lot sizes and more trees and shrubs relative to the city as a whole.

Downtown Development Plan

The Downtown Development Plan generally covers Campbell Avenue from the Community Center in the west to Bascom Avenue in the east. The vision for Downtown Campbell is to continue to reinforce its place as the center for community activity, cultural and civic events, and as a vibrant central business district. It is intended that the Downtown be an active, walkable central business district that attracts local residents and visitors to experience a variety of retail businesses and restaurants. The ground level along East Campbell Avenue is slated for retail and restaurant to provide a vibrant, pedestrian-oriented streetscape.

Multifamily Rental Housing

Multifamily rental housing refers to a building or portion of a building that is rented out and used as a residence for more than one household living independently of each other. Multifamily rental housing includes duplexes, triplexes, and apartments.

Many development types that are often used as multifamily rental properties are permitted in Campbell. Two-family dwellings, or duplexes, are permitted by right on a lot of at least 7,000 square feet in the R-D, R-M, R-2 and R-3 zoning districts (Chapter 21.08). In the R-M district, three-unit dwellings, or triplexes, are allowed on lots of 9,000 square feet or more; larger lots in this zone may add units at a ratio of 1 dwelling unit per 3,000 square feet of lot area. Triplexes are allowed on lots of 8,000 square feet in the higher density R-2 and R-3 districts, as well as 4-unit or higher structures based on total lot size, as shown in Table II-34 below. Apartments above the first floor are permitted by right in the C-3, Central Business district (Chapter 21.10). New-build or converted residential condominiums may be developed in the Condominium Planned Development district, which also allows industrial or commercial condominiums (Chapter 21.12).

Housing for Agricultural Employees

Agricultural employees are people whose primary incomes are earned through agricultural labor. This population tends to have high rates of poverty, have unstable incomes, live in housing with high rates of overcrowding, and have low rates of homeownership.

Farmworker housing is not explicitly discussed in the City's zoning code, but can be provided through different housing types, such as multi-family housing, manufactured housing, single-room occupancy units, co-operative housing, accessory dwelling units and junior accessory dwelling units. There are approximately 35 Campbell residents employed in

agriculture, forestry, fishing and hunting, and mining occupations based on the US Census 2020 ACS 5-Year estimates, representing 0.2 percent of the employed residents, and there are no parcels zoned for agricultural use. Therefore, there is a limited presence of farmworkers in the city, and there is not a specialized need for farmworker housing beyond the general need for affordable housing units. Many of these housing types are allowed by right in the residential zoning districts and discussed in further detail in their respective sections. Cooperative housing is a form of housing where residents have joint ownership over the property and share amenities.

Emergency Shelters

Emergency shelters are defined as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay" (Gov. Code, § 65582).

As per Chapter 21.36 of the Zoning Code, emergency shelters are permitted by right "in that portion of the M-1 (Light Industrial) Zoning District located west of Highway 17." This location is centrally in an area well served by transit and commercial services (see Figure II-65, below). They are permitted with a conditional use permit in the R-M, R-2 and R-3 residential districts, the C-M (Controlled Manufacturing) Zoning District, the C-1 (Neighborhood Commercial) Zoning District, and the C-2 (General Commercial) Zoning District, as well as the remainder of the M-1 district. Program H-3g expands this area to include the Commercial/Light Industrial parcels along Camden and Dell Avenues east of Winchester Boulevard and north of San Tomas Expressway (see Figure II-65). Appendix II-B includes additional evidence demonstrating the habitability of this area, including nearby existing uses and amenities.

Emergency shelters are also permitted by a Planned Development Permit in the P-D and C-PD zoning districts where allowed as a permitted or conditional use by a zoning designation that corresponds to a similar land use designation.

The Campbell Zoning Code (Section 21.36.085) establishes the following objective standards to regulate emergency shelters:

Development Standards: The shelter shall conform to all development standards of the zoning district.

Operational Standards:

Maximum number of beds. The maximum number of beds shall be limited to the number of homeless persons in the City of Campbell based upon the most current homeless count for the City of Campbell at the time a request is made for the establishment of a homeless shelter

or 50 beds, whichever is greater. The current homeless count shall be based upon the current Santa Clara County Homeless Census and Survey. *(The maximum number of beds per shelter shall be regulated by the California Health and Safety Code)*

On-site parking. The shelter shall provide for a number only sufficient to accommodate staff and not exceeding the standards for other uses in the underlying zone.

Waiting and intake area. The exterior and/or interior client waiting and intake area shall be sufficient in size to accommodate all persons waiting to be admitted to the facility. If an exterior client waiting and intake area is proposed, it shall be screened from the public right-of-way.

Length of stay. Residents may stay for thirty days. Extensions up to a total of one hundred eighty days may be provided by the on-site manager if no alternative housing is available.

Lighting. The shelter shall have adequate outdoor lighting for security purposes.

Management and Operation Plan. A Management and Operation Plan shall be submitted by the operator of the emergency shelter for review and approval by the Director of Community Development and Chief of Police prior to establishment of the use. The plan shall be approved if it sets forth the following:

The plan specifies that the shelter shall provide twenty-four-hour, professional on-site management;

The plan sets forth management experience of all staff; a procedure for responsiveness to neighborhood issues; transportation services that are provided; client supervision policies; client services provided; and food services provided;

The plan includes a floor plan that demonstrates compliance with the physical standards of this section;

The plan sets forth a security plan that shall be provided as part of the Management and Operation Plan. On-site security patrol and security devices, including security cameras, shall be provided at all times. The location, type and number of security devices shall allow for clear visibility of all exterior and interior portions of the emergency shelter.

The plan sets forth the maximum number of beds and persons to be served by the emergency shelter, the number of parking spaces to be

provided, the size and location of the waiting and intake area, the length of stay of residents, the lighting plan, and the security measures and plan, and the policies governing the management and operation of the emergency shelter, in compliance with the provisions of this section.

The operator of the emergency shelter shall submit an annual statement on or before each anniversary of the approval of occupancy of the shelter demonstrating that the facility is operating in compliance with the approved management plan, or shall submit an updated management plan, for review and approval by the Director of Community Development and Chief of Police, in accordance with this subsection, that reflects any changes from the approved version.

Development standards in the underlying General Commercial/Light Industrial and Industrial land use districts, to be updated and adopted in conjunction with the General Plan and Housing Element in Spring 2023, are some of the least restrictive in the city and are appropriate to facilitate emergency shelters.

Table II-33: M-1 Development Standards

Summary of Emergency Shelter Development Standards by General Plan Land Use Designation		
Land Use Designation	**General Commercial / Light Industrial**	**Light Industrial**
Parking Required	1 space for each 400 sq. ft. of gross floor area.	
Maximum floor area ratio	1.0	1.0
Front	10 ft.	10 ft.
Side (each)	Min. 5 ft or 1/2 the height of the building wall adjacent to the side property line (whichever is greater).[1]	Min. 5 ft. or 1/2 the height of the building wall adjacent to the side property line (whichever is greater) when the side property line abuts a residentially zoned property, or 5 ft. when the side property line does not abut a residentially zoned property.[2]
Street side	10 ft.	10 ft.
Rear	10 ft.[3]	10 ft.[3]
Maximum height limit	75 ft.	45 t.

[1] A side setback of five feet shall be required for a proposed building when designed for, and limited for use as, an emergency shelter in accordance with CMC 21.36.085 (Emergency shelters).

[2] No side setback shall be required for a proposed building on the side property line where abutting a non-residentially zoned property when designed for, and limited for use as, an emergency shelter in accordance with CMC 21.36.085 (Emergency shelters) when the height of the building wall, inclusive of a parapet, adjacent to any side property line is no taller than 30-feet and limited to one-story.

[3] No rear setback shall be required for a proposed building when designed for, and limited for use as, an emergency shelter in accordance with CMC 21.36.085 (Emergency shelters).

Figure II-65: Parcels Allowing Emergency Shelters



Program H-3g will expand emergency shelter opportunities by reducing parking requirements on this use, revising the zoning ordinance to state the parking for emergency shelters shall be the same as for other uses in the underlying zone and sufficient to accommodate all staff.

Low Barrier Navigation Centers

Low Barrier Navigation Centers is a housing first solution to address homelessness. These temporary shelters provide services and are focused on transitioning individuals experiencing homelessness into permanent housing.

Currently, low barrier navigation centers are not identified as a permitted or conditionally permitted use in any zoning district. However, due to the similarities between this use and transitional housing, it could potentially be allowed in any residential zoning district subject to a "similar use" determination by the Community Development Director (Chapter 21.02 – Interpretation of Provisions). Through the implementation of Program H-5r, the City will adopt a zoning ordinance to permit low barrier navigation centers as a by-right use in specified mixed-use and non-residential zoning districts that allow multifamily housing, consistent with State law.

Transitional Housing

Transitional housing refers to "buildings configured as rental housing developments, but operated under program requirements that require the

termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance" (Chapter 21.72 - Definitions).

Campbell's zoning code permits transitional housing in all residential zoning districts by right (Chapter 21.08 – Residential Districts).

Supportive Housing

Supportive housing has no limit on length of stay and is occupied by the target population. This type of housing "is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (Chapter 21.72 - Definitions).

Campbell's zoning code permits supportive housing in all residential zoning districts by right (Chapter 21.08 – Residential Districts). Program H-3g will expand supportive housing opportunities by allowing the use by right in nonresidential zoning districts where multifamily and mixed uses are permitted in compliance with State law. It will also include transitional housing and supportive housing, in addition to low barrier navigation centers, as a by-right use in mixed-use and non-residential zoning districts that allow multifamily housing, consistent with state law. This can bring the City into compliance with AB 2162 (2020) and further support transitional housing.

Licensed Care Facilities

The California Welfare and Institutions Code declares that mentally and physically-disabled persons are entitled to live in normal residential surroundings, and that the use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No jurisdiction may impose stricter zoning or building and safety standards on these homes than is otherwise required for homes in the same district.

In accordance with state law, the Zoning Code permits licensed residential or community care facilities with six or fewer beds by right in all residential zoning districts, and allows facilities serving more than six persons in these districts with a conditional use permit (Chapter 21.08 – Residential Districts).

A new program, H-3g, directs the City to modify its Conditional Use Permit (CUP) program for care facilities for 7 or more persons. This program modifies Special Use Section, 21.36 - Locational and operational standards

by making the CUP an administerial decision and modifies the permit process for group homes for 7 or more modify to be consistent with fair housing law.

Single-Room Occupancy (SRO) Units

Single-room occupancy residential units (SROs) are a form of affordable housing consisting of a single room typically between 150 to 220 square feet, rented to a one- or two-person household. They are located in multi-tenant buildings and may include shared bathroom and kitchen facilities. Currently, SRO housing is allowed with a conditional use permit in the R-3 district. Program H-3g will expand this by allowing SROs in more zoning districts, including nonresidential zoning districts allowing multifamily uses (HDR, MHDR-MU, GC-MU, HD-MU, CC-MU and TO-MU). Furthermore, Program H-3a will specify a parking standard of 0.5 spaces per unit and Program H-1m would count SROs up to 400 square feet as half a unit for density calculation purposes.

Rooming and Boarding Houses

The Zoning Code also allows for Rooming and Boarding Houses with a conditional use permit in the R-D, R-M, R-2, and R-3 districts. "Rooming and Boarding houses" refers to houses with individual bedrooms that are rented to between three (3) to five (5) persons for profit, whether or not meals are provided.

Manufactured Homes

Manufactured homes are houses that are transportable, built on a permanent chassis, and designed for use with or without a permanent foundation when attached to the required utilities. Manufactured homes do not include recreational vehicles. Due to the much lower cost of construction and labor costs needed to build a manufactured home, this housing type provides an affordable housing solution. Manufactured homes are permitted by right in the R-1 District, subject to architectural requirements within the parameters of State Law.

Mobile homes and accessory dwelling units can be manufactured homes. These two types of manufactured homes are discussed in the sections below.

Mobile Home Parks

Mobile home parks include “any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.” (Chapter 21.72)

Mobile home parks are permitted with a conditional use permit in the R-3 zoning district (Chapter 21.08) and a planned development permit in the P-D zoning district (Chapter 21.12) with a corresponding mobile home land use designation. Mobile home parks are a valuable source of affordable housing. To ensure their protection, the City will prohibit mobile home park conversions through the implementation of Program H-2b.

Accessory Dwelling Units

The Campbell zoning code allows ADUs on all lots with existing or proposed single family or multifamily dwellings. The City administers ADU review consistent with State law, including less restrictive development standards and ministerial review that help reduce barriers to ADU construction. Program H-1e directs the City to amend the existing ADU ordinance to be consistent with state law by the end of 2023.

Development Standards

Provisions in the Zoning Code specify minimum lot areas, lot widths, lot depths and setbacks, and maximum lot coverage and building heights. Additional development regulations specify parking requirements. Development standards applicable to residential development are summarized in Table II-34 and Table II-35. These standards are typical of many California communities and contribute to the protection of the public health, safety and welfare, and the maintenance of the city's quality of life.

BUILDING HEIGHT

The Zoning Code establishes the maximum height limits for new development. In residential zoning districts, maximum heights range from 35 feet/2.5 stories (R-1, R-D, R-M, and R-2 districts) to 40 feet/3 stories (R-3 district). Mixed-use buildings of up to 45 feet are allowed in the C-3 District. This provides more than enough height to accommodate two-story construction. Additionally, the City passed a voter-approved measure to create a 75-foot height limit in the City in 1986. The C-2 zoning district, which previously did not support residential uses other than convalescent rest homes, transitional housing, and emergency shelters, allows heights up to 75 feet. Within portions of the P-D zoning district, which covers a significant portion of the city, heights up to 75 feet may also be approved.

SETBACKS

Setback requirements in the Zoning Code reflect the importance of maintaining adequate buffering between adjoining properties to avoid potential use conflicts. These setbacks are typical of similar communities

and have not appeared to be an impediment to the development of housing. The Central Business District (C-3) does not require any setbacks for any development, including apartment uses allowed with an administrative permit.

Table ll-30 provides residential development standards, by square feet, for each residential zoning district. It should be noted that while these standards are generally true, they may be modified by a special project area or area plan.

Table II-34: Residential Development Standards

Development Standard	Zoning Districts					
	R-1	R-D	R-M	R-2	R-3	P-D[7]
Min. Lot Area	R-1-6: 6,000 sf R-1-8: 8,000 sf R-1-9: 8,000 sf R-1-10: 10,000 sf R-1-16: 16,000 sf	6,000 sf (single-family) or 7,000 sf (2-unit)	6,000 sf (single-family); 7,000 sf (2-unit); 9,000 sf (3-unit); 1 du/3,000 sf (lots >9,000 sf)	6,000 sf (single-family); 7,000 sf (2-unit); 8,000 sf (3- or 4-unit); 1 du/2,200 sf (lot portion >8,000 sf)	6,000 sf (single-family); 7,000 sf (2-unit); 8,000 sf (3- or 4-unit); 1 du/1,600 sf (lot portion >8,000 sf)	Varies, up to no minimum
Min. Lot Width	R-1-6: 60 feet R-1-8: 70 feet R-1-9: 70 feet R-1-10: 80 feet R-1-16: 80 feet	60 feet	60 feet	60 feet	60 feet	Varies, up to no minimum
Min. Front Setback	20 feet	20 feet	20 feet	20 feet	20 feet	Varies, up to no minimum
Min. Side Setback	12 feet (corner), 5 feet (interior)[1]	12 feet (corner)	12 feet (corner) 5 feet (interior)[2]	12 feet (corner) 5 feet (interior)[2]	12 feet (corner) 5 feet (interior)[2]	Varies, up to no minimum

Development Standard	Zoning Districts					
	R-1	R-D	R-M	R-2	R-3	P-D[7]
		5 feet (interior)[2]				
Min. Rear Setback	5 feet[3]	5 feet[3]	5 feet[3]	5 feet[3]	5 feet[3]	Varies, up to no minimum
Max. Height	35 ft / 2.5 story	35 ft / 2.5 story	35 ft / 2.5 story	35 ft / 2.5 story	40 ft / 3 story	Varies: 40, 45, 55 or 75 feet depending on planning area.
Max. Lot Coverage	40%	40%	40%	40%	40%	Varies, up to no maximum
Density	Varies by land use designation <3.5 to <6 du/ gr. acre	6-13 du/ gr. acre	6-13 du/ gr. acre	14-20 du/ gr. acre	21-27 du/ gr. acre	Varies, up to 27 units per gross acre (to be increased to up to 75 units per acre by concurrent General Plan Update)
Off-Street Parking[4] [5]	2 spaces /unit	2 spaces /unit	Multiple[6]	Multiple[6]	Multiple[6]	Varies; small-lot single-family dwellings require 2½ spaces per unit plus ½ space guest parking
Open Space	750 sf/du (private)	750 sf /du (private)	300 sf/du(private or common)	300 sf/du (private or common)	300 sf/du (private or common)	None

[1] Side setback is a minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater). The planning commission may allow a minimum side setback of five feet for structures proposed for a second story addition under certain conditions.
[2] Side setback is a minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
[3] Rear setback is a minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
[4] One additional parking space is required for each detached accessory dwelling unit that not is contained within the existing space of an accessory structure.
[5] No required minimum parking within a half mile of a major transit stop, consistent with provisions under AB 2097.

[6] Parking for multi-family developments is based on the number of bedrooms that each unit contains, with a current minimum of 2 covered spaces for each unit, plus ½ space designated guest parking space for each unit, for studio and 1-bedroom units. Studio and 1-bedroom units in transit-oriented developments require 1½ covered spaces for each unit, plus ½ space designated guest parking space for each unit. The parking requirement per unit for both types of developments increases by ½ covered space for units of 2-bedrooms and larger. See Table 31 for the city's current parking standards, as well as the reduced standards being proposed under Program H-3a.

[7] Also includes C-PD. Residential Development Standards vary for properties subject to an area plan. Please see zoning envelope exhibits in Appendix II-C

Table II-35 provides parking standards for housing developments based on the number of bedrooms that each unit contains. The second column of the Table reflects the parking reductions being proposed under Program H-3a, including significant reductions for smaller units as a means of facilitating lower cost housing. Reduced parking is also provided for sites located within "Walkable Areas", generally defined as properties located within ½ mile of public transit; approximately 80 percent of the Housing Element sites inventory falls within these Walkable Areas.

Table II-35: Parking Standards by Unit Type[1]

Unit Size	Existing Citywide Parking Standards	Proposed Citywide Parking Standards[2]
Single-Family	2 spaces (1 covered)	No change
Small-Lot Single-Family	3 spaces (2 covered, 0.5 uncovered, 0.5 guest)	Revise based on bedroom count
Studio to One Bedroom	2.5 spaces	1 space for units up to 625 sf[3]
Two or More Bedrooms	3 spaces	2 spaces
SROs	Not specified	0.5 space for units up to 400 sf
Residential (C-3)	2 spaces per unit	Revise based on bedroom count
Unit Size	**Existing City Transit Standards**	**Proposed Walkable Areas Standard**
Studio to One Bedroom	2 spaces	1.5 spaces
Two or more Bedrooms	2.5 spaces	2 spaces

Notes:

[1] All parking standards presented are inclusive of guest parking.

[2] The city will be updating its parking standards in 2023, providing reduced parking for smaller units, affordable units, and projects near transit (refer to Program H-1a).

[3] Studio and one-bedroom units larger than 625 sf would be required to provide 1.5 spaces if located within a walkable area, or 2 spaces if located outside a walkable area.

Table II-36 provides residential development standards for mixed-use buildings in the C-3 zoning district.

Table II-36: Residential Development Standards – Commercial Zoning Districts

Development Standard	C-3 District: Central Business
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Setbacks (All)	None, except as may be required by Site & Architectural Review Permit or California Building Code
Maximum Height	45 feet
Max. Density	27 du /gross acre
Max. Floor Area Ratio	1.25*
Off-street Parking	2 spaces per unit

** FAR may be increased to 1.5 by Planning Commission or City Council under specific conditions, however, the residential component of a mixed-use project does not count against the maximum allowable FAR.*

RESIDENTIAL DEVELOPMENT STANDARDS IN R-1 DISTRICT COMPARED TO HIGHER DENSITY DISTRICTS

The R-1 district is primarily intended to serve as a single-family residential district and encompasses lots of varying minimum lot sizes and lot widths. R-1 is further categorized as R-1-6 through R-1-16. The minimum lot size in R-1-6 is 6,000 square feet with a minimum lot width of 60 feet; the minimum lot size in R-1-16 is 16,000 square feet with a minimum lot width of 80 feet for comparison. As such, the smallest minimum lot size in the R-1 district is 6,000 square feet. In the other residential zoning districts of R-D, R-M, R-2, and R-3, the minimum lot size for a single-family residential development is 6,000 square feet and for a two-unit development is 7,000 square feet. Minimum lot width in these districts is 60 feet. Lot size and width standards have not been a constraint to single-family development and would accommodate additional development, such as duplexes pursuant to SB 9 (which allows for division of these properties into smaller lots).

Ministerial approval of a duplex development and/or lot splits to accommodate duplexes is permitted by right in single-family residential

zones under SB-9. The lot size to accommodate such development is comparable (6,000 square feet in R-1-6) if not greater (8,000 square feet or more in R-1-8 through R-1-16) to lot sizes needed in other higher density residential districts for duplex development (7,000 square feet).

FLEXIBLE DESIGN PROVISIONS

The City offers various mechanisms to provide relief from development standards that are typically required of all residential projects under the Zoning Code. These mechanisms include mixed-use development provisions (which allows sharing of guest parking spaces with commercial activities), the density bonus program, and the P-D and C-PD zoning districts.

Planned Development (P-D) Zone

The purpose of the P-D Zoning District is to provide a degree of flexibility that is not generally available in other zoning districts. The flexibility is intended to allow developments that are more consistent with site characteristics while creating an optimum quantity and use of open space and good design consistent with the underlying General Plan Land Use Designation and any adopted guidelines for the area. The P-D Zone also facilitates mixed-use development, development concessions, and modified parking standards. Most of the Special Project Areas are zoned P-D.

Mixed-Use Development

Within the City of Campbell, there are several areas where mixed use development is encouraged, both as residential and commercial uses combined on a single parcel, and as components of a single development. A key strategy of the City's General Plan is to integrate residential development along designated commercial corridors to create activity along the street, provide a variety of housing types near work and shopping, and enhance public safety. This strategy ensures safer, more viable commercial areas, with mixed-use residents helping to promote the viability of the commercial uses. Mixed-use development is located next to sidewalks or landscape setback areas adjacent to the public street to enhance visibility, pedestrian access and interaction with the commercial uses.

The City's zoning ordinance provides several incentives to encourage mixed use. Residential uses are encouraged by not including residential component of a mixed-use project against the maximum allowable Floor Area Ratio (FAR). Campbell also allows for fifty percent of the guest parking spaces required for the residential component to be counted toward satisfying the parking of the commercial component when certain requirements are satisfied. Furthermore, a reduction in the required open

space for the residential component of a mixed-use project may be granted where the full amount of open space is unable to be accommodated due to the urban infill characteristics of the site.

PARKING

The Zoning Code prescribes minimum parking requirements for residential uses. General parking standards are noted in Table II-35 above. While the City has readily granted parking modification permits, parking requirements are frequently cited by housing developers as an impediment to housing development. As a result, many developers proposing larger residential projects (10 or more units) pursue a density bonus to take advantage of parking standards permitted by state law.

With the passage of AB 2097 in September 2022, constraints that may be imposed by parking are reduced in certain instances as minimum parking would no longer be required where new residential development is proposed within a half mile of a major transit stop. Approximately 75 percent of the Housing Element sites inventory and half of the entire City is subject to AB 2097.

AB 2097 waives minimum parking requirements, except the City may require parking if it makes written findings that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on any of the following established in AB 2097:

- the City's ability to meet its RHNA
- City's ability to meet any special housing needs for the elderly or persons with disabilities; or
- existing residential or commercial parking within one-half mile.
- The ability of the City to require parking; however, is not applicable for the following reasons:
- the development dedicates a minimum of 20 percent of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities;
- the development contains fewer than 20 units; or
- the development is subject to parking reductions based on the provisions of any other applicable law.
- The waiver of minimum parking would not be construed to reduce, eliminate or preclude certain requirements for electric vehicle supply equipment or prohibit requirement for car share where parking is voluntarily provided, as described in AB 2097.

In consideration that both market-rate and affordable housing developers reported that the City's parking requirements posed a significant barrier to the development of housing, Program H-3a will address this constraint by reducing parking requirements as depicted in Table II-3. For example, parking requirements for studio and one-bedroom units will be reduced from 2.5 spaces per unit (inclusive of guest parking) to 1 space for units up to 625 square feet in size. For studio and one-bedroom units larger than 625 square feet, 1.5 spaces would be required if located within a walkable area, or 2 spaces if located outside a walkable area.

ACCESSORY DWELLING UNITS

Accessory dwelling units and junior accessory dwelling units (ADUs) are ancillary dwelling units located on the same lot as a primary dwelling unit. Standards for ADUs are established in Chapter 21.23 of the Zoning Code. ADU development is largely proposed on single family properties, with general standards applicable to size, height, and setbacks summarized below. ADUs are not limited based on minimum lot size. Special provisions are established for multifamily residential properties and historic properties. Development standards on ADUs place certain constraints on their development, however standards are consistent with provisions of State ADU regulations and have not been an impediment to development of units. General development standards for ADUs for single family properties is outlined in Table II-37.

SMALL RESIDENTIAL CARE HOMES

Residential care facilities serving six or fewer residents, in addition to the caregiver, are allowed in all zoning districts that permit single-family residential and are not required to meet any of the requirements of CMC 21.36.180 – Residential care facilities. These facilities, which may also be referred to as group homes, are treated the same as other permitted uses in the underlying zone in regard to permitting requirements and development standards.

Table II-37: General ADU Development Standards for single family properties

Development Standard	Detached ADU	Attached ADU
Maximum Size	1,200 square feet	50% of primary unit living area.
Maximum Floor Area Ratio/ Lot Coverage	Consistent with standard for the applicable zoning district and/or area or neighborhood plan, except to the extent necessary to allow an 800 square foot ADU.	
Front Setback	Same standard as primary dwelling	Same standard as primary dwelling.
Interior Side/Rear Setback	4 feet	Same standard as primary dwelling.
Street Side Setback	12 feet	Same standard as primary dwelling.
Separation from the front or behind a Primary Unit/ Accessory Structure	10 feet	For primary dwelling, not applicable. For accessory structures, as specified in accessory structure regulations.
Separation from the side of a primary unit/accessory structure	5 feet	For primary dwelling, not applicable. For accessory structures, as specified in accessory structure regulations.
Maximum height	Height of the primary unit, with a minimum of 16 feet allowed.	Second floor to a primary unit, except not above a portion of an attached garage.

Building and Code Enforcement

The City of Campbell has adopted the International Building Code of 2018, as amended in 2019 by the State of California in the State Building Standard Regulations (Title 24) for the regulation of construction, alteration, renovating and remodeling of buildings and structures. The City's adopted Building Code is available under Title 18 of the Campbell Municipal Code and identifies portions not adopted and portions modified to provide predictability and reference to developers. Substantiative amendments to the local building code include requirements related to concrete in construction, which include limitations on certain use of structural plain concrete or modification required and special inspection requirements on concrete construction. The amendments address poor performance of plain concrete or under-reinforced concrete footing during a seismic event and the lack of quality control, drawing from the experiences of the 1994

Northridge earthquake and recommendations from Structural Engineers Association of Southern California (SEACSC) and the Los Angeles City Joint Task Force following their investigations on the earthquake.

Compliance with the building code is a basic requirement across all jurisdictions to ensure permits are issued to projects would be constructed to standards for safety and sustainability. Application of standards within the City's building code is a vital to ensuring construction meets standards for safety, including seismic safety given the city's location in proximity to major faults that extend through the Bay Area region. New construction is reviewed for building code compliance through the Building Permit plan check process.

The City of Campbell has adopted local amendments to the Building Code which require concrete reinforcement and the use of drywall in shear wall construction based on the higher-than-normal risk of seismic events in the Bay Area region. The cost of these local amendments to the construction of single-family residential and apartment units are estimated in Table II-38:

Table II-38: Local Building Code Amendments

Local Building Code Amendments Single-Family Residence (2,500 sq. ft.)	
$540	Added Cost of Shear Wall Requirements
$840	Added Cost of Concrete Foundation Requirements
$1,380	Total Added Cost in Dollars
0.2%	Total Added Cost as a Percentage of Valuation
Local Building Code Amendments Apartment (1,250 sq. ft.)	
$135	Added Cost of Shear Wall Requirements
$8	Added Cost of Concrete Foundation Requirements
$143	Total Added Cost in Dollars
0.1%	Total Added Cost as a Percentage of Valuation

The City administers a Code Enforcement Program that aims to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourages property owners to seek assistance through the rehabilitation assistance programs offered by Campbell or by the County of Santa Clara. Where code enforcement identifies issues relate

to habitability of residences in substantial disrepair, the code enforcement and building divisions coordinate to consider whether the structure can be repaired or whether it needs to be vacated.

Code enforcement cases are opened generally based on observed property conditions and in response to complaints received. These cases do not necessarily correlate with income level, as anyone conducting unpermitted construction or using a property in a way that is out of compliance with the municipal code could be subject to code enforcement.

It is acknowledged that lower income households may be more impacted by the cost of corrections, such as preparation of plans and submittal of building permit applications for construction, in order to comply with standards. Code enforcement corrections may place a greater burden on lower income households than those at higher income levels. However, code enforcement is necessary in ensuring construction is in compliance with building code and development standards, and is intended to preserve health and safety in residential structures.

To provide means to access information and reduce potential impact, Program H-5c includes distribution of information that can assist homeowners in finding housing resources, including code enforcement and rehabilitation loan programs.

Onsite/Offsite Improvements

The City of Campbell Public Works Engineering Division reviews onsite improvements, including grading, drainage, and stormwater treatment, and offsite improvements, including street improvements. Review is conducted on redevelopment of existing sites for conformance with current engineering standards and infrastructure requirements. Proposed subdivisions are reviewed for compliance with subdivision requirements established under Title 20 of the Campbell Municipal Code.

Street design and improvement work proposed as part of development must be reviewed and approved by the City Engineer. Improvements are reviewed based on standard specifications from the City at the time improvements are made, which include street paving, curbs and gutters, drainage systems, utility lines, water and sewer connections, and other infrastructure and equipment in the right of way. Through the review process, the City Engineer confirms that the project can be served by utilities. Residential projects have been able to comply with requirements for onsite and offsite improvements.

Residential development in the City is required to improve arterial and local streets; curbs, gutters, sidewalks; water lines; sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. In most cases,

capital improvements are dedicated to the City or other agencies that are responsible for maintenance. These requirements are necessary to providing infrastructure that serves development and are necessary to protect health, safety, and welfare

The municipal code establishes general standards for street widths, under § 20.36.090, as an initial basis for design. Local streets require minimum right of widths of 60 feet; cul-de-sacs not more than 350 feet long may provide a 56 foot wide right of way. Street widths in the San Tomas Area Neighborhood Plan and Campbell Village Neighborhood Plan are as established in their respective neighborhood plans. Reduced widths may be considered by Planning Commission where the topography or the small number of lots served and the probable future traffic development justify narrower widths. Increased widths may be required where streets are to serve commercial property or where probable traffic conditions warrant such increased widths.

Subdivision applications are required to identify the proposed subdivision layout in the tentative subdivision/parcel map:

- Lot boundaries
- Location, width, improvement status, purpose, and names of all existing or platted streets, easements, railroad rights-of-way, other public ways, and buildings within or adjacent to the tract
- Layout, names, and proposed width of streets, alleys, and easements
- Cross sections of proposed streets
- Profile of each street with tentative grades
- Location of all political subdivision lines, corporation lines, water courses, and other physical features
- All parcels of land intended to be dedicated for public use or reserved for the use of property owners
- Projects may be required to include or contribute to payment for off-site improvements where there is a nexus with proposed development and required for general health, safety, and welfare.

WATER AND SEWER IMPROVEMENTS

Review of water and sewer utilities proposed for residential development is conducted by the Campbell Engineering Division. The San Jose Water Company provides water service to the City of Campbell. Project entitlements and permits are generally accompanied by conditions of approval for water and sewer improvements necessary to serve the project. As provided under State law (Government Code § 65589.7), water and sewer providers are prohibited from denying, conditioning the approval, or reducing the amount of service for development that includes housing affordable to lower-income households, unless specific written findings are

made. Additionally, local water and sewer providers must grant priority for service hook-ups to developments that include housing units affordable to lower income households.

Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals varies depending on the scope of the project. Smaller projects typically require less time and larger projects more time. The City strives to keep its permit procedures streamlined and processing times minimal. The Planning Division is the lead agency in processing discretionary residential development applications and coordinates the processing of those applications with other City departments such as the Public Works Department and the Building Division of the Community Development Department.

The City does not have objective design standards, except for general zoning standards such as height and setback limitations. To create clearer criteria for the design and evaluation of residential projects, the Housing Element contains a program (Program H-1f) to adopt objective residential design standards, providing concrete direction to development applicants and contributing to a streamlined development process.

PERMIT PROCEDURES

Campbell's development process can be summarized in the following seven steps. All of these steps may not be necessary depending on the nature of a project. The first four steps in the development process are commonly referred to as the planning process, ending with project approval. Project construction and occupancy is addressed in the final three steps.

- **Preliminary Application:** The preliminary application process is offered at minimal cost to applicants. The submitted plans are routed to all the applicable departments of the Development Review Committee (DRC) for review and comment. The DRC consists of representatives from City Departments and the County Fire Department. Following the submission of a mandatory pre-application, and investigation that all materials and facts necessary to facilitate a review of the proposal have been provided, the request is scheduled as a study session before the Planning Commission for review and comment within sixty-days. This process can save developers time and money by

addressing potential concerns at an early stage thereby avoiding delays later in the process.

- **Application Submittal:** The planning application submittal process is when a developer submits a development application, required fees, and application materials. In 2020, the City of Campbell transitioned to an online permit process which saves applicants time and money by allowing housing projects to be submitted electronically.
- **Plan Review:** After the application is received, it is routed through the Development Review Committee. A planner is assigned to serve as the developer's liaison helping to expedite the permit process and coordinating the department reviews. Individual departments assess the completeness of the application and prepare preliminary Conditions of Approval. A review of the environmental issues associated with the proposed project (as required by the California Environmental Quality Act) will also be completed at this time.
- **Planning Commission/City Council Approval:** If a project is determined to require a public hearing, it will be scheduled for the Site and Architectural Review Committee (if necessary) and Planning Commission meetings. Public Notice will be provided and all property owners within 300 feet of the project site will be notified by mail. In some instances (for example, Planned Development Permits), the project will require City Council approval. After projects receive approval by the Planning Commission there is a ten-day appeal period during which the project may be appealed to the City Council. The City Council decision is final.
- **Plan Check:** After the project receives any required approvals, the construction plans may be submitted to the building division for plan check for building permits. The plans will be routed to the City's Public Works Department and Planning Division. The project planner will review the plans for conformance with the Zoning Code, any required Conditions of Approval, and with the plans approved by the Planning Commission or City Council. The building division will verify that all building, fire, mechanical, plumbing and electrical code requirements are fulfilled in compliance with the Uniform Building Code and other State requirements.

- **Building Permit:** After the project plans receive approval from the relevant departments, the building division issues a building permit. Construction can begin after this point. Regular inspections are required throughout the construction process. The final inspection requires clearance from all relevant City departments and the County Fire Department.
- **Occupancy Permit:** Once the final inspection is complete, the developer needs to secure an occupancy permit. If park impact fees are required, the remaining balance must be paid at this time. Buildings or structures cannot be used or occupied until the Building Official has issued a certificate of occupancy. The Table below shows the average processing time for typical residential development applications.

The time required for processing permits varies based on the size and complexity of the proposal. Table II-39 identifies general processing timeframes for various planning permits. Where multiple permit types (entitlements) are required for one project, processing of these permits generally happens concurrently, and estimated processing times are not additive.

Table II-39: General Timeframes for Permit Procedures

Type of Approval	Hearing Body	Frequency of Hearings	Processing Time*
Planned Development Permit	City Council	2 times per month	6-8 months
Tentative Subdivision Map	Planning Commission or City Council	2 times per month	2-3 months
Tentative Parcel Map	Administrative	Administrative hearings are scheduled as needed	2-3 months
Conditional Use Permit	Planning Commission	2 times per month	3-5 months
Administrative Site and Architectural Review Permit	Administrative	Administrative hearings are scheduled as needed	2-3 months
Site and Architectural Review Permit	Planning Commission	2 times per month	3-5 months
ADU/JADU	Ministerial	Not Applicable (Ministerial)	1-2 months

* *Assumes project is exempt from the California Environmental Quality Act (CEQA).*

Processing Times Relative to Santa Clara County

Campbell's processing time for permits and development review is comparable to other jurisdictions in Santa Clara County. Additionally, qualifying affordable housing developments (e.g., SB 35) are eligible for ministerial review, which substantially reduces the length of the review process. Consequently, the City's processing times are not considered an undue constraint on housing development.

In comparison to jurisdictions within Santa Clara County, the processing times for applications in Campbell generally are in line with the approximate ranges, as provided in Table II-40 below. Processing times represent estimates of general projects, and it is possible that individual projects may take longer to process due to a variety of factors, which may include complexity of the site and project, applicant responsiveness, workload of the department, studies needed for project and environmental evaluation, and scheduling of public hearings. Such factors are not unique to Campbell and can contribute to variations in processing times of any jurisdiction due to the unique characteristics of each site and project proposed.

Table II-40: Processing Times for Jurisdictions in Santa Clara County (in Months)

	ADU	By-Right (Ministerial)	Discretionary By-Right	Discretionary (Administrative)	Discretionary (Planning Commission)	Discretionary (City Council)
Campbell	1 to 2	1 to 2	Not Applicable	2 to 3	3 to 5	3 to 8
Cupertino	1 to 3	1 to 6	2 to 4	2 to 4	3 to 6	6 to 12
Gilroy	1 to 2	1 to 2	2 to 4	N/A	4 to 5	5 to 6
Los Altos Hills	1 to 2	0.5 to 2	2 to 3	3 to 4	4 to 6	5 to 8
Los Gatos	No data	3-6 (first review; 10 working days for resubmittal)	1 to 2	2 to 4	4 to 6	6 to 12
Milpitas	3 to 5	4 to 6	2 to 3	6 to 18	N/A	12 to 24
Monte Sereno	0.75 (3 Weeks)	0.75 (3 Weeks)	1	1 to 2	1 to 2	1 to 2
Morgan Hill	1 to 2	1 to 3	2 to 3 (Entitlements only. Additional 6-9 for building permits)	2 to 3	4 to 6	4 to 6
Mountain View	3 to 5	4 to 6	2 to 3	6 to 18 (Entitlements only. Additional 6-9 for building permits)	N/A	12 to 24
San Jose	2	1 to 3	7	7	7 to 11	5 to 12
Santa Clara	0 to 1	0 to 1	0 to 3	4 to 9	6 to 9	6 to 12
Saratoga	No info	No info	No info	No info	No info	No info
Unincorporated County	4 to 6	6 to 8	9 to 12	12 to 15	15 to 18	15 to 18

Source: Planning Collaborative Survey, 2022

The City of Campbell has an eligibility checklist that lists the procedural steps for an SB 35 application. SB 35 established an opt-in program for developers to submit projects to be reviewed through a streamlined ministerial approval process if the project meets criteria under SB 35, including being an infill development, meeting objective standards, providing 10 percent of units as lower income units in a 10 or more unit development, and complying with prevailing wage and skilled workforce requirements. This ministerial review applies to jurisdictions that have not yet met their housing targets. When an SB 35 application is received, the City processes the application in compliance with the timing and development standards review requirements under State law.

FINDINGS AND PERMIT PROCESSES RELATED TO HOUSING

This list describes the findings required for various housing projects.

Zoning Clearance (Ministerial Review):

Housing Projects Subject to Requirements: Housing projects not subject to Administrative Site and Architectural Review Permit, Site and Architectural Review Permit, Administrative Planned Development Permit, or Planned Development Permit. This process includes SB-9 applications.

Required Findings: N/A.

Administrative Site and Architectural Review Permit (CMC 21.42.050.B)

Housing Projects Subject to Requirements:

1. Properties located in the R-1-6 zoning district that are subject to the San Tomas area neighborhood plan for:
    a. Construction of a building or structure on an undeveloped lot,
    b. Additions to the existing main residence, except additions that exceed .45 FAR which would require a full site and architectural review permit by the Planning Commission.
    c. The conversion of attic space to living area on an existing single-story single-family residence, and
    d. The removal or reconstruction of more than fifty percent of the exterior walls of an existing single-family residence.
2. Properties located in the R-1-8 zoning district that are not subject to the San Tomas area neighborhood plan, for the construction of a new single-family dwelling, or an addition to an existing single-family dwelling that is seven hundred fifty square feet or greater in gross floor area or three hundred seventy-five square feet or greater in gross floor area on a second-story.

Required Findings:

1. The project will be consistent with the general plan;
2. The project will aid in the harmonious development of the immediate area;* and
3. The project is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s).

Site and Architectural Review Permit (CMC 21.42.060.B)

Housing Projects Subject to Requirements:

1. All structures except those subject to an Administrative Planned Development Permit, Planned Development Permit, Administrative Site and Architectural Review Permit or otherwise exempted in

accordance with CMC 21.42.020.C. – Exceptions to Site and Architectural Review process.

Required Findings:

1. The project will be consistent with the general plan;
2. The project will aid in the harmonious development of the immediate area; and
3. The project is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s).

Administrative Planned Development Permit (CMC 21.12.030.H.6)

a. The proposed development or uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;
b. The proposed development would be compatible with the general plan and will aid in the harmonious development of the immediate area;
c. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts which are consistent with the general plan designation of the property; and
d. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.

Planned Development Permit (CMC 21.12.030.H.6)

a. The proposed development or uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;
b. The proposed development would be compatible with the general plan and will aid in the harmonious development of the immediate area;
c. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts which are consistent with the general plan designation of the property; and
d. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.

* The City will be eliminating this subjective finding (Required Finding No. 2) as part of the Objective Multi-Family Development and Design Standards in program H-1f.

SITE AND ARCHITECTURAL DESIGN REVIEW

Residential development would be reviewed through the Site and Architectural Review process under Chapter 21.42.

Planning Commission is the approval authority for Planning Commission Site and Architectural Review, which encompasses any use or structure constructed, created, enlarged, erected, installed, maintained, or placed on any property with some exception of projects that are listed under Administrative Site and Architectural Review and Exceptions to Site and Architectural Review.

Administrative Site and Architectural Review encompasses certain projects that can be approved by the Community Development Director or designee, which include:

1. Properties located in the R-1-6 zoning district that are subject to the San Tomas Area Neighborhood Plan for:
    a. Construction of a building or structure on an undeveloped lot,
    b. Additions to the existing main residence, except additions that exceed 0.45 FAR which would require a full site and architectural review permit by the Planning Commission.
    c. The conversion of attic space to living area on an existing single-story single-family residence, and
    d. The removal or reconstruction of more than fifty percent of the exterior walls of an existing single-family residence.
2. Properties located in the R-1-8 zoning district that are not subject to the San Tomas area neighborhood plan, for the construction of a new single-family dwelling, or an addition to an existing single-family dwelling that is seven hundred fifty square feet or greater in gross floor area or three hundred seventy-five square feet or greater in gross floor area on a second-story.

Exceptions to Site and Architectural Review Permit Process. Review of listed exceptions would require zoning clearance, which is a ministerial approval. These projects include the following:

- Properties located in the R-1-6 (Single-Family Residential) zoning district that are not subject to the San Tomas Area Neighborhood Plan;
- Additions to existing single-family residences located on properties in the R-1-8 (Single-Family Residential) zoning district that are not subject to the San Tomas Area Neighborhood Plan when all of the following are satisfied:

- The gross floor area of the addition is less than seven hundred fifty square feet and less than three hundred seventy-five square feet in gross floor area on a second-story;
- The property is not subject to a previously approved site and architectural review permit (for which minor additions or alterations may be processed under subsection 4 below); and
- The addition would not result in a "new dwelling using portions of the original structure" as defined by Chapter 18.32.
- Properties located in the R-D (Two-Family District) zoning district; and
- Minor additions or alterations to existing structures and minor changes in plans, as defined by § 21.56.060 (Amendments to an approved project), that have previously been approved by the planning commission, provided that these minor changes are limited to modification in the plot plan and elevations that will not substantially change the overall appearance, character, and scale of the proposed development.

If the Community Development Director finds that the proposed development will have a substantial effect on the surrounding area or is of sufficient size to warrant the consideration of the Planning Commission, the Community Development Director shall refer the application first to the site and Architectural Review Committee and the planning commission for processing in the same manner as all other applications for Site and Architectural Review permit approval.

The findings for Site and Architectural Design Review approval include determination that the project: 1) will be consistent with the general plan; 2) will aid in the harmonious development of the immediate area; and 3) is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s). The findings of approval are similar to those employed in other jurisdictions to ensure projects are consistent with the general plan and planning documents, compatible with the surroundings, and have been design to applicable standards. The Site and Architectural Design Review process has been employed as the Planning design review process that continues to facilitate approval of housing development projects in the city while maintaining a process to consider consistency with the policies and regulations.

The City does not have objective design standards, except for general zoning standards such as height and setback limitations. To create clearer

criteria for the design and evaluation of residential projects, the Housing Element contains a program (Program H-1f) to adopt objective residential design standards. This program will address the constraints of the existing Site and Architectural Design Review process.

PLANNED DEVELOPMENT PERMIT

Projects with Planned Development (P-D) or Condominium Planned Development Permit (C-PD) zoning designation require a Planned Development permit reviewed by the Planning Commission and approved by the City Council. Processing times for a Planned Development Permit take typically six to eight months.

While the P-D and C-PD zoning districts have offered a degree of flexibility not offered in other zoning districts, the lack of objective standards have deterred interest and redevelopment due to the lack of clarity and uncertainty. As a result, as part of the Envision Campbell General Plan update, the City seeks to establish new zoning districts to facilitate development of properties without reliance on the P-D and C-PD zoning designation.

BUILDING PERMITS

Upon submittal of a complete set of plans for a typical single-family residence, plan check is conducted and a building permit is issued within approximately two to four weeks, and about four to six weeks for a typical multi-family plan check. The City sometimes contracts with a consultant for more complex plan checks in order to expedite their review; however, such plan checks are done on a time and materials basis to minimize the cost.

Growth Management and SB 330

The City of Campbell has not instituted a growth management ordinance or regulations that may otherwise limit growth through regulatory policies. The City would not be affected by prohibition of housing caps under SB 330 as no caps are in place. Growth in the City has been analyzed in the City's General Plan and development has been within the projections. The City has planned for its Regional Housing Needs Allocation for the 2023-2031 planning cycle to accommodate the projected growth and housing allocation.

ENVISION CAMPBELL

Fees and Other Exactions

DEVELOPMENT IMPACT FEES

In accordance with Assembly Bill (AB) 1483, detailed information on residential development and permitting costs may be found on the City's website as follows: https://www.campbellca.gov/1079/Assembly-Bill-AB-1483

The following sections provide an analysis of the type of fees the City collects.

New development is subject to the payment of development impact fees. The City of Campbell, like other jurisdictions, may collect development impact fees to fund city services and facilities that would be impacted by new construction, such as capital facilities, police services, fire services, recreational services, infrastructure and transportation improvements. These fees are one-time charges that offset the increase in demand for services resulting from new development.

Collection of these fees typically occurs at building permit issuance, although there may be circumstances where collection occurs prior to certificate of occupancy. Although these fees add to the cost of development, the only alternatives would be infeasible, which include either payment by existing Campbell taxpayers or limitation on housing development as the services and infrastructure may not be in place to serve new development. Furthermore, the payment of development impact fees is a standard part of the development process as they are employed pervasively across jurisdictions and they are factored into the project costs for developers.

As provided under State law, ADUs less than 750 square feet cannot be charged development impact fees. Additionally, ADUs are exempt from utility connection fees unless constructed with a new single-family residence. The exemption of impact fees and limitation on connection fees has reduced the costs of ADU development in the city in these instances.

At this time, the City of Campbell only collects two development impact fees which include:

1. Park(land) in-lieu fee (Quimby) for residential units:
    - Single-family: $27,800 per unit
    - Multi-family: $19,720 per unit
    - Secondary / Accessory Dwelling Unit (750 sq. ft or larger): $8,159 per unit
    - Junior Accessory Dwelling Unit: $0
2. Inclusionary Ordinance in-lieu fee for residential units:
    - Owner Occupied Units: $34.50 per square foot

- Rental Units: $21.50 per square foot

PERMIT AND IMPACT FEES

Permit fees are charged for development applications. The fees are necessary to cover the costs of review and processing of applications. All fees are published on the City's website and updated periodically. Table II-41 summarizes development fees from the City's 2021 Master Fee Schedule.

Table II-41: Residential Processing and Permit Fees (2020)

Application Fees by City Department	Single-Family Detached (2,500 sq. ft.)	50-Unit Multi-Family Apartment Project (1,250 sq. ft. per unit)	
	Per Unit Cost	Per Unit Cost	Total Cost
City Fees			
Planning			
Permit Application Fee	$12,425	$248.50	$12,425
Tentative Parcel Map	$7,455	$149	$7,455
Park Impact Fee	$27,800	$19,720	$986,000
Public Works			
Final Parcel Map	$5,840	$121.48	$6,074
Encroachment Permit	$584	$12	$584
Storm Drain Area Fee*; **	$1,193	$23.85	$1,193
*: 2,385 per acre - multi-family; 2,120 per acre single-family;	$292.01	$43.80	$2,190
***: assuming 800 sq. ft. per unit for multi-family, 6,000 sq. ft. per unit for single-family*			
Building			
Demolition Permit	$1,081	$22	$1,081
Building Permit Fee *(1.66% of Valuation)*	$11,620	$4,565	$228,250
Plan Check Fee	$3,834.60	$1,506.45	$75,322.50
(33% of Building Permit Fee)			
Electrical, Plumbing, Mechanical	$155	$45	$2,262
($112 + $43 x number of permits)			
Assuming three permits/unit			

Construction License Tax	$1,250	$625	$31,250
($0.50 per square foot)			
Roadway Maintenance Fee	$2,240	$880	$44,000
(0.32% of Valuation)			
General Plan Maintenance Fee *(8% of Building Fee)*	$929.60	$365.20	$18,260.00
Seismic Motion and CA Building Standards Commission Fees	$287.00	$112.75	$5,637.50
(0.00013 of Valuation and 0.00028 of Valuation)			
Non-City Agency Fees			
School District (Elementary) *($2.65 per sq. ft.)*	$6,625.00	$3,125.00	$156,250.00
School District (High School) *($1.22 per sq. ft.)*	$3,050.00	$1,525.00	$76,250.00
Sewer			
Permit Fee (assuming Sewer Lateral Inspection)	$425	$425	$21,250
Connection Fee ($10,786 per SFR; $8,351 per MFR)	$10,786	$8,351	$417,550
Sewer Treatment Plant Capacity Fee *($1,642 per SFR; $1,271 per MFR)*	$1,642	$1,271	$63,550
Fire Plan Check *(.0016 of Valuation)*	$1,120	$440	$22,000
City Fees	**$76,986**	**$28,440**	**$1,421,984**
Non-City Agency Fees	**$23,648**	**$15,137**	**$756,850**
Total Fees	**$100,634**	**$43,577**	**$2,178,834**
Valuations	**$700,000**	**$275,000**	**$13,750,000**
** Assuming $280 sq. ft. for SFR; 220 sq. ft. for Apartment*			

Fees Comparative to Other Jurisdictions

Campbell's estimated fees for multi-family housing of approximately $56,445 per unit, shown in Table II-42, was developed with a different methodology than the 2021 County survey, shown in Table II-42. Campbell's fees are lower than neighboring jurisdictions such as Cupertino and Sunnyvale but above San Jose's and those in southern Santa Clara County.

Table II-42: Estimated Residential Processing and Permit Fees Per Unit (2021)

Jurisdiction	Small Multi-Family	Large Multi-Family
County Median	***$31,802***	***$29,903***
Cupertino	$77,770	$73,959
Gilroy	$40,195	$39,135
Los Altos Hills	N/A	N/A
Los Gatos	$5,764	$3,269
Milpitas	$75,046	$59,312
Monte Sereno	$4,815	$4,156
Morgan Hill	$41,374	$36,396
Mountain View	$69,497	$82,591
San Jose	$23,410	$23,410
Santa Clara	$6,733	$2,156
Saratoga	$17,063	$15,391
Sunnyvale	$77,770	$73,959
Unincorporated County	N/A	N/A

Inclusionary Housing as a Potential Constraint

The requirement for inclusionary housing outlined in Table II-43 has not been a constraint to new residential development, as the City's inclusionary requirements are comparable to others found in the region.

Table II-43: Inclusionary Requirements in Campbell and Nearby Jurisdictions

Jurisdiction	Inclusionary Requirement
Campbell	15%
San Jose	15% (20% for off-site)
Los Gatos	10% - 20%
Cupertino	15%-20%

The City of Campbell has adopted an inclusionary housing ordinance with the purpose of furthering the City's efforts to require housing available to very low-income, low-income and moderate-income households and ensure that part of Campbell's remaining developable land is used to provide affordable housing. Inclusionary housing regulations are established in Chapter 21.24 of the Zoning Code. The ordinance applies to residential developments with 10 or more units. At least 15% of the units are required to be made available at affordable rents or ownership costs. For rental units, at least 40% of the 15% must be made available to households at the very low-income level, with the remaining to be available for households at the low-income level. For ownership units, affordability must be at the low or moderate-income levels. The terms of affordability are 55 years for rental units and 45 years for ownerships units. Preference for affordable units is given, first (for up to ten percent of all affordable units) to income eligible employees of the City of Campbell, second to income eligible existing Campbell residents, and third to income eligible persons employed within the city limits.

The ordinance also provides some flexibility to comply with inclusionary requirements. These alternatives include the following:

- Off-site construction of affordable units;
- Provision of rental units in for-sale projects (subject to very-low and low-income affordability);
- Dedication of land sufficient to accommodate the required affordable units; or
- Payment of an in-lieu housing fee (for projects with densities at or below six units per acre). The current fees are $34.50 per square foot for ownership housing units and $21.50 for rental housing units. In-lieu fees are deposited into the City of Campbell housing trust fund. Payment of in-lieu fees if applicable to the project is required prior to issuance of building permits for market-rate units.

Campbell’s inclusionary ordinance also provides for a reduction or waiver of the inclusionary requirement if an applicant can show there is no reasonable relationship between the project and the requirement for

affordable units, or if application of the inclusionary requirements represents a taking.

The City has not received negative feedback from developers on the City's inclusionary ordinance requirements in terms of affecting project viability. The inclusionary ordinance is similar to surrounding cities and is generally accepted by the regional development community. Developments that fall under the inclusionary requirement would be eligible for State density bonus provisions (Government Code § 65915) that help support the financial viability of providing affordable units. As described under program H-1a, the City is amending its Inclusionary Housing Ordinance to offer a menu of options for achieving affordability.

The City continues to offer density bonus incentives for provision of affordable housing under Chapter 21.20 of the Zoning Code, which was last updated in 2016. The provisions allow for potential additional units, development incentives, and waivers from requirements for the inclusion of affordable housing in residential developments consistent with State law. As State Density Bonus law is periodically updated, the Zoning Code is supplemented by the latest provisions under State law in the event there are any discrepancies.

Constraints for People with Disabilities

This section analyzes governmental constraints on the development, improvement, and maintenance of housing for persons with disabilities. Government Code § 65583 requires housing elements address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. Analysis of constraints includes land use controls, building codes, code enforcement, site improvements, fees and other exactions that would be required in local processing and permit procedures.

The City of Campbell provides for reasonable accommodations under Chapter 21.50 of the Zoning Code. Requests are considered by the Community Development Director and notice is provided to immediately adjacent property owners for the request. A notice of decision is also sent upon acting on the request. The Community Development Director considers the grounds for the accommodation as listed in Chapter 21.50, which includes consideration of special needs, benefits, impacts, physical attributes of the property or structure, alternatives, housekeeping units, and financial or administrative burden. The process and findings for reasonable accommodation applications involve the following:

- The applicant is provided a form to identify the Zoning Code provision, regulation or policy from which accommodation is

being requested, and to provide the basis for the claim and why the accommodation is necessary.
- The Community Development Director serves as the reviewing body for the request, unless the project for which the request is being made requires some other discretionary and use permit or approval.
- The following factors are considered in determining the reasonableness of a requested accommodation:
- Special need created by the disability;
- Potential benefit that can be accomplished by the requested modification;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures;
- Alternative accommodations which may provide an equivalent level of benefit;
- In the case of a determination involving a single-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents.
- Whether the requested accommodation would impose an undue financial or administrative burden on the city

The factors for consideration of a reasonable accommodation request do not serve as deterrents to housing accessibility. The "potential benefit" factor is a standard finding that is a restatement of the City's policy that the granting of a reasonable accommodation is a benefit by definition as it facilitates providing fair access to housing. The "potential impact on surrounding uses" factor can be addressed, to the extent necessary, by evaluating alternative approaches to addressing the accessibility needs of the disabled to minimize the potential impact on the surrounding neighborhood. The fee for a reasonable accommodation application under the FY 21/22 schedule is $3,106, which is required to cover the time and costs for staff to process and review the application. However, as pointed out by HCD, this "surrounding use" is essentially a conditional use finding whereas a reasonable accommodation procedure should be a unique exception process. To address this issue, Housing Element Program H-5g commits the city to update its findings for consistency with the following guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ):

- For an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden, or fundamentally alter the nature of the provider's operations

Since adoption of the Reasonable Accommodation Ordinance in 2004, the City has received very few reasonable accommodation requests. As an example, one reasonable accommodation requests the City received involved a new market rate development which incorporated three affordable units pursuant to the City's inclusionary requirements. An income eligible applicant for one of the affordable units was physically disabled. The City approved a reasonable accommodation request to help improve access to the unit and provided funding to retrofit the affordable unit – including lowered countertops and a fully accessible bathroom.

Campbell's zoning code defines "family" as an individual or group of persons living together who constitute a bona fide single housekeeping unit in a dwelling unit. Family shall not be construed to include a fraternity, sorority, club or other group of persons occupying a hotel, lodging house, or institution of any kind. The definition is consistent with State law, which requires that the definition of family to not distinguish between related and unrelated persons and does not impose a numerical limit on the number of people who constitute a family in order to prevent discrimination of the siting of group homes.

The City maintains conformance with the latest State ADA requirements, through the regular adoption of the California Building Standards Code every three years. Through the Building Permit review process, plan checkers verify development meets State ADA requirements.

Non-Governmental Constraints

Nongovernmental constraints are constraints, such as market drive constraints, which are generally outside the government's ability to directly control. However, local governments may be able to reduce impacts of these constraints through programs and policies and create conditions that may help facilitate development. These constraints may include construction costs, cost of land, and the availability of financing.

DEVELOPMENT AND CONSTRUCTION COSTS

Total development costs vary by the type of development. For new single-family homes in Santa Clara County, total development costs are approximately $1,060 per square foot for small developments and $936 for large developments[46]. Hard costs involved in construction for site improvements, grading, and building represent approximately 40 percent of total development costs for small projects and 56 percent for large projects. Soft costs involved in construction represent approximately 13

[46] *San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research, prepared by Century Urban, LLC. April 7, 2022.*

percent of the total development cost for small single-family developments and 16 percent for large single-family developments. Soft costs included city fees, which range from 2-5 percent of the total development costs.

Small multifamily developments with 10 units have a typical development cost of approximately $755 per square foot or $746,500 per unit. Larger multifamily developments with 100 units have a total development cost of $748 per square foot or $692,500 per unit. Hard costs are $521,000 per unit for small multifamily projects and $484,000 per unit for large multifamily projects, both of which represent approximately 69 percent of total development costs. Soft costs are typically 22 percent of total development cost per unit for small multifamily and 21 percent per unit for large multifamily.

Baird and Driskell in partnership with the Chan Zuckerberg Initiative developed an ADU calculator to estimate the costs of ADU development in Santa Clara County. Based on their estimates, new construction for a 750-square foot ADU with 1 bedroom and 1 bath is approximately $312,500, while an equivalent sized modular ADU costs approximately $281,000 to build, excluding government fees.[47]

The City can manage fees for development to a certain extent, although the impact would not significantly reduce the overall total development costs. The City charges fees necessary to provide administrative processing of, review on, and service to new development.

Other ways to reduce development costs include a reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) which could, in theory, result in lower sales prices. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing materials and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

LAND COSTS

Land costs vary depending on the type of development and size of residential projects. Review of construction since 2013 in Santa Clara County have found land costs to be approximately $508 per square foot for small single-family developments (48 percent of the total development cost) and $264 for large single-family developments (28 percent of the total development costs)[48]. Land cost was found to be approximately $60,000

[47] *https://santaclaracounty.aducalculator.org/*

[48] *San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research, prepared by Century Urban, LLC. April 7, 2022.*

per unit for multifamily projects (approximately 8 percent of the total development cost). The Mozart property in Campbell, a recent sale, was valued at approximately $4.44 million per acre.

The City is not able to directly affect land costs for private properties. The City would have greater control over the price of city-owned properties to be disposed and placed on the market.

HOME FINANCING

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

According to available HMDA data for Santa Clara County, loans for home purchases remained generally available and slightly increased in 2017, with approximately 13,500 loans, compared to 5 years earlier in 2012, with approximately 12,700 loans. Loans for home improvements also increased to approximately 1,800 from 1,300.

Home mortgage financing rates as of May 2022 are upwards of 5 percent, up from lows in prior years (2018-2021) ranging from 2 to 5 percent from 2018-2021, for a 30-year fixed rate loan. Anticipated increases in interest rates following prior periods of extended low rates present increasing challenge to households that would be affected by larger expected monthly payments of housing costs. The First-time buyers, people with short credit history, lower incomes or self-employment incomes, or those with unusual circumstances are likely to experience challenges qualifying for a loan or were charged higher rates, and growing interest rates would exacerbate the challenges.

Santa Clara County qualifies as a high-cost area and has a higher loan limit through the Federal Housing Administration (FHA) loan program. In 2021, prospective home buyers could receive a loan of up to $822,000 for a single-family home and approximately $1,582,000 for a four-plex through an FHA loan.

Affordable housing developments face additional constraints for financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments with higher per unit costs are among the hardest to make financially feasible. This is because the higher costs result in a sale price that is above the affordability levels set for many programs. Additionally, smaller projects

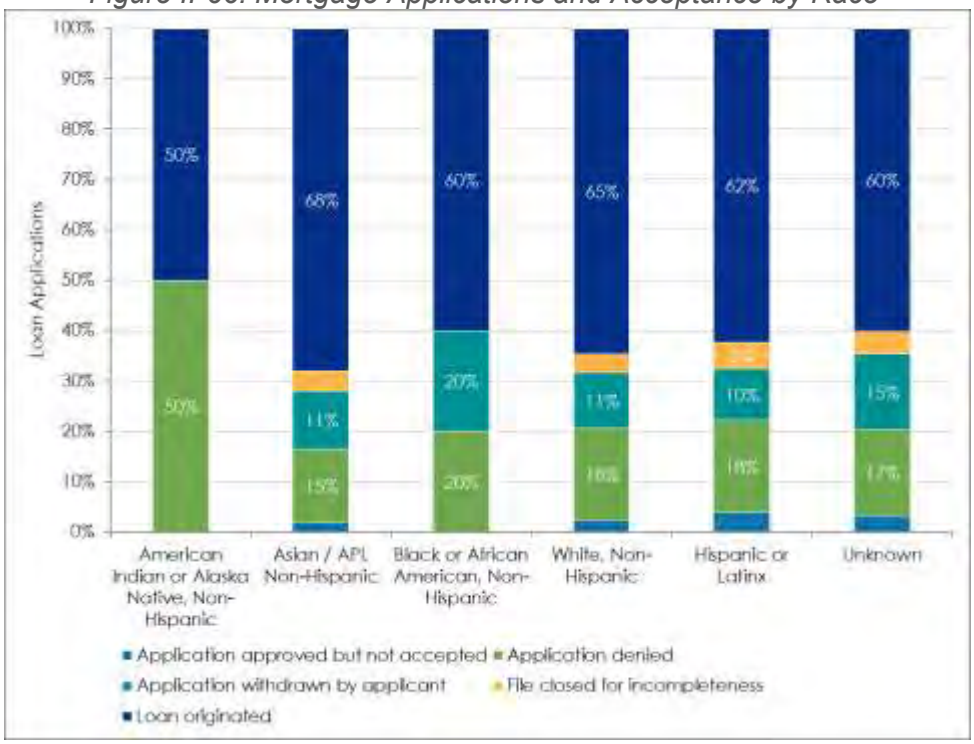
often require significant time by developers, but because the overall budget is smaller and fees are based on a percentage of total costs, the projects are sometimes not feasible. Program H-1c: Affordable Housing Overlay Zone includes considerations for building, planning, and/or impact fee reductions or waivers for certain affordable projects.

Although the City no longer has a city loan program to assist new homebuyers, the City does provide information to connect residents to other resources available through Santa Clara County and Housing Trust Silicon Valley.

Mortgage Applications and Acceptance by Race

Of the 1,492 mortgage applications in Campbell from 2018 to 2019, 254 (or 17 percent) were denied. Mortgages were predominantly applied for by White, Non-Hispanic and Asian/API Non-Hispanic households. Mortgage approval rates were all between 60 to 68 percent, and denial rates were between 15 to 20 percent throughout races (with the exception of American Indian or Alaska Native, Non-Hispanic Households – only 4 of which applied for mortgages in Campbell). Figure II-66 compares mortgage applications and acceptance in the City of Campbell by the race of the applicant.

Figure II-66: Mortgage Applications and Acceptance by Race



Source: Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files (2018-2019)

Mortgage application denial does not appear to be a systematic issue in Campbell. However, mortgage applications themselves are disproportionately taken out by Asian/API and White Non-Hispanic households, indicating that American Indian or Alaska Native, Non-Hispanic, Black or African American, Non-Hispanic and Hispanic households are disproportionately excluded from the economic means or social opportunity to even apply for a mortgage in the first place. This is a crucial issue in a society where home ownership is often the principal means towards multi-generational wealth.

REQUESTS TO DEVELOP HOUSING BELOW IDENTIFIED DENSITIES

The City has not received applications to develop housing below identified densities in the housing opportunity site inventory.

TIMEFRAMES BETWEEN APPROVAL AND BUILDING PERMIT SUBMITTAL

Following approval of Planning entitlements, development generally experiences some delay in building permit application submittal. During this period applicants are preparing for next steps, which may include preparing construction documents, obtaining financing, coordinating their teams, and securing authorizations to move ahead with development. The typical timeframes between approval for a housing project and submittal of a building permit application varies by project. For projects that require a recordation of a subdivision map, building permit applications are typically received between 3-6 months following approval of entitlement requests. For all other projects, a building permit application is typically received less than three months following approval of entitlement requests.

FOCUS GROUP DISCUSSIONS

Through the course of various focus groups, some constraints and challenges to housing were identified.

On November 22, 2021, and on April 25, 2022, Affordable Housing Developers Focus groups were held and were attended by 18 participants from affordable housing developers and organizations. Barriers to affordable housing raised by the participants included development fees, long approval times, community understanding and reception to affordable housing, lack of expertise in creating mixed use projects, cost of building, and parking requirements.

On November 30, 2021 and April 27, 2022, Market Rate Housing Developers Focus Groups were held. Barriers to affordable housing raised

by the developers included parking standards reflecting suburban rather than urban standards, limitation on housing in commercial zones, processing times, extensive decision-making processes, density limits, and parking requirements.

In interviews with service providers in March 2022, housing near transit was viewed as a housing type that was lacking. Services that were viewed as lacking included mental health services, re-housing services, and care for the aging population.

Interviews in a business focus group in November 2021 identified affordability as the challenge facing housing in Campbell. In response to questions about housing challenges and the effect on recruitment, it was noted that businesses have had difficulty hiring for lower wage service jobs.

General Conclusions

Although housing development has continued to be undertaken through the 5th Cycle Planning Period, review of potential governmental and nongovernmental constraints, as well as discussions with market-rate and affordable housing developers, have indicated that, while development has occurred under existing City policies and development standards, there are a number of barriers that can constrain housing development opportunity.

Goal 3 in the Housing Element encompasses programs generally aimed at removing government constraints to housing. Programs include consideration of code amendments to reduce parking requirements; identification of staff funding to implement housing programs; continued partnerships with outside agencies and organization on opportunities for housing preservation, rehabilitation, and creation; and implementation of ministerial review procedures for eligible affordable projects consistent with State law.

As cited by developers, constraints in the City generally related to parking requirements, the approval process, and lack of streamlining and objective standards.

Without modification, the City's general parking standards present a challenge to the design and development of sites. Lot area that may otherwise be developed to provide additional floor area and units to projects would instead be required to be set aside for parking. Projects have applied for parking modifications, through density bonus provisions, to reduce parking from the general standards. Reducing the constraints in parking requirements will be addressed through Program H-1c and Program H-3a. The programs will reduce parking requirements in affordable housing developments and in certain areas throughout the city, including areas close to transit.

The City's permitting process was seen a constraint, where the review and approval process can become lengthy. Clearer timelines and objective standards can provide greater predictability in the process.

The City of Campbell is undertaking a planning effort to create "objective" multi-family development and design standards for all small-lot single-family (e.g., townhomes, rowhouses), multi-family, and mixed-use residential projects that respect and build upon Campbell's unique character and distinctive neighborhoods. Working with the public and development community, the standards will be tested to ensure that the full range of planned for densities can be achieved. If the current development standards prevent the maximum planned for densities from being achieved, the City will revise those development standards to ensure that maximum densities can be achieved. Where existing standards carried forward as part of the update process conflict with a planned for density, standards shall be amended. As part of this effort, the City is also clarifying procedures related to residential design review and permitting. The City is undertaking this project to conform with recent State law changes that require local jurisdictions to adopt objective standards and streamline the review and permitting processes for housing development.

Through Program H-1f, the City will adopt residential objective design standards, which will be applied to all residential and residential mixed-use projects that are eligible for ministerial review. Following completion of objective design standards, the City would be able to provide ministerial review of eligible projects that provide 100 percent affordable housing. Ministerial review would also be available for proposed developments on reuse sites from the prior Housing Element with at least 20 percent of the units affordable to lower-income households, under Program H-3e.

Access to affordable housing is a challenge in the City and the region as a whole. The City will continue to explore and evaluate opportunities to partner with non-profit organizations to rehabilitate, preserve or create affordable housing, as well as monitor opportunities to apply for affordable housing grants in conjunction with its non-profit partners, through Program H-3c. The cost of home loans and growing interest rates in the high-cost housing environment can lead to greater monthly payments on housing or may place housing out of reach in the community. The City will continue to coordinate with the County and non-profit partners to connect residents to available resources, as such as providing information on the federal Mortgage Credit Certificate Program and publishing information on foreclosure prevention. Expansion of affordable workforce housing, through Program H-2d, includes the consideration of a resolution to authorize Workforce Housing opportunities within Campbell, which would allow organizations to use tax-exempt bonds to acquire market-rate apartment buildings and convert them to affordable housing projects for workforce housing. Through various programs under Goal 5, the City will

address housing for special needs population, including code amendments to allow for low barrier navigation centers, adding special needs groups in the preference criteria for below market rate units, and coordination with organizations providing services to special needs groups.

ENVISION CAMPBELL

PREPARATION OF CAMPBELL'S PLAN FOR HOUSING

REVIEW OF THE 2015-2023 CAMPBELL HOUSING ELEMENT

OUTREACH APPROACH

HOUSING CONSTRAINTS



III. PREPARATION OF CAMPBELL'S PLAN FOR HOUSING

EXECUTIVE SUMMARY

A review of Campbell's 5th Cycle Housing Element determined that the "status quo" document was insufficient to meet the City's housing needs. This is due to relatively low residential densities allowed and a somewhat meagre policy framework.

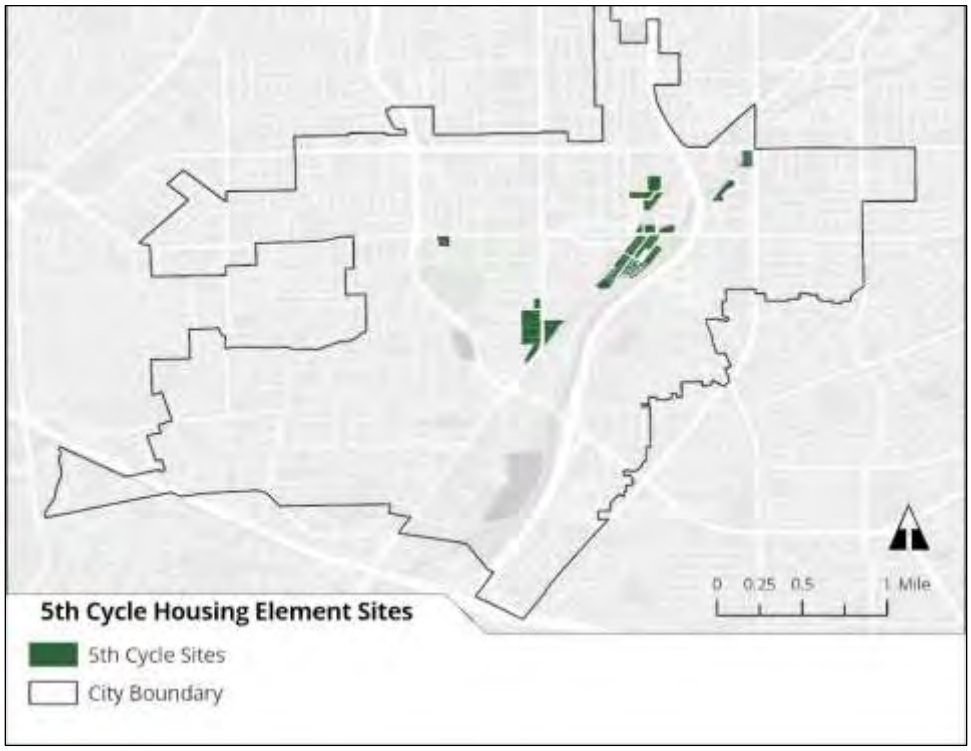
This chapter analyzes these shortcomings and reviews the previous cycle housing element. It then describes the 6th Cycle Housing Element's outreach approach and how the development of the recent cycle was framed in terms of remedying shortcomings of the previous cycle.

Intensive outreach was undertaken during the development of the 6th Cycle Housing Element, including mailers to every postal address in the city, distribution of flyers in English and Spanish, an online housing survey and several in-person, virtual, and pop-up community meetings. This outreach is the foundation of building a Housing Element that diverges from the insufficient "status quo" of the 5th Cycle and instead builds off of strengths identified within the community, such as its high levels of opportunity for potential residents and proximity to jobs, open spaces, and other amenities.

REVIEW OF THE 2015-2023 CAMPBELL HOUSING ELEMENT

The 5th Cycle Housing Element, covering the years 2015-2023, was largely a "status quo" document that maintained the existing densities and zoning while focusing housing opportunity sites in a few areas of the city.

Figure III-1: 5th Cycle Housing Element Sites



Broadly speaking, the programs in the 5th Cycle Housing Element did not produce tangible results, and there were no programs specifically focusing on affordable housing. In addition, the highest density allowed by the previous general plan was 27 du/ac; the densities identified were not high enough to support affordable housing development.

The 6th Cycle Housing Element identifies solutions to these housing policy problems. It has a larger site inventory and a more robust policy framework built around increase densities citywide.

An appendix describing all of the policies and programs in the 5th Cycle Housing Element and how they were treated in the 6th Cycle is available as Appendix III-A.

27 du/ac

highest residential unit density allowed under existing General Plan and Housing Element (5th Cycle). The highest residential density being studied as part of Campbell's Plan for Housing (6th Cycle) is 75 du/ac

5th Cycle Evaluation

California Government Code Section 65588 requires that a Housing Element evaluate the appropriateness, effectiveness, and progress relative to achieving its stated goals and objectives:

a. Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
2. The effectiveness of the housing element in attainment of the community's housing goals and objectives.
3. The progress of the city, county, or city and county in implementation of the housing element.
4. The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.

During each revision cycle, this complete and thorough review process provides information that informs best practices for achieving successful implementation over the next planning period. Additionally, by comparing the City's Regional Housing Needs Allocation (RHNA) performance between 2015 and 2023, against the current RHNA target, the City can identify the strengths and weaknesses of current strategies.

Accomplishments under the 5th Cycle Housing Element (2015-2023 Housing Element) are evaluated in this chapter to determine the effectiveness of the previous housing element, the City's progress in implementing the 2015-2023 Housing Element, and the appropriateness of the housing goals, objectives, and policies. This section is a review of the 2015-2023 Housing Element with respect to the status and completion of the Housing Element programs and progress towards accomplishing the RHNA targets. In combination with an assessment of current and projected future housing needs, the City of Campbell will use this evaluation of the 2015-2023 Housing Element to identify the goals, policies, and programs for the 2023-2031 Housing Element.

The City of Campbell's 2015-2023 Housing Element was adopted on February 17, 2015. The 2015-2023 Housing Element focused on maintaining and enhancing the housing supply and sites, providing affordable housing for renters and homeowners, preserving the character of Campbell's residential neighborhoods, reducing potential government constraints on housing, and meeting the City's regional housing needs allocations. Specifically, the 2015-2023 Housing Element identified the following goals:

Goal H-1 Maintain and enhance the quality of existing housing and residential neighborhoods in Campbell.

Goal H-2 **Improve housing affordability for both renters and homeowners in Campbell.**

Goal H-3 **Encourage the production of housing affordable to a variety of household income levels.**

Goal H-4 **Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.**

Goal H-5 **Reduce the impact of potential governmental constraints on the maintenance, improvement and development of housing.**

Goal H-6 **Promote equal opportunity for all residents to reside in the housing of their choice.**

Collectively these goals and related policies and programs support the City in meeting its RHNA housing targets. As indicated in Table III-1, the City met its RHNA housing targets for the above-moderate income level but did not achieve any category for moderate or below-moderate income levels.

422 / 933

Number of RHNA units achieved by 2020 under the City's 5th Cycle RHNA allocation, primarily in the above moderate-income category

Table III-1: 2015-2023 Regional Housing Needs Allocation Accomplishments

Income Level	RHNA Allocation	Total Through 2020	Percent Complete
Very Low	253	11	4%
Low	138	4	3%
Moderate	151	16	11%
Above Moderate	391	464	119%
Total	933	495	N/A
Total RHNA Units	*933*	*422*	*45%*

Overall, during the 5th cycle planning period the City showed positive success in programs that focused on connecting individuals and families to housing resources, implementing programs to promote affordable housing, and partnering with the County of Santa Clara, non-profit organizations, and developers to provide housing services. However, the City also faced challenges in completing several programs, including efforts that are ongoing or have been stalled. This includes 5th cycle Program H-2h:

Monitor Lower Income Household Displacement and Program H-5n: Physically Accessible Housing, among others.[1]

Additionally, the City has been unable to facilitate the production of sufficient below-market-rate housing for both moderate income and lower income households as shown in Table III-1 above.

A summary of these efforts is provided below and includes a reference to specific program items that were included in the 2015-2023 Housing Element. Additional information and analysis on each policy and program is provided in Appendix III-A.

CONNECTING INDIVIDUALS AND FAMILIES TO RESOURCES

The City participated in multiple efforts working with partners locally and regionally to address the housing needs of individuals and families. Throughout the planning period, the City has referred individuals to these resources, which includes utilizing the City website. City staff continues to promote the following resources:

- Santa Clara County's Single Family Housing Rehabilitation Loan/Grant Program for low income (H-2e)
- Utility provider assistance programs (H-4c)
- Section 8 voucher program (H-5j)
- Santa Clara County Mortgage Credit Certificate (MCC) program (H-5k)
- Local agencies providing foreclosure intervention counseling services (H-5l)
- Non-profit agencies in meeting the needs of persons with disabilities (H-5m)
- Continues to work with the County and Project Sentinel to further fair housing practices (H-5h)
- Rent mediation at City Hall (H-5i)

LOCAL AND STATE REGULATIONS

The City maintains a series of local ordinances and programs to support housing development and resident protections. Campbell's Code Enforcement Program preserves and maintains the livability and quality of neighborhoods (H-2f), and the Rental Increase Dispute Resolution program for mobile home park units works to ensure the availability and affordability of units, including mobile home units, in Campbell (H-5i). The City also monitors rising rental costs (H-2h), implements an Inclusionary

[1] Note: The references to 5th cycle policies contain a different numbering system than the policies listed in this 6th cycle.

Housing Ordinance (H-1a) and Density Bonus Program (H-5s), promotes mixed use development (H-1j), and offers mediations for rental disputes (H-5i). In addition, the City adopted policies recommended by the Santa Clara County Cities Green Building Collaborative (GBC), which was subsequently disbanded during the 2015-2023 planning period, Campbell implements the California Green Building Codes (H-4b) to promote green building and energy conservation. The City has also passed ordinances to ensure compliance with the State's new legislation and continues to update the City Municipal Code as needed to comply with changes to State Law (H-1h), as is standard practice.

PROGRESS ON HOUSING PROGRAMS

In the 2015-2023 Housing Element, Campbell identified 28 program objectives. However, this did not result in the City meeting their RHNA goals for affordable housing production (Table III-1). The disconnect between implementing the housing programs and building lower income housing is largely due to the lack of concrete direction that the programs provided. The majority of the City's housing programs entailed monitoring and implementing existing ordinances or included language such to "promote" and "encourage" actions that did not result in tangible results. To address the shortcomings of the 5th Cycle Housing Element, the 2023-2031 Housing Element incorporates housing programs that include measurable goals and timeframes to ensure there is a clear implementation plan that supports the City's overarching housing goals. In addition, the increase in allowable densities implemented by the accompanying General Plan Update will make residential development much more attractive in Campbell.

SPECIAL NEEDS POPULATIONS

The Housing Element must evaluate the effectiveness of the Element's programs in meeting the needs of special needs households. Campbell and its service partners implemented numerous programs during the 5th cycle planning period that assisted special needs populations, including:

- Through services provided by LifeMoves, 165 Campbell residents were provided emergency interim shelter, food, clothing, and intensive case management.
- In collaboration with Santa Clara COVID-19 Isolation and Quarantine Program, 49 unhoused Campbell residents were provided motel stays with supportive services, meals, and case management during the COVID 19 Pandemic at the Campbell Motel 6. This facility housed a total of 103 homeless clients who came from throughout the County.

- Through West Valley Community Services (WVCS), 400 low-income and unhoused individuals and families were provided services that included a food pantry (in-house WVCS Market and mobile Park-It Market), supportive services for the unhoused, emergency financial assistance, case management, community access to resources and education, and special programs like the Back-to-School supplies and holiday program to support families.
- Through the County of Santa Clara's coordinated entry system, 57 formerly homeless households from Campbell were provided Permanent Supportive Housing/Shelter Plus Care.
- Through Santa Clara County's Destination: Home Homeless Prevention Rental Assistance Program, 420 at-risk Campbell households were provided $1.8 million in rental assistance to prevent them from entering into homelessness.
- Through Next Door Solutions to Domestic Violence, 299 female-headed households and their children from Campbell received services that included emergency housing, crisis counseling, information, and referrals. The City also provided approximately $100,000 in funding to the Golden Gate Silicon Valley YWCA in support of the agency's domestic violence services which included emergency housing services and financial assistance to support housing stability.
- Through the Silicon Valley Independent Living Center, 430 Campbell residents living with disabilities were provided a range of services including housing assistance.
- Through Live Oak Adult Day Services, 93 seniors from Campbell were provided structured day programs which offered socialization and cognitive stimulation.
- Through Senior Adult Legal Assistance (SALA), 418 Campbell seniors were provided free legal services and community education.
- The Housing Authority of Santa Clara County provided rental assistance vouchers to approximately 575 very low- and extremely low-income Campbell tenants including elderly, disabled and family households.
- The City assisted in the execution of a rent stabilization agreement between the owners and tenants of the Timber Cove Mobile Home Park to maintain affordable space rents, assisting the park's 137 households, many of whom are seniors,
- The City adopted an accessory dwelling unit (ADU) ordinance and updates to facilitate the addition of ADUs which can benefit low-income households, seniors, persons with disabilities and female-headed households.

- Contracted with HouseKeys to implement the City's Below Market Rate (BMR) program, increasing the stock of housing affordable to families and other households and facilitating resales to preserve affordability.

Many of the goals and policies of the 2015-2023 Housing Element continue to be appropriate and will be retained in the Housing Plan, with modifications to streamline or clarify goals where appropriate. As indicated in Appendix III-A, many housing programs continue to be relevant and the intent of these programs will be kept in the Housing Element and revised to address identified specific housing needs, constraints, or other concerns identified as part of this update.

The policies and programs in the 2015-2023 Housing Element that were developed to modify the City's former Zoning Code have been implemented and will be removed from the Housing Element as they are no longer necessary.

This update to the Housing Element will revise existing programs and include new programs, where appropriate, to ensure that the City's priorities and State law requirements are addressed, and that constraints to housing are removed, to the extent feasible. See Chapter IV for the goals, policies, and programs of the 2023-2031 Housing Element.

OUTREACH APPROACH

State law requires a housing element to be prepared with public participation. Specifically, Government Code § 65583(c)(9) requires that the City, "*make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element*." Under AB 686, local agencies are required to ensure that laws, programs, and activities of the agency affirmatively furthers fair housing.

18,000

Number of postcards mailed to Campbell addresses



General Outreach

A fundamental part of the Housing Element Update, also known as *Campbell's Plan for Housing*, was to ensure that a comprehensive and equitable community outreach and engagement process was used to both educate stakeholders and effectively facilitate community feedback.

Campbell's Plan for Housing is intended to reflect the community's housing needs and based on their direct feedback. While the Housing Element alone cannot resolve all fair housing disparities, it can provide a programmatic approach for understanding and addressing fair housing issues.

Campbell outreach efforts intentionally identified underrepresented populations to contact and engage based on local knowledge and planning best practices to allow for meaningful involvement in the Housing Element Update project. to the City attempted to engage residents and stakeholders citywide, including community service providers, housing developers, and housing advocates that work with underrepresented groups and special needs populations that have historically been underrepresented in planning processes.

Campbell used Internet-based tools such as a project website with an embedded project timeline and links to related resources and documents, social media, and virtual announcements. In addition, staff used traditional outreach tools such as informational boards mailers, and newsletters to targeted audiences (e.g., property owners of identified housing opportunity sites) and the public (e.g., every postal address in Campbell).

The information below provides a summary of community engagement and outreach efforts completed as part of the 2023-2031 Housing Element.

- Mailed postcards to all postal addresses in Campbell (over 18,000)
- Email notifications to over 4,000 recipients.
- Distribution of flyers in English and Spanish
- Online Housing Survey completed by over 425 persons
- Booths at Weekly Farmers Market and Community Festivals
- 5 Community Outreach meetings
- 8 Meetings with Community Groups and Service Providers
- 4 Roundtable meetings with Affordable and Market Rate Developers

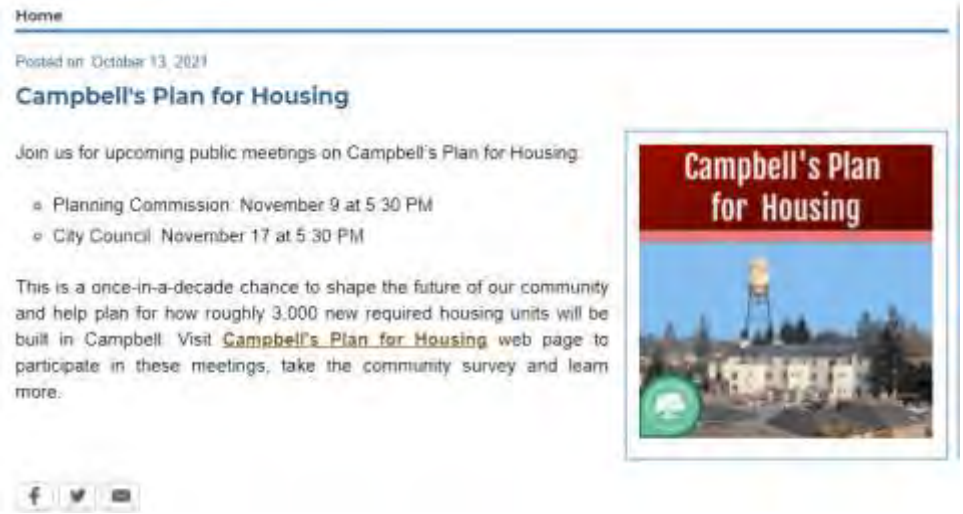
PROJECT WEBSITE

A “Campbell’s Plan for Housing” webpage[2] was developed as a part of the Envision Campbell General Plan Update website with the intent of being an online resource to the community. It offered educational FAQs, project updates, a community survey, meeting details and documentation for review. The project website made it easy for people to participate by providing meeting details, the opportunity to sign up for email updates, Spanish translation services and a meeting scheduling service to meet with City staff about the Plan for Housing. Links to public meetings were

[2] *Campbell.generalplan.org/housing-element*

provided and directed viewers to agendas, minutes, and videos of the meetings that were recorded.

Figure III-2: City Post on City Website



COMMUNITY MEETINGS

Six community meetings were held with the intent to share information regarding the Housing Element Update project at various stages of development. At these meetings, the project team provided a forum for the public to provide comments and feedback and to ask questions of the project team.

Santa Clara County Let's Talk Housing

On August 18, 2021, City Staff participated with other Cities as part of the Santa Clara County Housing Collaborative to conduct a Let's Talk Housing meeting, a sub-regional outreach effort encompassing multiple jurisdictions. The outreach effort intended to increase awareness of and participation in the Housing Element Update process. City staff presented an introduction to the Housing Element Update and hosted breakout room discussions to learn more about the community's key housing needs, challenges and opportunities.

Mentimeter

One of a number of online tools and services the city used to engage the community to solicit feedback and questions

Community Meeting #1: Community Focus Group Meeting

On October 21, 2021, the City of Campbell hosted their first community meeting for the Housing Element Update over video-conference (Zoom). This was the first in a series of three in order to provide multiple opportunities to participate at the beginning of the process. The purpose of the meeting was to gain a better understanding of the community's housing

challenges and priorities. The City's housing element consultant, M-Group and City staff presented an introduction to the housing element. Mentimeter, an online tool for interactive presentations was used to ask poll questions in different formats (i.e., word clouds, and multiple-choice questions). 41 people attended and 62 percent completed to the polling questions. Staff also used small breakout rooms to facilitate more extensive feedback. A detailed summary of the meeting can be found in Appendix III-B.

Figure III-3: "What do you love about living in Campbell?" Wordcloud



Community Meeting #2: Community Focus Group Meeting

On October 25, 2021, Campbell held their second community meeting for the Housing Element Update over video-conference (Zoom). M-Group and City staff presented an introduction to the housing element and why it needs to be updated. Approximately 79 people were in attendance and 41 percent responded to poll questions. Mentimeter, an online tool for interactive presentations was used to ask poll questions in different formats (i.e., word clouds, multiple choice questions). Staff also used small breakout rooms to facilitate more extensive feedback.

Community Meeting #3: Open House

On October 27, 2021, Staff sponsored a third community meeting, held in the format of a virtual open house. This provided community members the opportunity to pick different virtual breakout rooms to provide feedback on Housing needs and to learn more about the Housing Element process. It began at 12:00pm and ended at 2:00pm. A total of 78 people attended throughout the two hours. Upon arrival, they were instructed to select one of the three break rooms to join based on their level of interest and

knowledge of the project. One breakout room was called “Learn more about Campbell’s Plan for Housing” to help answer questions on six major topics – What is the Housing Element, RHNA, AFFH, Housing Opportunity Sites, Public Participation, and the Project Schedule & Timeline. The second break out room was for Public Input and Feedback, where City staff guided the discussion with the same questions asked in previous focus group meetings. The third breakout room was an interactive way for people to pin locations on a map that would help identify preferred locations for housing opportunity sites throughout the city.

Community Meeting #4: Housing Opportunity Sites and Densities

On December 1, 2021, the project team held a community meeting over video-conference (Zoom) to present an initial list of identified housing opportunity sites and residential densities to receive public feedback. At peak attendance, about 34 community members were in attendance. The feedback received was used to revise sites and densities before presenting to the Planning Commission and City Council.

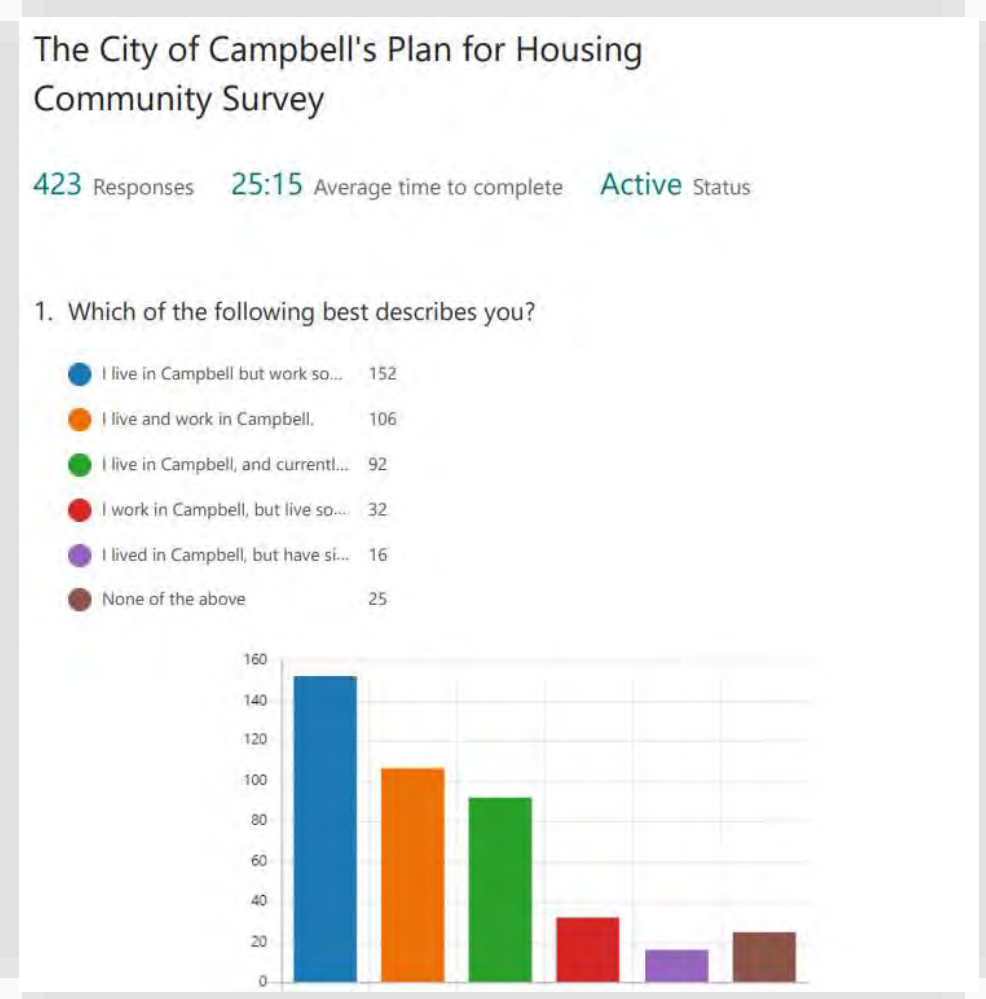
Community Meeting #5: Policies and Programs

On March 24, 2022, the City held a hybrid (virtual and in person) public workshop on policies and programs to be included in Campbell's Plan for Housing. Members of the public were encouraged to attend and participate remotely by Zoom or by attending in person at Campbell City Hall. The purpose of this community meeting was to obtain feedback regarding goals, policies, and programs to include in the Housing Element. There were two in person attendees and close to 30 virtual attendees that participated in the meeting.

COMMUNITY HOUSING SURVEY

In mid-September of 2021, the City distributed an online community housing survey to gain a better understanding of the community’s housing needs and preferences regarding future housing development in Campbell. The survey was made up of 19 questions to identify housing needs, community values, and the demographic representation of survey respondents. To support equitable outreach to the Spanish speaking community, the survey was offered in Spanish as well.

Figure III-4: Community Survey Question #1



The survey was advertised on a Plan for Housing postcard that was sent citywide to over 18,000 postal addresses that included the weblink to the survey and a QR code for faster access. The City received a total of 425 responses, and the survey was closed on April 7, 2022. The survey analysis, with a breakdown of each of the questions can be found in Appendix III-C.

POP-UP EVENTS

Farmers' Market

On October 10, 2021, City staff hosted a booth at the Downtown Campbell Farmers' Market. Poster boards with information on Campbell's Plan for Housing and a General Plan Map were presented to participants. The map

allowed people to use colored pins to identify preferred locations to develop new housing in the city. Images of the event can be viewed in Appendix III-B. People also had the opportunity to speak to City staff and learn more about the project and opportunities to get involved.

Figure III-5: Farmer's Market Pop-Up



Campbell's Oktoberfest

Since 1994, the Chamber of Commerce has attracted almost one million people to its annual Oktoberfest in historic downtown Campbell. On Saturday, October 16, 2022, City staff attended and hosted a booth at Campbell's Oktoberfest. Campbell's Plan for Housing postcard (Appendix III-B) and the General Plan Map were printed as posters for the community to learn more about Campbell's Plan for housing. The map allowed people to use colored pins to identify preferred locations to develop new housing in the city. Staff also provided games and prizes for anyone who stopped by the booth. Images of the event can be viewed in Appendix III-B.

Figure III-6: Oktoberfest Attendees



FOCUS GROUPS, INTERVIEWS, AND MEETINGS WITH CITY STAFF

Detailed meeting summaries can be found in Appendix III-D, which is currently being developed.

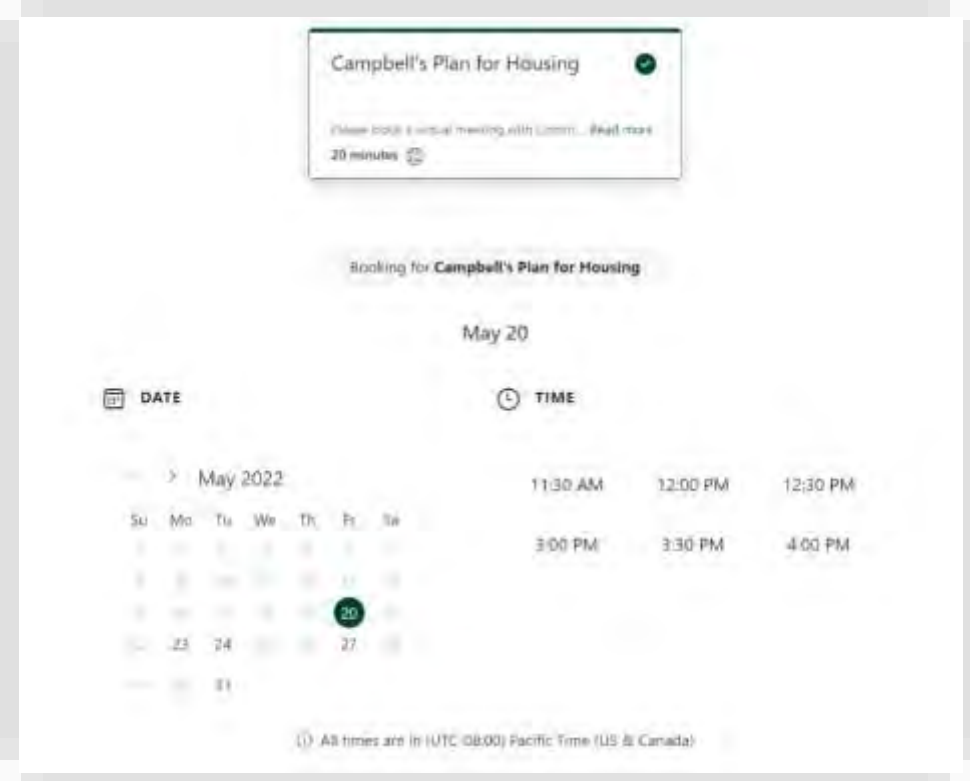
Virtual Meetings with City Staff

Campbell's Plan for Housing website provided a link for anyone to schedule a virtual meeting with City Staff to discuss the Housing Element and provide feedback. These meetings were intended for neighborhood groups and Property owners of Housing Opportunity sites. Meetings were arranged using Microsoft Bookings. Throughout the community engagement process, 15 individuals scheduled meetings with City staff using this service on the following dates:

- November 5, 2021
- December 17, 2021
- January 7, 2022
- January 10, 2022
- January 11, 2022
- January 14, 2022
- January 17, 2022

- January 21, 2022
- March 11, 2022
- April 4, 2022
- April 5, 2022
- April 8, 2022

Figure III-7: Virtual Meeting Calendar



Affordable Housing Developer Roundtable

On November 22, 2021, the project team met with 18 affordable housing developers serving the City of Campbell and Santa Clara County. The purpose of this meeting was to gain insight on the barriers to building affordable housing in Campbell and what tools a city can adopt to facilitate affordable housing development.

On April 25, 2022, the project team held a second affordable housing developer's roundtable. Of the 90 invited, 18 affordable housing developers attended. The organizations in attendance were:

- Alta Housing
- Catalyze SV
- CRP Affordable

- Eden Housing
- MidPen Housing
- Palm Communities
- Reed Community Partners
- Related California Affordable
- ROEM Development Corporation
- Sacred Heart Community Service
- Santa Clara County Housing Authority
- UHC Communities

The City presented an update on the Plan for Housing's timeline, housing opportunity sites, the special needs identified in the City, policy goals, and objectives, and then facilitated feedback on how City can support affordable housing development using the following programs and tools:

1. Inclusionary Housing Ordinances
2. Inclusionary Housing Examples or Suggestions
3. Affordable Housing Overlay Zone
    - Locations, incentives, examples, and suggestions
4. Regulation of unit sizes
5. Incentives and Waivers
6. Reduction in Parking Standards

Market Rate Housing Developer Roundtables

On November 30, 2021, the project team met with 15 market rate housing developers. The purpose of this meeting was to identify the barriers to building housing in Campbell and understand how the City can create a favorable environment to facilitate housing development.

On April 27, 2022, the project team held a second market-rate housing developer's roundtable. Of the 25 invited, nine market-rate housing developers attended the session. The private developers in attendance were with the following organizations:

- Acquity Realty
- Granite Ridge Properties
- HMH
- KB Home
- Sares Regis Group of Northern California
- SummerHill Homes

The City presented an update on the Plan for Housing's timeline, housing opportunity sites, the special needs identified in the City, policy goals and objectives and then facilitated feedback on how the City can support housing developers in the development process as it relates to improving housing affordability in Campbell and removing government constraints to

housing. The project team was specifically looking for feedback in the following three areas:

- Modifications to the Inclusionary Housing Ordinance
- Revisions to the City's parking standards
- Potential regulation of maximum average unit size in projects

Property Owners: Potential Housing Opportunity Sites

On January 5, 2022, the project team met with property owners of identified Housing Opportunity sites via Zoom. The City informed property owners that their sites had been identified as potential housing opportunity sites

The purpose of the meeting was to hear from property owners and their interest in building housing on their property. Their feedback allowed the City staff to better understand the feasibility of developing new housing in the community. Following the meeting, the City sent out a survey to gather input from property owners who were not able to attend.

Business Community

On November 23, 2021, the project team met with the Executive Director of Campbell's Chamber of Commerce to facilitate feedback on Campbell's housing needs. The Executive Director emphasized that affordability should be Campbell's housing priority because restaurants and hotels struggle to find lower-wage service workers. Support for the development of affordable mixed-use development, condos, and townhomes was suggested.

Prior to the group discussion, the City presented an update on the Plan for Housing's timeline, housing opportunity sites, the special needs identified in the City, policy goals and objectives. Attendees had the opportunity to ask questions throughout the presentation for clarification. Then, the City staff hosted a conversation about how the City can support housing developers in the development process as it relates to improving housing affordability in Campbell and removing government constraints to housing.

Service Providers

On March 29, 2022, the project team met with housing service providers working in Campbell to gather feedback and recommendations on the potential policies and programs to support the populations they serve. Of the 11 invited service providers, three attended with the addition of a housing developer.

The participants and organizations in attendance were:

- Housing Choices
- Pacific Clinics

- Rebuilding Together Silicon Valley
- Housing Developer of Uplift Family Services site

City staff presented a brief overview of Campbell's Plan for Housing, its timeline and potential goals and policies and facilitated feedback. Service providers advocated for deeply affordable housing development, especially housing that will benefit high-priority populations, including people with physical and developmental disabilities, people experiencing homelessness, and seniors.

Hybrid

meetings were held throughout the process to engage with the community online and in person to reach as wide an audience as possible

Faith Based Organizations / Ministries

On Tuesday, January 11, 2022, an in-person meeting was held in the City Council Chambers with eight to ten members of the public and representatives of faith-based organizations in attendance. There was a presentation by the mayor and attendance by City staff.

On Monday, April 4, 2022, the project team hosted a hybrid focus group session for ministries in the area to receive feedback on goals, policies, and programs. One ministry representative attended in person and engaged in discussion with the in-person team. Prior to the discussion, City staff presented a brief overview of Campbell's Plan for Housing, its timeline, and potential goals and policies.

Due to the low attendance rate, City staff followed up with the invited ministries that were invited and shared a survey with the same questions asked at the focus group session. One respondent completed the survey and was supportive of affordable housing and policy strategies that can help to address homelessness in the City.

The Santa Clara Methodist Retirement Foundation

On April 8, 2022, members of the project team met with the Executive Director of the Santa Clara Methodist Retirement Foundation. The Foundation provides affordable housing and services to low-income seniors and persons with disabilities. They advocated for more affordable housing, Section 8, Tax credit funding, an overnight parking program, and mental health services to special needs populations.

Schools

On November 9, 2021, the project team met with Dr. Shelly Viramontez, Superintendent of Campbell Union School District. The discussion was made up of introducing Campbell's Plan for housing and opportunities for use of the School District lands for potential housing.

On November 16, 2021, City staff met with Dr. Robert Bravo, Superintendent of Campbell Union High School District. The purpose of the meeting was to introduce Campbell's Plan for housing and discuss opportunities for use of the school district lands for potential housing.

On January 6, 2022, City Staff and Councilwoman Liz Gibbons met with Dr. Clover Codd, Superintendent of Moreland School District. An introduction on Campbell's plan for housing was presented, then there was a discussion of potential opportunities for use of the school district lands for potential housing.

On April 11, 2022, the project team met with Superintendent Dr. Robert Bravo of Campbell Unified High School District. The superintendent shared that the district is not interested in using lands under ownership for housing. Nonetheless, there is an overall need for increased housing options in Campbell. A majority of district staff do not live within the school district. and are commuting in from Santa Cruz, Gilroy and other outskirt cities. Few students and their families were said to be experiencing homelessness.

On April 19, 2022, City staff met with the Superintendent Dr. Shelly Viramontez of Campbell Union School District. The superintendent expressed that the district is facing declining enrollment due to the rising cost of housing and that workforce retention continues to present challenges due to long staff commutes and lack of affordable housing.

Rotary Club of Campbell

On April 26, 2022, the City met with the Rotary Club of Campbell to provide updates on Campbell's Plan for Housing. An introduction to the Housing Element Update, its timeline, housing opportunity sites and potential policies were presented. Rotary club members were encouraged to provide feedback and get involved with the project through upcoming meetings and the public review draft period.

Veterans

On May 9, 2022, City staff met with four representatives of Campbell Veterans Memorial Foundation Board to discuss Campbell's Plan for Housing and gain a better understanding of how the City can support veterans. Those in attendance indicated support for veterans being separately identified as a special needs population and suggested the City to consider the creation of a Veterans District. Services that support veterans were recognized to be high quality and could have ongoing support for as policies and programs.

Santa Clara County

Housing Authority

On June 7, 2022, the project team met with the Housing Authority of Santa Clara County to gain a better understanding of the housing needs identified through their work with countless organizations and service providers in the County. They are the largest provider of affordable housing assistance in the county. They help make rental housing safe and affordable for low-income families and individuals through voucher programs and rental properties. Additionally, they provide information, referrals, incentives, and services that help their clients stabilize their lives and increase their capacity to be economically self-sufficient. Currently, the are assisting families with children, seniors, veterans, the disabled, and the formerly homeless. A vast majority of their client households are extremely low-income (30% of area median income or less) with about half of the 19,000 assisted households made up of seniors.[3]

Office of Supportive Housing (OSH)

The Office of Supportive Housing's mission is to "increase the supply of housing and supportive housing that is affordable and available to extremely low income and /or special needs households. OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness." Services offered in the County include:

- *Bill Wilson Center*

  The Bill Wilson Center provides services to more than 5,000 children, youth, young adults and families in Santa Clara County through our various programs. Their programs focus on housing, education, counseling, and advocacy. Bill Wilson Center is committed to working with the community to ensure that every youth has access to the range of services needed to grow to be healthy and self-sufficient adults.[4] Programs offered at BWC are listed below.

  1. Centre for Living with Dying
  2. Child Abuse Treatment Program
  3. College Student Housing
  4. Contact Cares
  5. Critical Incident Stress Management
  6. Drop-In Center
  7. Family and Individual Counseling

[3] *Housing Authority of the County of Santa Clara. Housing Authority Facts.*

[4] *Bill Wilson Center. About BWC and Services.*

8. Family Advocacy Services
9. Healing Heart
10. Here4You Call Center - Housing Hotline
11. IHOT / In-House Outreach Team
12. Independent Living Program - Foster/Probation Youth
13. LGBTQ Outreach
14. LGBTQ Transitional Living Program
15. Maternity Transitional Living Program
16. Medi-Cal Youth Services
17. Mental Health Services
18. Parent-Child Interaction Therapy
19. Parenting Class
20. Peacock Commons
21. Rapid Re-housing
22. Safe Place
23. Safety Net Shelter
24. Santa Cruz Host Homes
25. School Outreach Counseling
26. The HUB
27. Trafficked Minors - System of Care
28. Transition Age Youth Mental Health Services
29. Transitional Housing Placement Program
30. Transitional Housing Program
31. Volunteer Case Aide Program
32. Youth and Family Mental Health Services

- *Here4You Hotline*[5]

  Here4You hotline was built to centralize referrals to temporary housing programs and serves singles, couples, and families. They match people to emergency shelters and provide transportation to the shelter, direct people seeking rental assistance to Homeless Prevention Services and make referrals to other community resources.

- *HomeFirst Services*[6]

  HomeFirst is a leading provider of services, shelter, and housing opportunities to the homeless and those at risk of homelessness in Santa Clara County. They serve more than 5,000 adults, veterans, families, and youth each year at seven locations. Their programs include:

  1. Boccardo Reception Center (BRC)
  2. Bridge Housing Communities (BHC)

[5] *County of Santa Clara. Office of Supportive Housing.*
[6] *HomeFirst Services. Programs.*

3. Cold Weather Shelter Program (CWSP)
4. Emergency Interim Housing (EIH)
5. Family Living Centers
6. Outreach
7. Point In Time Count
8. Sunnyvale Family Shelter
9. Veterans Services

- Supportive Services for Veteran Families (SSVF)

  SSVF programs provide case management, temporary financial assistance, and other services to help veterans get housed and stay housed.

- Urban County Program

  "The Community Development Block Grant (CDBG) Program was created by the Housing and Community Development (HCD) Act of 1974. In the County of Santa Clara, the CDBG Program is operated by the Office of Supportive Housing. The County CDBG Program is federally funded by the United States Department of Housing and Urban Development (HUD) to assist lower-income and special needs persons to address housing and community development needs. The County of Santa Clara administers CDBG on behalf of the Unincorporated Areas of Santa Clara County and the Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga, also known as the Urban County Program. The Home Investment Partnerships Program ("HOME Program") is federally funded by the United States Department of Housing and Urban Development (HUD) to provide decent affordable housing to lower-income households. The HOME Program is administered on behalf of the Urban County cities and the Cities of Cupertino, Gilroy, and Palo Alto."[7]

- Bill Wilson Center
- South County Compassion Center
- HomeFirst
- LifeMoves
- PATH
- Sunnyvale Community Services

Virtual

appointments were made available for the public to schedule a meeting with staff to discuss Campbell's Plan for Housing throughout the update at their own convenience



[7] *Urban County Program. Housing & Community Development. County of Santa Clara Office of Supportive Housing.*

DIGITAL OUTREACH MATERIALS

Email Notifications

The City used Mail Chimp to send email notifications and inform community members of project updates and events. Over 4,300 individuals were reached through email notifications sent by City staff.

Official City Website and Social Media

The City provided information on the City's home webpage regarding Campbell's Plan for Housing for all viewers, residents, and interested parties to access. Pre-existing social media accounts, including Facebook, LinkedIn, and Twitter, were used to more widely circulate project updates and upcoming meetings.

Figure III-8: Facebook Post



Campbell Recreation Guide

In Fall 2021, Spring 2022, and Fall 2022, Campbell's recreational department supported the project team's efforts by including advertisements in their Recreation Guides. The advertisements consisted of City flyers and invitations to get involved with the project by attending meetings and completing the community survey.

Figure III-9: Fall 2022 - Recreation Guide



Campbell Press Newspaper

On May 5, 2022, the Campbell Press released an informational article on Campbell's Plan for Housing updating its readers on the projects progress and timeline.

Figure III-10: Campbell Press Front Page (March 5, 2022)



THE CAMPBELL PRESS

Serving the Community for over 125 Years

Vol. 02 No. 7 — Your #1 community news and information source! — MAY 5, 2022 — FREE

CAMPBELL'S PLAN FOR HOUSING

By Adam Buchmann

Campbell's Plan for Housing

Get Involved!

Please participate in a once-in-a-decade chance to develop housing policies and programs that will help in the preservation, improvement, and development of housing in our community.

Stay Connected & Provide Feedback

ENVISION CAMPBELL

On July 5, 2022, the Campbell Press ran an article on the Public Review Draft of Campbell's Plan for Housing updating its readers on the process and next steps.

Figure III-11: Campbell Press Front Page (July 5, 2022)



Here's News Page 2 | City News Page 7 | Entertainment Page 8, 9 & 10 | Health Page 11 | Coach's Corner Page 12

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CITY DRAFT REVIEW ENDING SOON

6TH CYCLE 2023-2031 HOUSING ELEMENT

PUBLIC REVIEW DRAFT

Campbell's Plan for Housing Now Available!

The Public Review Draft of Campbell's Plan for Housing (2023-2031 Housing Element) is now available.

The thirty-day public comment period is from June 9, 2022, to July 11, 2022. Please join us in this once-in-a-decade chance to shape the future of our community by reviewing the Draft Housing Element and providing your feedback.

https://bit.ly/HousingPublicReviewDraft

Mailers

On the week of October 11, 2021, City staff mailed a notice postcard to all Campbell addresses to inform the community of upcoming meetings on Campbell's Plan for Housing and of plans for establishing City Council districts. The postcard was sent to over 18,000 postal addresses.

Figure III-11: City Mailer



Letters

In December 2021, the City sent a letter to property owners to inform them that their site had been identified as a potential housing opportunity site. Property owners were invited to the Property Owners focus group on January 5, 2022.

CITY COUNCIL, HOUSING COMMISSION, AND PLANNING COMMISSION MEETINGS

Joint Planning Commission/City Council Meeting: October 19, 2021

On October 19, 2021, the City Council ("Council") and Planning Commission ("Commission") held a joint meeting to serve as an informational study session to provide a briefing on the process and requirements for Campbell to prepare the 2023-2031 Housing Element and specifically the Housing Opportunity Sites Inventory, as required by State Law. The goal of the study session was to educate and inform the Council and Commission on the requirements in advance of the scheduled public meetings in November and December 2021, when staff presented Housing Sites Inventory maps for consideration and feedback.

Planning Commission Meeting: November 9, 2021

On November 9, 2021, the Planning Commission held a Study Session to review Campbell's Plan for Housing - Housing Opportunity Site Methodology and Selection. At this meeting, City staff asked that they review and provide feedback on the Draft Methodology for the City's Housing Opportunity Site Inventory.

City Council Meeting: November 17, 2021

On November 17, 2021, staff recommended that the City Council review the provided information and the recommendations of the Planning Commission and provide direction on policy options and the methodology used for selecting the City's Housing Opportunity Site Inventory within the City's Housing Element Update. The purpose of this study session was to obtain direction from the City Council on the preferred methodology to identify Housing Opportunity Sites and related residential densities (herein after "Methodology"). Key factors considered as part of the methodology, included: 1) legal requirements; 2) mapping criteria and objectives; 3) the densities and type of housing that should be planned for in the community; and 4) feedback from the public received during the Outreach process on these factors. In addition, the meeting also addressed how the City can account for housing production from development that does not rely on Housing Opportunity Sites, including pending and approved projects ("pipeline projects"), Accessory Dwelling Unit production trends, and anticipated units resulting from the recent passage of Senate Bill 9.

Planning Commission Meeting: December 9, 2021

On December 9, 2021, the Commission met to provide feedback on provisions in both the Administrative Draft of the Envision Campbell General Plan and the updated Housing Element. Staff recommended that the Commission review and provide feedback on the City's Envision General Plan Update and the Draft Housing Opportunity Site Inventory for the City's Housing Element Update ("Campbell's Plan for Housing").

City Council Meeting: December 16, 2021

On December 16, 2021, the City Council provided additional direction on certain provisions in the Administrative Draft of the Envision Campbell General Plan and the Housing Opportunity Sites Selection in Campbell's Plan for Housing.

Planning Commission Meeting: Housing Opportunity Site Selection: January 20, 2022

On January 20, 2022, the Commission reviewed the prioritized Housing Opportunity Sites and provide a recommendation to the City Council on which sites should be included in “Campbell’s Plan for Housing “and the City’s Envision Campbell General Plan Update.

City Council Meeting (Hybrid): Housing Opportunity Site Selection: January 25, 2022

On January 25, 2022, the City Council reviewed and determined which Housing Opportunity Sites should be included in Campbell’s Plan for Housing and the City’s Envision Campbell General Plan Update and provided feedback on key principals to guide which Housing Opportunity Sites should be designated for mixed-use development.

City Council Meeting (Hybrid): Engagement Plan & Policy Set Discussion: March 15, 2022

On March 15, 2022, the City Council provided feedback on the timeline and outreach strategy for the development of the Administrative Draft of the Envision Campbell General Plan and the Housing Opportunity Sites Selection in Campbell’s Plan for Housing.

Planning Commission Meeting (Hybrid): Policies and Programs: March 22, 2022

On March 22, 2022, the Planning Commission received a report on the upcoming review of policies and programs for Campbell’s Housing Element Update. The purpose of this meeting was for the project team to provide a report and overview of next steps related to public outreach and stakeholder engagement, development of goals, policies, and strategies aimed at producing, protecting, and affirmatively furthering fair housing in Campbell and addressing key housing issues facing the community.

Planning Commission Meeting: Housing Policies and Programs Meeting #1: April 15, 2022

On April 12, 2022, the Planning Commission held a public hearing on draft Housing Policies and Programs to be included in Campbell’s Plan for Housing. The purpose of this meeting was to provide an overview of existing Housing Element policies, identify Campbell community housing challenges, and supply analysis of recommended goals, policies and

programs to include in Campbell's Plan for Housing, and to receive feedback for further consideration and refinement by staff prior to the next Planning Commission meeting on this topic.

City Council Meeting: Housing Policies and Programs Meeting #1: April 20, 2022

On April 20, 2022, the City Council held a public hearing on draft Housing Policies and Programs to be included in Campbell's Plan for Housing. The purpose of this meeting was to provide recommendations on the prioritized goals, policies, and programs to include in Campbell's Plan for Housing. Based on feedback from Council, Staff refined the policies and programs that were subsequently reviewed by the Planning Commission at its second meeting on this topic, scheduled on May 4, 2022, and the City Council on May 9, 2022.

Planning Commission Meeting: Housing Policies and Programs Meeting #2: May 4, 2022

On May 4, 2022, the project team met with the Planning Commission for a special meeting. This meeting was intended to facilitate feedback from the Planning Commission on the further development and refinement of Goals, Policies and Programs to include in Campbell's Plan for Housing. As the Planning Commission's second meeting on this topic, the report included staff's initial recommended policies and programs, with feedback provided by the Planning Commission and the City Council at their April 12, and April 20, 2022, meetings, respectively.

City Council Meeting: Housing Policies and Programs Meeting #2: May 9, 2022

On May 9, 2022, the project team met with the City Council with the intent to facilitate feedback from on the further development and refinement of Goals, Policies, and Programs to include in Campbell's Plan for Housing. As the City Council's second meeting on this topic, the report included staff's initial recommended policies and programs, with feedback provided by the Planning Commission and the City Council at their April 12, and April 20, 2022, meetings, respectively.

Planning Commission Meeting: HCD Draft Review: November 22, 2022

On November 22, 2022, the project team met with the Planning Commission to discuss the HCD Comment Letter dated November 3, 2022, and the City's response to the letter. The Planning Commission gave

recommendations on opportunity site refinement as well as refinements to goals, policies, and programs (particularly regarding homelessness, at-risk units, and Affirmatively Furthering Fair Housing).

City Council Meeting: HCD Draft Review: November 29, 2022

On November 29, 2022, the project team met with City Council to discuss the HCD Comment Letter dated November 3, 2022, and the City's response to the letter. Council considered Planning Commission's recommendations and gave direction on opportunity site refinement as well as refinements to goals, policies, and programs (particularly regarding homelessness, at-risk units, and Affirmatively Furthering Fair Housing).

City Council Meeting: HCD Draft Review: February 7, 2023

On February 7, 2023, the project team met with City Council to discuss deliberative sessions with HCD. Council gave the project team direction to make several changes and send a refined draft to HCD in advance of the February 24th due date for HCD comments from the previous draft housing element.

Public Comment

Comments received during public review of the 6th Cycle Housing Element are in Appendix III-E: Public Comments. Responses to public comments, if appropriate, are also provided.

ENVISION CAMPBELL

CAMPBELL'S PLAN FOR HOUSING

Sites Inventory and Analysis

Objectives, Policies and Programs



IV. CAMPBELL'S PLAN FOR HOUSING

EXECUTIVE SUMMARY

The Site Inventory and Goals, Policies and Programs for Campbell's 6th Cycle Housing Element work together to meet the City's Regional Housing Needs Allocation (RHNA) as well as provide opportunities for new housing and needed supportive services in the community.

The Site Inventory provides capacity for a minimum of 4,910 units and as many as 6,501 units, going well above the City's RHNA of 2,977 units.[1] This capacity is produced by increased densities provided by the City's General Plan Update.

As described in Chapter II – Existing Housing Conditions and Challenges, there are numerous housing issues in Campbell. The primary housing needs identified in that chapter were:

- Affordable housing production at all affordable levels (Very Low, Low, and Moderate Income)
- A policy framework that supports the development of new affordable housing
- Mitigating fair housing issues, including:
    - Fair Housing Outreach
    - Need for affordable housing options throughout Campbell to promote mobility
    - Need for additional affordable housing and community revitalization in certain neighborhoods
- Unique demands of special needs households, including supportive services

6,501

number of potential units provided for by the Site Inventory, well above the City's RHNA

The five Goals of the 6th Cycle Housing Element provide a framework to not only produce opportunities for housing but also to point the City towards improving housing affordability, preserving existing housing, removing

[1] *The Environmental Impact Report for the General Plan Update studied 6,644 units – the maximum number of units in the initial draft sent to the California Department of Housing and Community Development (HCD), which was under review by HCD when the draft EIR was released. The maximum number of units was reduced based on Council direction as part of the process of developing a secondary draft for HCD review.*

governmental constraints, developing resilient housing policies as well as affirmatively furthering fair housing and addressing special needs groups in the City.

This framework, along with the Site Inventory, provide the overarching strategies to increase housing and affordable housing in Campbell:

- Increase densities from 27 to up to 75 units per acre.
- Disperse housing opportunity sites throughout the city, with concentrations around transit stations and social amenities.
- Establish extensive outreach with the community, including property owners, residents, developers, and service providers.
- Focus on increasing affordable housing programs, including improvements to Inclusionary Housing Ordinance, Commercial Linkage Fees, Housing Opportunity Zones, and the use of public land for affordable housing.

SITE INVENTORY AND ANALYSIS

The Site Inventory and Analysis section identifies the parcels used as potential housing opportunity sites in the 6th Cycle Housing Element. These are the sites that, at appropriate densities and affordability levels, can be used for housing development to meet Campbell's Regional Housing Needs Allocation (RHNA).

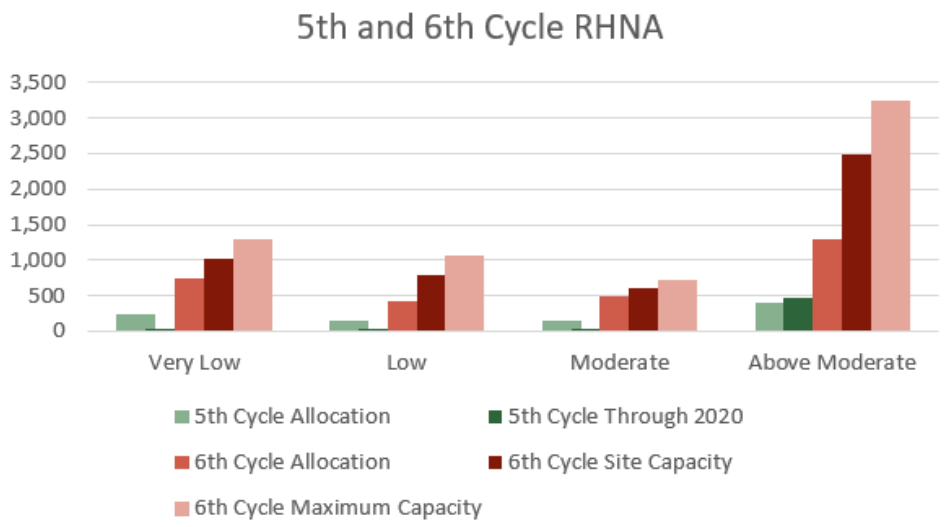
These sites make up the Site Inventory, available as Appendix IV-A.

Executive Summary

The Site Inventory and Analysis section is a technical portion of the Housing Element that describes how the parcels chosen for the Site Inventory meet the requirements set forth by the California Department of Housing and Community Development (HCD) to meet RHNA.

The 6th Cycle RHNA is approximately triple the 5th Cycle allocations that Campbell did not meet. In addition, HCD has introduced new requirements concerning the Site Inventory such as rules for reuse of sites identified in previous housing elements and guidance that the Site Inventory as a whole must serve to Affirmatively Further Fair Housing.

Figure IV-1: RHNA Allocation in the 5th and 6th Cycles



Campbell's 6th Cycle Housing Element is taking several steps to allow for more housing at all income levels and to meet HCD requirements:

1. Densities are increasing – in many cases doubling or tripling – in multi-family residential and mixed-use areas of the City. The 6th Cycle Housing Element is adopted concurrently with Envision Campbell, a General Plan update that intensifies land uses throughout much of the City.
2. Many sites have active landowner interest. Of the 122 parcels in the Site Inventory, 47 (39 percent) have active landowner interest in new multifamily residential uses on their property.
3. Density increases are backed up by minimum density requirements. Policy H-1.4 requires that all sites in the Site Inventory achieve at least 75 percent of the maximum General Plan Land Use density.
4. The Site Inventory is supported by a rigorous policy framework. Housing development is eased by policies and programs that support reduced parking requirements, ministerial review on certain parcels, an Affordable Housing Overlay Zone, objective design standards, and a revamped inclusionary housing approach.

ADUs

accessory dwelling units, also known as "granny units" create housing opportunities in established residential neighborhoods



Introduction

This chapter begins by introducing the RHNA for the 6th Cycle and how it will use prior identified sites ("Pipeline Projects"), accessory dwelling units

("ADUs", which is inclusive of Junior Accessory Dwelling Units or "JADUs"), and the Site Inventory in order to meet its RHNA obligations. It will then describe the methodology for determining unit counts from Pipeline Projects and ADUs to establish Campbell's Credit towards RHNA.

The chapter then introduces the Sites Inventory, first by establishing how Affirmatively Furthering Fair Housing was used to identify sites in the Site Inventory and then describing how site capacity was determined. Finally, a non-vacant site analysis that includes potential findings for how residential development could occur on sites that currently have other uses demonstrates how the required development could occur in Campbell.

The Site Inventory includes 122 sites in order to have enough capacity for the RHNA and recommended buffer. These sites have a maximum capacity of 6,510 units. Using the minimum density approach that HCD suggests[2] to determine Site Capacity, the Site Inventory has a capacity of 4,910 units.

6th Cycle RHNA

The City received its RHNA of 2,977 units for the 6th Cycle Housing Element from 2023-2031 on December 16, 2021.[3] As recommended by the California Department of Housing and Community Development (HCD), Campbell created a buffer of 30 percent capacity to ensure that sufficient capacity exists throughout the planning period. This resulted in a total of 3,870 units. Of these, 2,191 are affordable for households on very low (0-50 percent of Area Median Income, or AMI), low (50-80 percent of AMI) or moderate (80-120 percent of AMI) incomes

Table IV-1: RHNA Allocation

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units	Total Affordable
	0-50% AMI	51-80% AMI	81-120% AMI	>120% AMI		
6th Cycle RHNA	752	434	499	1,292	2,977	1,685
30% Buffer	226	130	150	387	893	506
Total	**978**	**564**	**649**	**1,679**	**3,870**	**2,191**

Pipeline Projects

Housing developments that will be approved, permitted, or receive a certificate of occupancy since the beginning of the planning period can be counted as "Pipeline Projects"

[2] *See page 19 of HCD Memo "Housing Element Site Inventory Guidebook Government Code Section 65583.2" (June 10, 2020).*

[3] *https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation*

POTENTIAL FOR FUTURE HOUSING

This unit allocation is being met by Campbell from three sources:

- Housing projects under review ("Pipeline Projects")
- Accessory Dwelling Units and Junior Accessory Dwelling Units ("ADUs")
- Site Inventory at Minimum Density

The Site Inventory consists of 122 sites with a maximum unit capacity of 6,510 units. HCD requires this maximum unit capacity to be modified by one of two approaches:

1. Considerations of existing development trends; approved residential developments at similar affordability levels in the jurisdiction; the cumulative impact of development standards (such as lot coverage, height, open space requirements, parking, and floor-to-area ratio or FAR); and infrastructure availability.
2. Minimum density requirements that explicitly prohibit residential development below minimum density on a given site.

Campbell's Housing Element includes a policy, H-1.4: Planned for Densities, which states that "All housing opportunity sites shall achieve 75 percent of the maximum General Plan Land Use density." This policy produces a minimum density floor that allows Campbell to take advantage of the second approach, which provides 4,910 units instead of 6,501 – still more than sufficient to meet the City's RHNA requirements.

The Pipeline Projects, ADUs, and Site Inventory provide a total of 5,311 units (2,658 of which are affordable). This will provide sufficient site capacity to meet Campbell's RHNA and an additional 30 percent buffer.

Table IV-2: Projected Housing Units

	Total Units	Affordable Units
Pipeline Units	185	35
Accessory Dwelling Units	216	194
Site Inventory	4,910	2,429
Total Units Provided	**5,311**	**2,658**
Total Units Recommended (RHNA + 30% Buffer)	**3,870 (2,977 + 893)**	**2,191**

This chapter details these sources by describing the Pipeline Projects included in the assessment, providing the methodology for inclusion of ADUs, and presenting an analysis of the Site Inventory. This chapter also includes a summary of the quantified objectives for the sites analysis.

Before the General Plan Update's adoption, there were no land use designations that allowed the 30 du/ac default density standard to accommodate lower-income units. The highest density allowed by the City was 27 du/ac. There was therefore a shortfall of 1,024 units with current zoning in place to address Campbell's lower income RHNA, as seen below in Table IV-3:

Table IV-3: Current Zoning Shortfall of Lower-Income Units

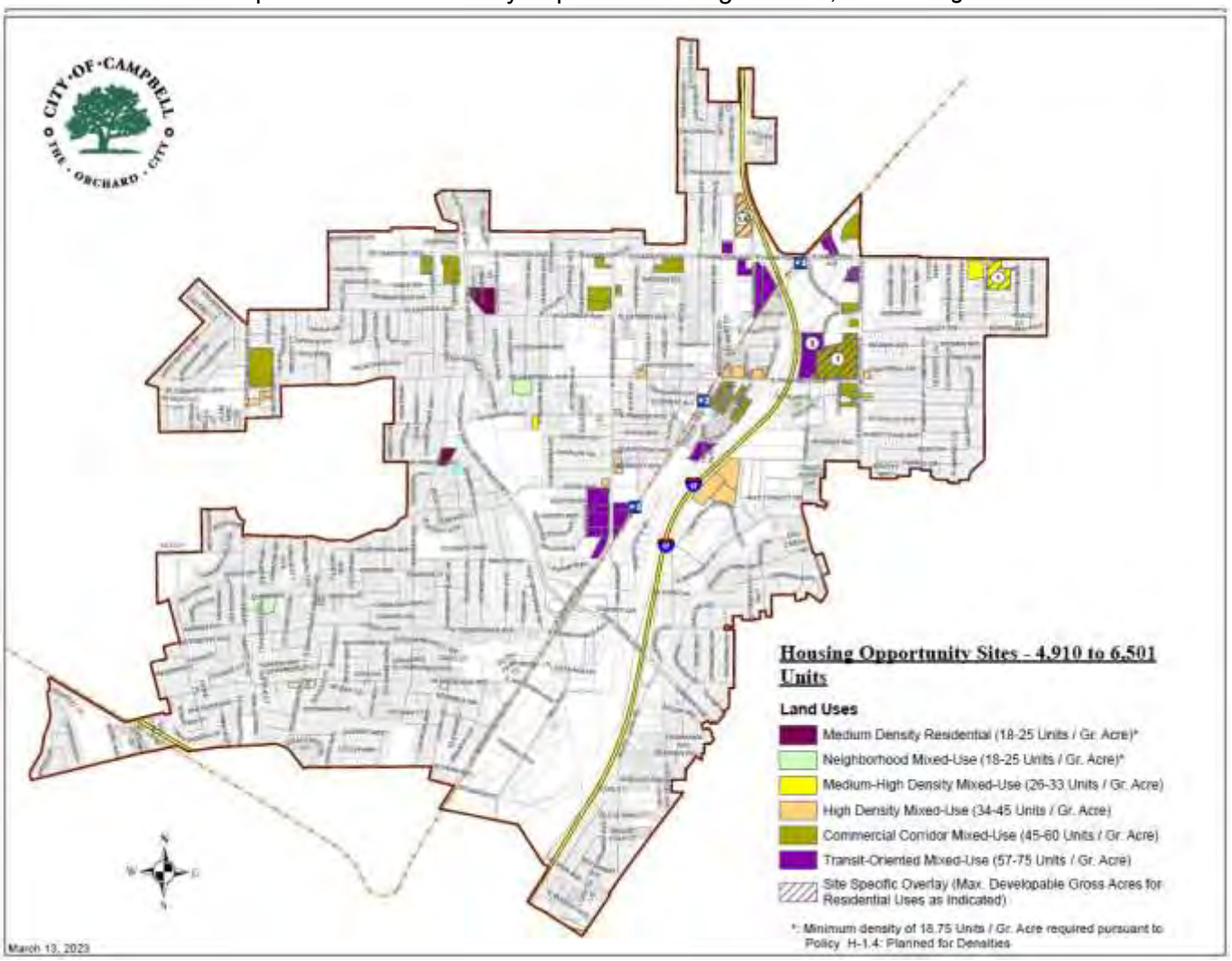
	Lower-Income Units
2023-2031 RHNA Targets	*1,186*
Very Low Income	*752*
Low Income	*434*
Current Capacity under Zoning	163
Accessory Dwelling Units	129
Pipeline Projects	33
Opportunity Sites (Zoning in Place)	0
Additional Capacity Required	**1,024**

To accommodate this shortfall, the City of Campbell will assign a "By-Right Housing" overlay/combining district to sites serving to meet the housing shortfall in accordance with the Adequate Sites Program requirements of Government Code section 65583(h) and 65583.2(i) by January 31, 2024. Program H-3e pursuant to Gov. Code 65583(h) and 65583.2(i)), will rezone to accommodate a minimum of 1,024 lower income units on a minimum of 30.4 gross acres at 33 du/ac, 22.8 gross acres at 45 du/ac, or some combination thereof. The program would require sites identified for rezoning to meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only, otherwise allow 100%

residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

A map of the Site Inventory is provided in Figure IV-2, below. *Figure IV-2:*



Map of Site Inventory

SITES INVENTORY FORM LISTING

The sites inventory form can be found in Appendix IV-A. This form was developed using the ABAG/MTC Housing Element Site Selection (HESS) Tool.

Credit Towards RHNA

Campbell will meet its RHNA with sites from seven Pipeline Projects that are currently underway, 216 ADUs, and 131 parcels included in the Site Inventory.

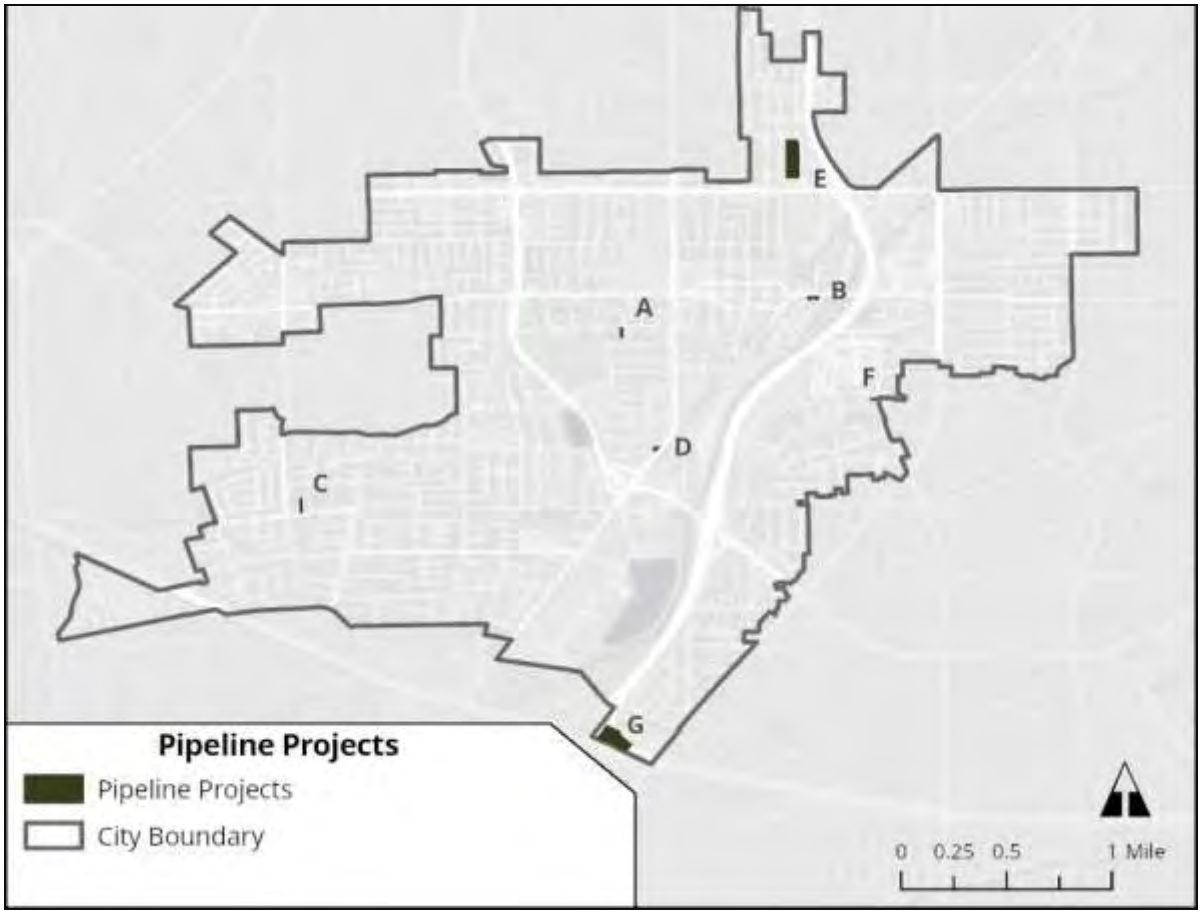
PIPELINE PROJECTS

The RHNA "pipeline" of underway residential developments consist of seven residential projects that make up 185 units, 35 of which are below market rate:

Table IV-4: Pipeline Projects

Label	Address (Name)	Total Net New Units	Total Market-Rate Units	Total BMR Units	Very Low Income BMR Units	Low Income BMR Units	Moderate Income BMR Units	**Status**
A	202 W Rincon Ave.	9	9	0	0	0	0	Under Construction
B	600 E Campbell Ave. (Cresleigh Homes Park View)	59	50	9	5	4	0	Entitled / Pending Building Permit Issuance
C	1429 and 1446 Westmont Ave.	6	6	0	0	0	0	Previously Entitled; Pending Modification of Approval
D	2575 and 2585 S Winchester Blvd.	15	13	2	2	0	0	Entitled / Pending Building Permit Submittal
E	601 Almarida Dr. (The Franciscan Campbell Apartments)	60	40	20	20	0	0	Entitled / Pending Building Permit Submittal
F	523 Union Ave. (Union Townhomes)	7	6	1	0	0	1	Entitled / Pending Building Permit Submittal
G	16160 E Mozart Ave. (Mozart Parcel Map)	4	3	1	0	0	1	Under Construction
	Mozart (Oak Tree Circle)	25	23	2	2	0	0	Under Construction
	Total	**185**	**150**	**35**	**29**	**4**	**2**	

Figure IV-3: Pipeline Projects



POTENTIAL ADUS

Campbell bases its ADU production on the "safe harbor" option provided by HCD,[4] looking at ADU production from 2018-2021. For these years, there was an average of 26.25 ADUs permitted.

[4] *"Use the trends in ADU construction since January 2018 to estimate new production. This is a conservative option to only account for the effect of the new laws without local promotional efforts or incentives (safe harbor option)." In HCD Memo "Housing Element Site Inventory Guidebook Government Code Section 65583.2" (June 10, 2020).*

Table IV-5: ADU Permits

Year	ADUs Receiving Building Permit
2018	5
2019	8
2020	54
2021	38
Average[5]	**26.25**

27

Number of ADU's anticipated to be built each year between 2023 and 2031 based on past production and the 6th Cycle's policy framework

The 6th Cycle Housing Element includes policies that ease ADU production, including publishing a list of pre-approved ADU designs. This new program (Program H-1e), as well as the comparatively large number of ADUs built in the most recent year on record, are evidence that the number of ADUs built annually during the 6th Cycle Housing Element can be rounded up from 26.25 to 27 ADUs annually. Based on this rate of production, 216 ADUs will be projected for completion over the eight-year planning period.

Following ABAG/MTC guidance, these 216 ADUs can be distributed across affordability levels as shown in the following table:

Table IV-6: Projected ADUs

	Very Low	Low	Moderate	Above Moderate	Total
Proportion	30%	30%	30%	10%	100%
ADUs	64	65	65	22	216

REMAINING RHNA

The 185 Pipeline units and 216 ADUs are subtracted from the RHNA with its 30-percent buffer. This leaves the City with an allocation of 3,407 units to meet: 1,962 affordable and 1,508 above-moderate.

[5] *In 2022, the City of Campbell permitted over 50 ADUs, well above the estimated average for the project period.*

Table IV-7: Sites Target

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	752	434	499	1,292	2,977
+ 30% Buffer	226	130	150	387	893
= Total Units Recommended	978	564	649	1,680	3,870
- Pipeline	-29	-4	-2	-150	-185
- ADUs	-64	-65	-65	-22	-216
= Sites Target (Minimum Number of Sites to be Provided by Site Inventory)	**885**	**495**	**582**	**1,508**	**3,470**

AFFIRMATIVELY FURTHERING FAIR HOUSING THROUGH SITE SELECTION

State law requires a Site Inventory to identify sites throughout the jurisdiction consistent with its duty to affirmatively further fair housing.[6] The housing element must demonstrate that there are adequate sites zoned for the development of housing for households at each income level sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. Assembly Bill (AB) 686 requires that a jurisdiction identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing (AFFH) and the findings of its assessment of fair housing, pursuant to Government Code section 65583, subdivision (c)(10)(A).

In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. Chapter IV: Campbell's Plan for Housing provides an analysis of how fair housing was integrated into site selection.[7]

Campbell has chosen to distribute its housing opportunity sites throughout the City, with placement of higher-density residential development near

[6] *Gov. Code, §§ 65583.2, 65583, subd. (c)(10)(A), 8899.50*

[7] *California Department of Housing and Community Development (2021). Affirmatively Furthering Fair Housing.*

transit, in order to distribute affordable housing while leveraging the assets existing in transit corridors.

This affirmatively furthers fair housing by avoiding concentrations of affordable housing in any one or few particular areas of the City. It also encourages affordable housing near amenities. The location of units suitable for lower-income households, particularly for very low-income households, are focused in transit corridors because the densities and walkability of these areas are best suited for multi-family developments whose residents may not desire or require car transportation.

This strategy was based in a series of parcel-by-parcel mapping analyses that produced a "scoring" metric for parcels considered for the Site Inventory. This geographic emphasis grounded the Site Inventory in the duty to affirmatively further fair housing by ensuring that future residents would have equal access to important resources.

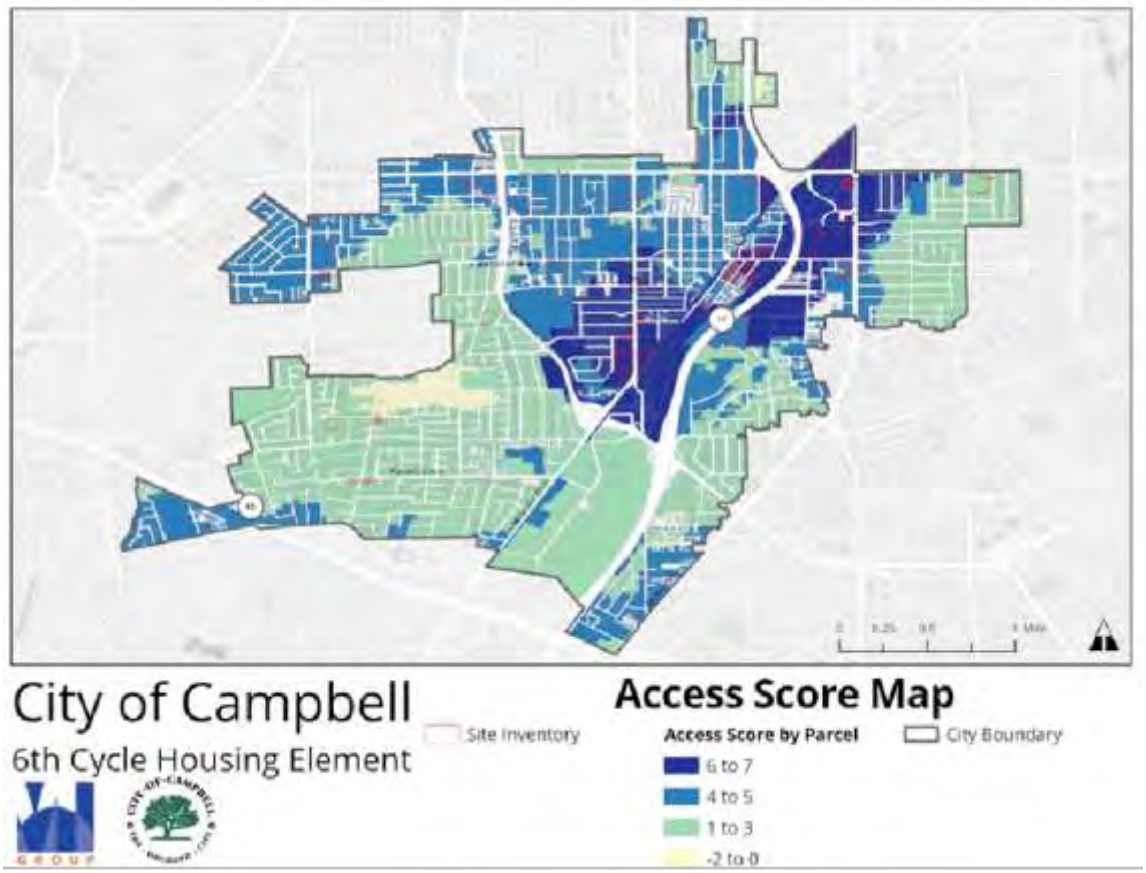
According to this scoring metric, parcels received one point if they were within a 15-minute walk of:

1. Public transit
2. Groceries
3. Parks
4. Schools
5. Employment centers

Parcels had a point removed if they fell within a low-income or high-overcrowding census block.

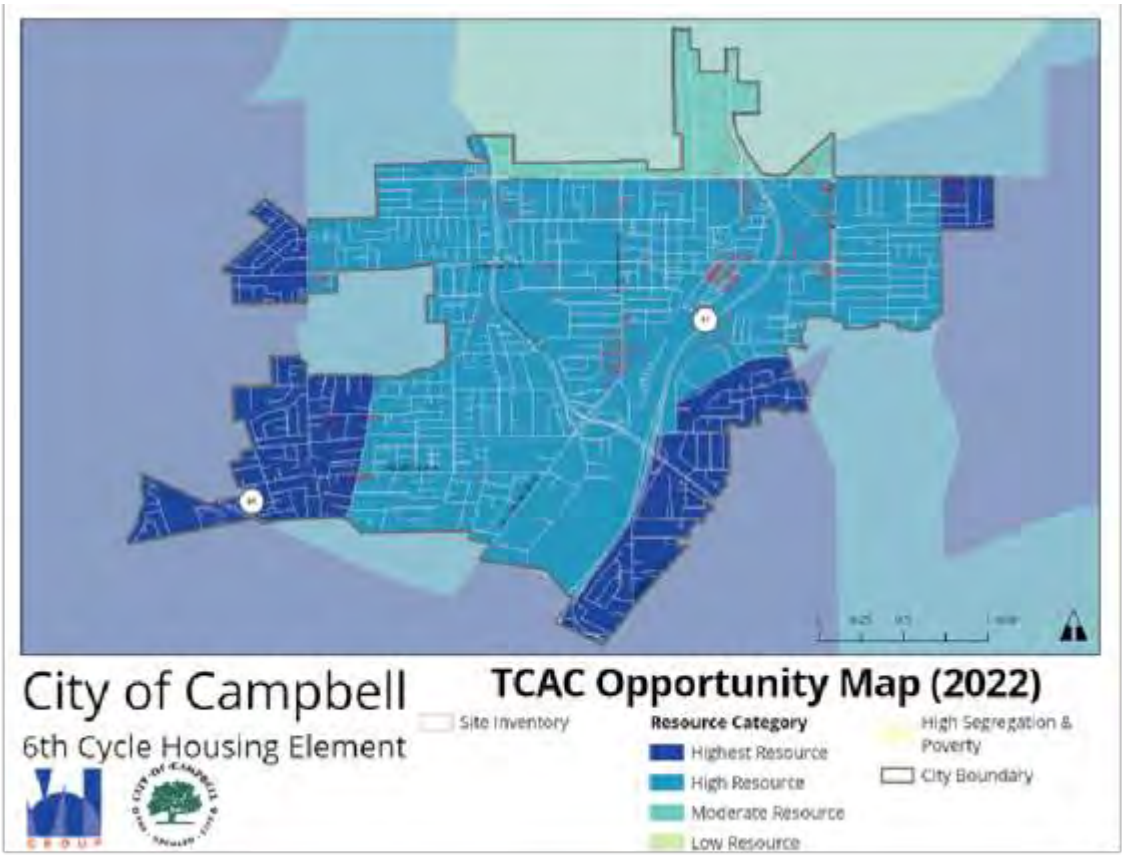
These points were consolidated into an "Access Score" that demonstrated which sites were in the most amenity-rich areas. These areas could be considered more suitable for lower-income housing.

Figure IV-4: Campbell Access Score Map



In addition, sites are prioritized for low-income housing tax credits by the Tax Credit Allocation Committee (TCAC) if they fall within "High" or "Highest" Resource Areas. Generally, sites south of Hamilton Avenue are in the “High” or “Highest” category. The rest of the City is in a "Moderate" Resource Area that is not prioritized by TCAC.

Figure IV-5: Campbell TCAC Map



In addition, the 47 parcels that had identified landowner interest received an additional point in the scoring metric.

This system allowed Campbell to prioritize designating sites for low-income housing that have access to important resources, such as parks, grocery stores and transit, also correlating with the TCAC mapping, while intentionally distribute housing throughout the City. This minimized exacerbated concentrations of poverty and wealth due to allocation of units in the Site Inventory.

Comparing Figures IV-4 and IV-5, it becomes clear that the overlap of Campbell's amenity-rich areas and areas that TCAC designates as High Resource or Highest Resource are in the center of the city, near downtown and along Winchester Boulevard. This focuses affordable housing in the areas best suited for its residents – neighborhoods with both high resources and access to local amenities – but also avoids a concentration of lower-income households in one specific area. As transportation costs have a higher impact on living expenses for lower income populations, placing housing near amenities was intended to provide greater equity access to resources while limiting the cost burden to access these

resources. The Site Inventory also leverages affordable housing in sites that are both near amenities and in High/Highest Resource Areas – particularly along Winchester Boulevard and Bascom Avenue, while identifying some sites suitable for housing in the San Tomas area of southwest Campbell. While some areas of the city (San Tomas, southeast quadrant) are more limited in number of housing opportunity sites, they provide less amenities and resources (parks, transit) available to future residents and have less suitable land available for housing development. The City will implement additional housing strategies in these areas, such as the promotion of ADU development, implementation of SB 9, and creation of an SB 10 ordinance, to increase new housing opportunities in these areas. The following summary evaluates the proposed housing site locations with the AFFH mapping and analysis presented in Chapter II. Overall, the sites inventory helps to expand housing options and promotes a pattern of interspersed multi-family residential uses rather than in concentrated locations. The analysis below illustrates that Campbell's sites inventory: (1) improves integration; (2) does not exacerbate racially or ethnically concentrated areas of affluence; (3) improves areas of opportunity for all Campbell residents; and (4) does not exacerbate displacement risk for Campbell's residents.

Segregation and Integration

- Most of Campbell's housing sites are designated for higher density multi-family and mixed-use development and will include housing for a variety of income levels, fostering mobility of households throughout the City.
- The City will facilitate production of affordable units through both regulatory and financial incentives, including the Inclusionary Housing Ordinance, Affordable Housing Overlay; density bonus incentives; and use of public land for affordable housing development.
- Sites located in the Census Tracts with low- and moderate-income households will provide needed affordable housing to these residents.
- In addition to the housing sites, Housing Element implementation will facilitate development of affordable housing throughout the city in all neighborhoods through the facilitation of ADU and duplex production under SB 9.
    - ADUs will allow for housing mobility throughout Campbell and provide opportunities for further neighborhood integration.
    - Since the passage of SB 9, Campbell Planning staff have received inquiries from property owners about the ability to add additional housing under SB 9. Development under SB 9 will provide for additional

housing opportunities in high resource single-family neighborhoods throughout Campbell.

Racially or Ethnically Concentrated Areas of Affluence

- Campbell is less racially diverse than Santa Clara County, with the largest portion of the population being non-Hispanic White (52.6 percent compared to 31.5 percent in the County). followed by Asian (20.7 percent compared to 36.3 percent), Hispanic or Latinx (19.1 percent compared to 25.5 percent), and Black (2.4 percent in both the City and County). While the overall median income in Campbell is comparable to the County at $124,500, the 2015-2019 ACS shows the following discrepancies in median income by race/ethnicity: Black households[8] -$76,200 (County); Hispanic households - $95,050 (City), $80,000 (County); White households - $124,500 (City), $135,000 (County); and Asian households - $142,930 (City), $149,000 (County).
- While income differences by race/ethnicity are less pronounced in Campbell than on a countywide basis, Hispanic households and Black households have significantly lower incomes than other racial groups. The sites inventory and affordable housing programs will produce more affordable housing units that provide opportunities for all of these racial and ethnic groups and individuals who fall below the median income to have the opportunity to find housing in Campbell

Areas of Opportunity

- The sites are located throughout the City and predominately in the High and Highest opportunity areas, thereby distributing new housing throughout Campbell and placing affordable units in high resource areas.
- The City's BMR/inclusionary housing program helps to provide housing opportunities for low- and moderate-income households in high resource areas, as well as introducing market rate investment in moderate resource areas such as north of Hamilton Avenue.
- Campbell will develop and implement an Affordable Housing Overlay in high resource areas of the community, that will facilitate affordable housing for low- and moderate-income households by providing density incentives, thereby helping to affirmatively further fair housing.

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[8] The 2015-2019 American Community Survey does not include income data for Black or African American households in Campbell due to insufficient data. However, as shown in Figure II-4, with 59 percent of Black or African American households earning less than 50 percent of the County median income, this racial group has a much higher incidence of very low and extremely low incomes than White, Hispanic and Asian households.

Disproportionate Housing Needs and Displacement Risk

- The area of the city north of Hamilton between Winchester and Bascom is identified as At Risk of Becoming Exclusive. Opportunity sites here are sited on parcels currently zoned commercial or office, in order to provide a countervailing balance of affordable housing units
- The northern edge of Campbell includes census tracts designated Low Income/Susceptible to Displacement. No sites were included in this area, so as not to exacerbate existing conditions.

Fair Housing and Site Size Limitations

The housing element's overall fair housing strategy is to increase integration and equity by dispersing lower income, moderate income, and above-moderate income housing sites throughout the City while prioritizing access to transit and other amenities. This strategy is supported by focusing lower income housing in high resource areas where possible. This policy also mitigates displacement risk by focusing new housing units in the moderate- and higher income areas of the City.

HCD recommends that only sites between 0.5 to 10 acres in size be used to support low-income housing. There are 61 site that fit this size requirement in the Site Inventory.

Sites less than 0.5 acres in size can be used for moderate income or market-rate housing. There are 67 sites in the Site Inventory that provide moderate-income and above moderate-income units. These units also serve to avoid overconcentration of the low-income units in any area of the City.

The focus on developing low-income housing in high-resource areas is supported by input given by affordable housing developers. The draft sites inventory was refined after these developers described ideal sites for affordable housing, which included emphases on proximity to amenities and to transit.

RESIDENTIAL SITES INVENTORY

Campbell will achieve this allocation with a sites strategy that projects 4,910 units developed in the 2023-2031 planning period: 2,429 affordable units and 2,481 market-rate units for households with above-moderate incomes. These units are identified on 122 sites.

The Site Inventory was developed by initially viewing Campbell through a framework of Affirmatively Furthering Fair Housing, as discussed in the "Affirmatively Furthering Fair Housing Through Site Selection" section. The resultant sites were sorted into six different typologies: Vacant, City-Owned, Non-Profit-Owned, Landowner Interest, Downtown/East of Light Rail, and Underutilized Commercial/Office. Some sites that are Vacant or

were Underutilized Commercial/Office, as well as all of the sites in the Downtown/East of Light Rail typology, were reused from previous housing elements. These sites have development standards modified by Program H-3.f, which allows them to be developed through ministerial review if they are developed with 20% set-asides for lower-income units.

Table IV-8: Site Inventory Typologies

Typology	Sites	Reuse Sites
Vacant	5	1
City-Owned	1	0
Non-Profit-Owned	5	0
Landowner Interest	47	16
Downtown / East of Light Rail	29	29
Underutilized Commercial/Office	35	14
Total	***122***	***60***

75%

Of the maximum general plan density will be required for all housing opportunity sites, meaning, a site with a planned density of 75 units per acre will need to achieve a density of at least 57 units per acre

SITE CAPACITY

HCD requires jurisdictions to determine site capacity, or the number of units that are likely to be developed on a site. This site capacity can be determined through one of two options:

1. Site Acreage multiplied by Minimum Density; or
2. Site Acreage multiplied by Maximum Density multiplied by Adjustment Factors, which are described as follows:
    a. Affordability Adjustments (based on typical densities of existing or approved developments at a similar affordability level)
    b. Zoning Adjustments (based on historic trends for the site's zoning type)
    c. Infrastructure Adjustments (based on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities)
    d. Environmental Adjustments (based on site-specific environmental conditions that may impact realistic buildout capacity)
    e. Nonresidential/Nonvacant Adjustments (based on capacity limits for sites that have potential to be developed with

nonresidential uses, require redevelopment, or have an overlay zone allowing the underlying zoning to be utilized for residential units)

The Housing Element contains Policy H-1.4: Planned for Densities, which states that "All housing opportunity sites shall achieve 75 percent of the maximum General Plan Land Use density." Relying on this policy, Campbell can determine site capacity under Option 1 to meet RHNA requirements.

REQUIRED FINDINGS

For housing elements that rely on nonvacant sites to accommodate 50 percent or more of their RHNA for lower income units, such as this one, HCD requires findings based on substantial evidence that uses will likely be discontinued during the 2023-2031 planning period.

In the “Site Typologies” section below, potential findings for Council that the land uses in these typologies will likely be discontinued during the planning are provided for each typology except for Vacant.

THE FINDINGS DETERMINED BY THE CAMPBELL CITY COUNCIL ARE INCLUDED FOLLOWING THE TYPE-BY-TYPE ANALYSES. SITE TYPOLOGIES

For each of these typologies, a description of the sites, examples of similar recent development(s) from Appendix IV-D: Campbell Redevelopment Trends or other statements of redevelopment interest, and the number of sites and reuse sites is provided. This is following by a description of the realistic unit capacity of the sites under the typology. Except for the Vacant category, potential findings for Council that the uses in these typologies will likely be discontinued during the planning are provided.

Vacant Sites

There are 5 vacant sites that are not occupied by a building or an easement, including 1 reuse site identified in prior housing elements. The five vacant sites are:

- **Site #6** – 700 Hacienda Avenue
- **Site #93.1 (Reuse Site)** – 136 Gilman Avenue
- **Site #159** – 499 E. Hamilton Avenue
- **Site #209** – 1440 Elam Avenue
- **Site #243** – 48 Railway Avenue

Under Program H-3.e, reuse sites can be developed through ministerial review if they are developed with 20% set-asides for lower-income units.

Examples of Recent Development or Developer Interest on Vacant Sites

- 202 W. Rincon Ave.
- 600 E. Campbell Ave.
- 1429 & 1446 Westmont Ave.
- 300 Railway Ave.

Site Capacity

On vacant sites, 168 units are projected using the maximum capacity, this would result in 112 affordable units and 56 market-rate units.

Using the site capacity, 136 units are projected, which would include 94 affordable units and 42 market-rate units.

City-Owned

There is one site owned by the City of Campbell and slated for redevelopment into housing:

- **Site #132** – 290 Dillon Avenue (Corp Yard)

The Corp Yard currently is on a cul-de-sac surrounded by residential uses; the City is currently evaluating alternative locations for relocation of the Corp Yard. One identified location may be relocation to an area at the Campbell Technology Park, also identified as a housing opportunity site, pending further discussion and negotiation with the property owner. As detailed in Housing Element Program H-1n, the City intends to undertake the following steps to facilitate development on the site: a) undertake feasibility study; b) pending results of study, issue Request for Proposals (RFP) for affordable development; c) execute contract with affordable developer; d) complete development entitlements; e) complete construction of between 150-200 affordable units.

Examples of Recent Development or Developer Interest on City-Owned Land

- N/A – no City-owned sites have recently been redeveloped, but there is expressed interest in residential development on Site #132.

Site Capacity

On City-Owned sites, 207 units are projected, all of which are affordable units. Using Site Capacity, 158 units are projected, all of which are affordable units.

Potential Findings (Non-Vacant Sites)

The City can potentially make the following findings to determine that the existing use on City-owned sites is likely to be discontinued:

- The City of Campbell owns these sites and can offer the use of these sites for development of affordable housing.
- The value of the land as residential and the opportunity for new affordable housing near downtown Campbell provides a public benefit that may be found to exceed the value of current uses.

Evidence for these findings includes similar developments in neighboring jurisdictions.

Non-Profit-Owned

There are five sites (zero reuse sites) in the Site Inventory owned by non-profits:

- **Site #4** – 1980 Hamilton Avenue (First Congregational Church of San Jose)
- **Site #162** – 251 Llewellyn Avenue (Uplift Family Services)
- **Site #165** – 1769 Winchester Boulevard (The Home Church)
- **Site #167** – 1763 Winchester Boulevard (The Home Church)
- **Site #284** – 400 West Campbell Avenue (United Church in Christ)

All five of these parcels are owned by landowners who have expressed interest in developing housing on at least a portion of their sites. These landowners would be able to maintain existing uses on the site by either retaining the existing buildings or including their offices and services in the redeveloped parcel.

Non-profit landowners have unique opportunities to develop housing on their parcels. This is because land acquisition costs for a housing developer are lower and because the land is already not producing tax revenues for the City.

Examples of Recent Development or Developer Interest on Non-Profit Owned Land

See “Affordable Housing Development Interest in Campbell” subsection:

- 60 W. Hamilton Ave.
- 400 W. Campbell Ave.

Site Capacity

On Non-Profit-Owned sites, 381 units are projected, all of which are affordable units. Using Site Capacity, 322 units are projected, all of which are affordable units.

Potential Findings (Non-Vacant Sites)

The City can potentially make the following findings to determine that the existing use on non-profit-owned sites is likely to be discontinued:

- The landowners are interested in developing at least a portion of the site with affordable housing.
- The value of these parcels to the landowner is mostly in the land, and residential uses will increase the value without substantially affecting improvement value.

Evidence for these findings includes similar developments in neighboring jurisdictions.

Sites with Landowner Interest

There are 47 sites with landowner interest. Of these sites, 16 are reuse sites identified in prior housing elements.

During the outreach for the 6th Cycle Housing Element, the owners of 31 parcels expressed interest in developing housing on the parcels they owned. Some owners own more than one parcel, and many of these are contiguous. The full list of parcels is available in the section "Landowner Interest" in Appendix IV-B.

These sites will be rezoned as part of the contemporary General Plan Update, allowing higher residential densities than were allowed in the 5th Cycle Housing Element.

Examples of Recent Development or Developer Interest

- N/A – These sites have potential for redevelopment based on stated landowner interest. All previous examples of residential redevelopment would de facto apply.

Site Capacity

On Sites with Landowner Interest, 2,262 units are projected: 1,246 affordable units and 1,004 market-rate.

Using site capacity analysis, 1,849 units are projected: 1,158 affordable units and 691 market-rate units.

Potential Findings (Non-Vacant Sites)

The City can potentially make the following findings to determine that the existing use on sites with expressed landowner interest is likely to be discontinued:

- The landowners are interested in developing at least a portion of the site with affordable housing.
- The land use designations for these sites are updated in the General Plan Update, and the higher residential densities newly allowed will incentivize redevelopment of the sites.

- Adding a potential new use increases the land value of the property.

Evidence for these findings includes similar developments in neighboring jurisdictions after general plan land use changes.

Sites Downtown/East of Light Rail

There are 29 sites in the area of Campbell bordered by Railway Avenue, Campbell Avenue, Los Gatos Creek, and the Los Gatos Creek Trail trailhead on Railway Avenue, all of which are reuse sites identified in prior housing elements. The nine sites in this area with owner interest in development are in the “Sites with Landowner Interest” section.

Under program H-3.e, reuse sites can be developed ministerial review if they are developed with 20% set-asides for lower-income units.

This area is comprised of small parcels originally serving a portion of the South Pacific Coast Railroad, which is now the VTA Light Rail line connecting Campbell to San Jose. Segments of this area were redeveloped into residential use during the 5th Cycle Housing Element, leveraging the location near transit, downtown Campbell, and the natural amenity of the Los Gatos Creek Trail. There are 37 parcels that could be redeveloped to include residential uses. The full list of parcels is available in the section "Sites Downtown/East of Light Rail" in Appendix IV-B.

With the exception of Site #286, all the sites are less than 0.5 acres in size. However, these parcels can be aggregated as was done in the portion of the area south of Sam Cava Lane during the 5th Cycle Housing Element. Increased residential densities and allowed mixed use allows for greater opportunities for housing in this area during the 6th Cycle.

Examples of Recent Development or Developer Interest on Sites Downtown/East of Light Rail

- 600 E. Campbell Ave.
- 280 Dillon Ave.
- 300 Railway Ave.
- 540 E. Campbell Ave.

Site Capacity

On Sites Downtown/East of Light Rail, 373 units are projected: 80 affordable units and 293 market-rate.

Using Site Capacity, 218 units are projected: 41 affordable units and 177 market-rate units.

Potential Findings (Non-Vacant Sites)

The City can potentially make the following findings to determine that the existing use on sites in the Downtown/East of Light Rail is likely to be discontinued:

- The value of these parcels to the landowner is mostly in the land, and residential uses will increase the value without substantially affecting improvement value.
- Adding a potential new use increases the land value of the property.
- The buildings in this area will all be at least 35 years old at time of 6th Cycle Housing Element adoption, with 34 sites containing buildings over 40 years old.
- The land use designations for these sites are updated in the General Plan Update, and the higher residential densities newly allowed will incentivize redevelopment of the sites.

Evidence for these findings include the large amount of redevelopment in the area during the 5th Cycle Housing Element and similar developments in neighboring jurisdictions after general plan land use changes.

Underutilized Commercial/Office Sites

There are 35 sites in underutilized commercial/office areas, including 14 reuse sites identified in prior housing elements. Under program H-3.f reuse sites can be developed ministerial review if they are developed with 20% set-asides for lower-income units.

Campbell's major arterials are generally flanked by older, underutilized commercial and office uses, often in "strip" style buildings with low floor-to-land-area ratio (FAR). Many of these uses are on parcels that can be redeveloped with residential uses, either in 100-percent residential uses or in mixed use that would retain commercial or office use. There are 51 parcels in the Site Inventory that are identified as containing underutilized commercial or office uses. The full list of parcels is available in the section "Sites with Underutilized Commercial/Office in Appendix IV-B.

Of the parcels, 5 will have only a portion of the site carved out for redevelopment with the existing use and buildings remaining on the parcel. This includes the only parcel with a building built in the last 30 years, Site #170 (the Kohl's at 525 East Hamilton Avenue). These "carveouts" are projected to have housing built on the parking lot or unutilized portion of the parcel, taking advantage of the low FAR required by existing zoning to find room for new housing development.

Examples of Recent Development or Developer Interest on Underutilized Commercial/Office Sites

- 600 E. Campbell Ave.

- 2575 & 2585 S. Winchester Blvd.
- 300 Railway Ave.
- 540 E. Campbell Ave.
- 1725 S. Bascom Ave.
- 14200 Union Ave., San Jose
- 1410 S. Bascom Ave., San Jose
- 1312 El Paseo de Saratoga, San Jose

Site Capacity

On Underutilized Commercial/Office Sites, 2,975 units are projected: 964 affordable units and 2,011 market-rate.

Using Site Capacity, 2,249 units are projected: 736 affordable units and 1,513 market-rate units.

Potential Findings (Non-Vacant Sites)

The City can potentially make the following findings to determine that the existing use on sites with underutilized commercial/office is likely to be discontinued:

- The value of these parcels to the landowner is mostly in the land, and residential uses will increase the value without substantially affecting improvement value.
- The buildings that will be demolished for new housing will all be at least 30 years old at time of 6th Cycle Housing Element adoption, with 45 sites containing buildings over 40 years old.
- The land use designations for these sites are updated in the General Plan Update, and the higher residential densities newly allowed will incentivize redevelopment of the sites.
- Adding a potential new use increases the land value of the property.

Evidence for these findings include similar developments in nearby jurisdictions after general plan land use changes. The City of Santa Clara's 2010 General Plan provided for densities that keyed many new medium-density and high-density projects. In Sunnyvale, a general plan adopted in 2011 incentivized the development of high-density housing, which has led to an increase in high-density developments in the jurisdiction.

FINDINGS ON NON-VACANT SITES

The following finding will be included in the Resolution for adoption of the Housing Element by the Campbell City Council:

> The City Council finds that, as result of the high demand for housing in the City, as well as obsolescent buildings, declining uses, low existing floor area ratio, the significant impact of the Covid-19 pandemic and related shifts in the

commercial and residential real estate markets and development expectations, and as further evidenced by recent site development inquiries, each as further specified on a categorical and site-by-site basis in the 2023-2031 Housing Element Update, that the existing uses on each existing, nonvacant site identified for inclusion within the Site Inventory, and thereby zoned to accommodate the City's needed lower income housing needs, as noted in the Site Inventory (Appendix IV-A), and thereby the fact that these sites are not currently vacant is not an impediment to additional residential development during the planning period for the 2023-2031 Housing Element.

This finding is supported by the following table:

Table IV-9: Potential Findings by Site Category

Potential Finding	City-Owned Sites	Non-Profit-Owned Sites	Sites with Expressed Landowner Interest	Downtown/ East of Light Rail	Underutilized Commercial/ Office
Landowner Interest (incl. City, non-profit, or other public landowner).	X	X	X		X
The value of the land as residential outstrips its existing use.	X	X		X	
Existing buildings are old and/or obsolete				X	X
Adding a potential new use increases the land value of the property			X	X	X
Increased density allowances will increase financial feasibility of housing development			X	X	

Redevelopment Factors and Existing Uses

Appendix IV-B includes a list of all Housing Opportunity Sites, their existing use, and their site typology that corroborates with Table IV-9, above. The list also notes how these sites meet a set of development trends also laid out in Appendix IV-D that demonstrate a track record for redevelopment of similar non-vacant Housing Opportunity Sites to demonstrate their suitability for redevelopment. These trends are:

- Nonresidential redevelopment (industrial or commercial site)
- Residential redevelopment (intensification of existing use)
- Transit-oriented redevelopment
- Lot consolidation to facilitate redevelopment

- Mixed-use development proposed

The list also notes existing redevelopment factors:

- Whether there is expressed landowner interest in residential redevelopment
- Whether the Improvement to Land Value Ratio is less than 1.0
- Whether the existing construction is more than 40 years old
- Existing Floor-to-Area Ratio (FAR)

Finally, the list notes the following incentives to increased residential development apply to the site:

- Quantified increase in maximum allowed density from previous General Plan
- Whether the site is in a High/Highest Resource Area according to 2022 TCAC Opportunity maps
- Whether the site falls within an AB 2097-established half-mile from a major transit stop and therefore does not have parking requirements.

Capacity Analysis

The Site Inventory has sufficient capacity to meet RHNA. This can be demonstrated through analysis of the sites that meet the appropriate density, or "Default" density, established by HCD in order to be suitable for lower-income housing.

A more in-depth approach using Non-Vacant Sites Analysis that incorporates the policy framework is also provided in order to demonstrate how Campbell can rely on the potential for new residential development on non-vacant sites.

APPROPRIATE DENSITY / "DEFAULT" DENSITY

As a jurisdiction within a Metropolitan Statistical Area of over 2 million, Campbell's "default" density that can be assumed to accommodate lower-income households is 30 dwelling units per acre (du/ac).[9] The following land use designations allow at least 30 du/ac within Campbell:

- High Density Residential: 34-45 du/ac
- Medium-High Density Mixed Use: 26-33 du/ac

[9] https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/default_2010census_update.pdf

- High Density Mixed-Use: 34-45 du/ac
- Commercial Corridor Mixed-Use: 45-60 du/ac
- Transit-Oriented Mixed Use: 57-75 du/ac

Sufficient sites in the site inventory are an appropriate size for lower-income units (between 0.5 and 10 acres) and allow for a minimum of 30 du/ac as part of the Envision Campbell General Plan Update, so the City does not require a rezoning.

Under m density, there are 5,443 units that fall in this category, the other 1,058 are not part of this capacity. Although these 5,443 units could theoretically support lower-income housing, only a portion of this number would realistically develop as lower-income units.

Table IV-10: Site Inventory by Allowed Density

Category	# of Sites	Acreage	Unit Capacity
< 30 du/ac	14	15.91	317
> 30 du/ac	110	106.10	5,997
Between 0.5-10 acres	**55**	**89.91**	**5,443**
Not Appropriate Size	55	12.44	741
Total	122	118.26	6,501

This high-level analysis serves as a baseline, ensuring that sufficient unit capacity exists in the Site Inventory that can be further refined by appropriateness for Affirmatively Furthering Fair Housing and application of Housing Element policies and programs.

During Council discussions in the initial outreach undertaken for the 6th Cycle Housing Element, Council expressed an interest in going beyond the theoretical approach provided by "default" density calculations and instead identify an approach that would be closer to realistic implementation that incentivized production of affordable housing.

This approach is developed through the policy framework that provides affordable housing incentives, including density incentives for 100% affordable housing development. Based on careful review of the capacity on the 122 sites, including their size, land use designation, geographic location, and whether they were identified in previous housing elements, there are 43 sites that have some potential for low-income housing in Campbell. A further 79 sites support housing for moderate income and above-moderate income households.

Under the site capacity approach, sites in the site inventory have capacity for 4,910 units, including 2,429 affordable units and 2,481 market-rate

units. Some of the sites consist of contiguous parcels under common ownership.

NON-VACANT SITES ANALYSIS

The California Department of Housing and Community Development (HCD) states that jurisdictions with limited vacant land may rely on the potential for new residential development on nonvacant sites. They require the Housing Element to describe:

- The realistic potential of each site
- The extent that the existing uses impede additional residential development,
- The jurisdiction's past experience converting existing uses to higher-density residential development
- Region-wide market trends and conditions
- Regulatory or other incentives or standards that encourage additional housing development on nonvacant sites.

This section begins by quantifying the proportion of RHNA met with nonvacant sites. It will then review the development context of high-density housing development on nonvacant sites in Campbell and the region. Then, it will analyze categories of nonvacant sites and provide potential findings before concluding with findings determined by Council at their **[Pending - Month, Date, 2023]** meeting.

Non-Vacant Capacity

The City is relying on non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households.

Because nonvacant sites comprise more than half of Campbell's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Furthermore, the City will make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period. This demonstration includes a description of the suitability of non-vacant sites, policies that will contribute to the development of non-vacant sites, and an overview of recent 100 percent affordable residential development throughout the region.

Development Trends and Recent Experience

The General Plan Update process the City is undergoing as part of the 6th Cycle Housing Element Update contains many land use intensifications and policies to spur development – particularly residential development – along the lines of the western Santa Clara County submarket.

Of the 7 pipeline projects listed in Table IV-3, 5 are examples of intensification of residential uses on nonvacant sites (the other 2 are vacant sites). In addition, Appendix IV-D: Campbell Residential Development Projects and Density Trends documents residential development trends in Campbell and nearby, providing examples of denser residential redevelopment on single-family and multi-family uses, industrial uses, and commercial uses.

These sites are similar, and in some cases adjacent, to the sites in the 6th Cycle Site Inventory. In addition, the greatly increased density allowances in the General Plan Update – approximately triple the previously allowed residential density – residential uses will redevelop with far greater frequency than the relatively slow trickle of development over the past housing element cycles.

Appendix IV-D summarizes trends and recent residential development in Campbell. It includes the 7 pipeline projects listed in Table IV-3 and previous examples of denser residential redevelopment on single-family and multi-family uses, industrial uses, and commercial uses both in Campbell and in San Jose. The San Jose examples are very close to Campbell and are included as examples of the type of development that could be projected as Campbell updates its land use and zoning regulations to allow dense housing more aligned with its neighbor jurisdictions.

Each project has its address, land use designation, and zoning designation provided. Then, the units proposed for the site, proposed site density, maximum site density, and the percentage of maximum density proposed are listed. That is followed by a set of development trends that demonstrate a track record for redevelopment of similar non-vacant Housing Opportunity Sites to demonstrate their suitability for redevelopment. These trends are:

- Nonresidential redevelopment (industrial or commercial site)
- Residential redevelopment (intensification of existing use)
- Transit-oriented redevelopment
- Lot consolidation to facilitate redevelopment
- Mixed-use development proposed

In addition to the 16 sites identified in Appendix IV-D, there are 47 sites in the Site Inventory with expressed landowner interest in redeveloping (see “Sites with Landowner Interest” under “Site Typologies,” above). On these sites, there are a minimum of 1,849 units (1,158 affordable) projected. There is also established landowner interest in residential redevelopment

on 1501 West Campbell Avenue. As part of the General Plan Update, the 1501 West Campbell Avenue site is having its land use designation changed to to Commercial Corridor Mixed Use, allowing a density of 45 to 60 du/ac.

Existing Uses Impeding Additional Development Campbell's will meet its 6th Cycle RHNA allocation through a site strategy that includes dramatically increased densities. The General Plan Update adopted concurrently with the Housing Element Update will approximately triple allowed residential densities in large parts of the city. There are no known existing leases or contracts that would perpetuate the existing use or prevent additional residential development. Therefore, previous development trends in Campbell by and large do not adequately serve as examples of what can be built in residential and mixed-use areas after the 2023 General Plan Update adoption.

There are a few recent residential developments that can serve as case studies to demonstrate that existing uses are not an impediment to additional development. Appendix IV-D: Campbell Redevelopment Trends captures the examples that can be drawn from recent projects. These projects were developed in several zones throughout Campbell and in adjacent areas of San Jose. Projects in Campbell range from 4 to 168 units, and densities range from 4 du/ac to 63 du/ac. This appendix also captures several key trends:

- Projects develop at a variety of percentages of the maximum site capacity. The developments ranged from using just 34% to 235% of the zoned parcel density. On average, projects developed at a quarter more (126%) than zoned-for site density. Projects with Planned Development zoning and mixed-use land use designations generally had higher buildout, as a percentage of zoned-for site density.
- Sites that were nonvacant have been successfully redeveloped to more intense uses. Prior to development, these sites had commercial or low-density residential use. For example, the Sam Cava/Dillon Avenue Townhomes (118 units), Cresleigh Homes (59 units), and 601 Almarida (240 units) developed or are developing nonvacant sites to more intense use.
- Sites that were vacant or partially vacant have also been successfully redeveloped to more intense uses. These sites may have had one or two buildings and/or parking adjacent to vacant land within the same parcel or on adjacent parcels. Examples of these sites being developed to more intense use include 300 Railway/St. Anton (157 units), 202 Rincon (9 units), and 1429 and 1446 Westmont (6 units).

Key data from the case studies is summarized in Appendix IV-D, and two specific case studies are called out below: 300 Railway (St. Anton) and Revere Campbell.

Table IV-11: Case Study 1 – 300 Railway (St. Anton)

<table>
<tr><td>Before:</td><td colspan="2"></td></tr>
<tr><td>After:</td><td colspan="2"></td></tr>
<tr><td colspan="2">Address: 300 Railway
APN: 412-510-39
Prior Use: Industrial, Vacant, Single-Family Residential
Units Proposed: 157
Above Moderate: 143 units
Moderate: 3 units
Lower: 11 units
Status: Constructed
Site Area: 4.66 gross acres
Zoning: P-D (Planned Development)
Maximum Allowable Density: 27</td><td>Project Description:
Redevelopment of adjacent sites with varied uses into a market-rate townhome community.

Example of the Following Site Typologies:
• Vacant Site
• Site Downtown/East of Light Rail</td></tr>
<tr><td colspan="2">Project Density: 157 units/4.66 acres =
33.7 du/ac</td><td>Percent Buildout:
(33.7 du/ac) / (27 du/ac) = 125%</td></tr>
</table>

Table IV-12: Case Study 2 – Revere Campbell

<table>
<tr><td>Before:</td><td colspan="2"></td></tr>
<tr><td>After:</td><td colspan="2"></td></tr>
<tr><td>Address: 1725 S. Bascom Avenue</td><td rowspan="10">Project Description:
Redevelopment of a commercial strip shopping center into a 5-story apartment complex.

Example of the Following Site Typologies:
• Underutilized Commercial/Office Site</td></tr>
<tr><td>APNs: 288-020-36</td></tr>
<tr><td>Prior Use: Commercial</td></tr>
<tr><td>Units Proposed: 168</td></tr>
<tr><td>Above Moderate: 154 units</td></tr>
<tr><td>Moderate: 0 units</td></tr>
<tr><td>Lower: 14 units</td></tr>
<tr><td>Status: Constructed</td></tr>
<tr><td>Site Area: 4.6 gross acres</td></tr>
<tr><td>Zoning: P-D (Planned Development)</td></tr>
<tr><td>Maximum Allowable Density: 27</td></tr>
<tr><td>Project Density:
168 units/4.66 acres = 36.45 du/ac</td><td>Percent Buildout:
(36.45 du/ac) / (27 du/ac) = 135%</td></tr>
</table>

Housing Policy

The Housing Element contains policies and programs to incentivize maximum development of parcel capacity, such as Policy H-1.4, which requires that all sites in the Site Inventory achieve at least 75 percent of the maximum General Plan Land Use density, and other policies and programs

surrounding objective design standards, reaching maximum densities, and reducing parking requirements.

The policy framework supports meeting general plan maximum densities in order to provide substantial numbers of housing units per site.

Region-Wide Affordable Housing Projects

There have been many affordable housing projects, including 100 percent affordable projects, built on non-vacant lots in Santa Clara County and neighboring San Mateo County the past several years. Campbell's 6th Cycle Housing Element includes policies on the production of affordable housing, particularly 100 percent affordable housing, as a response to community outreach and as a method to produce and affirmatively further fair housing in the City. The incentives for 100 percent affordable housing involve density bonuses as well as fee and development requirement waivers. These incentives were designed as a response to input from city residents, affordable housing residents, and affordable housing developers input.

Appendix IV-C includes a list of 18 projects in the area. These projects range from 37 to 213 du/ac in density and four to eight stories in height.

Affordable Housing Development Interest in Campbell

Campbell has received interest from three property owners on developing 100% affordable housing on their property. In total, based on the minimum density allowed under Campbell's General Plan and Zoning, this would result in a minimum of approximately 200 affordable units. These include the following:

VTA Winchester Site – Valley Transportation Authority owns the property and has signed agreements with the County of Santa Clara to use Measure A Affordable Housing funds to support development of an 100% affordable housing project on site. VTA has selected an affordable housing developer and conducted initial outreach meetings and the City and anticipates the submittal of a development application in 2023. Based on the size of the property and zoning, the minimum number of affordable housing units produced would be 85 units.

60 West Hamilton – This property, formerly used as a Wells Fargo Bank, was purchased by the Santa Clara Methodist Retirement Foundation with the intention of building an affordable housing project on site. The Foundation owns and operates an affordable housing facility next door, Wesley Manor. The Foundation has hired Charities Housing, an affordable housing developer, to support affordable housing development of the site. Based on the size of the property and zoning, the minimum number of affordable housing units produced would be 55 units.

400 West Campbell – The United Church of Christ owns this property and has indicated to the City they would like to develop the property with

affordable housing and are working on the next steps of preparing a development application. Based on the size of the property and zoning, the minimum number of affordable housing units produced would be 56 units.

Non-Residential Uses

Of the 122 housing opportunity sites, there are 2 that are designated to only allow residential uses:

- **Site #49**: 320 Virginia Avenue
- **Site #162**: 251 Llewellyn Avenue

The remaining 120 sites are being studied in the General Plan update as mixed use, designated to allow commercial uses as well as residential uses. However residential uses are required as part of development in all of these parcels. In addition, there is a strong likelihood of development on these 120 other sites. This is demonstrated by the recently-developed and underway residential projects in Campbell and the several residential projects in adjoining jurisdictions that are developed in mixed-use areas, fitting a similar profile to the projected developments in Campbell's site inventory.

Small and Large Sites

In order to achieve financial feasibility, HCD recommends sites between a half-acre and 10 acres in size as suitable for developing lower-income housing.

There are 64 sites less than 0.5 acres in size. There is no lower-income housing allocated on these sites. Some of these sites could include consolidation of adjacent parcels under common ownership and include: the Milk Farm Dairy parcels in southwest Campbell's San Tomas area, the sites between Railway Avenue and Campbell Avenue near the downtown Campbell VTA Light Rail station, and the Bel Gato strip commercial development in northeast Campbell. Even though these sites may be considered for lot consolidation, there is no lower-income housing allocated on these sites as a conservative approach.

Appendix IV-D Includes examples of small-site consolidation in its examples of development trends and recent experience.

In order to develop affordable housing on some of the larger sites in Campbell, the Housing Element recommends a strategy of using "carveouts" ranging from one-half to two acres that would allow residential development in non-residential areas. These carveouts are intended to make land costs manageable for residential developers, particularly affordable housing developers, and to complement the existing uses while

allowing them to remain on-site. In many sites, these carveouts came out of consultation with the property owner. There are 11 carveout sites in the site inventory, one of which (Site # 17) is on a site larger than 10 acres in size.

On Site #17 (Pruneyard), the property owner is working with a developer on a plan to develop a 1-acre portion of the site that will not affect any of the existing uses. Because this portion is the only part of the large site being considered for residential development, it does not qualify as a large site. The other sites larger than 10 acres in size do not have any lower-income housing allocated to the sites.

Other Analyses

To conclude the Residential Site Inventory section, there are three short sections on other analyses required by HCD:

- Nonvacant Sites That Include Residential Units: Site 126, 251 Llewellyn Avenue, includes an existing affordable unit that necessitates program H-2l, requiring replacement when any new development occurs.
- AB 725 (Wicks): Noting that all sites allow four or more residential units.
- AB 1233: 5th Cycle Shortfall Review: Noting that no rezoning due to 5th Cycle Shortfall is required.

In addition, the city analyzed the potential impact of AB 2011 & SB 6 (2022), which enables residential development in office and commercial zones. *The Housing Element is not claiming any RHNA credit for units which may be produced by AB 2011 or SB 6, and has provided an analysis for informational purposes only.*

NONVACANT SITES THAT INCLUDE RESIDENTIAL UNITS

Government Code Section 65583.2(g)(3) necessitates a program requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law.

Site #126 at 251 Llewellyn Avenue includes one below-market-rate unit. Program H-2l, the Replacement Unit Program, requires replacement housing units on sites identified in the site inventory when any new development occurs on the site.

AB 725 (WICKS)

AB 725 requires a jurisdiction to plan for at least 25 percent of moderate-income units to be located in areas zoned for at least four units per parcel (but not more than 100 units per acre) and at least 25 percent of above-moderate income unites to be located in areas zoned for at least for units per parcel.

All of the sites in the Sites Inventory are in areas zoned for at least four units of housing per parcel, complying with AB 725.

The proposed General Plan land use changes allow for densities of at least 18-25 du/ac, which would allow more than four units on each site. The highest density permitted is 75 du/ac.

There are two sites in the site inventory, Site #218.1 and Site #218.2, that allow 2 units each but are part of a larger assemblage of parcels that also includes Site #218.3. This site would allow a combined 9 units.

AB 1233: 5TH CYCLE SHORTFALL REVIEW

Campbell had adequate sites available in its previous Housing Element cycle and is not required to accommodate any unaccommodated need. There is no rezoning necessary as per Government Code section 65584.09.

AB 2011 & SB 6: RESIDENTIAL IN COMMERCIAL/OFFICE ZONES

In 2022, the California State Government passed two bills (AB 2011 & SB 6) which will result in the production of more affordable and market-rate housing in Campbell by allowing for residential development on property zoned for retail and office space.

A preliminary review of the bills reveal that there are hundreds of properties that could be developed into housing which, if built at the maximum development density allowed, may result in thousands of additional residential units.

Infrastructure:

The Water, Sewer, Dry Utilities, and Environmental Constraints review is taken from the Draft EIR,[10] for the General Plan update which included the Housing Element update. The Draft EIR was published in September 2022.

WATER:

San Jose Water Company (SJW) owns and operates its water distribution system consisting of a pipe network, which lies predominantly beneath the traveled roadways in the public street rights-of-way.

SJW provides the water supply for potable water and fire suppression in the city. SJW's service area encompasses 139 square miles, including most of San Jose, most of Cupertino, the entire cities of Campbell, Monte Sereno, Saratoga, the Town of Los Gatos, and parts of unincorporated Santa Clara County. Most of the service area is built out and new development is primarily urban infill projects. The regional wholesale supplier of water to the South Bay Area, which includes the SJW, is the Santa Clara Valley Water District (SCVWD, or Valley Water), which derives water from local, recycled, and imported supplies.

New development accommodated under the 2040 General Plan is expected to be infill and would rely on the existing distribution network that has sufficient capacity to convey available water supplies. As such, implementation and buildout of the General Plan would not result in the need to construct or expand water supply and treatment facilities that were not already accounted for in Urban Water Management Plan (UWMP).

Water Supply Assessment (WSA) was prepared for the proposed Project (SJW 2022). The WSA noted that the total net potable water demand for the Project is estimated at 869 acre-feet per year and represents a 0.71 percent increase in total system usage when compared to SJW's 2020 potable water production. The increased demand is consistent with forecasted demands represented in SJW's 2020 Urban Water Management Plan, which projected a 12.2 percent increase in total system demand between 2020 demand and projected 2045 demand.

SJW expects to be able to meet the needs of the service area through at least 2045 for average and single-dry years without a call for water use reductions. The impact of this project is not consequential and SJW has the capacity to serve the General Plan (which includes this Housing

[10] *Available at: https://static1.squarespace.com/static/5727860527d4bd23efdf96db/t/631f7dab004fce1593c8a5ee/1663008295004/Campbell_GP+DEIR_compressed.pdf*

Element Update) through buildout based on current water supply capacity and Valley Water's proposed water supply projects.

SEWER:

Wastewater services in Campbell require a system of pipes and facilities owned and maintained by several entities, including private landowners, the City of Campbell, the West Valley Sanitation District (WVSD), and the San Jose-Santa Clara Regional Wastewater Facility (RWF). In total, the WVSD provides approximately 44,500 connections serving a population of nearly 108,000 people. The wastewater collection system is comprised of 415 miles of sewer main and 210 miles of sewer lateral.

The WVSD provides wastewater collection and disposal services to the City of Campbell. The WVSD contracts with the San Jose-Santa Clara RWF for wastewater treatment and disposal. Located in north San Jose, the plant treats wastewater from local municipalities and sanitation districts and discharges the treated wastewater into San Francisco Bay. The WVSD accounts for about seven percent of plant treatment capacity. The District's current allocation is 13 millions of gallons per day (mgd).

Currently, all wastewater collected from the City is treated at the RWF, which has a wastewater treatment capacity of 167 mgd. The City of Campbell contributes 3 percent of the RWF's total sewer connections. Current flows to the plant are about 110 mgd. The RWF receives and treats wastewater from a total of eight municipalities in the South Bay, including San Jose (via the Burbank Sanitary District and County Sanitation District 23); Saratoga, Campbell, Los Gatos, and Monte Sereno (via the West Valley Sanitation District), and the Cities of Santa Clara, Milpitas, and Cupertino.

According to the San Jose-Santa Clara RWF Master Plan, the San Jose-Santa Clara RWF has an existing plant rated capacity of 167 mgd during the dry season. The Wastewater Treatment Plant Master Plan indicates that the RWF will reach its rated capacity of 167 mgd between 2035 and 2040, triggering the need for a modification the RWF's NPDES permit.

As Campbell continues to develop in the future, there will be an increased need for water and wastewater services. These needs have been addressed in the three utility districts' master plans and will require that the districts, in coordination with the City, continue to implement phased improvements to some pump stations, sewer mains, and the various wastewater treatment plants when triggered by growth. To address existing and future capacity deficiencies, the WVSD maintains a 5-Year CIP and a forecasted 10-year CIP which identify future system upgrades.

While full buildout of the development contemplated in the proposed General Plan (which includes this Housing Element Update) would

increase the existing treatment demand at the treatment plant, the proposed General Plan includes a range of policies designed to ensure an adequate wastewater treatment and sewer capacity for development. As described above, the districts must also periodically review and update their Master Plans, and as growth continues to occur within the Planning Area, the district, in coordination with the City, will identify necessary system upgrades and capacity enhancements to meet growth, prior to the approval of new development.

Therefore, while a need to improve the City's wastewater conveyance infrastructure remains to serve the future buildout of the City, the WWTP would have the capacity to serve development anticipated under full buildout conditions and would be able to adequately serve the City's RHNA.

DRY UTILITIES:

At buildout, the City of Campbell's electricity and natural gas consumption would be used primarily to power buildings (all types of buildings, including residential, commercial, office, industrial, public, etc.). Electricity would primarily come from the electricity utility provider (e.g. PG&E), or a PG&E partner such as Silicon Valley Clean Energy (SVCE), and though on-site solar generation. All sites within the city are able to be served by dry utilities as all projects are in infill locations that are currently served by urban levels of utilities.

ENVIRONMENTAL CONSTRAINTS:

Geology and Seismic Hazards: Earthquake, ground shaking, and geologic hazards in the City include, ground shaking, and liquefaction. Each can result in property damage, personal injury, and/or death. The most widespread effect of an earthquake is ground shaking, or movement of the Earth's surface in response to seismic activity. Ground shaking is often the greatest cause of physical damage. Buildings and utility facilities may suffer severe damage or collapse if not properly designed to withstand shaking.

California has a long history of strong earthquakes that have affected communities in the Bay Area. The City's proximity to fault zones and other potentially active faults suggests a high probability that a strong earthquake will occur in the future in the City's vicinity. In order to minimize potential damage to buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these requirements, which have been adopted by the city, include design standards and requirements

that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is typical in Campbell and addresses risks associated with seismic activity.

All projects would be required to comply with the provisions of the CBSC, which requires development projects to: perform geotechnical investigations in accordance with State law, engineer improvements to address potential seismic and ground failure issues, and use earthquake-resistant construction techniques to address potential earthquake loads when constructing buildings and improvements. As future development and infrastructure projects are considered by the City, each project will be evaluated for conformance with the CBSC, General Plan, Zoning Ordinance, and other regulations. Subsequent development and infrastructure would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA. In addition to the requirements associated with the CBSC and the Municipal Code, the General Plan includes policies and actions to address potential impacts associated with seismic activity.

The General Plan policies and actions that require review of development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind. General Plan Policy SA-1.3 requires geotechnical investigations to be completed prior to approval of any public safety or other critical facilities, new critical infrastructure and facilities that may be built in the City and to incorporate site specific seismic structural design as required by applicable building codes. In addition to “active” fault requirements per Alquist-Priolo and Earthquake Zones of Required Investigation, the City of Campbell will also analyze and further investigate potential local hazards associated with “potentially active” Quaternary faults within the region. Specifically, General Plan Action SA-1f requires the City to coordinate with the County Geologist on preparation of additional geologic studies or other actions that would support the creation of a designated hazard zone associated with the identified location of the Cascade Fault in Campbell, as shown on General Plan Figure 3.6-1. The purpose of this hazard zone would be to identify an area where site specific geologic studies are needed in association with new development on properties located in close proximity to mapped fault lines.

All development and construction proposals must be reviewed by the city to ensure conformance with applicable building standards. Development on soils sensitive to seismic activity is only allowed after adequate site

analysis, including appropriate siting, design of structure, and foundation integrity. Action SA-1b in the Draft EIR requires the submission of geologic and soils reports to ensure that facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards. All future projects are subject to CEQA review to address seismic safety issues and provide adequate site-specific mitigation for existing and potential hazards identified. With the implementation of the policies and actions in the General Plan, as well as applicable State and City codes, potential impacts associated with a seismic event, including rupture of an earthquake fault, seismic ground shaking, liquefaction, and landslides would be less than significant.

GOALS, POLICIES AND PROGRAMS

This Housing Element contains five housing goals that provide overarching housing guidance for the City to strive towards. Within each goal are policies that describe the approach or behavior that will move the City towards the respective goals. These policies and goals will be realized through housing programs, which detail actionable implementation steps that the City will take throughout the planning period. Each housing program includes the responsible party for implementation, funding source, measurable goal, and timeframe for implementing the program.

The City has the following five housing goals for the 2023-2031 Housing Element, which are described in more detail within the table below, bolstered by policies and programs:

1. Improve Housing Affordability in Campbell – Encourage the Production of Affordable Housing
2. Preserve Existing Housing / Affordable Housing Stock
3. Remove Government Constraints to Housing
4. Resilient Housing Policies
5. Affirmatively Furthering Fair Housing and addressing special needs groups

The Housing Element's 5 goals, 31 policies, and 59 programs create a framework that will promote the development of new residential units at all affordability levels, as well as maintain existing affordable units and focus on special housing needs.

This policy framework was developed in a multi-step process that focused on fair housing issues and built off of extensive community outreach.

Policy and Program Development

Campbell's approach to affirmatively furthering fair housing is integrated in the goals, policies, and programs of the Housing Element.

In addition, the City took a site allocation approach that distributed housing opportunity sites throughout the City, with focuses in the higher-density areas near transit, in order to distribute affordable housing while leveraging the assets existing in transit corridors. The Affordable Housing Overlay and related policies and programs considers strategies to develop more affordable housing, particularly near transit and amenities. The approach described in the policies and programs would encourage more affordable housing in high-resource areas throughout the City. The policies and programs reinforce and promote the development of affordable housing while encouraging equitable dispersion of affordable housing throughout the City and avoiding further concentration of opportunity and poverty.

The housing policies and programs were also developed based on an extensive community outreach process. Some of the policies and programs were directly adapted from outreach suggestions on policy updates. The community identified strategies for addressing the needs of special needs populations and emphasized the importance of expanding opportunities for affordable housing. A full summary of the findings from the community outreach is discussed in Chapter III. The policies and programs contained in this chapter reinforce housing equity by responding to the concerns and priorities identified by the community.

Contributing Factors and Policy Development

In Chapter II, the “Contributing Factors” section identifies three overarching fair housing issues in the City, each assigned a priority level:

- Fair Housing outreach (Medium priority)
- Need for affordable housing options throughout Campbell to promote mobility (High priority)
- Need for additional affordable housing and community revitalization in certain neighborhoods (High priority)

FAIR HOUSING OUTREACH

Per the analysis in Chapter II, certain segments of Campbell’s population (seniors, persons with disabilities, Hispanic/Latinx populations, and female-headed households) face disproportionate housing challenges including protection of rights as a renter and obtaining stable housing.

Contributing Factors:

- Many seniors are unaware of available support and resources due to digital divide issues.
- Certain groups have a higher percentage of challenges in obtaining stable rental housing and protecting renter rights compared to the percentage of the City's population overall (persons of Hispanic ethnicity, seniors, persons with disabilities, female headed households)
- Less overall awareness of resources provided by the public sector for residents to rental challenges.

NEED FOR AFFORDABLE HOUSING OPTIONS THROUGHOUT CAMPBELL TO PROMOTE MOBILITY

Campbell's affordable housing is currently limited and concentrated in areas of the city that are disconnected from amenities and services.

Contributing Factors:

- High Levels of Overpayment
- Overall lack of sufficient available affordable housing options throughout the City.
- Historical and Institutional concerns about potential changes to community character resulting from new housing have restricted the city from planning for sufficient housing to meet affordable housing needs.

NEED FOR ADDITIONAL AFFORDABLE HOUSING AND COMMUNITY REVITALIZATION IN CERTAIN NEIGHBORHOODS

Areas of Campbell north of Hamilton Avenue and east of the expressway (Census Tract 5064.02 and Census Tract 5065.02 block group 2) require additional public investment and support for housing upkeep and rehabilitation to alleviate overpayment and avoid displacement risk.

Contributing Factors:

- Lack of sufficient community revitalization strategies in targeted neighborhoods.
- Lack of public investment in specific neighborhoods, including services and amenities.
- Challenges to existing residents for housing/property upkeep due to financial/physical constraints.

- High levels of overpayment create displacement risk.

CITY ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING

The following table describes City Actions that will be taken to respond to Fair Housing Issues and their Contributing Factors

Table IV-13 Fair Housing Issues, Contributing Factors, and City Actions

Fair Housing Issue	Contributing Factors	Priority Level	Action
A. Fair Housing Outreach *(Housing Mobility)*	Many seniors are unaware of available support and resources due to digital divide issues. Certain groups have a higher percentage of challenges in obtaining stable rental housing and protecting renter rights compared to the percentage of the City's population overall (persons of Hispanic ethnicity, seniors, persons with disabilities, female headed households) Less overall awareness of resources provided by the public sector for residents with regards to rental challenges.	Medium	**City Action:** By the end of 2023, post additional fair housing information at the Adult Center and Community Center and on their digital platforms. Staring in 2024, hold an informational workshop at these locations once every two years. *Community Development Dept* **City Action:** In 2024, with the support of Project Sentinel, conduct a fair housing information session for the City Council. Invite local nonprofits, such as Law Foundation of Silicon Valley, Senior Adults Legal Assistance and HouseKeys, to attend. *Community Development Dept* **City Action:** At least twice during this Housing Element Cycle (2025 and 2028) work with Project Sentinel to contact rental property owners and managers of multifamily apartment complexes and mobile home parks to provide fair housing information and assistance. This outreach will include promoting the Section 8 voucher program to landlords that have not previously participated in the program and will target use of multi-lingual materials (HE Program H-6.1a). *Community Development Dept*

Fair Housing Issue	Contributing Factors	Priority Level	Action
			City Action: By the end of 2023, publish Fair Housing information, including any community meetings, on non-traditional media such as Facebook or Instagram, and conduct targeted outreach to tenants, mobile home park residents and other lower income populations. *Community Development Dept* **Action Outcomes**: Through the above steps, the City's goal will be to increase the distribution of fair housing materials by at least 20 percent and to increase awareness of fair housing options among residents, including special needs groups and low-income residents. Throughout the informational workshops and Council workshops, develop a comprehensive list of interested nonprofits, property owners and community members that can be utilized for future outreach. Seek to increase the number of Campbell residents counseled through Project Sentinel from an average of 20 to 25 annually.
B. Need for affordable housing options throughout Campbell to promote mobility *(Housing Mobility/Place Based Strategies/New Opportunities)*	High Levels of Overpayment Overall lack of sufficient affordable housing options throughout the city. Historical and Institutional concerns about potential changes to community	High	**City Action:** Support the dispersion of affordable housing throughout Moderate and High Resource areas in Campbell through the City's Inclusionary Housing Ordinance (HE Program H-1a) and new Affordable Housing Overlay Zone (HE Program H-1c), providing sites for 1,839 lower and 614 moderate income units. *Community Development Dept*

Fair Housing Issue	Contributing Factors	Priority Level	Action
	character resulting from new housing have restricted the city from planning for sufficient housing to meet affordable housing needs.		**City Action:** Initiate a marketing program for homeowners on the benefits of ADUs (2023) through the City's Newsletter and posting of the ADU application checklist on the City website, thereby expanding housing opportunities in areas that have traditionally only had single-family ownership housing. Create pre-approvable ADU prototypes by 2024 (HE Program H-1e) and other resource materials (ADU cost calculator), and seek to issue permits for 216 ADUs over the planning period. *Community Development Dept* **City Action:** Implement the City's SB 9 Ordinance to expand the housing supply in High Resource single-family zones by allowing for lot splits and duplexes. In coordination with research being conducted at the State level, evaluate opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2024). Seek to integrate at least three SB 9 units annually in high resource single-family districts. *Community Development Dept* **City Action:** Adopt an SB 10 Ordinance (2024) to allow up to 10 units to be developed on smaller residential parcels throughout the City, with a goal to produce 200 units of missing

Fair Housing Issue	Contributing Factors	Priority Level	Action
			middle housing, targeting 75% of these units in RCAAs and high resource tracts (Program H-1g). *Community Development Dept* **City Action:** Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. *Community Development Dept* **City Action:** Apply for Project Homekey funds and seek to achieve 100 units of permanent supportive housing, addressing approximately 50% the City's 2022 PIT count (or updated goal based on latest PIT count).(Program H5-e). *Community Development Dept* **Action Outcomes**: Through implementation of the Inclusionary Housing Ordinance, adoption of an Affordable Housing Overlay, promotion of ADUs, allowance for lots splits and duplexes in single-family zones, and adoption of an ordinance to allow development up to 10 units on small lots, provide increased housing options throughout Campbell's high resource neighborhoods to foster a more inclusive

Fair Housing Issue	Contributing Factors	Priority Level	Action
			community. Provide adequate sites for over 1,968 lower income households, over 6,799 moderate income households, and over 2,653 above moderate income households, exceeding the City's RHNA requirements. *Community Development Dept*
C. Need for additional affordable housing and community revitalization in certain neighborhoods (CT 5064.02 & CT 5065.02 BG 2 - north of Hamilton Ave, east of expressway) *(Place based Strategies, Displacement)*	Lack of sufficient community revitalization strategies in targeted neighborhoods Lack of sufficient public investment in specific neighborhoods, including services and amenities Challenges to existing residents for housing/property upkeep due to financial/physical constraints. High levels of overpayment create displacement risk	High	**City Action:** Continue to improve access for persons with disabilities through ADA improvements to streets, sidewalks and public facilities. Dedicate or seek funding, including annual CDBG allocations, to prioritize infrastructure and accessibility improvements in the moderate resource opportunity areas with higher concentrations of persons with disabilities (Census Tract 5064.02 and Census Tract 5065.02 block group 2). Complete the resurfacing of Hamilton Avenue which serves this area, as funds become available. Seek funding to design and construct the Hamilton Avenue/SR 17 Off-Ramp Widening Project. *Community Development Dept/Public Works* **City Action:** Include information about rehabilitation and maintenance resources in City newsletters and on the website, including a new Senior Home Rehabilitation fund (HE Program H-2k). Include translated information when feasible. Seek to assist 10 households annually. Starting in 2024, conduct targeted outreach through annual mailings to Census Tract 5064.02

Fair Housing Issue	Contributing Factors	Priority Level	Action
			and Census Tract 5065.02 block group 2 (north of Hamilton and east of the expressway) about available rehabilitation assistance. *Community Development Dept* **City Action:** Expand affordable housing opportunities in moderate resource neighborhoods as a means of providing options for modest income residents to remain in their neighborhoods amidst rising hosing costs. *Community Development Dept* **City Action:** Implement programs to protect tenants from displacement including: the Rental Increase Dispute Resolution Ordinance and Rent Mediation Program; limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; offering tenant/landlord conflict resolution through Project Sentinel; providing relocation assistance where public funds are utilized; offering existing displaced households an opportunity to return to the new development; and enforcing replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)). Develop an information sheet on tenant protections and post on the City's website and in the City newsletter (2024). *Community Development Dept*

Fair Housing Issue	Contributing Factors	Priority Level	Action
			Action Outcomes: Increased public and private investment in areas of Campbell that have been identified as moderate resource areas and portions of the City with higher percentages of special needs groups, including funds for improvements to the primary arterial (Hamilton Avenue) and freeway off-ramp that serves this area. Through remediation of substandard housing conditions, return approximately 10 units/year to safe and sanitary conditions. Seek to achieve at least 100 new affordable housing opportunities in moderate resource neighborhoods (Franciscan Campbell Apartments, Fry's site, etc.)

Special Needs Groups and Policy Development

Policies and programs identified to specifically address the housing and supportive service needs of special needs groups are identified below:



SENIOR HOUSEHOLDS

The following policies and programs will address the housing needs of older residents in Campbell:

Table IV-14 Senior Policies and Programs

Policies	Programs
• Policy H-1.1: Inclusionary Housing • Policy H-1.6: Emphasis on Affordable Housing • Policy H-5.2: Special Needs Housing • Policy H-5.8: Incentives for Special Needs Housing • Policy H-5.9: Adaptable/Accessible Units for People with Disabilities • Policy H-5.11: Integrated Services	• Program H-2k: Senior Home Rehabilitation • Program H-5c: Multilingual Housing Information • Program H-5f: Persons with Disabilities • Program H-5g: Reasonable Accommodation • Program H-5h: Fair Housing Program • Program H-5y: Units for Special Needs



PERSONS WITH DISABILITIES AND DEVELOPMENTAL DISABILITIES

The following policies and programs will address the housing needs of people with disabilities in Campbell:

Table IV-15: People with Disabilities Policies and Programs

Policies	Programs
• Policy H-1.1: Inclusionary Housing • Policy H-1.6: Emphasis on Affordable Housing • Policy H-5.1: Renter Protections • Policy H-5.2: Special Needs Housing • Policy H-5.8: Incentives for Special Needs Housing • Policy H-5.9: Adaptable/Accessible Units for People with Disabilities	• Program H-5c: Multilingual Housing Information • Program H-5f: Persons with Disabilities • Program H-5g: Reasonable Accommodation • Program H-5h: Fair Housing Program • Program H-5m: Coordination with Affordable Housing Providers • Program H-5p: Housing Proposal Selection Process • Program H-5v: Community Outreach for Implementing Housing Element Programs • Program H-5y: Units for Special Needs



LARGE HOUSEHOLDS

The following policies and programs will address the housing needs of large families in Campbell by incentivizing the development of housing types that meet the needs of large families and ensuring that this population is aware of available housing services:

Table IV-16: Large Families Policies and Programs

Policies	Programs
• Policy H-1.1: Inclusionary Housing • Policy H-1.6: Emphasis on Affordable Housing • Policy H-5.1: Renter Protections • Policy H-5.2: Special Needs Housing • Policy H-5.8: Incentives for Special Needs Housing	• Program H-1a: Inclusionary Housing Ordinance Implementation • Program H-5c: Multilingual Housing Information • Program H-5h: Fair Housing Program • Program H-5y: Units for Special Needs



FEMALE-HEADED HOUSEHOLDS

The following policies and programs will address the housing needs of female-headed households in Campbell:

Table IV-17: Female-Headed Households Policies and Programs

Policies	Programs
• Policy H-1.1: Inclusionary Housing • Policy H-1.6: Emphasis on Affordable Housing • Policy H-5.1: Renter Protections • Policy H-5.2: Special Needs Housing • Policy H-5.8: Incentives for Special Needs Housing	• Program H-5c: Multilingual Housing Information • Program H-5d: Shared Housing Program • Program H-5h: Fair Housing Program • Program H-5y: Units for Special Needs



PEOPLE EXPERIENCING HOMELESSNESS

The following policies and programs will address the housing needs of people experiencing homelessness in Campbell:

Table IV-18: People Experiencing Homelessness Policies and Programs

Policies	Programs
• Policy H-5.2: Special Needs Housing • Policy H-5.8: Incentives for Special Needs Housing • Policy H-5.10: Address Homelessness • Policy H-5.11: Integrated Services	• Program H-1a: Inclusionary Housing Ordinance Implementation • Program H-5c: Multilingual Housing Information • Program H-5e: Homeless Assistance/Shelter Provisions • Program H-5f: Persons with Disabilities • Program H-5h: Fair Housing Program • Program H-5r: Low Barrier Navigation Centers • Program H-5y: Units for Special Needs



FARMWORKERS

Although there are no farmworkers in Campbell, the City will coordinate with regional partners to address regional housing issues to meet the needs of farmworkers. Santa Clara County is taking the lead on developing a "Bay Area Regional Agricultural Plan". Launching in 2022, the Plan will undertake the following initiatives: explore regional strategies for the conservation of agricultural land (joint powers authority, financing mechanisms, land trust), thus reducing the greenhouse gas emissions associated with urbanization; help local governments plan land-use strategies to protect agricultural land that might otherwise be developed"; and explore farmworker housing including programs, policies, and legislation. Additionally, future farmworkers will benefit from varied housing types, such as affordable multifamily developments and SROs.

Table IV-19: Farmworkers Policies and Programs

Policies	Programs
• Policy H-1.1: Inclusionary Housing • Policy H-1.6: Emphasis on Affordable Housing • Policy H-5.1: Renter Protections • Policy H-5.2: Special Needs Housing • Policy H-5.8: Incentives for Special Needs Housing	• Program H-5h: Fair Housing Program • Program H-5y: Units for Special Needs



VETERANS

The following policies and programs will address the housing needs of veterans in Campbell.

Table IV-20: Veterans Policies and Programs

Policies	Programs
• Policy H-1.1: Inclusionary Housing • Policy H-1.6: Emphasis on Affordable Housing • Policy H-5.1: Renter Protections • Policy H-5.2: Special Needs Housing • Policy H-5.8: Incentives for Special Needs Housing • Policy H-5.11: Integrated Services • Policy H-5.13: Veterans Housing	• Program H-5g: Reasonable Accommodation • Program H-5h: Fair Housing Program • Program H-5x: Veterans' Needs • Program H-5y: Units for Special Needs

Summary of Quantified Objectives

Many programs and policies reduce barriers and create opportunities for a balanced community. These goals are essential to meeting the City's housing needs, but are more qualitative in general. The 4,910 units that Campbell takes credit for on its Housing Opportunity Sites are sufficient to meet the 2,977 units in RHNA. In addition, 216 Accessory Dwelling Units projected, and 185 units in the pipeline are joined by an objective of 10 rehabilitated units a year (80 units overall) and 73 units conserved or preserved. Campbell reasonably expects that a total of 4,199 units will be developed, as described by the tables below:

Table IV-22: 2023-2031 Quantified Objectives

Income Category	New Construction	Rehabilitation	Conservation/ Preservation[1]
Very Low Income	752	40	920
Low Income	434	40	137
Moderate Income	499	0	85
Above Moderate Income	1,292	0	0
Totals	2,977	80	1,142

[1] Income distribution based on the following assumptions:

- Preservation of at-risk units – 36 Very Low, 37 Low
- Maintaining BMR rental units – 40 Very Low, 9 Low, 2 Moderate
- Maintaining Housing Choice Vouchers – 575 Very Low
- Preserving mobile home units – 81 Very Low, 81 Low, 81 Moderate
- Tenant counseling – 188 Very Low, 10 Low, 2 Moderate

- **New Construction Objective:** Reflects City's 2023-2031 RHNA. Of allocation for 752 very low income units, half is allocated to extremely low income households, and half to very low income households. Includes 200 SB 10 units: 100 at moderate income and 100 at low income.
- **Rehabilitation Objective:** Reflects goal to assist ten lower income households annually through Rebuilding Together's home repair program and a new, locally funded Senior Home Repair program.

- **Conservation Objective:** Reflects preservation of the 73 units at risk of conversion in the Avalon Bay and Gateway housing developments; maintaining affordability on the current inventory of 51 BMR (below market rate) rental units; maintaining 575 Housing Choice Vouchers; preserving the 243 existing mobile home units in the Timber Cove and Paseo de Palomas mobile home parks; and assisting 200 tenants to remain in their homes through counseling provided by Project Sentinel.

Goals, Policies and Programs Table

Table IV-22 includes Campbell's 6th Cycle Housing Element Goals, Policies and Programs.

Table IV-22: Housing Element Goals, Policies and Programs

Goal/Policy/Program	Implementing Action	Target	Responsible Party	Funding	Timeframe
Goal 1: Improve Housing Affordability in Campbell – Encourage the Production of Affordable Housing					
Policies:					
Policy H-1.1: Inclusionary Housing: Ensure that new residential development in Campbell integrates units affordable to very low-, low-, and moderate-income households, or contributes funds to support the development of affordable housing.					
Policy H-1.2: Residential Sites: Assist developers in identifying sites suitable for residential and mixed-use development and facilitate development through the provision of financial and regulatory incentives, as appropriate.					
Policy H-1.3: Mixed-Use Development: Promote mixed-use development where housing is located near jobs, services, shopping, schools, and public transportation.					
Policy H-1.4: Planned for Densities: All housing opportunity sites shall achieve 75 percent of the maximum General Plan Land Use density.					
Policy H-1.5: Accessory Dwelling Units (ADUs): Provide for the infill of modestly priced rental housing by encouraging accessory dwelling units in residential neighborhoods.					
Policy H-1.6: Emphasis on Affordable Housing: Support the development of					

additional affordable housing by non-profit and for-profit developers through financial assistance and/or regulatory incentives.					
Policy H-1.7: Workforce Housing: Incentivize workforce housing that is affordable to middle-income households that are making 80 to 120 percent of area median income.					
Policy H-1.8: Housing Types: Support a range of housing types, densities, and affordability levels distributed throughout the City.					
Programs:					
Program H-1a: Inclusionary Housing Ordinance Implementation: Amend the Inclusionary Housing Ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (i.e., moderate-, low-, very low-, and extremely low-income). These amendments could also include: • Initiating a nexus study to reevaluate increasing the affordable housing in-lieu fee. • Updating the inclusionary ordinance to require for-sale projects to provide the same allocation of units available to lower-income and very low-income units that is required for rental projects. Modifying the In-Lieu Fee	The City shall update inclusionary housing ordinance to allow for development flexibility for affordable housing. City staff will conduct workshops to obtain comments and suggestions for this revision to the inclusionary ordinance.	_Conduct workshops to obtain comments and suggestions for revision _City shall prepare a nexus study _Update Inclusionary Housing Ordinance for adoption by the State _Modify In-Lieu Fee Ordinance	Housing Division, Planning Commission, City Council	Community Development Budget	Nexus study to be completed by end of December 2023. Consequent amendments to the Ordinance and establishment of affordable housing in-lieu fees to be adopted by June 2024.

threshold to apply only to developments of 5-9 units. Housing developments of 10 or more units would not be allowed to substitute affordable units with in-lieu fees.					
Program H-1b: Commercial Linkage Fee: Establish an affordable housing impact fee that will apply to non-residential development to provide an additional local source of revenue to support production of affordable housing.	Amend the Municipal Code to include a commercial linkage fee. A nexus study will be required to determine the fee schedule.	_Conduct nexus study _Amend Municipal Code to include linkage fee	Housing Division, Planning Commission, City Council	Community Development Budget	Nexus study to be completed by end of December 2023. Amend Municipal Code by end of 2024 to incorporate impact fees on non-residential development.
Program H-1c: Affordable Housing Overlay Zone (AHOZ): Establish an Affordable Housing Overlay Zone to incentivize the development of housing meeting priorities. Incentives to be incorporated into the AHOZ may include: • Allowing an increase in density over that otherwise allowed under State Density Bonus Law. • Allowing a reduction in parking standards consistent with those provided under State Density Bonus Law. • Providing for Ministerial Review. Other incentives to be evaluated in developing the AHOZ include: Providing	Establish new AHOZ in Zoning Ordinance	_Establish new AHOZ in Zoning Ordinance	Housing Division, Planning Commission, City Council	Community Development Budget	Research other AHOZs in the Bay Area and conduct developer interviews on meaningful incentives (mid 2023); Develop draft AHOZ and conduct public hearings (fall 2023); Adopt AHOZ (Spring 2024)

for a) building, planning, and/or impact fee reductions or waivers; and b) City funding support for frontage improvements.					
Program H-1d: Maximum Average Unit Size: Establish an average maximum unit size of 1,250 square feet for projects with a density over 45 dwelling units per acre.	Modify Zoning Ordinance to include maximum unit size/FAR for buildings over a certain density or height.	_Modify Zoning Ordinance concurrent with adoption of Objective Standards	Housing Division, Planning Commission, City Council	Community Development Budget	Adopt by June 2023
Program H-1e: Promote Accessory Dwelling Units: Initiate a marketing program for homeowners on the benefits of ADUs and the availability of resources (templates, cost calculators, technical support) to support development. Collaborate with countywide efforts to develop pre-approved ADU plans suitable for Campbell, including designs that are ADA accessible. Amend the ADU ordinance to address non-compliance issues identified by the State Department of Housing and Community Development (HCD),	Streamline the review and permitting of ADUs by publishing pre-approved plans including plans that are ADA-compliant, which shall be posted on the City's website.	_Publish pre-approved ADU plans and templates, including designs that address ADA and senior housing needs _Post plans on City website _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers _Seek to permit a total of 216 ADUs over the planning period	Housing Division, Santa Clara County Housing Collaborative	Community Development Budget	Amend the ADU ordinance consistent with recent state law (2023). Initiate marketing program and coordinate with countywide efforts on pre-approved ADU plans (2023). Select at least 3 plans and conduct media campaign to promote (December 2024)
Program H-1f: Objective Multi-Family Development and Design Standards: Adopt residential objective standards, which will be applied to all residential and residential mixed-use projects that are eligible for ministerial review, with	Establish objective development and design standards for small-lot single-family, multi-family and mixed use residential projects, and test standards to ensure the	_Publish Objective Standards _Modify municipal code	Housing Division, Planning Commission, City Council	Community Development Budget	Adopt in Spring 2023 in conjunction with Housing Element

the goal of streamlining the approval process and accelerating housing production.	full range of densities can be achieved. If the current development standards prevent the maximum planned for densities from being achieved, the City will revise those development standards to ensure that maximum densities can be achieved Revise corresponding approval findings in zoning ordinance to reduce subjectivity.				
Program H-1g: SB 10 Ordinance: Adopt a SB 10 Ordinance that would establish an overlay zone where SB 10 could be implemented on smaller residential lots throughout the City, particularly close to transit stations. Parcels within the overlay zone would be permitted to develop up to 10 units per parcel. This ordinance would include standards to determine the maximum number of units per lot when meeting specific locational requirements and objective standards within the overlay zone.	Encourage increased housing production on smaller residential lots within the overlay zone.	_Establish SB 10 Ordinance _Develop 5 SB 10 sites per year between 2025-2030, for approximately 200 units over planning period (averaging 6-7 units per site) _Target 75% of SB 10 units in RCAAs and high resource tracts	Housing Division, Planning Commission, City Council	Community Development Budget	By end of December 2024
Program H-1h: Periodic Ordinance Amendments: Update the Municipal Code as needed to comply with changes to State Law and local conditions/needs.	Initiate and complete the amendment process to comply with the new requirements within 12 months of being notified of the requirement.	_Amend Municipal Code as necessary, with 12 months of being notified of the requirement	Housing Division	Community Development Budget	Within 12 months of changes to State Law
Program H-1i: Housing Opportunity Site Inventory: In conjunction with the update of the Housing Element, Campbell is preparing an update to the	Publish and distribute to market rate and affordable	_Establish Site Inventory and make related modifications	Housing Division	Community Development Budget	Annually / Ongoing

Land Use Element which significantly expands opportunities for higher density residential and mixed-use development in the community. As part of the update to the Housing Element, a parcel-specific analysis of vacant and underutilized sites was conducted to identify Opportunity Sites for development within the 2023-2031 planning period. In order to specifically encourage and facilitate development on these Opportunity Sites, Campbell will undertake the following actions: • Conduct annual outreach to developers • Publish the City's Housing Opportunity Sites on website • Inform potential developers of Housing Opportunity Sites • Update the list of potential/remaining Housing Opportunity Sites on an annual basis in conjunction with the Annual Progress Report • Housing Opportunity Site Developer Support: Support potential developers of Housing Opportunity Sites by: • Providing technical assistance to property owners and developers, including assessor parcel data and information on density and design incentives • Assisting developers in completing funding	housing developers the site inventory	to Municipal Code (2023) _Publish Site Inventory on City website and as handout (2023) _Send list to local affordable housing developers (2023) _Update Site Inventory on City website annually _When developer expresses interest in site, follow up within 30 days with offers of assistance			

applications in support of development, and as appropriate, provide local funds and/or land as leverage if available.					
Program H-1j: Mixed-Use Development: The maximization of residential uses in new mixed-use developments will be encouraged through the use of incentives including reduced parking requirements and allowing shared parking between commercial and residential uses. The City will ensure that residential development is included in mixed-use projects on Housing Opportunity Sites in order to address the City's Regional Housing Needs Allocation (RHNA) requirements. Objective Multi-Family Development and Design Standards (Program H-1f) will support this maximization while considering open space, landscaping, and other requirements. The Objective Development Standards will also allow the residential component of mixed-use projects to not count against the allowable FAR.	Modify Zoning Ordinance to incentivize residential development on parcels with mixed-use land use designations as part of the Objective Design Standards update.	_Modify Zoning Ordinance	Housing Division, Planning Commission, City Council	Community Development Budget	Spring 2023
Program H-1k: Achieve Target Densities: As part of the creation of objective development standards, conduct density testing to ensure standards facilitate achievement of maximum allowable densities.	Modify Zoning Ordinance to maximize density per land use designation as part of the Objective Design Standards update.	_Modify Zoning Ordinance	Housing Division, Planning Commission, City Council	Community Development Budget	Spring of 2023 in conjunction with Housing Element adoption.
Program H-1l: Strategically Interface with the State Legislature: The City will	Contact elected representatives about	_Subcommittee to meet (including	Housing Division,	Community Development	Annually / Ongoing

review and comment on key state housing legislation in an effort to achieve City goals and Regional Housing Needs Allocation.	housing legislation as appropriate.	virtual meetings) with state legislature in an ongoing manner	Planning Commission, City Attorney, City Manager's Office, City Council	Budget, General Fund	
Program H-1m: Establish a program that allows for increases in residential densities for projects that include smaller unit sizes as a means of providing for lower-cost housing choices in Campbell.	Modify Zoning Ordinance to allow for single room occupancy units (SROs) up to 400 sq ft in gross floor area, and studios and one-bedroom units up to 625 sq ft in gross floor area to count as one-half unit for density calculation purposes.	_Modify Zoning Ordinance	Housing Division, Planning Commission, City Council	Community Development Budget	Adopt by June 2024
Program H-1n: Housing on Publicly Owned Land: The Housing Element identifies two key opportunities for development of affordable housing on publicly owned property: a) the 1.6-acre Valley Transportation Authority (VTA) Winchester Site; and b) the 2.6-acre City-owned Corporation Yard. Both properties are proposed for upzoning to 75 units/acre under Campbell's General Plan update. Key milestones are identified for each of these public/private partnerships in the adjacent column.	**VTA Site:** Enter into ENA with development partner (mid 2022) (VTA) Negotiate long-term ground lease (mid 2023) (VTA) Development entitlement (mid 2024) (Developer / Campbell) Complete construction of 90-100 lower income (60% AMI), with min. 25% supportive housing units (end of 2025) (Developer / Campbell) **City Corporation Yard:** Execute contract for development feasibility study (March 2023) Issue RFP for affordable housing development (pending outcome of	Valley Transportation Authority Housing Division, Planning Commission, City Council,	Community Development Budget; Public Land	Funding identified by VTA and Office of Supportive Housing for Winchester Site Destination Home Grant to fund feasibility study of City Corporation Yard	As indicated under Actions

	feasibility analysis), and prioritize projects with include ELI units (mid 2024) Execute contract with affordable developer (fall 2024) Development entitlement (mid 2025) Complete construction of 150-200 affordable housing units (2028)				
Goal 2: Preserve Existing Housing / Affordable Housing Stock					
Policies:					
Policy H-2.1: Property Maintenance: Encourage the maintenance and preservation of the City's existing housing stock.					
Policy H-2.2: Preservation of Affordable Housing: Work with property owners, tenants, and non-profit purchasers to facilitate the preservation of assisted rental housing.					
Programs:					
Program H-2a: Below-Market Rate Housing Rent Control Ordinance: Establish a limited Rent Control Ordinance to cap the yearly rent increases to units in the City's Below Market Rate (BMR) housing unit program to 5% plus the percent change in the Consumer Price Index (CPI) or 10%, whichever is lower.	Pass rent control ordinance to establish protections for units in the City's Below-Market Rate (BMR) housing	_Pass ordinance	Housing Division, Planning Commission, City Council	Community Development Budget	End of December 2023

Program H-2b: Preservation of Mobile Home Park Units: Develop General Plan policy to preserve mobile home parks, outright, and to prohibit their conversion.	Develop a General Plan policy that preserves mobile home parks, outright, and prohibits their conversion. Any rent control measures can be achieved by AB 1482 until it sunsets on January 1, 2030.	_Adopt General Plan	Housing Division	Community Development Budget	Concurrent with Housing Element Adoption
Program H-2c: Short-Term Vacation Rental Ordinance: Conduct a study on the budget implications of taxing short-term rentals and enforcing a short-term vacation rental ordinance. If determined to be cost effective, pass an ordinance to manage the appropriate levels of short-term vacation rentals in the City.	Study relationship of short-term rentals and housing stock to determine if enhanced code enforcement and/or a permitting program is appropriate.	_Publish study _If appropriate, pass ordinance for enhanced enforcement and/or short-term vacation rental permitting program.	Housing Division, Planning Commission, City Council	Community Development Budget	Complete study by end of December 20269. Adopt Ordinance in 2027 as deemed appropriate.
Program H-2d: Workforce Housing: Evaluate adoption of a resolution to authorize Workforce Housing opportunities within Campbell. Through this resolution, organizations will be allowed to use tax-exempt bonds to acquire market-rate apartment buildings and convert them to affordable housing projects for workforce housing.	Increase number of workforce housing units.	_Present Resolutions to City Council for review	Housing Division, Planning Commission, City Council	Community Development Budget	Evaluate financing options for conversion of market-rate rentals to workforce housing (2023). Present Resolutions for consideration by City Council (end of January 2024).
Program H-2e: Housing Rehabilitation Loan Program: Work with Santa Clara County and regional non-profits to ensure that Campbell residents have access to countywide housing rehabilitation programs, including continuing to refer eligible households to Rebuilding Together Silicon Valley's free home repair program, the majority of whose participants are elderly seniors and/or persons with disabilities. Pursue	The City will maintain programs to inform residents about Countywide housing programs available, including the County's Housing Rehabilitation Loan Program. This will include publishing information on the City's website, developing informational brochures, and conducting outreach at	_Publish information on website. _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers	Housing Division	Community Development Budget	Ongoing

new Senior Home Rehabilitation program (see Program H-2k).	community events at least once a year.	_Conduct one outreach event a year. _ Inclusive of all programs, seek to provide rehabilitation assistance to ten lower income households on an annual basis.			
Program H-2f: Code Enforcement: Continue to administer the Code Enforcement Program to identify housing units in need of rehabilitation and repair, providing referrals to Housing Division. Through this program, connect property owners to rehabilitation assistance programs offered by the County or non-profit partners, if applicable.	Respond to code complaints and citations in a prompt manner	_Conduct regular code enforcement trips _Respond to code issues within 90 days _Include as resource in citations information on program H-1a: Housing Rehabilitation Loan Program _Include in City's Community Restitution Fund funding for home repair projects.	Building Division	Community Development Budget	Ongoing
Program H-2g: Preservation of Assisted Housing: The City will take the following actions to facilitate long-term preservation of the 73 affordable housing units that are at-risk of converting to market-rate in 2026: a. Monitor the at-risk units by continuing to maintain close contact with property owners regarding their	• Initiate discussions with property owners at least 3 years prior to expiration to monitor adherence to tenant noticing requirements (2026)	Housing Division	Community Development Budget; Various outside funding sources	Yearly	As indicated under Actions

long-term plans for their properties. b. Participate in the preservation of at-risk units by providing financial and/or technical assistance (as may be available) to existing property owners and/or other organizations interested in purchasing and maintaining the properties should the owners be interested in selling.	• Identify funding sources for preservation - Housing Trust of Silicon Valley, HCD Affordable Housing and Sustainable Communities Program, HCD Portfolio Reinvestment Program, Inclusionary in-lieu fees, future Commercial Linkage fees, etc. (2024) • Present preservation options and incentives to owners e.g. additional density on project site, rehabilitation assistance and/or mortgage refinance in exchange for long-term use restrictions (2024) • Work with priority purchasers and qualified entities as				

	deemed necessary (2025) • Coordinate technical assistance and education to affected tenants (2025)				
Program H-2h: Monitor Lower Income Household Displacement: Consider the impacts of new housing development on the existing supply of affordable housing during the development review process.	Monitor housing affordability by considering the impacts of new housing development on the existing supply of affordable housing during the development review process and developing strategies to address local displacement issues as they are identified.	_In demolition permits, to gather information on affordable units, provide right of first refusal and other rights of tenants where applicable as per SB 8 (2021).	Housing Division	Community Development Budget	Ongoing during the development review process
Program H-2i: Tenant Notification: Educate tenants of affordable housing units at risk of converting to market-rate of their rights and other assistance.	Notify tenants at least one year prior to potential conversion to market-rate housing. As part of this notification process: A) Provide information regarding tenant rights and conversion procedures should an owner decide to convert their property to non-low-income use. B) Offer tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations.	_ Notify tenants at least one year prior to potential conversion to market-rate housing. Notification should include details on their rights and resources available, including below. _ Offer tenants information regarding Project Sentinel, Section 8 rental subsidies, and other available assistance through City and County agencies as well as non-profit organizations.	Housing Division	Community Development Budget	Yearly

Program H-2j: Weatherization and Retrofitting: Inform residential property owners and renters of funding programs at the state and federal level for weatherization and other retrofitting actions that can save on monthly housing costs. If necessary, provide funding matches to incentivize use of these programs.	Conduct internal study of existing weatherization and retrofitting programs and how matching funds might be implemented. Publicize programs once study is complete.	_Conduct study _Publicize weatherization / retrofitting on at least three of the following channels: social media campaign, website, local press, Council announcements, utility mailers	Housing Division, Planning Commission, City Council	Community Development Budget, General Fund	Study complete by end of December 2028
Program H-2k: Senior Home Rehabilitation: Establish a fund to support the repair and upkeep for homes owned or rented by seniors. This could be done as part of the Home Loan Rehabilitation Program. Conduct Outreach through the Campbell Adult Center.	Identify funding sources and develop outreach methods for senior home rehabilitation program.	_Establish fund, potentially through Code Enforcement Community Restitution Fund _Publish program information on City website and the Adult Center _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers _ Inclusive of all programs, seek to provide home repairs and rehabilitation assistance to ten lower income households on an annual basis (see Program H-2e)	Housing Division	Community Restitution Fund	Establish program by end of December 2025

Program H-2I: Replacement Unit Program: Campbell will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low or very low-income households.	In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.	_Adopt Replacement Unit Policy	Housing Division	Community Development Budget	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, and local policy shall be adopted by the end of December 2023.
Goal 3: Remove Government Constraints to Housing					
Policies:					
Policy H-3.1: Institutional Capacity: Investigate options and opportunities for Campbell to restore the housing program staff resources to oversee the implementation of non-development-related the programs and activities.					

Some of the possible options to restore staff resources could include hiring additional City staff and/or partnering with other jurisdictions or non-profit organizations.					
Policy H-3.2: Regulatory Incentives: Provide regulatory and/or financial incentives where appropriate to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.					
Policy H-3.3: Ordinance Updates: Update the Municipal Code as needed to comply with changes to State Law and local conditions relating the housing production and affordability.					
Policy H-3.4: Development Review: Ensure transparency in the development review process to minimize delays and reduce procedural constraints on housing developers.					
Programs:					
Program H-3a: Update the Municipal Code to reduce parking requirements consistent with the standards presented in Table II-33. The following parking reduction strategies in areas adjacent to light rail, and other parts of the City which will not present impacts to residential neighborhoods, are being proposed: • Reducing the parking requirements for smaller units as a means of facilitating lower cost housing, and for sites located within walkable areas.	Update the Municipal Code to revise parking standards to better align with State density bonus standards and best practices in current approaches to parking	_Update Municipal Code with new parking standards concurrent with preparation of Objective Standards	Housing Division	Community Development Budget	Spring of 2023 in conjunction with Housing Element adoption.

• Provide incentives for reduced parking in the Affordable Housing Overlay Zone (Program H-1c) • Allow parking to be unbundled from residential units • Allowing a combination of unbundled and assigned parking in housing developments • Pursuant to AB 2097, the City will also eliminate parking minimums on sites within ½ mile of major transit stops					
Program H-3b: Housing Program Staffing: Identify funding sources to support expanding housing staff capacity and hire a Housing Program Manager to monitor and implement housing programs.	Hire a Housing Program Manager to expand staff capacity for implementing the Housing Element.	_Complete Housing Program Audit to obtain recommendations on creating a sustainable fiscal and management model for the Housing Program _Hire Housing Program Manager	Housing Division	Community Development Budget	Acquire funding sources by the start of 2024; Hire a Housing Program Manager by mid-2024
Program H-3c: Affordable Housing Partnerships: Look for opportunities to partner with Santa Clara County, other cities, non-profit organizations, and for-profit housing providers to preserve, rehabilitate, and construct affordable housing units in and around Campbell.	The City will continue to explore and evaluate opportunities to partner with non- profit organizations to rehabilitate, preserve or create affordable housing. The City will also monitor and evaluate opportunities to apply for affordable housing grants in conjunction with its non-profit partners.	_Establish roster of potential partnerships, updated every two years _Establish list of grants and awarded grantees, updated every two years	Housing Division	Community Development Budget	Monitor and evaluate opportunities every two years starting by the end of 2023

Program H-3d: 100 Percent Affordable Housing: Following the adoption of objective design standards, 100 percent affordable housing developments will be eligible for ministerial review, in accordance with State law	Adopt Municipal Code amendments to incentivize the development of 100 percent affordable housing.	_Amend code to allow ministerial review for 100-percent affordable housing developments	Housing Division, Planning Commission, City Council	Community Development Budget	By end of December 2024
Program H-3e: Rezone for Lower Income Shortfall: Pursuant to State statutes (Gov Code 65583.2(h) and 65583.2(i),), sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements: • Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the units are affordable to lower income households • Permit a minimum density of 20 units per acre • Allow a minimum of 16 units per site • Accommodate at least 50 percent of the lower income need on sites designated for residential use only, otherwise allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.	The City of Campbell will assign a "By-Right Housing" overlay/combining district to sites serving to meet the housing shortfall in accordance with the Adequate Sites Program requirements of Government Code section 65583.2(h) and 65583.2(i). The combining district will include appropriate development standards to encourage achieving maximum densities.	_Allow ministerial approval for a minimum of 30.4 gross acres at 33 du/ac, 22.8 gross acres at 45 du/ac, or some combination thereof to accommodate 1,024 units for lower income households	Housing Division	Community Development Budget	Adopt General Plan and rezoning in April 2023. Adopt "By-Right Housing" overlay/combining district by end of December 2023
Program H-3f: Reuse Sites: In accordance with State law, Modify the Zoning Ordinance so that parcels in the Site Inventory identified in previous Housing Elements ("Reuse Sites") as noted in Table A of the Site Inventory with at least 20 percent of the units affordable to lower-income households are eligible for by-right processing with ministerial review.	Modify Zoning Ordinance to promote redevelopment of reuse sites according to HCD ministerial review standards.	_Modify zoning ordinance	Housing Division, Planning Commission, City Council	Community Development Budget	2023

Program H-3g: Affordable Housing Rental Portal: Financially support the efforts of state, county, or regional organizations to establish an application portal for below-market rate housing units.	The City will evaluate and contribute funding as appropriate to a housing application portal for below-market rate housing units administered at a state, county, or regional scale.	_Evaluate potential below-market rate housing application portals for viability _If a viable below-market rate housing application portal is in development, contribute funding to support it	Housing Division	General Fund	Annual evaluation of potential below-market rate housing application portals, funding when appropriate
Program H-3h: Zoning amendments for Special Needs Housing: As presented under the Governmental Constraints analysis and pursuant to state law, the City will undertake the following revisions to the Municipal Code: • Amend the Code to explicitly allow supportive housing by-right in all zones where multi-family and mixed uses are permitted • Amend parking standards for emergency shelters to be a number only sufficient to accommodate staff and not exceeding the standards for other uses in the underlying zone. • Revise maximum bed limit to 50 beds per shelter. • Amend the Emergency Shelter Area to include the Commercial/Light Industrial parcels along Camden and Dell Avenues east of Winchester Boulevard and north of San Tomas	Facilitate the provision of a variety of housing types and for persons with special needs.	_Amend Zoning Ordinance	Housing Division	Community Development Budget	By end of December 2023

Expressway (see Figure II-63) • Amend the Code to allow group homes (licensed and unlicensed) for more than six persons in all residential zone districts similar to other residential uses of the same form in the same zone, subject to only those limitations authorized by and consistent with state law and fair housing requirements • Amend the definition of SROs to be more inclusive, identify Zoning Districts where SROs will be permitted (HDR, MHDR-MU, GC-MU, HD-MU, CC-MU, TO-MU), and establish a parking standard of 0.5 spaces per unit • Amend the Code to define and provide for Low Barrier Navigation Centers (refer to Program H-5r)					
Program H-3i: Redevelopment Agency Agreements: Review and renegotiate existing development agreements to promote the production of affordable housing.	Acting as the successor agency to the former Redevelopment Agency (RDA), the City of Campbell will review existing development agreements to identify areas that may be renegotiated to promote the production of affordable housing. Under this program, the city will engage in conversations with the property ownership of the	Review and renegotiate at least one (1) development agreement to promote the production of affordable housing.	Housing Division	Community Development Budget	December 2024

	Campbell Technology Park to facilitate affordable housing and housing production, such as through the relocation of the corporation yard to allow housing to be developed on both sites.				
Goal 4: Resilient Housing Policies					
Policies:					
Policy H-4.1: Green Buildings: Encourage the use of sustainable and green building design in new and existing housing.					
Policy H-4.2: Energy Efficiency: Energy costs can reduce the affordability of housing for lower income households. The City will continue to promote programs and opportunities for improved energy efficiency and weatherization. To address energy conservation in existing buildings, Campbell's website promotes service providers' utility assistance programs. These programs primarily serve extremely low- and very low-income households.					
Policy H-4.3: Siting Development: Limit new development in the highest hazard areas that cannot otherwise be mitigated. Expand beneficial uses, such as open space, flood mitigation and recreation, in non-developable high hazard lands.					
Policy H-4.4: Resilient Design: Encourage housing designs that are resilient to hazards and climate impacts					

through land use planning tools, development standards, and building standards.					
Programs:					
Program H-4a: Resilient Objective Design Standards: Address resilient design, including but not limited to sustainable building materials and siting buildings to optimize passive heating and cooling in the City's Objective Design Standards.	Adopt Objective Design Standards that include standards to ensure sustainable building design	_Include sustainable building design standards in Objective Design Standards	Housing Division, Planning Commission, City Council	Community Development Budget	By end of December 2023
Program H-4b: Green Buildings: Continue to implement the City's Reach Codes and review development projects for compliance with the CalGreen building code.	Implement the State's CalGreen building codes to promote climate protection strategies. Promote green building and energy conservation on City website and through brochures. Campbell will update its Reach Codes in concordance with the next updates to the State Building Codes.	_Promote green building and energy conservation on website _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers _Conduct one outreach event a year. _Update Reach Codes	Building Division	Community Development Budget	Ongoing
Program H-4c: Promote Energy Efficiency: Promote programs and activities that reduce residential energy usage in existing and new buildings by updating and maintaining the City's website with information on Pacific Gas and Electric and Silicon Valley Clean Energy's utility assistance programs, Silicon Valley Clean Energy's	Inform households of utility assistance programs and other energy efficiency programs.	_Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers	Building Division	Community Development Budget	By end of December 2025

renewable energy program and rebates, and other available energy efficiency programs and rebates		_Conduct one outreach event a year.			
Program H-4d: Climate Action Plan: Adopt a Climate Action Plan that addresses and promotes energy efficient and renewable energy programs for residential development, including alternatives to conventional heating and air conditioning.	Adopt a Climate Action Plan	_Adopt Climate Action Plan	Housing Division, Planning Commission, City Council	Community Development Budget	By end of December 2025
Goal 5: Affirmatively Furthering Fair Housing and Addressing Special Needs					
Policies:					
Policy H-5.1: Renter Protections: Ensure compliance with fair housing laws and pursue programmatic services and funding to provide assistance to renters and minimize risk of evictions and displacement.					
Policy H-5.2: Special Needs Housing: Promote the development, rehabilitation, and preservation of affordable housing and supportive services for persons with special needs, including but not limited to: seniors, single parents with children, female-headed households, large households, persons with disabilities and developmental disabilities, people experiencing homelessness, and those at risk of becoming homeless, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.					
Policy H-5.3: Housing Accessibility: Address the special needs of persons					

with disabilities through provision of supportive housing, homeowner accessibility grants, and provision of reasonable accommodation procedures.					
Policy H-5.4: Fair Housing: The City of Campbell shall affirmatively further fair housing for all people (including all race/ethnicities, genders, ages, sexual orientations, religions, people disabilities, etc.) particularly those with disabilities and developmental disabilities.					
Policy H-5.5: Rights of Tenants and Landlords: Assist in educating tenants and landlords, and settling disputes between the two parties.					
Policy H-5.6: Rental Assistance: Support the provision of rental assistance to lower-income households and special needs households.					
Policy H-5.7: Homeownership Opportunities: Support the provision of homeownership assistance to extremely low-, very low-, low-, and moderate-income households.					
Policy H-5.8: Incentives for Special Needs Housing: Develop incentives, such as density bonuses, expedited review, and fee waivers, to assist in the development of housing for special needs populations, including low-income senior households and people with disabilities.					
Policy H-5.9: Adaptable/Accessible Units for People with Disabilities: Ensure that new multi-family housing includes units that are accessible and adaptable for use by people with disabilities and developmental disabilities in conformance with the California Building Code. This will					

include ways to promote housing design strategies to allow seniors to "age in place" or in the community.					
Policy H-5.10: Address Homelessness: Work with the Santa Clara County Office of Supportive Housing and other communities in the county to support long-term solutions for homeless individuals and families in Santa Clara County. The City will allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.					
Policy H-5.11: Integrated Services: Assist service providers to link together programs serving the needs of special populations to provide the most effective response to homelessness or persons at risk of homelessness, youth needs, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence and other economically challenged or underemployed workers.					
Policy H-5.12: Equity in Structural Processes: Incorporate equity and diversity practices into structural processes, including policy development and community outreach strategies.					
Policy H-5.13: Veterans Housing: Consider veterans as a special needs groups alongside other special needs groups (Seniors, People with Disabilities					

Including Developmental Disabilities, People Experiencing Homelessness, Large Families and Female-Headed Households, and Farmworkers).					
Programs: (Refer also to Fair Housing Actions in Table IV-13)					
Program H-5a: Education on Fair Housing Laws: Ensure landlords and renters understand their rights and responsibilities under fair housing law.	Educate landlords and renters on their rights and responsibilities under fair housing law by posting information on the City's website; distributing information through business licensing recertification process for landlords; posting fair housing posters in City Hall, the community center, and the library.	_Publish landlord/renter rights and responsibilities on City website; distributing information through business licensing recertification process for landlords; posting fair housing posters in City Hall, the community center, and the library. _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers _Conduct one outreach event a year.	Housing Division, Finance Department	Community Development Budget, Finance Department Budget	Resources to be posted by the end of December 2023. Resources shall be updated within 3 months of any changes to state law. Mailers will be sent annually as part of business licensing recertification process to indicate changes.
Program H-5b: Equity Trainings: Integrate racial equity in structural planning processes.	The City shall coordinate biannual staff discussions on historical injustices and how those injustices have affected society today in order to increase education and awareness about the future of the City. Invite local non-profit	_Conduct internal Equity Trainings every two years	City Manager's Office, Human Resources	General Fund	By end of December 2028, then every 2 years

	organizations to host workshops and discussions on the topics of housing equity, diversity, and inclusion.				
Program H-5c: Multilingual Housing Information: Update and maintain the City's website to include multilingual information on housing resources and programs offered through the City and Santa Clara County. At a minimum, languages shall include English and Spanish. The website shall include direct links to County, City, or non-profit agencies that administer the housing programs. This information shall also be posted and made available at City Hall, the community center, and the library. Information should include, but is not limited to the following: A. Fair Housing Laws B. Rehabilitation loan programs C. Santa Clara County Housing Authority D. Rental assistance programs, such as Section 8 and the Rent Mediation Program E. Code enforcement F. Homebuyer assistance G. Foreclosure assistance H. Information about affordable housing I. Information about shelters, navigation centers, and other supportive programs for people experiencing homelessness	Update City's website with information on equitable access to housing resources. Further specific translation of City documents and actions will be prioritized and implemented at update of website.	_Publish Spanish-language list of housing services on website _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers; including through school districts and their English Learner Advisory Committee (ELAC) and Public Information Officer (PIO) _Conduct one outreach event a year. _Work with community organizations to identify what City documents and outreach avenues should be translated, and translate as appropriate	Housing Division	Community Development Budget	Website shall be updated by June 2024 and updated annually thereafter.

J. Special needs housing programs and services The city shall also conduct a rental survey that includes changes to tenancies, change in rents, etc.					
Program H-5d: Shared Housing Program: The City will facilitate the provision of shared housing opportunities in Campbell by posting resources on the City's website. Under a shared housing program, a home provider, a person who has a home to share, is matched with a home seeker, a person in search of a home to share.	Conduct outreach to homeowners in the community and through the Campbell Adult Center regarding interest in renting out rooms in their home. Establish a homeshare exchange through the Housing Division to match home providers with home seekers. Provide shared housing services to single-parent households, and extremely low-, very low-, and low- income populations.	_Publish list of shared housing opportunities on website _Use at least three of the following channels to distribute information: social media campaign, website, Campbell Adult Center, local press, Council announcements, utility mailers _Seek to make ten home matches annually	Housing Division	Community Development Budget	Establish program in 2024
Program H-5e: Homeless Assistance/Shelter Provisions: Increase housing options and services for persons experiencing homelessness in the community. The City will Continue to support non-profit agencies that serve people experiencing homelessness and those at risk of becoming homeless. These agencies offer emergency shelters, transitional housing facilities, housing assistance, food, clothing, and job referrals to persons in need.	Expand City staffing capacity by pursuing funding to create a new Unhoused Specialist position to implement homeless programs and develop a plan to target creation of ELI units. The Specialist will administer the Vulnerability Index-Service Prioritization Decision Assessment Tool (VI-SPDAT) to a minimum of 100 homeless as a means of prioritizing resource allocation.	_Establish Unhoused Specialist staff position in the Housing Division _Geographically target assistance to locations with known concentrations of homeless: the Los Gatos Creek corridor, Highway 17 overpasses, and Downtown.	Housing Division	Community Development Budget; Project Homekey; Measure A; Destination Home; other outside sources	Apply to the County for a Destination: Home Capacity Building Grant for $450,000 in Spring 2023. Pending award of funds, fill the position by the end of 2023 and beginning in 2024 annually report progress via a Homeless

		_Prepare annual Homeless Program update			Program update to the City Council.
	Identify available motels or other non-residential buildings suitable for a permanent supportive housing conversion. Contact property owners to gauge interest in a sale / conversion to a permanent supportive housing project. Partner with Destination Home, the County, and / or Housing Authority to apply for State Project Homekey Funds. Seek to achieve 100 units of permanent supportive housing (PSH), addressing approximately half the need identified in the City's 2022 Point-in-Time (PIT) Count.(Note: the city may update this goal based on updated PIT counts).	_Seek to achieve 100 units of permanent supportive housing (or updated goal based on latest PIT count)	Housing Division	Community Development Budget; Project Homekey; Measure A; Destination Home; other outside sources	Identify suitable properties and contact property owners in Spring 2023. Apply for Project Homekey funding by the end of 2023. Pending award of funds, issue RFP in 2024, and complete one project and/or 50 PSH units by 2026. Complete an additional 50 PSH units by the end of the planning period.
	Update the City's Safe Parking Ordinance to accommodate up to 30 vehicles. Initiate discussions with the County, faith based and community based organizations to develop a safe parking program plan and seek City Council approval for local housing funds to support program case	_Establish safe parking program to include case management services	Planning Division; Housing Division	Community Development Budget	Update Safe Parking Ordinance (March 2023). Seek Council approval for program funding, and pending allocation of funds, contract with CBO to

	management and other services; pursue contract with community based organization (CBO) to operationalize.				operationalize (2024).
	Contribute funds to Santa Clara County's Rapid Rehousing Program to provide emergency rental assistance support to a minimum of 75 Campbell households at risk of homelessness	_Seek to assist 75 households through the Rapid Rehousing Program	Housing Division	Community Development Budget	Allocate budget and seek City Council's approval for annual funding allocation (2023). Upon approval, contract with the County to administer the program on behalf of Campbell.
	Work with Campbell's Parks and Recreation Department (Community Center) or faith-based organizations to establish a 30 bed inclement cold weather shelter program in coordination with the County Office of Emergency Services (OES)	_Seek to establish 30 bed cold weather shelter in the city	Housing Division; Parks and Recreation Department	General Fund	Meet with the County, faith- and community-based organizations to develop a cold weather shelter plan (2024). Seek City Council's approval of the plan and request local housing funds and identify other funding sources and/or partners as needed. Contract with a CBO to operationalize the program (2024/2025).

	Coordinate with the County of Santa Clara Office of Supportive Housing, adjacent West Valley Cities and CBOs to develop a regional Homeless Shelter Program consisting of 40- 50 beds.	_Seek to establish 40-50 bed regional homeless shelter	Housing Division	Community Development Budget	Meet with the County, adjacent West Valley Cities and CBOs (2024). Allocate a budget for Council's approval (2024). Pending approval, move to execute MOU/contract with West Valley Cities and service provider to operationalize (2024/2025).
Program H-5f: Persons with Disabilities: Coordinate with other agencies and organizations, such as San Andreas Regional Center (SARC), Housing Choices Coalition, and Bay Area Housing Coalition, in meeting the needs of persons with disabilities including through the following actions: • Work with agencies and organizations r to increase the availability of information on programs to assistance persons with disabilities. • Continue to provide support to area homeless shelters and service providers to serve extremely low- and very low-income populations (as resources are available). • Explore opportunities to assist in the provision of supportive housing opportunities for persons with disabilities.	Refer individuals to housing and services for disabled persons.	_Publish list of agencies and organizations on website _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers	Housing Division	Community Development Budget	Update the City's website with resources for people with disabilities on a yearly basis

Program H-5g: Reasonable Accommodation: Ensure that the reasonable accommodation procedures and associated fees do not act as a constraint on housing for persons with disabilities. Update the City's procedures for consistency with the following guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ): • For an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden, or fundamentally alter the nature of the provider's operations	Amend the City's Reasonable Accommodation Procedures consistent with state and Federal guidance	Expand the range of housing options accessible to persons with disabilities	Housing Division	Community Development Budget	Amend the Code by December 2024
Program H-5h: Fair Housing Program: Continue to allocate a portion of the City's Business License Fees to fund Project Sentinel or a similar non-profit organization that offers fair housing investigative and enforcement services in northern California, including Santa Clara County.	Provide resources to ensure fair housing practices.	_Post fair housing programs on City website. _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers	Housing Division, City Council	Business License Fees	Yearly
Program H-5i: Rental Dispute Mediation Program: Provide mediation assistance for tenant/landlord disputes.	Continue to promote and enforce the Rental Increase Dispute Resolution Ordinance and offer a Rent Mediation Program. Provide information on the program at City Hall	_Publish Rent Mediation Program info, as well as on fair housing services, on City website; at	Housing Division, Finance Department	Community Development Budget, Finance	Yearly

	and other public locations. Mail information regarding the City's Rent Mediation Program as well as contact information for tenant/landlord and fair housing services to new rental property owners.	City Hall, Community Center; Library _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers _Send information on tenant/landlord rights and responsibilities and fair housing services upon new application and through City's business licensing renewal process		Department Budget	
Program H-5j: Section 8 Rental Assistance: Continue to work with the County Housing Authority to provide Section 8 rental assistance to extremely low to very low-income residents. Encourage landlords to register units with the Housing Authority.	Conduct outreach to landlords once a year to encourage them to register their units with the Housing Authority.	_Conduct annual outreach to owners and property managers of multifamily rental properties through business licensing process.	Housing Division, Finance Department	Community Development Budget, Finance Department Budget	Yearly
Program H-5k: Mortgage Credit Certificate: Expand opportunities for home ownership through Mortgage Credit Certificates.	Provide information on the federal Mortgage Credit Certificate (MCC) program, which allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's	_Provide information on City website. _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council	Housing Division	Community Development Budget	End of December 2028

	mortgage, on the City's website.	announcements, utility mailers _Conduct one outreach event a year.			
Program H-5l: Foreclosure Prevention: Promote the services of agencies that provide foreclosure intervention counseling services, including Neighborhood Housing Services Silicon Valley and Project Sentinel to provide residents with the education and resources to help reduce foreclosures.	Provide direct links to relevant agencies that provide foreclosure intervention services on the City's website.	_Publish list of foreclosure intervention services on City's website. _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers	Housing Division	Community Development Budget	Website shall be updated by the end of December 2023 and updated annually thereafter
Program H-5m: Coordination with Affordable Housing Providers: The City of Campbell shall work with lower income housing providers and funders to discuss lower income housing opportunities for people with disabilities and developmental disabilities.	Planning Staff shall hold a yearly meeting with all relevant housing service providers to discuss lower income housing opportunities.	_Conduct meeting annually. The meeting can agenize discussion of Site Inventory, funding opportunities, and other sites. _By end of 2024, prioritize City's list of below-market-rate units for developmentally disabled individuals.	Housing Division	Community Development Budget	Yearly
Program H-5n: Physically Accessible Housing: Require developers to integrate physically accessible units in new developments in accordance with State and Federal Law.	Ensure compliance with American with Disabilities Act (ADA) standards.	_Target zero ADA complaints by end of 2031.	Building Division, Housing Division	Community Development Budget	Ongoing

Program H-5o: Extremely Low-Income Units: The City of Campbell shall support the construction of Extremely Low-Income housing units for people with disabilities, including developmental disabilities needing coordinated services to live inclusively in affordable housing.	At least 25 (3%) of City's Very Low RHNA shall be built in the planning period for Extremely Low-Income people with developmental disabilities. The City shall partner with Affordable housing developers using available City funds (in-lieu fees / linkage fees), City owned lands or other resources to support development of these units. Implement programs that incentivize/prioritize ELI housing (refer to Programs H-1n, H-5e, H-5s, H-5y).	_Approve plans for at least 45 new extremely low-income housing units by 2029.	Housing Division, Planning Commission, City Council	In-Lieu Fees and Linkage Fees	By end of December 2029
Program H-5p: Housing Proposal Selection Process: In publishing requests for competitive proposals for any City-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or City housing funds. The City of Campbell shall grant additional points to proposals that address the City's most difficult to achieve housing priorities including providing a greater number of extremely low- or acutely low-income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services for people with disabilities and developmental disabilities.	The City shall develop RFP requirements that support housing for people at low-income levels with special needs.	_Develop RFP scoring requirement process _Use RFP process on new housing developments that meet criteria	Housing Division	Community Development Budget	By end of December 2025

Program H-5q: Affirmative Marketing: As a condition of the disposition of any City-owned land, land dedicated to affordable housing under the City's inclusionary ordinance, the award of City financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City of Campbell shall require that a housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.	The City shall develop affirmative marketing plan requirements for this program.	_Require affirmative marketing plan _Use requirement on new housing developments that meet criteria	Housing Division	Community Development Budget	By end of December 2025
Program H-5r: Low Barrier Navigation Centers: Amend Zoning Code Chapter 21.72 Definitions to include the definition for "Low Barrier Navigation Center" consistent with State law. Allow in at least two mixed-use zoning districts to permit low barrier navigation centers as a by-right use.	Provide a pathway to permanent housing for people experiencing homelessness as per AB 101 (2019)	_Amend zoning ordinance	Housing Division	Community Development Budget	By end of December 2023
Program H-5s: Density Bonus Incentives for ELI Units: In addition to density bonus incentives available under state law, Citywide, the City will provide an additional density bonus in exchange for housing developers including at least 5 percent of units available at an extremely low-, or even lower, income level.	The City shall update the Municipal Code to reflect current state density bonus law, along with an additional density bonus for projects that allocate at least 5% of the units for extremely low income households.	_Establish local density bonus statute	Housing Division, Planning Commission, City Council	Community Development Budget	By end of December 2024
Program H-5t: Employee Housing: Update the Municipal Code to allow a density bonus for projects which include	Provide employee housing for workers in housing	_Establish density bonus for employee	Housing Division	Community Development Budget	By end of December 2024

employee housing onsite when providing services for a special needs population (i.e., assisted living facilities).	developments with on-site services.	housing in projects with on-site services			
Program H-5u: Renter Support: Establish a renter survey and develop identifiable actions to support renters. This could include programs such as protections or support for on-site renters during redevelopment, summarizing the types of code complaints received for multi-family residential sites, or other actions as appropriate.	Establish a renter survey and study the results of the survey to consider renter support programs at a subsequent sequence of public meetings.	_Establish renter survey which will be published on the City website _Identify list of potential renter support programs _Discuss this potential list at public meetings, refining as necessary _Make modifications to municipal code as appropriate	Housing Division	Community Development Budget	Survey should be complete by end of December 2026. Study by end of July 2028.
Program H-5v: Community Outreach for Implementing Housing Element Programs: Coordinate with local businesses, housing advocacy groups, neighborhood groups and others in building public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use, and pedestrian-oriented development. The city will notify a broad representation of the community, including people with disabilities and developmental disabilities, to solicit ideas for housing strategies when they are discussed at City Commissions or City Council meetings. Incorporate equity into all community outreach, including but not limited to the following	Coordinate citywide Housing Element meetings annually with publication of Annual Progress Report.	_Publish Annual Progress Report of Housing Element each year of planning period _Use at least three of the following channels to distribute information: social media campaign, website, local press, Council announcements, utility mailers _Conduct one outreach event a year.	Housing Division	Community Development Budget	By end of December 2023, then yearly

strategies: A. Post notices at City Hall, the library, and other public locations. B. Post information on the City's website. C. Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented. D. Ensure that Planning Commission meetings are publicized and provide opportunities for participation from housing experts, affordable housing advocates, special needs populations, and the community as a whole.					
Program H-5w: Know Your Rights Flyers: Publish informational fliers on renter's rights, pointing to state and local laws and providing information on renter-focused services. Fliers shall be provided in Spanish and English and available online as well as at community events.	Publish "Know Your Rights" fliers that inform tenants of their rights and local service providers.	_Develop and publish flyer. _Distribute fliers online and at community events	Housing Division	Community Development Budget	By end of 2023, and updated years
Program H-5x: Veterans' Needs: Work with veterans' groups, such as American Legion, Veterans Affairs, and the Veterans Memorial & Support Foundation of Los Gatos to identify veterans' housing needs and programs to support veterans housing.	Perform outreach with veterans' groups to identify housing needs of veterans in the Campbell community.	_Conduct two meetings with a collective of veterans' groups focusing on housing needs	Housing Division	Community Development Budget	Conduct first meeting by end of 2023, one meeting per year thereafter
Program H-5y: Units for Special Needs: Include households with special needs, including Seniors, People with Disabilities including Developmental Disabilities, People Experiencing Homelessness, Large Families Female-Headed Households, Veterans and extremely low-income households, on the City's	Update BMR Preference Criteria to include special needs groups in priority rankings.	_Update BMR Preference Criteria _Use at least three of the following channels to distribute information: social media campaign, website, local press,	Housing Division	Community Development Budget	By end of December, 2023

preference criteria for below market rate units.		Council announcements, utility mailers			
Program H-5z: Housing Commission: Establish a Housing Commission, which includes members representing the diverse housing needs and populations of the City (including underrepresented groups, those with special needs, and non-city residents who commute into Campbell for work) to advise the City on implementation of housing programs and policies to meet the needs of the community: Focus areas could include (a) development of housing related policies and programs, including those that address special needs, (b) identification of funding strategies and sources for affordable housing development, (c) increased outreach and stakeholder engagement regarding housing challenges, including housing rights.	-Adopt an Ordinance establishing a Housing Commission; potentially consolidating functions with another Commission or Committee (i.e., Rental Fact-Finding Committee or Civic Improvement Commission). - Advertise availability of seats and positions and fill the Commission. - Modify city rules to allow non-city residents who work in Campbell to sit on the Commission	_ Adopt an Ordinance establishing a Housing Commission. _Advertise and appoint members of the Commission.	Housing Division	Community Development Budget	- Adopt Ordinance establishing Housing Commission by Spring 2025. - Advertise Commission seats by Summer 2025. - Fully seat Housing Commission by end of 2025.

ENVISION CAMPBELL

APPENDICES

ENERGY

Energy costs have increased significantly over the past several decades, and climate change concerns have increased the need and desire for further energy conservation and related "green building" programs. Buildings use significant energy in their design, construction, and operation. They constitute 25 percent of all greenhouse gas emissions in California and account for the second largest source of greenhouse gas emissions.[1]

As a result, Housing Elements are required to identify opportunities for energy conservation.

The use of green building techniques and materials can reduce the resources that go into new construction and can make buildings operate more efficiently. One definition of a green building used by the World Green Building Council is:

> "*A building that, in its design, construction or operation, reduces or eliminates negative impacts, and can create positive impacts, on our climate and natural environment. Green buildings preserve precious natural resources and improve our quality of life.*"

The City of Campbell has undertaken steps to promote energy efficiency in new residential development:

- The City has adopted the latest California Building Code, including energy efficiency requirements under the California Energy Code
- The City's reach code prohibits natural gas for heating in new residential development.
- The City has joined Silicon Valley Clean Energy (SVCE), which delivers renewable and carbon-free electricity.
- Other energy conservation programs are available to residents.

ENERGY CONSERVATION PROGRAMS

Local Regulations and Programs

Campbell has taken steps to simultaneously advance sustainability and housing goals, which will ensure that new housing mitigates climate change, minimizes energy costs, and creates healthy indoor and outdoor living environments.

New homes and residential additions are subject to the California Building Code, which includes stringent energy efficiency requirements under Title 24, Part 6: California Energy Code, and Title 24, Part 11: California Green Building Standards Code. The Building and Energy Codes are every three years with the next code update due in 2022.

[1] *California Air Resources Board. (2021). California Greenhouse Gas Emission Inventory: 2000-2019.*

Landscaping projects that are 500 square feet or larger are required to conform to the State's water-efficiency landscape standards, which also minimizes the amount of energy required for water transport and irrigation.

Campbell adopted the 2019 California Energy Code, and in 2020, the City adopted a reach code. Ordinance 2260 (2020) amended the municipal code to prohibit natural gas for the purpose of heating in all new residential development.

The City has also joined Silicon Valley Clean Energy (SVCE), which is a Santa Clara County Joint Power Authority that procures renewable and carbon-free electricity at competitive prices. SVCE purchases clean electricity for customers in Campbell and Pacific Gas & Electric (PG&E) is responsible for delivering the electricity and maintaining the energy grid.

Existing PG&E residential and business customers in the city have been automatically enrolled in the SVCE GreenStart electric generation service, which provides customers with electricity that is both 50 percent renewable energy and 100 percent carbon-free electrical power. Customers may also choose other power suppliers including PG&E. All power is priced based on 'Time of Use' options for each rate category.

Other Energy Conservation Programs

There are a multitude of energy conservation programs offered through both the private and public sectors. These programs provide incentives and financial assistance to help residents and business owners in Campbell conserve energy and meet State mandated GHG emissions goal of Zero Net Energy by 2045.

SVCE provides various rebates and services to encourage residents and business owners in Campbell to conserve energy and increase reliance on renewable energy. Programs currently (May 2022) offered through SCVE include but are not limited to:

- rebates for replacing natural gas water heaters with electric heat pumps and other home appliances,
- Covid-19 relief assistance for electricity bills, and
- free technical assistance for installing electric vehicle chargers on commercial or multi-family properties.
- Programs and funding for EV charging systems.

SVCE also provides reduced cost options based on customer income levels and medical equipment use through the CARE and FERA programs which are administered through PG&E.

PG&E also provides a variety of energy conservation services for residents to help qualified homeowners and renters conserve energy and manage electricity costs. These energy assistance programs include, but are not limited to:

- California Alternate Rates for Energy (CARE) Program
- Relief for Energy Assistance through Community Help (REACH) Program
- Family Electric Rate Assistance (FERA) Program.

The CARE Program provides a 15 percent monthly discount on gas and electric rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The REACH Program provides one-time financial assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, those living with disabilities and/or compromised health conditions, and the unemployed. These are groups that typically experience financial hardships in paying for required energy needs.

PG&E's FERA Program is a rate reduction program for large households of three or more people with low- to middle-income. Through this program, eligible households can receive an electric rate reduction on their monthly PG&E bill.

This Appendix displays Caschooldashboard.org's 2021 data on Implementation of Academic Standards for the following districts:

Cambrian
Campbell Union
Moreland
Campbell Union High

Scores given under "Local Indicators" are as follows:

Reflection Tool Rating Scale (lowest to highest)

1	Exploration and Research Phase
2	Beginning Development
3	Initial Implementation
4	Full Implementation
5	Full Implementation And Sustainability

Acronyms on the "Local Indicators" are as follows:

ELA	English Language Arts – Common Core State Standards for English Language Arts
Math	Mathematics – Common Core State Standards for Mathematics
HSS	History - Social Science
ELD	English Language Development (Aligned to English Language Arts Standards)
NGSS	Next Generation Social Science
CTE	Career Technical Education
PE	Physical Education Model Content Standards
WL	World Language
Health	Health Education Content Standards
VPA	Visual and Performing Arts
A	Identifying the professional learning needs of groups of teachers or staff as a whole
B	Providing support for teachers on the standards they have not yet mastered
C	Identifying the professional learning needs of individual teachers

	Professional Development					Instructional Materials				
	ELA	Math	HSS	ELD	NGSS	ELA	Math	HSS	ELD	NGSS
Cambrian	5	5	4	4	4	5	5	4	5	4
Campbell Union	4	4	1	4	3	5	5	1	5	3
Moreland	5	5	3	4	5	5	5	3	5	5
Campbell Union High	*4*	*4*	*4*	*4*	*3*	*5*	*5*	*4*	*5*	*3*

	Policy & Program Support					Implementation of Standards				
	ELA	Math	HSS	ELD	NGSS	CTE	PE	WL	Health	VPA
Cambrian	4	4	4	4	4	4	5	3	5	4
Campbell Union	4	4	1	3	3	1	4	1	2	3
Moreland	5	5	3	5	5	4	5	4	4	4
Campbell Union High	*3*	*3*	*3*	*3*	*3*	*4*	*5*	*5*	*5*	*5*

	Engagement of School Leadership		
	A	B	C
Cambrian	5	5	5
Campbell Union	4	4	4
Moreland	5	5	5
Campbell Union High	*3*	*3*	*4*

Emergency Shelters

As part of planning for the housing needs of the community, Government Code Section 65583(a)(4) requires the city to identify a zone, or zones, where emergency shelters are permitted without discretionary review. In Campbell, a significant portion of the city is designated to allow for emergency shelters by right[1] as depicted by Figure II-B-1 below.

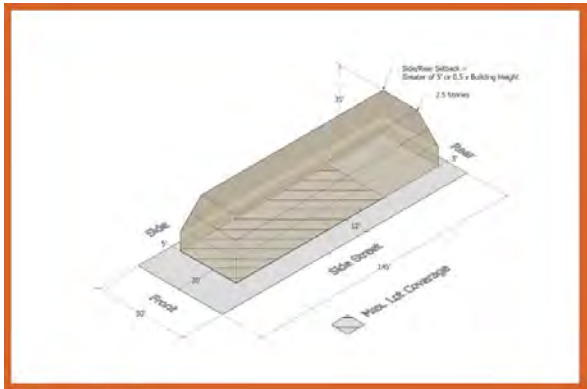
The areas designated to allow for emergency shelters by right were selected in consideration of their proximity to public transit and supportive services, including grocery stores, fitness centers, and medical services. Areas designated as permitting emergency shelters also include several existing single-family residences and allow for new caretaker and employee housing. Under SB 6 and AB 2011, areas north of San Tomas Expressway (which have commercial and industrial land use designation) will also allow for residential development in the future, and therefore, support residential development and activity.



Figure II-B-1: Areas where Emergency Shelters are Permitted by Right

Where in conflict with Government Code Section 65583(a)(4) and the areas depicted by Figure II-B-1 above, the Campbell Municipal Code, including Section 21.36.085 (Emergency shelters), will be amended.

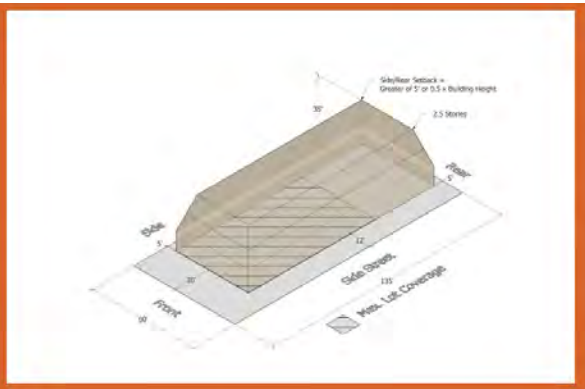
[1] *The city also allows for emergency shelters, as a conditional use, in all areas with an industrial, research and development, neighborhood or general commercial, or residential land use designation except single-family.*



R-D, R-M

Key Characteristics	
Height	
Feet	35 max.
Stories	2.5 max.
FAR	
R-D	0.45 max.
R-M	0.50 max.
Lot Coverage	40% max.
Density (du/ac)	
R-D	N/A (2 du/lot)
R-M	6 - 13 max.
Typical Adjacencies Along Rear	R-1-6, R-2, R-3

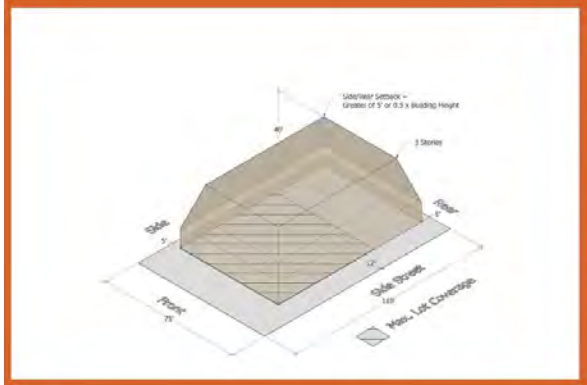




R-2

Key Characteristics	
Height	
Feet	35 max.
Stories	2.5 max.
FAR	0.55 max.
Lot Coverage	40% max.
Density (du/ac)	14 - 20 max.
Typical Adjacencies Along Rear	R-1-6, R-D, Commerical/ office districts

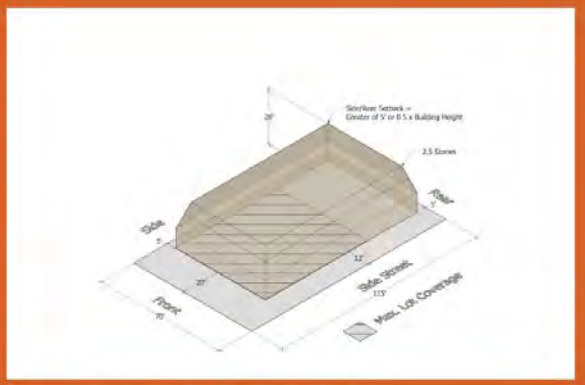




R-3

Key Characteristics	
Height	
Feet	40 max.
Stories	3 max.
FAR	0.55 max.
Lot Coverage	40% max.
Density (du/ac)	21 - 27 max.
Typical Adjacencies Along Rear	PD, R1-6, R-D, Commerical/ office districts



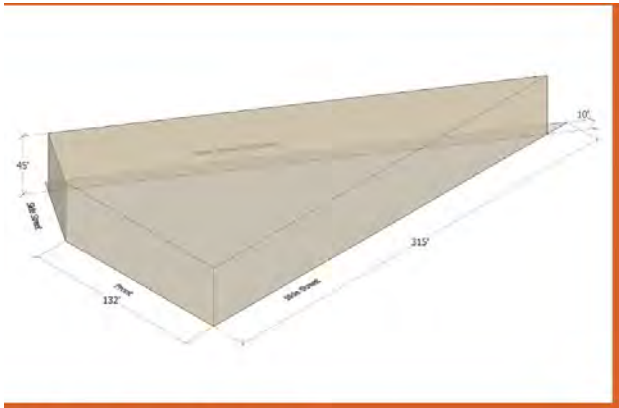


STANP: R-D, R-M, R-2, R-3

Although zoning in the San Tomas Area Neighborhood Plan technically allows up to 2.5 stories, the 28' height limit makes a half-story above the second difficult to achieve without reducing celling heights to the bare minimum.

Key Characteristics	
Height	
Feet	28 max.
Stories	2.5 max.
FAR	
R-D	0.45 max.
R-M	0.50 max.
R-2, R-3	0.55 max.
Lot Coverage	40% max.
Density (du/ac)	6 - 13 max.
Typical Adjacencies Along Rear	R-1-6



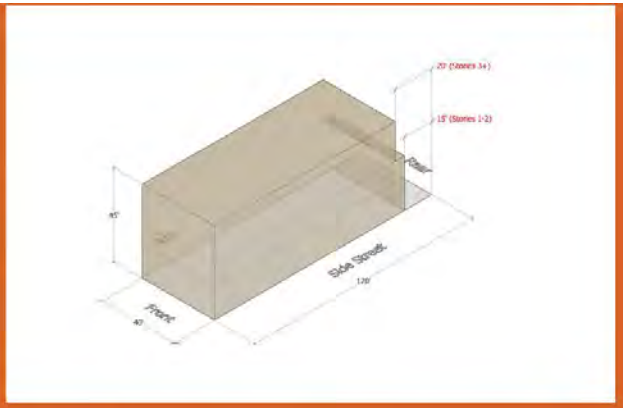


Key Characteristics	
Height	
Feet	45 max.
Stories	2 min.
Ground Floor Ceiling Height	15' min.
FAR	1.50 max.
Lot Coverage	No max.
Density (du/ac)	No max.
Typical Adjacencies Along Rear	Railroad ROW



ECAMP North Block 1

The East Campbell Avenue Master Plan requires a 10' setback from the railroad right of way for the block between Civic Center Dr and Foote Ave.

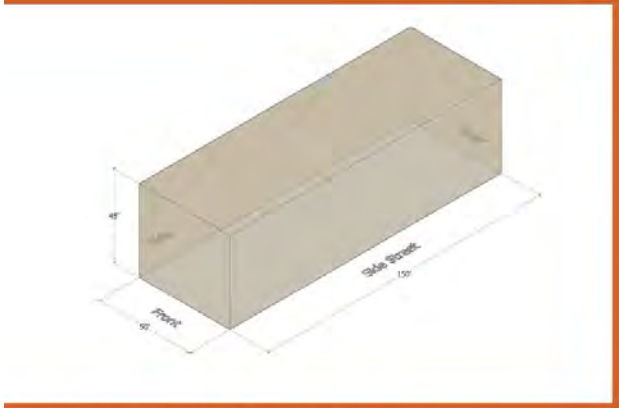


Key Characteristics	
Height	
Feet	45 max.
Stories (ECAMP)	2 min.
Ground Floor Ceiling Height	15' min.
FAR	1.50 max.
Lot Coverage	No max.
Density (du/ac)	No max.
Typical Adjacencies Along Rear	PD, R-1-6



ECAMP North Blocks 2 + 3

For parcels on the north side of East Campbell Ave between Foote Ave, Page St, and Poplar Ave, the East Campbell Avenue Master Plan requires a 15' rear setback for the first two stories and a 20' rear setback beginning at the third story.

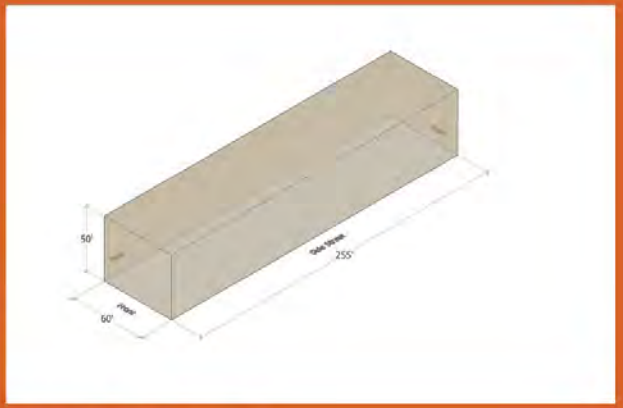


Key Characteristics	
Height	45' max.
Ground Floor Ceiling Height	
C-3	"Tall"
ECAMP NB 4	15' min.
FAR	
C-3	1.25 max.
ECAMP NB 4	1.50 max.
Lot Coverage	No max.
Density (du/ac)	27 max.
Typical Adjacencies Along Rear	PD, C-2



C-3, ECAMP North Block 4

In the C-3 zone and on the north side of East Campbell Ave between Highway 17 and Union Ave, no setbacks are required beyond what the building code specifies.



Key Characteristics	
Height	50' max.
Min. Project Area	1.5 acres
Lot Coverage	No max.
Density (du/ac)	12 - 27 max.
Typical Adjacencies Along Rear	Creek, Mobile Home Park



SOCA Sub-Area 2

Sub-Area 2 in the South of Campbell Avenue Area Plan includes a few large, undivided parcels, in addition to several parcels west of the tracks with more regular dimensions. Sub-Area 2 sets a 50' maximum height limit and requires projects to redevelop at least 1.5 acres.

City of Campbell Previous Housing Element Evaluation

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
Goal H-1: Housing and Neighborhood Preservation; Maintain and enhance the quality of existing housing and residential neighborhoods in Campbell.					
Policy H-1.1 Property Maintenance	Encourage property owners to maintain properties in sound condition.				Modify to indicate greater collaboration in maintenance. Now Policy H-2.1
Program H-1.1a Housing Rehabilitation Loan Program	Work with Santa Clara County to ensure that Campbell residents have access to countywide housing programs.	The City will continue to inform residents about Countywide housing programs available, including the County's Housing Rehabilitation Loan Program.	2015-2023	Staff refers low-income households to Santa Clara County's Single Family Housing Rehabilitation Loan/Grant Program to help finance qualifying home repairs using the Santa Clara County (SCC) revolving loan fund.	Modify to broaden scope. Now Program H-2e
Program H-1.1b Code Enforcement	The City administers a Code Enforcement Program to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourages property owners to make repairs or seek assistance through the rehabilitation assistance programs offered by the County or non-profit partners, if applicable. The City will also continue code enforcement activities aimed at identifying housing units in need of rehabilitation and repair, providing referrals to City rehabilitation staff.	The City will continue to administer the Code Enforcement Program. The Code Enforcement Officer will identify housing units (including ownership and rental units in single- and multi-family buildings) that could qualify for rehabilitation assistance.	2015-2023	The Code Enforcement officer continues to provide info to the public on rehab assistance (e.g., Rebuilding Together and the Rehab loan/grant program).	Modify to simplify and ease implementation. Now Program H-2f
Policy H-1.2 Green Buildings	Encourage the use of sustainable and green building design in new and existing housing.				Retain. Now Policy H-4.1
Program H-1.2a Green Buildings	The City is concerned about the continued availability of all resources for the development of affordable housing. The City of Campbell adopted the Green policies recommended by the	Implement the State's CalGreen building codes to promote climate protection strategies.	2015-2023	The City continues to implement the California Green Building Codes and	Modify to simplify and ease implementation. Now Program H-4b

Previous 5th Cycle Goals, Policies and Programs – For Reference Only

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	Santa Clara County Cities Green Building Collaborative (GBC) intended to promote climate protection strategies and regional reductions in greenhouse gas emissions including: ✓ Recognizing/adopting the LEED and GreenPoint Rated rating systems as a standard for green building evaluation; ✓ Completion of the "Green Checklist" as part of development applications, including remodels over 500 square feet; and ✓ LEED Silver certification for all new or renovated municipal buildings over 5,000 square feet. Campbell promotes its Green Building Program on the homepage of the City's website, and provides an on-line version of its required Green Building Checklist. Furthermore, staff works closely with applicants early in the process to explain the City's Green Building goals and the long-term financial and environmental benefits of integrating sustainable features in project design. The City will strengthen its green building codes in accordance with the State's CalGreen building code.	Promote green building and energy conservation on City website and through brochures.		promote green building and energy conservation.	
Policy H-1.3 Energy Efficiency	Energy costs can reduce the affordability of housing for lower income households. The City will continue to promote programs and opportunities for improved energy efficiency and weatherization. To address energy conservation in existing buildings, Campbell's website promotes Pacific Gas and Electric (PG&E) utility assistance programs. These programs primarily serve extremely low and very low income households.				Modify to include Silicon Valley Clean Energy. Now Policy H-4.2

Previous 6th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
Program H-1.3a Promote Energy Efficiency	Promote programs and activities that reduce residential energy usage in existing buildings. Campbell's website will promotes Pacific Gas and Electric utility assistance programs, programs offered through non-profit agencies and other related programs.	The City website will promote PG&E utility assistance programs, programs offered through non-profit agencies and other related programs. Information will also be provided at the Community Development Department public counter, library, and Community Center will also be provided.	2015-2023	The City continues to promote various utility assistance programs and other related programs on the website.	Modify to include Silicon Valley Clean Energy. Now Program H-4c
Goal H-2: Improve housing affordability for both renters and homeowners in Campbell					
Policy H-2.1 Preservation of Affordable Housing	Work with property owners, tenants and non-profit purchasers to facilitate the preservation of assisted rental housing.				Retain. Now Policy H-2.2
Program H-2.1a Preservation of Assisted Housing	As of 2014, the City has a total of 747 rent-restricted units in twelve developments in its jurisdiction. While none of these units is considered at high risk of conversion to market rate rents, two projects totaling 190 units are technically considered at-risk due to the need for continued renewals by the federal government of project-based Section 8 contracts. The City will take the following actions to facilitate long-term preservation of these units: ✓ Monitor the at-risk units by continuing to maintain close contact with property owners regarding their long-term plans for their properties. ✓ Participate in the preservation of at-risk units by providing financial and/or technical assistance (as may be available) to existing property owners and/or other organizations interested in	The City will maintain contact with the owners of the at-risk properties, and provide financial (if available) or other assistance as necessary to maintain the affordability of these at risk units.	Contact the owners of at-risk properties on an annual basis	The City is not aware of any assisted housing programs that are at-risk of conversion to market rate units.	Modify to simplify and ease implementation. Now Program H-2g

Previous 6th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	purchasing and maintaining the properties should the owners be interested in selling. ✓ Conduct tenant education by: o Notifying tenants at least one year prior to potential conversion to market-rate housing. o Providing information regarding tenant rights and conversion procedures should an owner decide to convert his property to non-low-income use. o Offering tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations.				
Program H-2.1b Preservation of Mobile Home Park Units	Continue to enforce the City's Rental Increase Dispute Resolution program for mobile home park units to maintain the availability and affordability of mobile home units in Campbell. The City recently entered into an agreement with the Timber Cove Mobile Home Park to maintain unit affordability.	Continue to implement the provisions of the ordinance to maintain the affordability of these units.	2015-2023	Chapter 6.09 continues to apply to Mobile Home rental units.	Modify to implement through General Plan. Now Program H-2b
Program H-2.1c Monitor Lower Income Household Displacement	As regional housing costs increase, lower income households may be forced to relocate (i.e. to be displaced) to find affordable housing. This can be caused either by landlords and investors seeking tenants that are able to pay higher rents or through the replacement of more affordable housing units with newer or more expensive market rate housing. The City will monitor issues associated with rising rental costs to try to maintain the availability and housing affordable to lower income households.	The City will monitor housing affordability in the community on an ongoing basis, will consider the impacts of new housing development on the existing supply of affordable housing throughout the development review process, and will consider possible strategies to	2015-2023	The City continues to monitor housing affordability and potential displacement issues in the community	Modify to simplify and ease implementation. Now Program H-2h

Previous Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
		address local displacement issues as they are identified.			
Policy H-2.2 Rental Assistance	Support the provision of rental assistance to lower-income households.				Modify to include special needs households. Now Policy H-5.6
Program H-2.2a Section 8 Rental Assistance	The Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that cost above the payment standard, provided the tenant pays the extra cost. Approximately 300 Campbell residents currently receive Section 8 assistance. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program in addressing the needs of extremely low and very low income households.	Through the County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. The City will encourage landlords to register units with the Housing Authority.	Prepare and disseminate property owner information.	The City continues to encourage affordable housing developments to accept section 8 vouchers.	Modify to broaden and ease implementation. Now Program H-5j
Policy H-2.3 Homeownership Opportunities	Support the provision of homeownership assistance to lower- and moderate-income households.				Modify to specify household income targets. Now Policy H-5.7
Program H-2.3a Mortgage Credit Certificate	The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time home-buyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage	The City will continue to provide information and promote the County MCC program. The City will also continue to make available brochures of housing programs	2015-2023	The City continues to refer interested households to the County's MCC program. Information on the MCC program is on the City's website. In 2020, the City helped	Modify to simplify and ease implementation. Now Program H-5k

Previous 5th Cycle Goals, Policies and Programs - For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. Eligible first time homebuyers may apply through their mortgage lenders to participate in this program.	available and provide information about the program on the City's web site.		promote and host an 'Empower Homebuyers SCC - Down Payment Assistance Program' webinar with the County of Santa Clara which uses Measure A funds to provide down payment assistance to first-time homebuyers with up to 17% of the purchase price.	
Program H-2.3b Foreclosure Prevention	While home foreclosures are not as prevalent in Campbell as in many other areas of the County, many residents are at-risk of defaulting on their mortgages and potentially losing their homes. Several area agencies provide foreclosure intervention counseling services, including Neighborhood Housing Services Silicon Valley, Project Sentinel, and/or Acorn Housing. The City will play an active role in promoting the services of these and other agencies to provide residents with the education and resources to help reduce foreclosures.	Promote available foreclosure counseling services through the City website and quarterly newsletters.	2015-2023	The City provides information on foreclosure counseling on the website.	Modify to simplify and ease implementation. Now Program H-5l
Policy H-2.4 Special Needs Housing	Assist in the provision of housing and supportive services to persons with special needs, including (but not limited to): seniors, single parents with children, persons with disabilities, the homeless, and those at risk of becoming homeless.				Modify to update special needs categories and identify methods of assistance. Now Policy H-5.2
Program H-2.4a Shared Housing Program	The City will continue to encourage and support the provision of shared housing opportunities in Campbell. Under a shared housing program, a home provider, a person who has a home to share, is matched with a home seeker, a person in search of a home to share.	Continue to provide (if available) assistance for shared housing services to single-parent households, and extremely low, very low and low income populations (if available).	Contact cities and service agencies in 2015	The City's website includes a link to Catholic Charities' shared housing program.	Modify to update language and ease implementation. Now Program H-5d

Previous 5th Cycle Goals, Policies and Programs – For Reference Only

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
Program H-2.4b Homeless Assistance/Shelter Provisions	The City will continue to support area non-profit agencies that serve the homeless and those at risk of becoming homeless. These agencies offer emergency shelters, transitional housing facilities, housing assistance, food, clothing, and job referrals to persons in need.	The City will continue to provide support to area homeless shelter and service providers to serve extremely low and very low income populations (as resources are available).	2015-2023	Each year the City contributes funds to the homeless count. The City's website includes a link to homeless services.	Retain. Now Program H-5e
Program H-2.4c Physically Accessible Housing	Development of new housing can provide an opportunity to increase the limited supply of handicapped-accessible housing in Campbell. As part of new residential development projects, the City will work with developers to integrate physically accessible units in new developments.	The City will work with developers to increase the number of fully accessible housing units compliant with American with Disabilities Act (ADA) standards.	2015-2023	The City encourages developers to offer accessible units in affordable developments.	Modify to simplify and ease implementation. Now Program H-5n
Program H-2.4d Persons with Disabilities	Coordinate with other agencies and organizations, such as San Andreas Regional Center (SARC), Housing Choices Coalition, and Bay Area Housing Coalition, in meeting the needs of persons with disabilities.	(1) Work with San Andreas Regional Center to increase the availability of information on programs to assistance persons with disabilities. (2) Continue to provide support to area homeless shelters and service providers to serve extremely low and very low income populations (as resources are available). (3) Explore opportunities to assist in the provision of supportive housing opportunities for persons with disabilities.	2015-2023	The City has met with representatives from several non-profit agencies to help promote their programs and encourage developers to provide housing opportunities for the disabled.	Modify to ease implementation. Now Program H-5f
Goal H-3 Encourage the provision of housing affordable to a variety of household income levels.					

Previous 5th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
Policy H-3.1 Inclusionary Housing	Support the development of additional affordable housing by non-profit and for-profit developers through financial assistance and/or regulatory incentives. Ensure that new residential development in Campbell integrates units affordable to lower- and moderate-income households, or contributes funds to support affordable housing activities (when funding is available). Create additional levels of affordability within the Inclusionary Housing Ordinance in a way that does not create a governmental constraint to housing production.				Retain. Now Policy H-1.1
Program H-3.1a Inclusionary Housing Ordinance Implementation	Continue to implement the City-wide Inclusionary Housing Ordinance to require 15 percent affordable units within for-sale new residential projects of ten or more units. For-sale housing is currently required to provide 15 percent moderate units. Although the City's Inclusionary Housing Ordinance requires rental housing to provide 15 percent very low and low income units, with at least six percent very low income and nine percent of low/moderate income, the City's ability to enforce this requirement has been overruled by 2009 Palmer vs. City of Los Angeles court case.	Continue to implement inclusionary housing requirements for all new projects as required by City Ordinance.	2015-2023	The City continues to implement the Inclusionary Ordinance.	Modify to update language and include nexus fee study. Now Program H-1a
Program H-3.1b Citywide Inclusionary Housing Ordinance Amendments	The City will also consider revisions to the Inclusionary Housing Ordinance to allow for case-by-case determination on the appropriate percentage of low and moderate income units within the 15 percent total requirement for for-sale unit projects. The goal is to consider providing for greater affordability levels in addition to the Moderate income units currently required.	Evaluate the appropriateness of amending the Inclusionary Housing Ordinance to provide more flexibility for targeting lower affordability levels and to ensure that the Inclusionary Housing Ordinance and the City's Density Bonus provisions	Code revisions to Planning Commission and City Council in 2016.	In 2019, the City updated the Inclusionary Ordinance to clarify that the definition of "residential project" is exclusive of any proposed accessory dwelling units.	Modify to combine with Program H-1.1a

Previous 5th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
		are integrated in a manner consistent with State Law and recent court decisions. If updating the Ordinance is appropriate, complete the update within two years of the adoption of the Housing Element.			
Goal H-4 Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.					
Policy H-4.1 Residential Sites	Assist developers in identifying sites suitable for residential and mixed-use development, and facilitate development through the provision of financial and regulatory incentives, as appropriate.				Retain. Now Policy H-1.2
Program H-4.1a Housing Opportunity Site Inventory	As part of the update to the Housing Element, a parcel-specific analysis of vacant and underutilized sites was conducted to identify Opportunity Sites for development within the planning period. The Opportunity Sites analysis identifies five areas that have adequate capacity to address Campbell's 2015-2023 housing production goals. In order to specifically encourage and facilitate development on these Opportunity Sites, the City will undertake the following actions: ✓ Contact property owners within the Opportunity Site Areas (during the Housing Element update process) to discuss the City's desire to develop housing in these areas and the availability of financial and regulatory development incentives. ✓ Allow for reductions in parking for properties within 1/4 mile of light rail. ✓ Post the Housing Element sites inventory on the City's website as a tool	Maintain an active listing of residential and mixed-use Opportunity Sites, and update annually. Where appropriate, provide regulatory concessions and financial assistance to encourage new housing development (when funding is available).	Update sites inventory as needed.	In addition to maintaining a list of opportunity sites on the City's website, the City continues to approve Planned Development permits with flexible development standards that allow for the maximum density on a site to help meet regional housing needs.	Modify to reflect updated opportunity site inventory. Now Program H-1i

Previous 5th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	for developers, and provide as a handout at the public counter. ✓ Summarize the Planned Development (P-D) development standards, derived from applicable Area Plans and zoning districts, in the sites inventory to provide greater clarity to developers. ✓ Update on an annual basis in conjunction with the General Plan progress report. ✓ Provide technical assistance to property owners and developers, including assessor parcel data and information on density and design incentives. ✓ Assist developers in completing funding applications in support of development, and as appropriate, provide local funds and/or land as leverage if available.				
Policy H-4.2 Mixed-Use Development	Promote mixed-use development where housing is located near jobs, services, shopping, schools, and public transportation.				Retain. Now Policy H-1.3
Program H-4.2a Mixed-Use Development	The inclusion of residential uses in new mixed-use developments will be encouraged through the use of incentives such as reduced parking requirements, including shared parking between commercial and residential uses. Adding residential development along some of the City's commercial corridors will create activity along the street, provide a variety of housing types near work, shopping and transportation, and enhance public safety. The City will ensure that residential development is included in the mixed-use projects on opportunity sites in order to address RHNA goals. Mixed-use development will be located next to sidewalks or landscape setback areas adjacent to the public street to enhance visibility, pedestrian	The City will continue to allow and promote residential uses in conjunction with commercial and/or office uses in mixed use developments. The City may provide financial, technical, and/or other assistance to facilitate mixed-use development along commercial corridors and around transit stations (when funding is available).	2015-2023	The City continues to allow residential uses in mixed-use projects.	Modify to simplify, link to Objective Design Standards, and ease implementation. Now Program H-4j

Previous 6th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	access and interaction with the commercial uses. While maximum Floor Area Ratios (FARs) are contained in specific land use policies within each Master, Area or Specific Plan, residential units are not counted against the allowable FAR. Similarly, the commercial portion of the project does not count against the density of the residential portion. A reduction in the required open space for the residential component may be granted where site characteristics preclude fulfillment of the entire open space requirement. In this way, sites that are currently being occupied by commercial uses may be redeveloped with residential and commercial uses, improving the financial feasibility of projects.				
Policy H-4.3 Planned for Densities	To encourage the efficient and sustainable use of land, the City encourages residential development that is proposed near existing light rail stations (within 1/4 mile radius) and/or within the boundaries of the Winchester Boulevard Master Plan, East Campbell Avenue Master Plan, and all opportunity site areas, to achieve at least 75 percent of the maximum General Plan Land Use category densities.				Modify to simplify and ease implementation. Now Policy H-1.4
Program H-4.3a Achieve Target Densities	The City will work closely with property owners and developers to inform them of this policy and its purpose to encourage infill development, create pedestrian oriented areas, reduce vehicle miles travelled and improve air quality. Unique site circumstances relating to interface with adjoining residential properties will require a degree of flexibility as to the application of this policy to limit potential environmental impacts resulting from projects.	Inform developers of policy to strive to achieve at least 75% of General Plan density within specified areas. Review development proposals for residential and mixed-use projects to strive to achieve “planned-for” densities within the specified areas of this policy.	2015-2023	The City continues to encourage developers to meet minimum density thresholds.	Modify to simplify and ease implementations. Now Program H-4k

Previous 6th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
Goal H-5 Minimize the impact of potential governmental constraints on the maintenance, improvement and development of housing.					
Policy H-5.1 Institutional Capacity	Investigate options and opportunities for Campbell to restore the housing program staff resources to oversee the implementation of non-development-related the programs and activities. Some of the possible options to restore staff resources could include hiring additional City staff and/or partnering with other jurisdictions or non-profit organizations.				Retain. Now Policy H-3.1
Program H-5.1a Housing Program Staffing	Evaluate the feasibility of re-establishing a local housing program. The evaluation may include an evaluation of funding sources and partnership opportunities.	Initiate this evaluation within 24 months of the adoption of the Housing Element. Complete the evaluation process with 12 months of initiation.	2015-2017	In 2016, the City hired a housing consultant (HouseKeys) to administer the City's below market rate housing program.	Modify to update to new staffing needs. Now Program H-3b
Program H-5.1b Affordable Housing Partnerships	Look for opportunities to partner with Santa Clara County, other cities, non-profit organizations, and for profit housing providers to preserve, rehabilitate, and construct affordable housing units in and around Campbell. For example, the City Council recently committed $250,000 as matching funds to a future affordable project with the County of Santa Clara.	At least every two years, the City will continue to explore and evaluate opportunities to partner with non- profit organizations to rehabilitate, preserve or create affordable housing. The City will also monitor and evaluate opportunities to apply for affordable housing grants in conjunction with its non-profit partners.	At least every two years	In 2016, the City participated in a multi-city nexus study effort where each city received a unique report based on local conditions. In 2018 and in 2019, the City of Campbell housing staff met with (Yee - County Director) on a number of occasions to explore how the City could leverage Measure B funds for affordable housing projects.	Modify to broaden and ease implementation. Now Program H-3c
Policy H-5.2 Regulatory Incentives	Provide regulatory and/or financial incentives where appropriate to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.				Retain. Now Policy H-3.2

Previous 6th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
Program H-5.2a Density Bonus	In compliance with current State law, the City offers density bonuses and regulatory incentives/concessions to developers of affordable and/or senior housing in all residential zones. Applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following: ✓ 10 percent of the total units for lower income households; or ✓ 5 percent of the total units for very low income households; or ✓ A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons; or ✓ 10 percent of the total dwelling units in a condominium for moderate income households. As per State Law, the amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20 to 35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive one to three additional development incentives, depending on the proportion of affordable units and level of income targeted. The following development incentives may also be requested: ✓ A reduction in site development standards (e.g., setback and square footage requirements, and/or parking requirements) or architectural design	The City will continue to offer density bonus and/or regulatory incentives/concessions to facilitate the development of affordable and/or senior housing. The City will advertise its density bonus provisions on its website, explain how density bonuses work in tandem with inclusionary requirements, and promote in discussions with prospective development applicants.	2015-2023	The City continues to offer and promote the density bonus program.	Modify to create program competitive with State Density Bonus Law. Now Program H-5s

Previous 5th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	requirements. At the request of the developer, the City will permit a parking ratio (inclusive of handicapped and guest parking) of one space for 0-1 bedroom units, two spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms. ✓ Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses would reduce the cost of individual units in the housing project, and the nonresidential land uses would be compatible with the housing project and adjoining development. ✓ Other regulatory incentives or concessions proposed by the permit applicant or the City that would result in identifiable cost reductions. In addition, the City has approved the following set of concessions: ✓ Expedited processing pursuant to a mutually agreed upon schedule; and, ✓ Deferral of the collection of impact fees on market rate units until issuance of a certificate of occupancy.				
Program H-5.2b Parking Standard Modifications	In addition to parking reductions available to affordable and senior housing projects under the City's density bonus ordinance, Campbell's Planning Commission has the authority to determine that certain circumstances warrant an adjustment to a project's parking requirements. Such circumstances include, but are not limited to, the proximity of a project to light rail stations, transit corridors, or major employment centers.	The City will continue to offer modified parking standards, on a case-by-case basis, as a way to facilitate development of projects with reduced parking demands.	2015-2023	The City continues to grant parking modifications when appropriate.	Modify to update and clarify changes. Now Program H-3a

Previous 6th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	The Commission may also allow for shared parking for mixed-use projects.				
Policy H-5.3 Secondary Dwelling Units	Provide for the infill of modestly priced rental housing by encouraging secondary units in residential neighborhoods.				Modify to refer to Accessory Dwelling Units. Now Policy H-1.5
Program H-5.3a Secondary Dwelling Units	A secondary dwelling unit is a separate dwelling unit that provides complete, independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, cooking, eating, and sanitation on the same parcel as the primary unit is situated. Given the limited developable land remaining in Campbell, integrating secondary dwelling units in existing residential neighborhoods presents an opportunity for the City to accommodate needed rental housing. The development of secondary dwelling units is effective in dispersing affordable housing throughout the City and can provide housing to lower-income persons, including seniors and college students. Approximately 1,000 single-family parcels in Campbell are of sufficient size to add a accessory dwelling unit (ADU).	The City will facilitate the construction of new secondary dwelling units by making information available to the public.	2015-2023	"On November 19, 2019, the City Council adopted Ordinance No. 2252 to repeal and replace Campbell Municipal Code Chapter 21.23 (Accessory Dwelling Units) and to amend various other sections of the Campbell Municipal Code to achieve consistency with Assembly Bill 68 (Ting), Assembly Bill 881 (Bloom), Assembly Bill 587 (Friedman), Senate Bill 13 (Wieckowski), and Assembly Bill 671 (Friedman). In addition to complying with recent State legislation, the City's new ADU ordinance also provides enhanced flexibility by allowing 2-story ADUs on properties with 2-story homes and by restricting design consistency requirements to ADUs that are not	Modify to point to Pre-Approved ADU Plans. Now Program H-1e

Previous 5th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
				located entirely behind the primary residence. "	
Policy H-5.4 Ordinance Updates	Update the Municipal Code as needed to comply with changes to State Law and local conditions relating the housing production and affordability.				Retain. Now Policy H-3.3
Program H-5.4a Periodic Ordinance Amendments	Update the Municipal Code as needed to comply with changes to State Law and local conditions/needs.	Initiate and complete the amendment process to comply with the new requirements within 12 months of being notified of the requirement.	2015-2023	The City continues to update City Ordinances to be consistent with new state law. In 2019 a public hearing was held with the City Council serving to provide a legislative update and consider changes to the City's Municipal Code to address AB678, SB166, SB167, AB1515, AB 1505, SB 35, AB2162, and SB828. In response to Council direction, the City has identified subjective standards in the City's specific plans and zoning ordinance, drafted short-term amendments to the P-D (Planned Development) zoning ordinance and developed an expedited review process for qualifying SB35 and AB2162 projects (which remain under development). The City has also applied for funding through the SB 2 Planning Grants Program and hired a consultant to	Retain. Now Program H-1h

Previous 5th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
				address subjective standards in the City's specific plans and zoning ordinance. Also see response provided under H-5.3a. - Facilitate development of secondary dwelling units (Row D; Cell 58 & Cell 59). In 2020 the City held an informational community meeting and public hearing with the Planning Commission on the preparation of Objective Standards and procedures. Further, in November of 2020, the City held a public hearing with the Planning Commission to consider a City-Initiated General Plan Amendment) to the North of Campbell Avenue Area (NOCA) plan.	
Goal H-6 Promote equal opportunity for all residents to reside in the housing of their choice.					
Policy H-6.1 Fair Housing	Support the provision of fair housing services.				Modify to include Affirmatively Furthering Fair Housing language. Now Policy H-5.4
Program H-6.1a Fair Housing Program	The City will continue to support programs that provide fair housing information and referral to Campbell residents. Project Sentinel, a non-profit organization, offers fair housing investigative and enforcement services in northern California, including Santa Clara County. The organization also conducts educational seminars for owners	The City will coordinate with Project Sentinel to conduct training for Campbell rental property owners and managers to provide information on standard lease	2015-2023	The City continues to work with the County and Project Sentinel to further fair housing practices in Campbell.	Modify to simply and ease implementation. Now Program H-5h

Previous 6th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	and managers of rental property, as well as free workshops for tenants to address rights and responsibilities. Project Sentinel receives funding from local cities and counties as well as the federal Department of Housing and Urban Development (HUD). The City of Campbell will continue to allocate a portion of its Business License Fees to support Project Sentinel and promote the services of the organization.	agreements, and tools to address problem tenants within the parameters of fair housing law. The City will provide fair housing information through its website and through the Profile, a quarterly newsletter that goes out to all Campbell households. In addition, fair housing posters will be posted at City Hall, the community center, and the library.			
Policy H-6.2 Rights of Tenants and Landlords	Assist in educating tenants and landlords, and settling disputes between the two parties.				Retain. Now Policy H-5.5
Program H-6.2a Rental Dispute Mediation Program	The purpose of the Rental Increase Dispute Resolution Ordinance is to permit landlords a fair and reasonable return on the value of their property while protecting tenants from excessive and unreasonable rent increases. The ordinance establishes a process for the resolution of tenant/landlord disputes concerning rent, housing services or proposed evictions. Under the ordinance, landlords must provide a 60-day written notice of the amount of a rent increase to tenants if the rent increase is 10 percent or higher. Under the Rent Mediation Program, Campbell renters and rental property owners of four or more units participate in counseling, conciliation, and mediation regarding their rights and responsibilities under California tenant/landlord	The City will continue to enforce the Rental Increase Dispute Resolution Ordinance and offer a Rent Mediation Program. The City will continue to make program brochures available at the public counter and other public locations. The City will also continue to mail out to new rental property owners a packet of information regarding the City's Rent Mediation Program as well as contact information for	2015-2023	The City continues to offer rent mediation through the ordinance. Brochures are available at City Hall. In 2019, the City assisted in the execution of a five (5) year rent stabilization agreement between Timber Cove Mobile Home Park Owners and the Land Owner/Property Manager.	Modify to simplify and ease implementation. Now Program H-5i

Previous 5th Cycle Goals, Policies and Programs – For Reference

Housing Policy or Program Name/Number	Description	Implementation Objective	Time Frame	Status of Implementation (based on 2020 APR) and Evaluation Notes	Recommendation to Retain, Modify, or Remove
	law. Participation in the program is mandatory, but the outcome is advisory.	tenant/landlord and fair housing services.			
Policy H-6.3 Housing Accessibility	Address the special needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, and provision of reasonable accommodation procedures.				Retain. Now Policy H-5.3
Program H-6.3a Reasonable Accommodation	The City will monitor its reasonable accommodation procedure for its effectiveness and potential impacts on housing for persons with disabilities. For example, the City will evaluate factors used to determine a reasonable accommodation request such as: the potential benefit of the requested modification, and impact on surrounding uses listed in the City's zoning code to ensure they do not act as a constraint. The review will be conducted as part of the City's Housing Element Annual Report submitted to the State and will evaluate criteria such as: ✓ Number of requests approved ✓ Revisions to initial applications ✓ Number of requests declined ✓ Reasons for declining request The City will evaluate potential revisions to its reasonable accommodation procedure as appropriate based on this annual evaluation.	(1) The City will provide annual monitoring to ensure the reasonable accommodation procedure does not act as a constraint on housing for persons with disabilities. The responsible agency for this program shall be the Community Development Department which will also mitigate identified constraints. This monitoring program shall submit its findings annually as part of the Housing Element Annual Report submitted to the State. (2) Within two years, the City will specifically evaluate the procedure's findings of approval and modify the Ordinance as appropriate to ensure its compliance with the requirements of State Law.	2015-2023	The City continues to monitor building and planning procedures and standards to ensure that persons with disabilities have adequate accommodations.	Modify to simplify and ease implementation. Now Program H-5g

Previous 5th Cycle Goals, Policies and Programs – For Reference

COMMUNITY OUTREACH AND ENGAGEMENT (DIGITAL MEDIA)

The purpose of this document is to provide a summary of community outreach and engagement efforts completed by the City of Campbell in the preparation of the 2023-2031 Plan for Housing.

PLAN FOR HOUSING WEBPAGE

A Plan for Housing webpage (campbell.generalplan.org/housing-element) was developed as a part of the Envision Campbell city website with the intent of being an online resource to the community. It offered educational FAQs, project updates, meeting details and documentation for review. The project website made it easy for people to participate by providing meeting details, the opportunity to sign up for email updates, Spanish translation services and a meeting scheduling service to meet with City staff about the Plan for Housing. Links to public meetings were provided and directed viewers to agendas, minutes and videos of the meetings (if recorded). The Envision Campbell website was home to the English and Spanish survey, previous and upcoming meetings, as well as a FAQ about the housing element update:

Figure III.B-1 Campbell's Plan for Housing Website

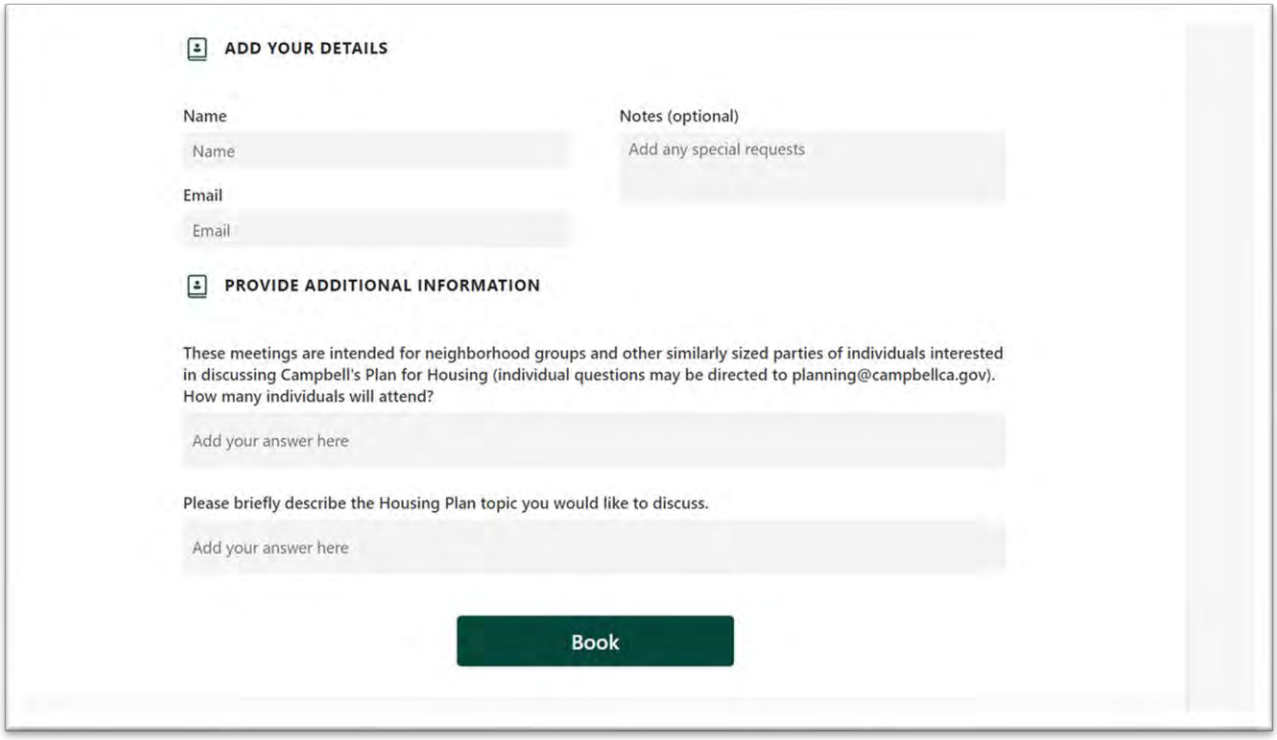


VIRTUAL MEETINGS WITH CITY STAFF

On Campbell's Plan for Housing website, viewers had the opportunity to schedule a virtual meeting with City Staff. These meetings were intended for neighborhood groups and other similarly sized groups of individuals interested in discussing Campbell's Plan for Housing. Registration was done using Microsoft Bookings. Throughout the community engagement process, 15 individuals scheduled meetings with City staff on the following dates:

- November 5, 2021
- December 17, 2021
- January 7, 2022
- January 10, 2022
- January 11, 2022
- January 14, 2022
- January 17, 2022
- January 21, 2022
- March 11, 2022
- April 4, 2022
- April 5, 2022
- April 8, 2022

Figure III.B-2 Microsoft Bookings Tool

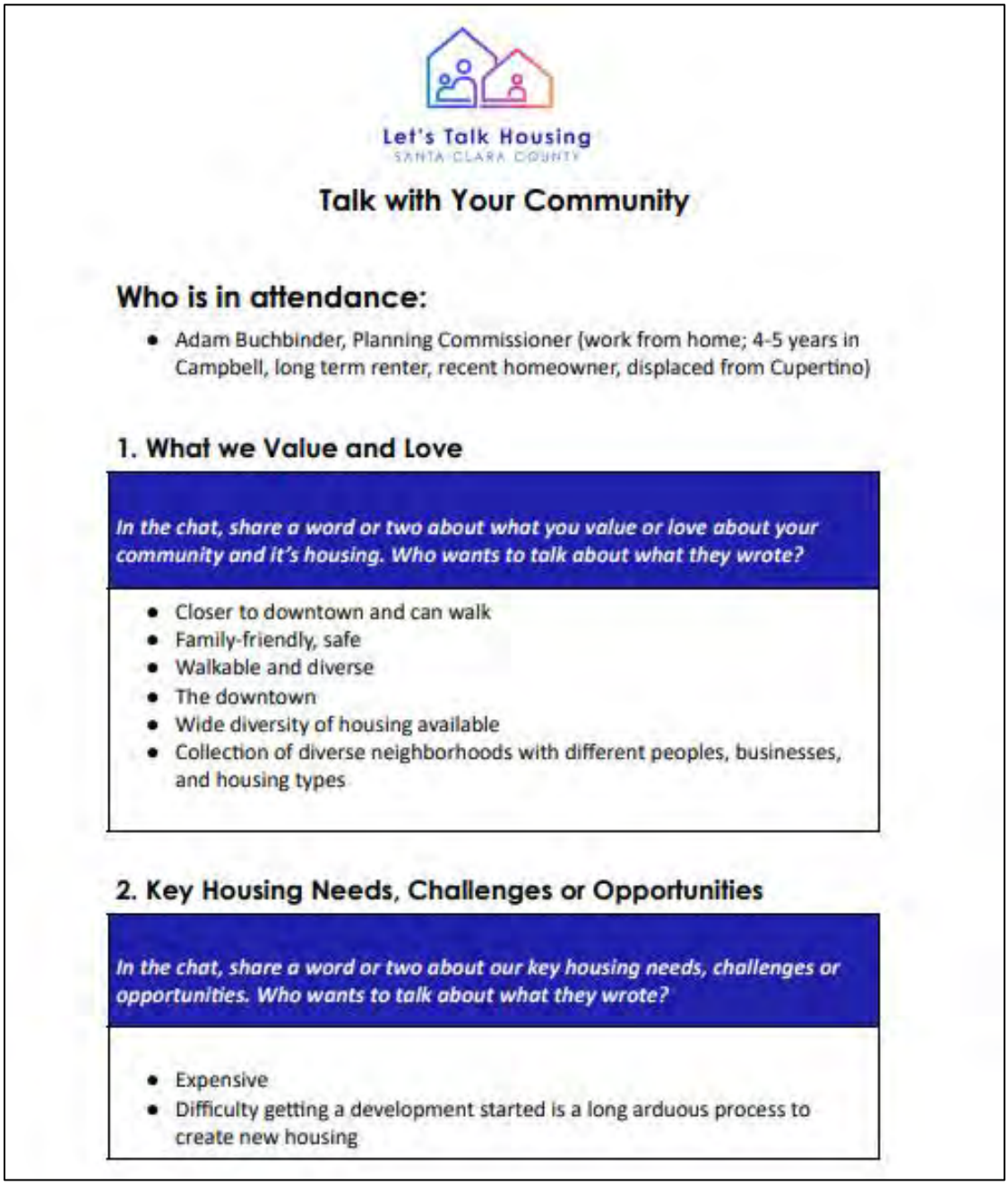


COMMUNITY MEETINGS

Santa Clara County Let's Talk Housing

On August 18, 2021, City Staff partnered with the Let's Talk Housing, an outreach effort of all the jurisdictions in Santa Clara County, to host a community meeting. The outreach effort included all cities, towns, and the county to increase awareness of and participation in the Housing Element Update process. City staff presented an introduction to the Housing Element Update and hosted breakout room discussions to learn more about the community's key housing needs, challenges, and opportunities. The breakout room notes are shown below.

Figure III.B-3 Santa Clara County Let's Talk Housing, Campbell Breakout Room Notes



Let's Talk Housing
SANTA CLARA COUNTY

Talk with Your Community

Who is in attendance:

- Adam Buchbinder, Planning Commissioner (work from home; 4-5 years in Campbell, long term renter, recent homeowner, displaced from Cupertino)

1. What we Value and Love

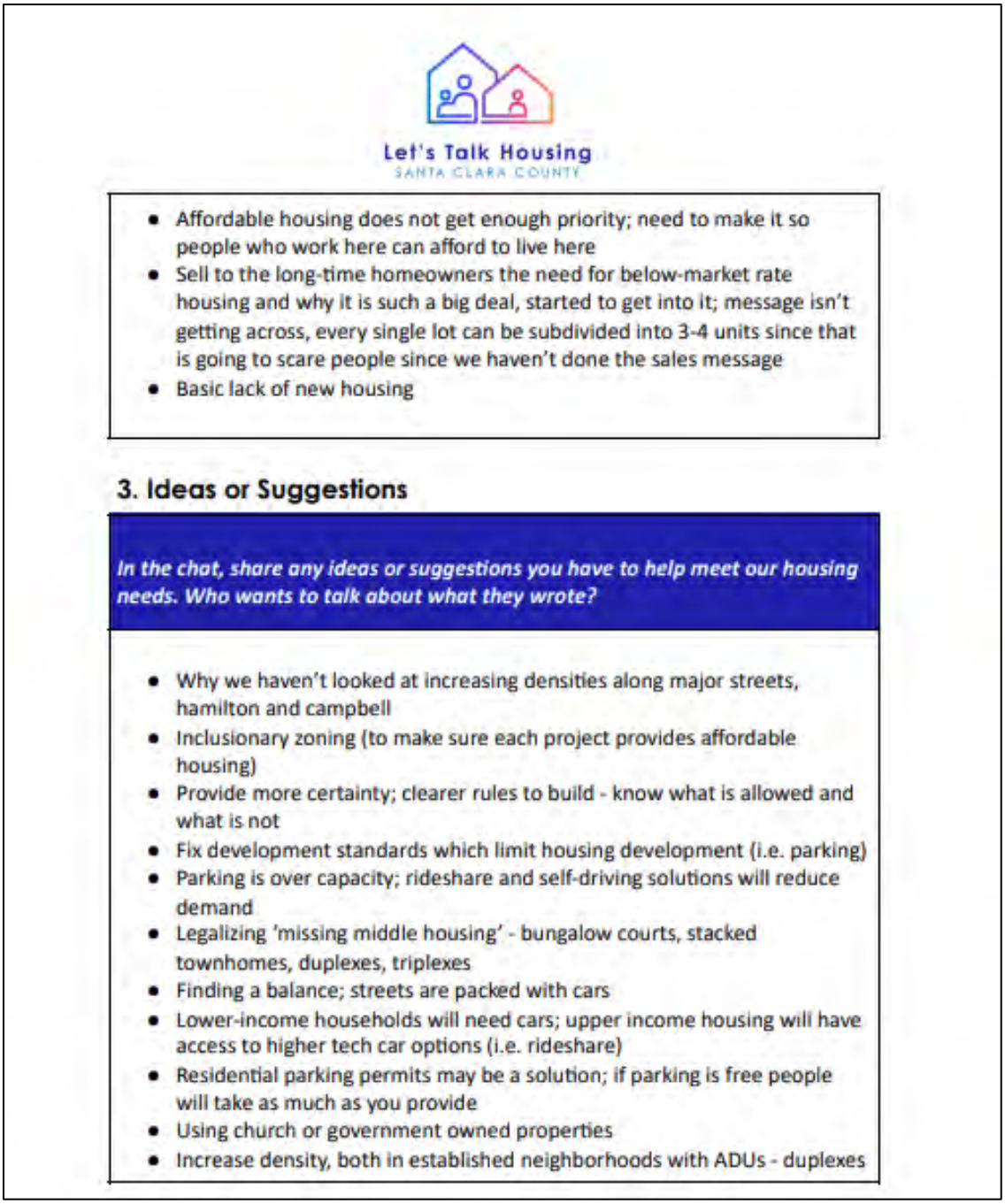
In the chat, share a word or two about what you value or love about your community and it's housing. Who wants to talk about what they wrote?

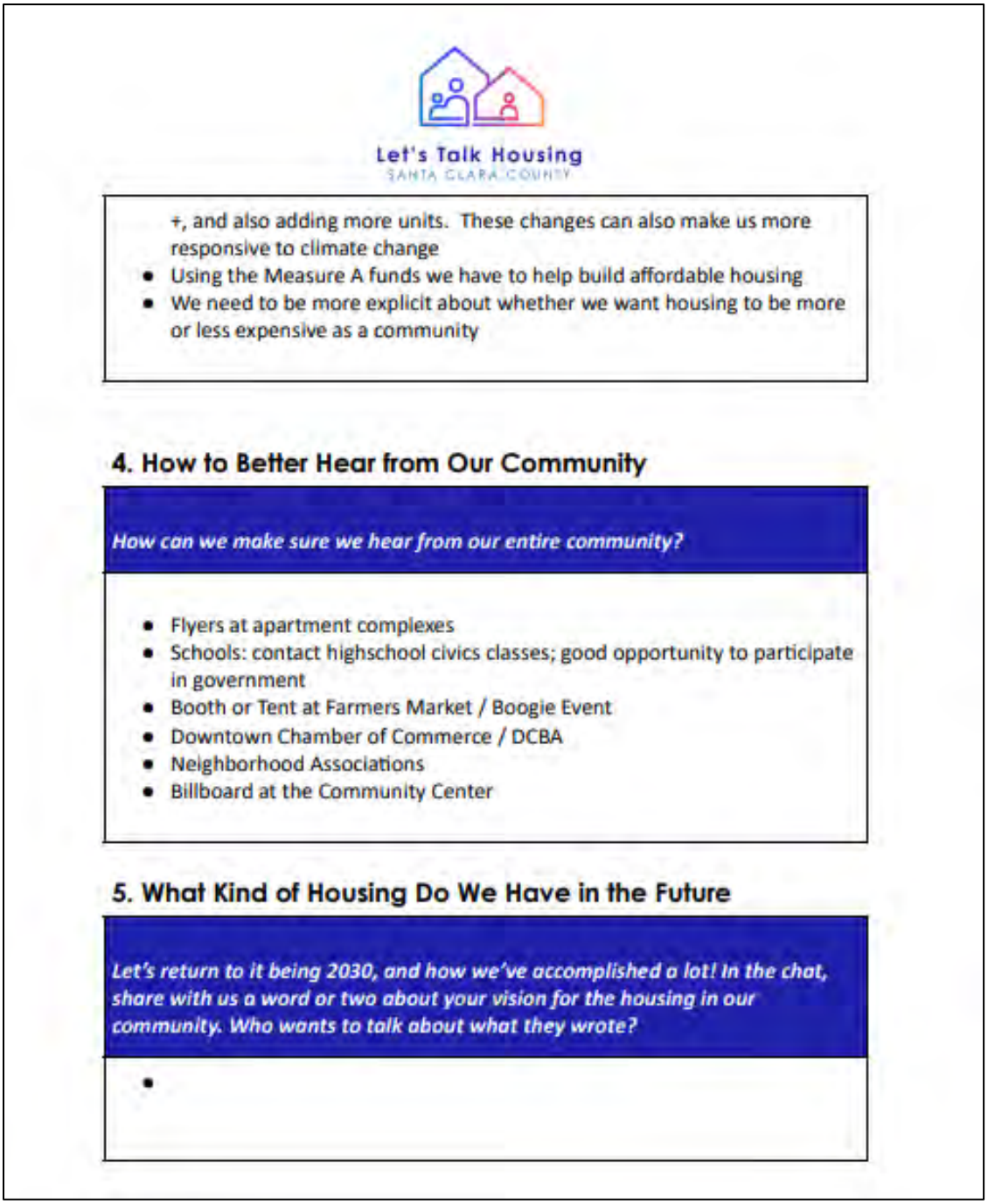
- Closer to downtown and can walk
- Family-friendly, safe
- Walkable and diverse
- The downtown
- Wide diversity of housing available
- Collection of diverse neighborhoods with different peoples, businesses, and housing types

2. Key Housing Needs, Challenges or Opportunities

In the chat, share a word or two about our key housing needs, challenges or opportunities. Who wants to talk about what they wrote?

- Expensive
- Difficulty getting a development started is a long arduous process to create new housing


Let's Talk Housing
SANTA CLARA COUNTY
• Affordable housing does not get enough priority; need to make it so people who work here can afford to live here
• Sell to the long-time homeowners the need for below-market rate housing and why it is such a big deal, started to get into it; message isn't getting across, every single lot can be subdivided into 3-4 units since that is going to scare people since we haven't done the sales message
• Basic lack of new housing
3. Ideas or Suggestions
In the chat, share any ideas or suggestions you have to help meet our housing needs. Who wants to talk about what they wrote?
• Why we haven't looked at increasing densities along major streets, hamilton and campbell
• Inclusionary zoning (to make sure each project provides affordable housing)
• Provide more certainty; clearer rules to build - know what is allowed and what is not
• Fix development standards which limit housing development (i.e. parking)
• Parking is over capacity; rideshare and self-driving solutions will reduce demand
• Legalizing 'missing middle housing' - bungalow courts, stacked townhomes, duplexes, triplexes
• Finding a balance; streets are packed with cars
• Lower-income households will need cars; upper income housing will have access to higher tech car options (i.e. rideshare)
• Residential parking permits may be a solution; if parking is free people will take as much as you provide
• Using church or government owned properties
• Increase density, both in established neighborhoods with ADUs - duplexes



Community Meeting #1: Focus Group Meeting

On October 21, 2021, the City of Campbell hosted their first community meeting for the Housing Element Update. M-Group and City staff presented an introduction to the housing element and why it needs to be updated. 41 people were in attendance with an average response rate of 62%. Mentimeter, an on-line editor for interactive presentations was used to ask poll questions in different formats (i.e. word clouds, multiple choice, select all that apply).

When asked "*What do you love about living in Campbell?*", respondents contributed to a word cloud with the common answers being: "community", "small town feel", "walkable" and "downtown".

Figure III.B-4 WordCloud Question #1



Throughout the presentation, questions were asked to gain a better understanding of who the attendees were, what their challenges are and what they would like to see for the future of housing in Campbell. Below is a list of questions and their respective responses:

*Participants were less than the number of attendees. Therefore, the following responses are a representation of the average 62% of attendees that participated.

Which of the following best describes you? Select all that apply.

Homeowner | 53.8%
Renter | 19.2%
Looking for Housing | 7.7%
Housing Advocate | 3.8%
Housing Developer | 15.4%

What difficulties have you experienced in your search for housing in Campbell? Select all that apply.

Cost of housing | 23.1%
Lack of supply of available housing | 20.5%
Nothing near services (grocery stores, schools, parks, etc.) | 10.3%
I have not faced any difficulties | 33.3%
Other | 12.8%

What kind of housing would you like to see more of in Campbell? (Indicate all that apply)

Accessory dwelling units | 13%
Single detached homes | 12.2%
Duplexes and triplexes | 9.6%

Townhomes/rowhomes | 19.1%
Small Apartment buildings (1-3 stories) | 10.4%
Mixed-use apartment buildings (3-5 stories above retail) | 16.5%
Mid-size apartment buildings (3-5 stories) | 11.3%
Large apartment buildings (6+ stories) | 7.8%

Before breaking out into categorized breakout rooms, community members were asked "*What should the City consider when planning for new housing?*". Some common responses included "community", "upzone", "density", "rezoning industrial", and "affordability".

Figure III.B-5 WordCloud Question #2



After the presentation was completed and interactive questions were done, attendees were asked to join a breakout room to provide more feedback. The breakout rooms were separated by whether participants identified as a homeowner, renter, or other (Looking for housing, housing advocate, housing developer, etc.). The list of questions below were asked in each of the breakout rooms.

1. *What are the housing challenges in Campbell?*
2. *What are your housing priorities for Campbell?*
3. *In what areas should new housing be built? (e.g., Along Hamilton Ave, near transit, near job centers)*
4. *How should Campbell plan for housing for Special Need Populations? (e.g., The elderly, persons with disabilities, female headed households with Children)*
5. *Do you feel that you have experienced discrimination in housing in Campbell?*

Although each of the rooms had their own individual answers, a summary of responses to each of the questions is as follows:

- Consider access to parks, schools, and transit
- Increase density in San Tomas neighborhood
- Housing to support mass transit and near the light-rail
- Not enough affordability of housing and supply of housing
- Make areas more walkable to reduce cars and increase the use of biking, walking and public transit
- Consider new housing in the following areas:
    - Higher density near PruneYard
    - Creekside
    - Near Downtown
    - Wesley Manor
    - Higher density along Hamilton Ave (old Elephant Bar and Fry's Electronics)
    - Jackson St
    - Knob Hill Shopping Center
    - Kohls Parking Lot
    - Higher density along Winchester Blvd
    - Cadillac neighborhood
    - Near/North of Community Center for seniors and people with mobility issues
    - Mixed-use along Bascom Ave
- Mixed-Use developments with good circulation & access to reliable transit.
- Limit the development of ADUs, Duplexes and Triplexes because of parking concerns and its impact on community character
- Lack of diversity
- Rent increased and not controlled
- Taxing of market units to create affordable units
- Partner with schools to plan for increase of housing and housing for teachers
- upzone along main arterial routes (Hamilton/Bascom/Winchester/Campbell) and along rail to highest density possible
- Some commercial buildings are underutilized sites that can be used for housing/mixed-use
- Use or replace large parking lots to create urban villages
- Support for ADUs in single family neighborhoods

Community Meeting #2: Focus Group Meeting

On October 25, 2021, Campbell held their second community meeting for the Housing Element Update. M-Group and city staff presented an introduction to the housing element and why it needs to be updated. About 79 people were in attendance with an average response rate of 41%. Mentimeter, an on-line editor for interactive presentations was used to ask poll questions in different formats (i.e. word clouds, multiple choice, select all that apply).

When asked "*What do you love about living in Campbell?*", respondents contributed to a word cloud with the common answers being: "downtown" "walkability" and "small town".

Figure III.B-6 WordCloud Question #1



Throughout the presentation, questions were asked to gain a better understanding of who the attendees were, what their challenges are and what they would like to see for the future of housing in Campbell. Below is a list of questions and their respective responses:

*Participants were less than the number of attendees. Therefore, the following responses are a representation of the average 41% of attendees that participated.

Which of the following best describes you? Select all that apply.

Homeowner | 65.4%
Renter | 3.8%
Looking for Housing | 7.7%
Housing Advocate | 7.7%
Housing Developer | 15.4%

What difficulties have you experienced in your search for housing in Campbell? Select all that apply.

Cost of housing | 22.7%
Lack of supply of available housing | 9.1%
Nothing near services (grocery stores, schools, parks, etc.) | 0%
I have not faced any difficulties | 50%
Other | 18.2%

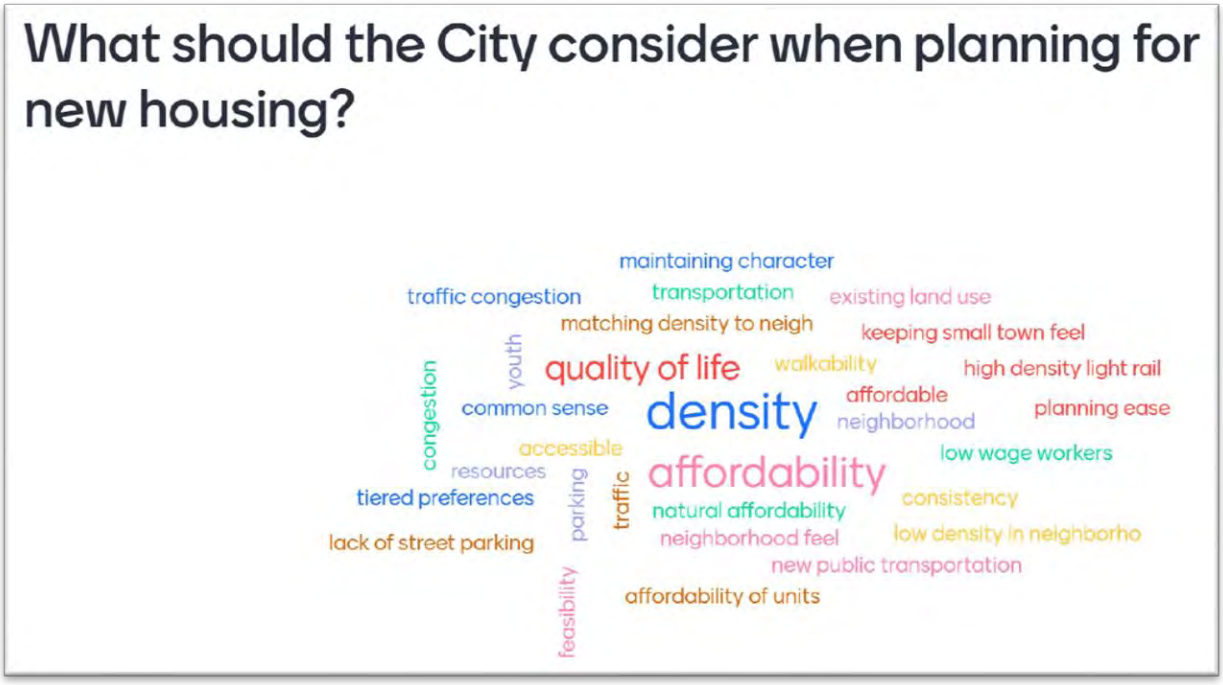
What kind of housing would you like to see more of in Campbell? (Indicate all that apply)

Accessory dwelling units | 12%
Single detached homes | 28%
Duplexes and triplexes | 16%
Townhomes/rowhomes | 40%

Small Apartment buildings (1-3 stories) | 16%
Mixed-use apartment buildings (3-5 stories above retail) | 32%
Mid-size apartment buildings (3-5 stories) | 8%
Large apartment buildings (6+ stories) | 16%

Before breaking out into categorized breakout rooms, community members were asked "*What should the City consider when planning for new housing?*". Some common responses included "Density", "affordability", and "quality of life".

Figure III.B-7 WordCloud Question #2



After the presentation was completed and interactive questions were done, attendees were asked to join a breakout room to provide more feedback. The breakout rooms were separated by whether participants identified as a homeowner, renter, or other (Looking for housing, housing advocate, housing developer, etc). The list of questions below were asked in each of the breakout rooms.

1. *What are the housing challenges and priorities in Campbell?*
2. *In what areas should new housing be built? (e.g., along Hamilton Ave, near transit, near job centers)*
3. *How should Campbell plan for housing for Special Need Populations? (e.g., the elderly, persons with disabilities, female headed households with Children)*
4. *Is there anything else you want to add?*

Although each of the rooms had their own individual answers, a summary of responses to each of the questions is as follows:

- Access state and county funds for housing the current homeless population
    - Tiny homes in the parking area next to the Sunnyoaks Percolation Ponds
- Housing for service workers
- Lack of housing supply, diversity and affordability

- Owning a home is not feasible
- Housing should be developed near transit, main streets and close to services
- Increase support services for seniors and people with disabilities
- Promote equity by ensuring affordable housing
- Losing long term residents to new residents in tech/out of state
- Increase housing while maintaining balance or not disrupting quality of life
- Transit system cannot keep up with housing changes
- Housing should be developed in the following areas:
    - Fry's Electronics store location
    - Elephant Bar site
    - Places that are occupied by storage, Public Storage site
    - Church sites; Home Church
    - Gold's Gym Building
- School districts are losing teachers because they aren't attracted by the housing market
- Consider fourplexes in Single Family neighborhoods
- Pursue Measure A funding for special need housing
- Provide permit parking when increasing density
- ADUs are good options for families with senior or a person with a disability

Community Meeting #3: Open House

On October 27, 2021, another community meeting was held in the format of a virtual open house. This provided community members to come in and out of the meeting as they please. It began at 12:00pm and ended at 2:00pm. A total of 78 people attended throughout the two hours. Upon arrival, they were instructed to select one of the three break rooms to join based on their level of interest and knowledge of the project. One breakout room was called "Learn more about Campbell's Plan for Housing" to help answer questions on 6 major topics – What is the housing Element?, RHNA, AFFH, Housing Opportunity Sites, Public Participation, and the Project Schedule & Timeline. In this breakout room, people who were just starting to get involved joined to learn more about all of the topics previously mentioned while having the opportunity to ask any clarifying questions. If community members had more time to participate, they then were able to select another breakout room in which they would like to participate, or they could leave the meeting.

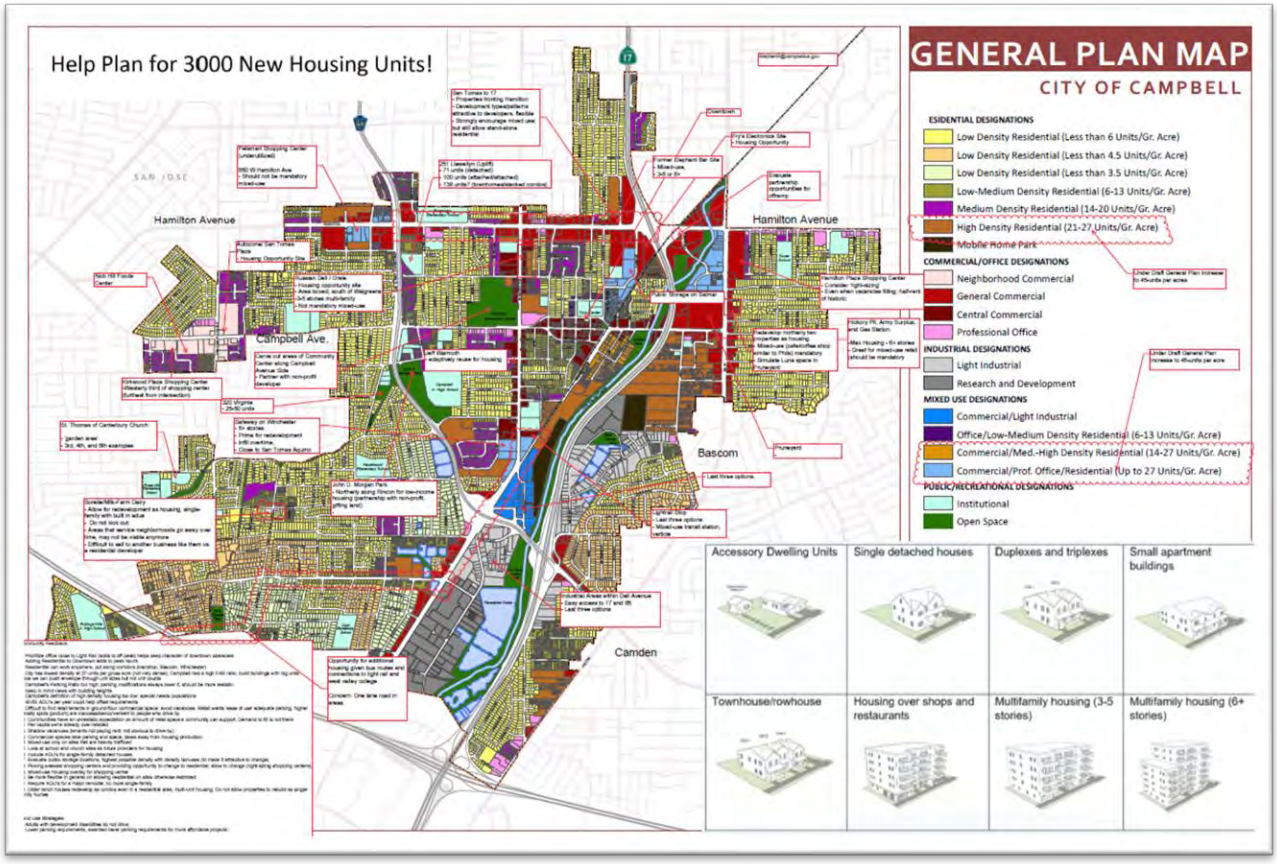
The second break out room was for Public Input and Feedback, where city staff guided the discussion with the same questions asked in previous focus group meetings. This provided the community with an opportunity to share any concerns or issues with the current or future of housing in Campbell. The common themes of public responses are as previously mentioned in other focus groups. Different responses to the common theme are stated below:

- Affordable housing location is not near schools or parks
- Affordable housing units are too small for families
- Seniors and people with disabilities are being displaced or moving to City's with more resources
- Light rail is slow and will not help address existing or future traffic
- Consider seniors and people with disabilities needing housing near transit and services
- Potential school segregation or inequality
- Apartment complexes near transit, services, and open space to increase active transportation in the City
- Use density bonuses to encourage the development of affordable housing

- Mixed use benefits people needing services like seniors and people with disabilities
- Require more open spaces and places for people together when creating more housing
- More streetlighting as it relates to safety, but unique streetlights that contribute to community character
- Housing development should be considered in the following areas:
    - Dell avenue with light industrial –near parks and transit
    - Tiny home village not in or near Downtown
    - Along Winchester Blvd

The third breakout room was an interactive way for people to pin locations on a map that would help identify housing opportunity sites throughout the City.

Figure III.B-8 Breakout Room #3 Interactive Feedback Map



The following summarizes community feedback:

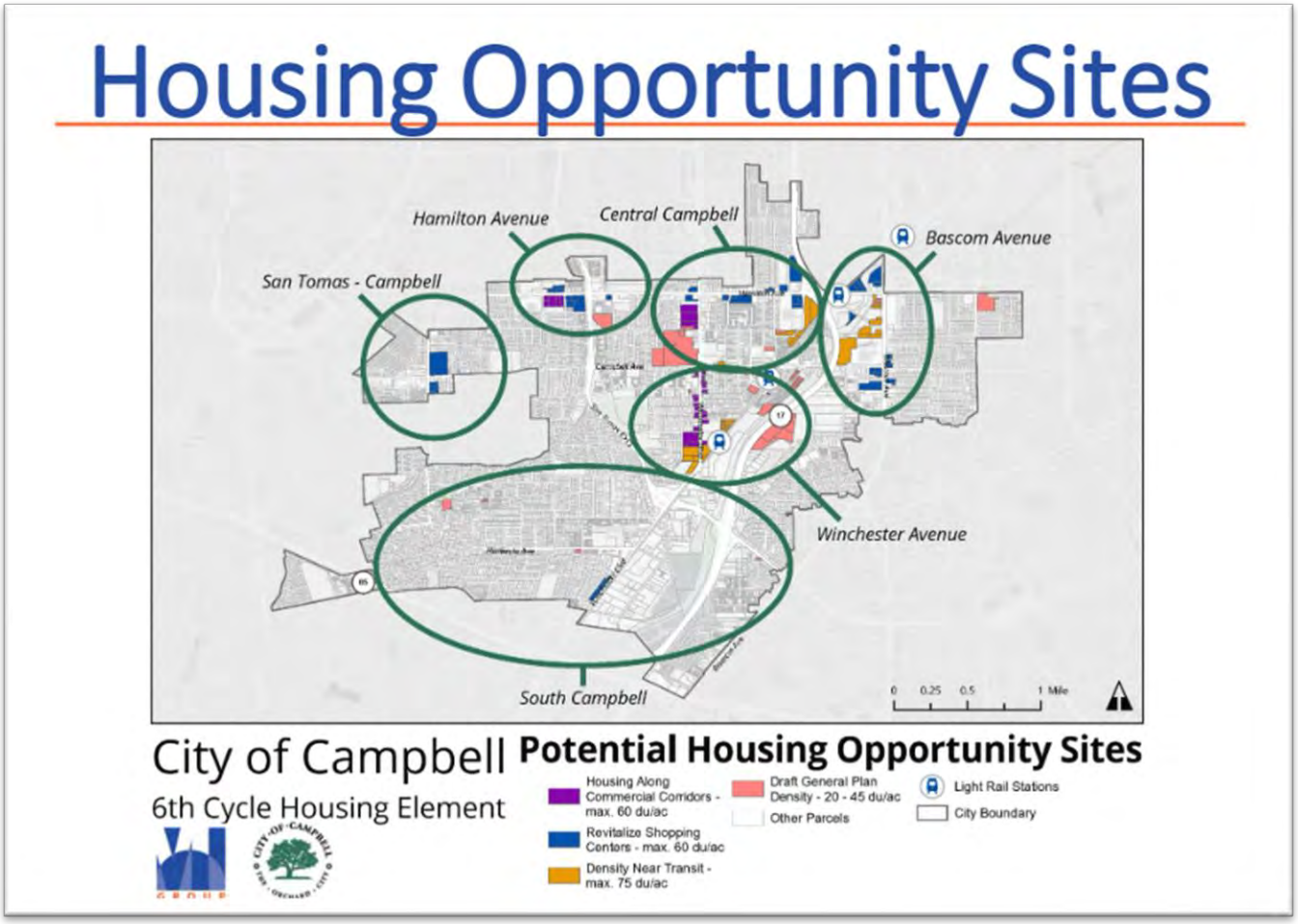
- Prioritize office close to Light Rail (adds to off-peak) helps keep character of downtown size/scale
- Adding Residential to Downtown adds to peak hours
- Residential can work anywhere, put along corridors (Hamilton, Bascom, Winchester)
- City has lowest density at 27-units per gross acre (not very dense); Campbell has a high FAR ratio, build buildings with big units - since we can push envelope through unit sizes but not unit counts

- Campbell's Parking Ratio too high; parking modifications always lower it, should be more realistic
- Keep in mind views with building heights
- Campbell's definition of high-density housing too low; special needs populations
- 40-50 ADU's per year could help offset requirements
- Difficult to find retail tenants in ground-floor commercial space; avoid vacancies. Retail wants 'ease of use' adequate parking, higher density spots (podium) are inaccessible/convenient to people who drive by
- Communities have an unrealistic expectation on amount of retail space a community can support. Demand to fill is not there
- Per capita we're already over-retailed
- Shadow vacancies (tenants not paying rent; not obvious to drive-by)
- Commercial spaces take parking and space, takes away from housing production
- Mixed-use only on sites that are heavily trafficked
- Look at school and church sites as future providers for housing
- Include ADU's for single-family detached houses
- Evaluate public storage locations, highest possible density with density bonuses (to make it attractive to change)
- Picking weakest shopping centers and providing opportunity to change to residential; allow to change (right-sizing shopping centers)
- Mixed-use housing overlay for shopping center.
- Be more flexible in general on allowing residential on sites otherwise restricted.
- Require ADU's for a major remodel, no more single-family
- Older ranch houses redevelop as condos even in a residential area, multi-unit housing. Do not allow properties to rebuild as single-family homes.

Community Meeting #4: Housing Opportunity Sites and Densities

On December 1, 2021, the project team held a community meeting to discuss housing opportunity sites and densities to receive feedback on where new housing should be located and at what density. Breakout rooms were organized to review housing site areas and the housing opportunity sites below. The feedback received was used to revise sites and densities before presenting to the Planning Commission and City Council.

Figure III.B-9 Housing Opportunity Sites Map



Community Meeting #5: Policies and Programs

On March 24, 2021, the City held a public workshop on policies and programs to be included in Campbell's Plan for Housing. Members of the public were encouraged to attend and participate remotely by Zoom or by attending in person at Campbell City Hall. Five poll questions were launched using Mentimeter. The results are shown below.

Figure III.B-10 Poll #1

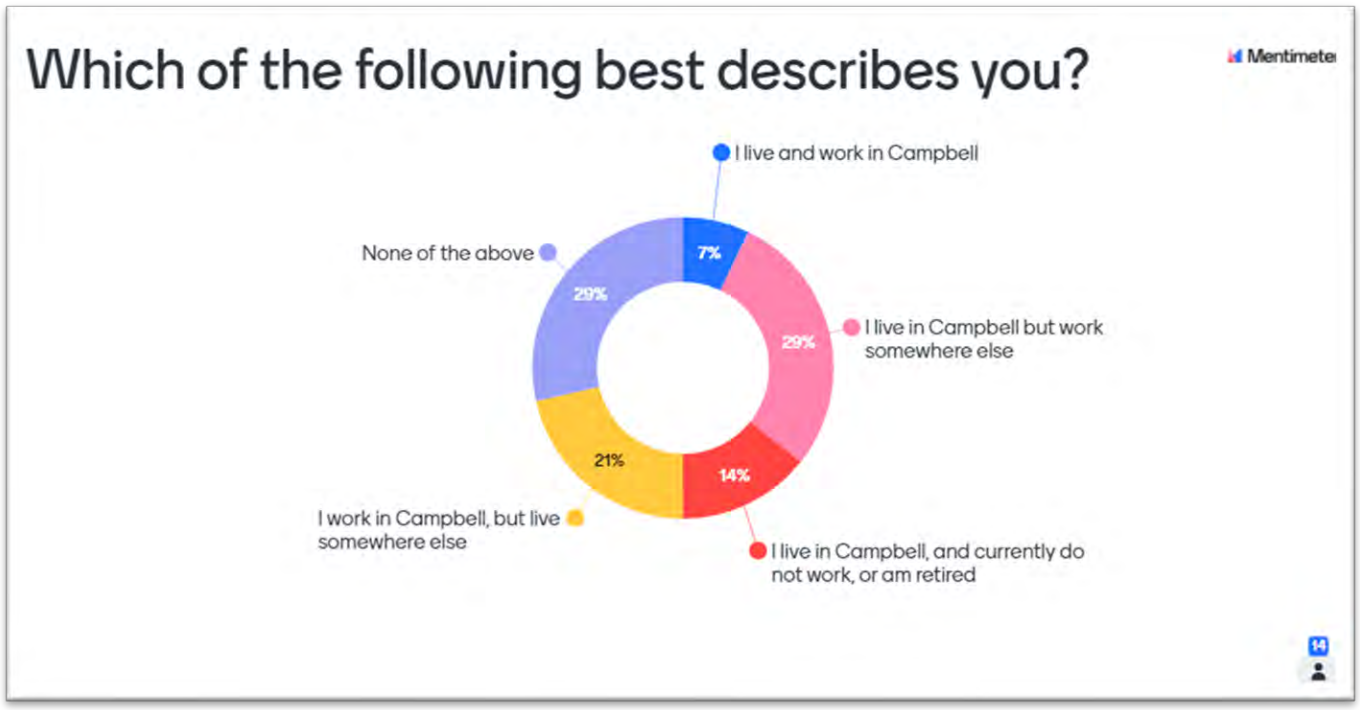


Figure III.B-11 Wordcloud #1

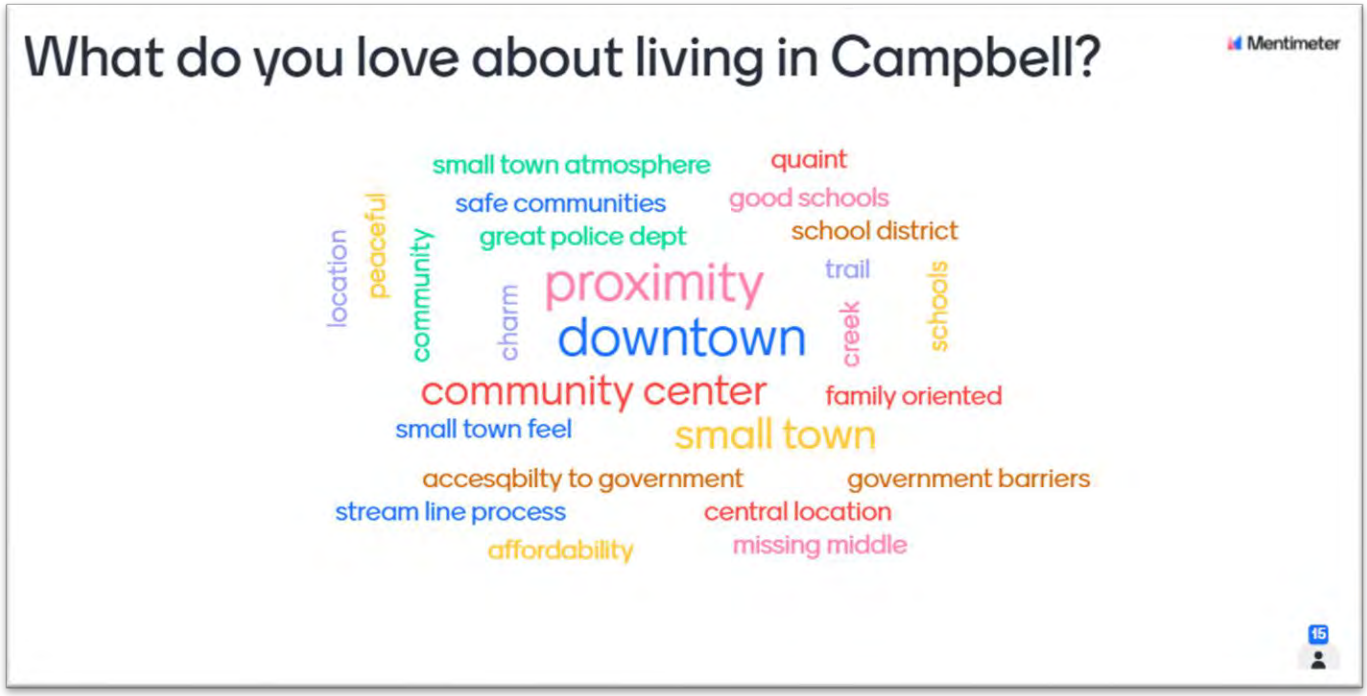


Figure III.B-12 Wordcloud #2

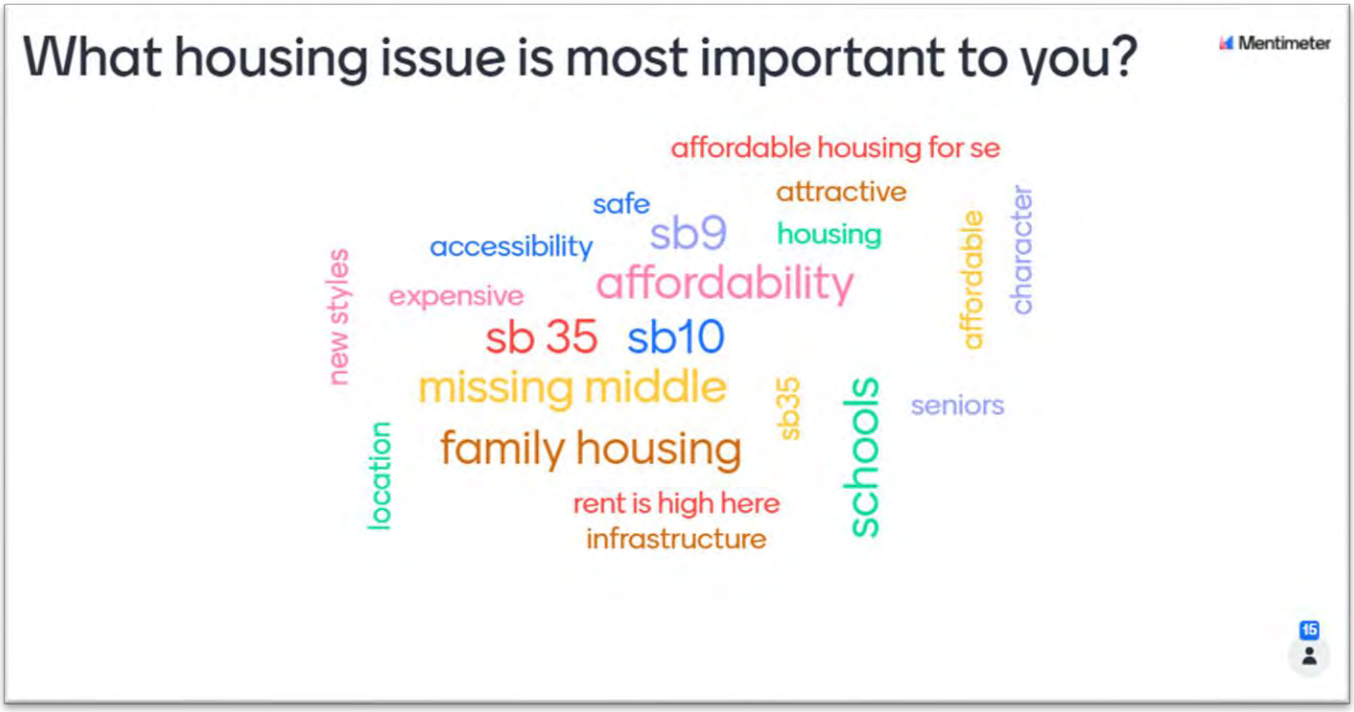
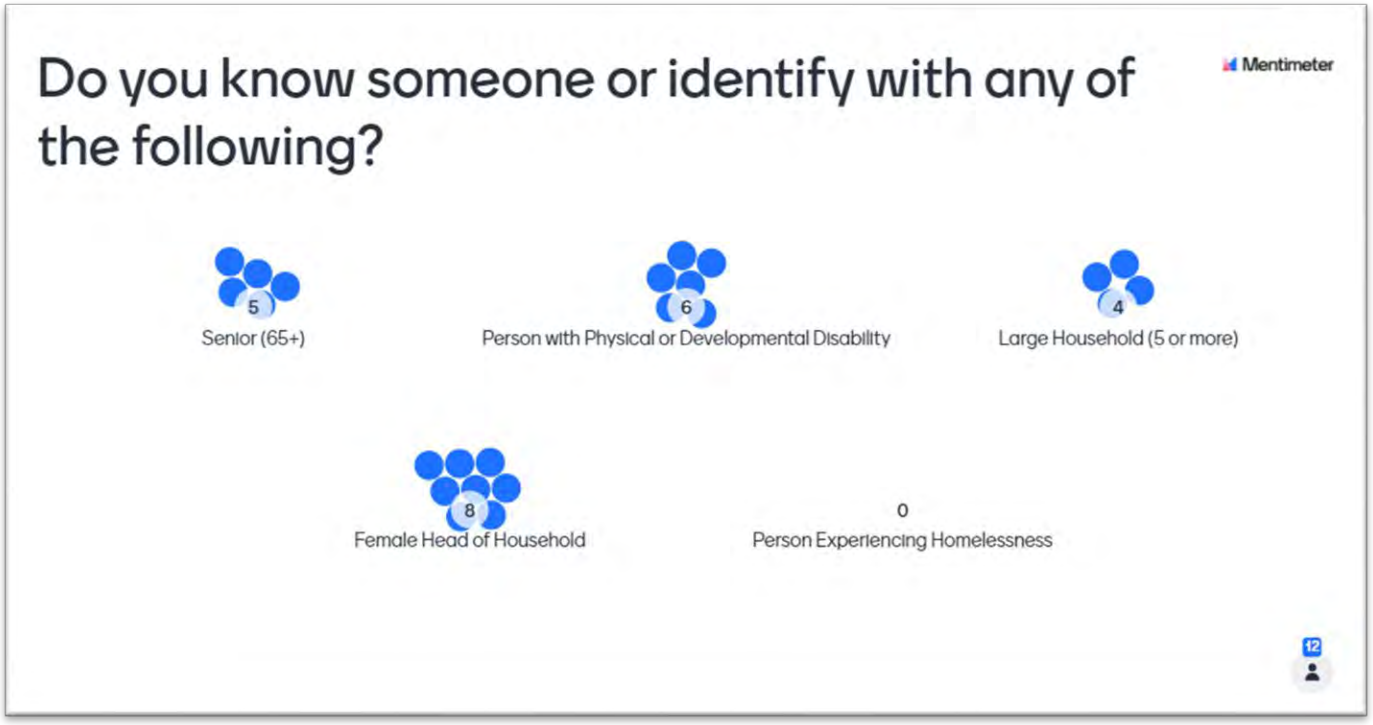


Figure III.B-13 Poll #2



POP-UP EVENTS

Farmers' Market

On October 10, 2021, City staff hosted a booth at the local farmers market. Poster boards with information on Campbell's Plan for Housing and a General Plan Map were presented to participants. The map was intended to be interactive for people to grab a colored pin to categorize where to put housing in the City. People also had the opportunity to speak to City staff and learn more about the project, especially how to get involved.

Figure III.B-14: City Booth at the Farmers Market



Figure III.B-15: Community Interaction with Site Selection Map



Campbell's Oktoberfest

Since 1994, the Chamber of Commerce has attracted almost one million people to its annual Oktoberfest in historic downtown Campbell. On Saturday, October 16, 2022, City staff attended and hosted a booth at Campbell's Oktoberfest. Campbell's Plan for Housing postcard (Figure 3-1.18) and the General Plan Map for were printed as posters for the community to learn more about Campbell's Plan for housing. The map was intended to be interactive for people to grab a colored pin to categorize where to put housing in the City.

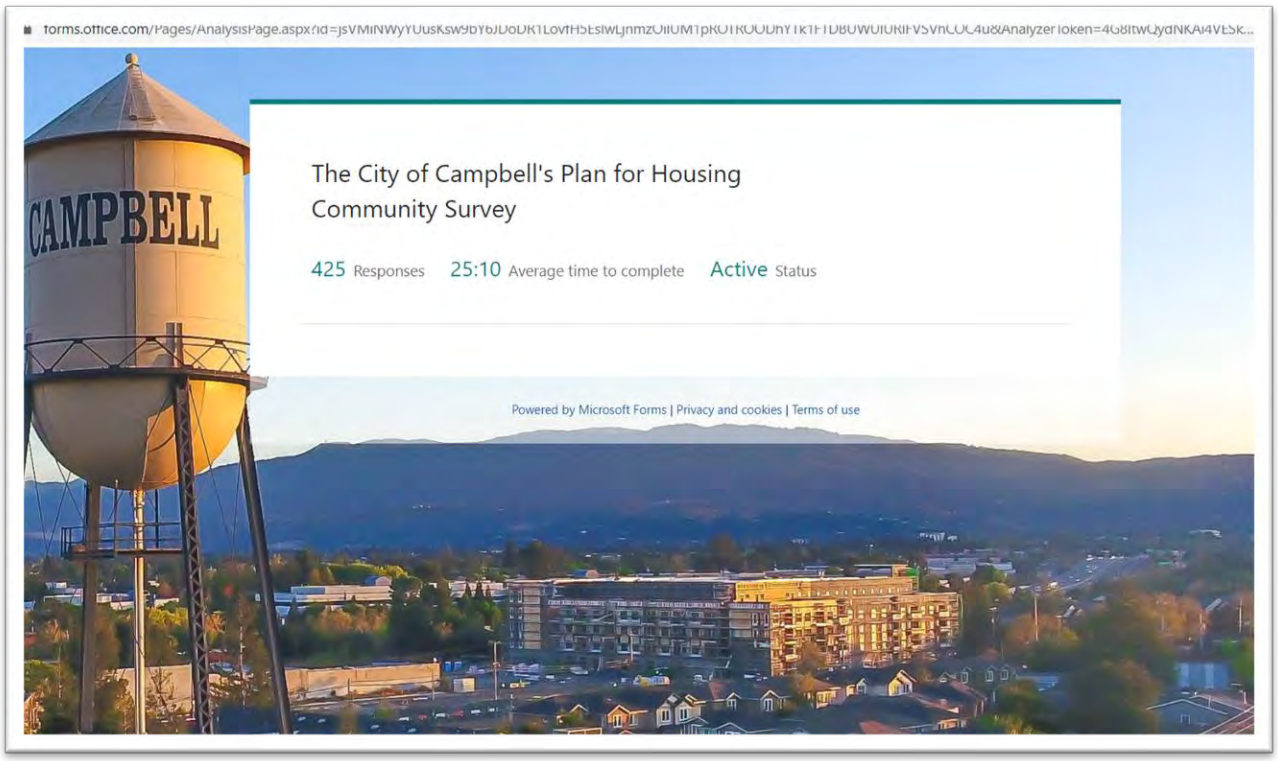
Figure III.B-16: City Booth at Octoberfest



COMMUNITY SURVEY

In mid-September of 2021, the City launched their community survey with the intent to gain a better understanding of the needs and desires for the future of housing in Campbell. Anyone who lives, works, or wishes to live and/or work in the City was welcome to provide feedback. The survey was offered in both English and Spanish. With a total of 425 responses, the survey was closed on April 7, 2022.

Figure III.B-17: Community Survey Microsoft Form



PRINT OUT MATERIALS

Mailers

On the Week of October 11, 2021, the City kicked off their outreach and engagement with a city wide postcard that was sent to all residential addresses. It served as a notice to all Campbell addresses informing them of upcoming meetings on the Plan for Housing and of plans for establishing City Council districts. The flyer offered Spanish translation services for Spanish speakers wishing to engage with the project.

Figure III.B-18: Campbell's Plan for Housing Postcard

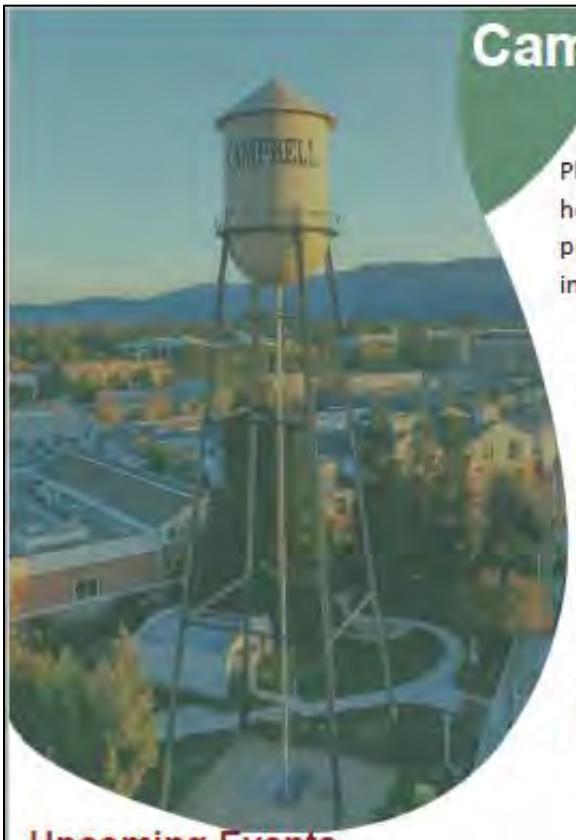


Flyers

In March 2022, the City developed a flyer with the intent to advertise Community Meeting #5: Housing Policies and Programs. The flyer asked readers to get involved and provide input on Campbell's Plan for Housing at upcoming meetings and the community survey, as well as sign up for notifications. Spanish and English flyers were developed and digitally distributed to the City's network connections and community stakeholders.

Figure III.B-19: Campbell's Plan for Housing March Flyer

Campbell's Plan for Housing



Get Involved!

Please participate in a once-in-a-decade chance to develop housing policies and programs that will help in the preservation, improvement, and development of housing in our community.

Housing Policy Community Meeting

Please join us and provide feedback at an upcoming Community Meeting on Thursday, March 24, 2022! This meeting will be held virtually on Zoom and in-person at City Hall located at 70 N. First Street at 6:30 PM.

- How can we make housing affordable?
- How can we address housing needs?

Zoom Meeting Link & QR Code

https://us02web.zoom.us/j/87485241249

Upcoming Events

March

- 22nd (Tues.) at 7:30 PM – Planning Commission
- 24th (Thurs.) at 6:30 PM – Community Meeting

April

- 12th (Tues.) at 7:30 PM – Planning Commission
- 20th (Wed.) at 6:30 PM – City Council



Stay Connected & Provide Feedback

Campbell's Plan for Housing Webpage:
https://bit.ly/campbell-housing-plan

Sign up for Notifications:
https://bit.ly/campbell-sign-up

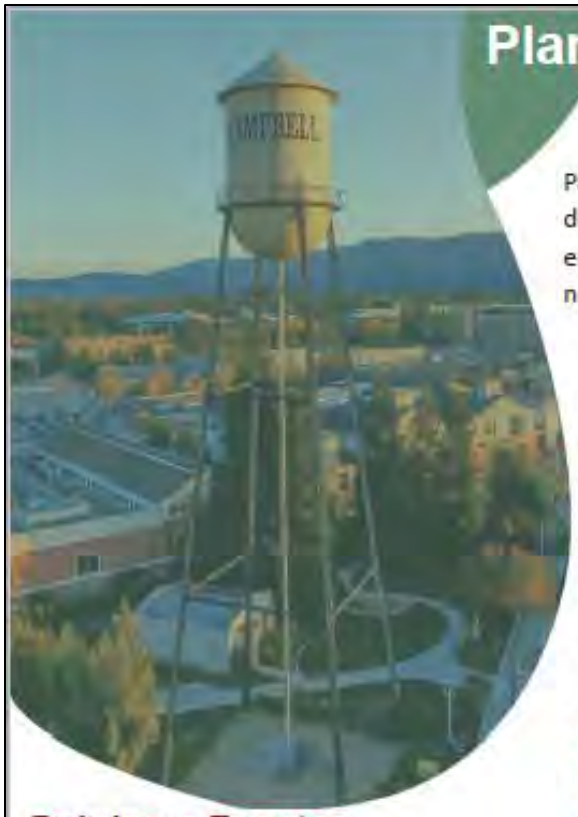
Take a Survey:
https://bit.ly/campbell-take-survey

Plan for Housing Webpage

ENVISION CAMPBELL

City of Campbell
Community Development Department
70 N. First Street, Campbell CA 95008

(408) 866-2140
planning@campbellca.gov



Plan de Vivienda de Campbell

¡Involúcrate!

Participe en una oportunidad única en una década para desarrollar políticas y programas de vivienda que ayudarán en la preservación, mejora y desarrollo de viviendas en nuestra comunidad.

Reunión Comunitaria de Política de Vivienda

¡Únase a nosotros y dé su opinión en una próxima reunión comunitaria el jueves 24 de marzo de 2022! Esta reunión se llevará a cabo virtualmente en Zoom y en persona en el Ayuntamiento ubicado en 70 N. First Street a las 6:30 p.m.

- ¿Cómo podemos hacer que la vivienda sea asequible?
- ¿Cómo podemos ayudar con las necesidades de vivienda?

Enlace de reunión de Zoom y código QR

https://us02web.zoom.us/j/87485241249

Próximos Eventos

marzo

- el día 22 (martes) a las 7:30 p. m. – Comisión de Planificación
- el día 24 (jueves) a las 6:30 p. m. – Reunión comunitaria

abril

- el día 12 (martes) a las 7:30 p. m. – Comisión de Planificación
- el día 20 (miércoles) a las 6:30 p. m. – Consejo Municipal

Manténgase conectado y dé su opinión

Página web del Plan de Vivienda:
https://bit.ly/campbell-housing-plan
Regístrese para recibir notificaciones:
https://bit.ly/campbell-sign-up
Tome el Cuestionario:
https://bit.ly/campbell-take-survey

Página web del Plan de Vivienda



CITY OF CAMPBELL · THE ORCHARD CITY ·

ENVISION CAMPBELL

City of Campbell
Community Development Department
70 N. First Street, Campbell CA 95008

(408) 866-2140
planning@campbellca.gov

CAMPBELL'S PLAN FOR HOUSING COMMUNITY SURVEY RESULTS

QUESTION-BY-QUESTION ANALYSIS

Introduction

As part of the City of Campbell's Housing Element Update, also known as Campbell's Plan for Housing, members and residents of the community were invited to participate in the Housing Element Update survey. The survey was available online to the public from September 2021 to April 2022. Posters at the pop-ups informed the public about the Housing Element. Flyers also displayed QR codes to the online survey. The survey was available in English and Spanish.

Upon closure, the City experienced technical difficulties with Microsoft Forms and was not able to collect all 427 responses in the Microsoft survey output format. An older version of the survey results, at 423 results, was saved and is shown in this section as Attachment A. The remaining 4 responses are demonstrated as an excel sheet as Attachment B.

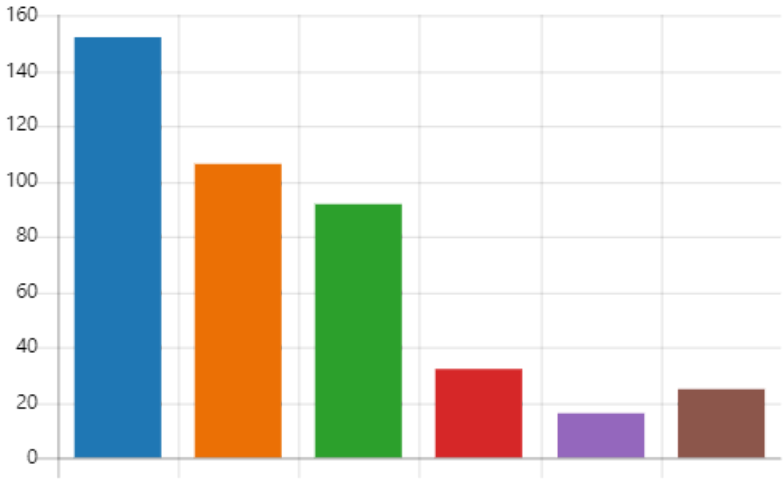
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The City of Campbell's Plan for Housing Community Survey

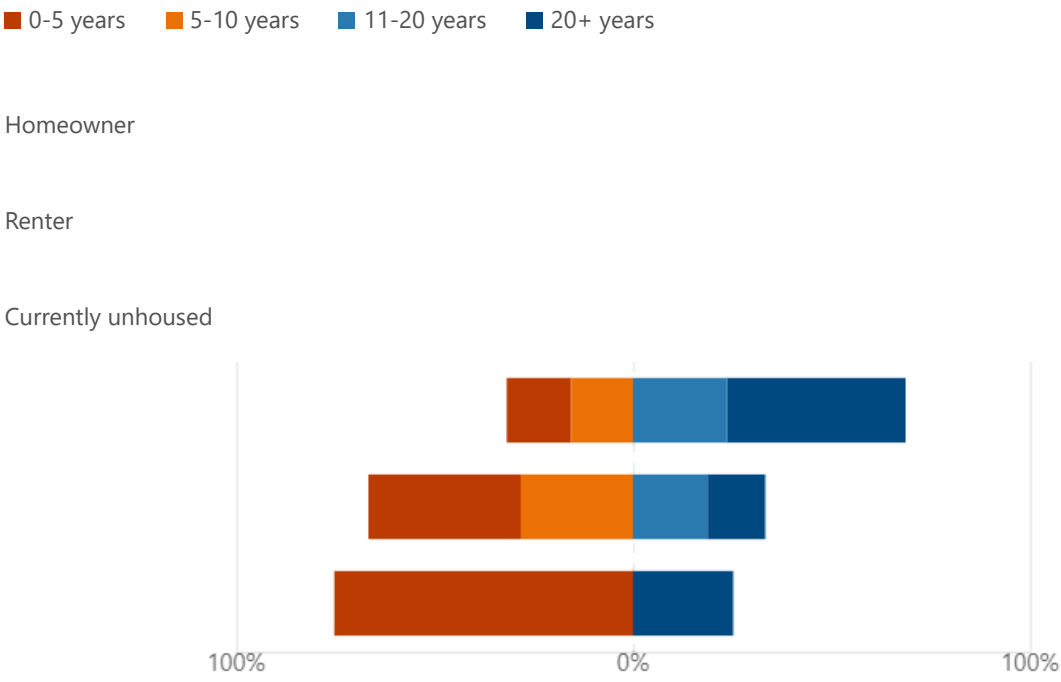
423 Responses 25:15 Average time to complete Active Status

1. Which of the following best describes you?

I live in Campbell but work so...	152
I live and work in Campbell.	106
I live in Campbell, and currentl...	92
I work in Campbell, but live so...	32
I lived in Campbell, but have si...	16
None of the above	25

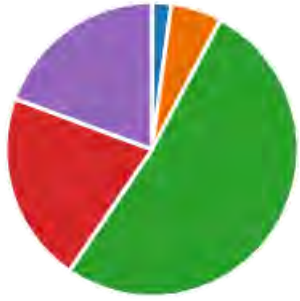


2. If you live in Campbell, how long have you lived in the City.



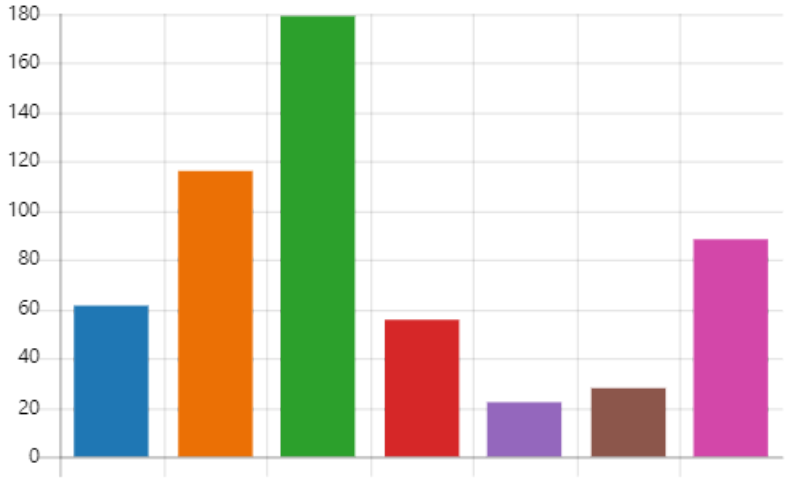
3. What is your age?

17 years or under	9
18 - 29 years	24
30 - 54 years	219
55 - 64 years	89
65 years or over	82



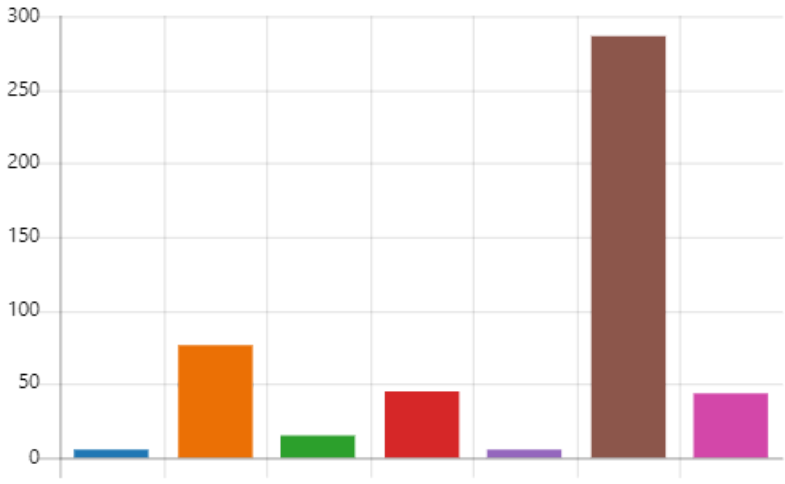
4. Does your household include any of the following people? (Please select all that apply)

Children (ages 5 or less)	61
Seniors (age 65+)	116
Students	179
A person with chronic health ...	56
A person with a mobility impa...	22
A person with a sensory impai...	28
None of the above	88



5. What is your ethnicity/race? (Please select all that apply)

American Indian or Alaska Nat...	6
Asian	76
Black / African American	15
Hispanic / Latinx	45
Native Hawaiian or Pacific Isla...	6
White	286
Other	44



6. Do you believe you have faced housing discrimination based on your ethnicity/race in Campbell?

Yes	7
No	381
Not Sure	35



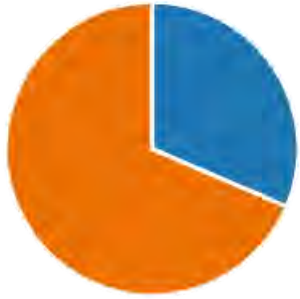
7. If yes, please explain.

6
Responses

Latest Responses

8. Do you have concerns about being able to stay in your home due to rising rents or other reasons?

Yes	133
No	290



9. If yes, please explain.

117
Responses

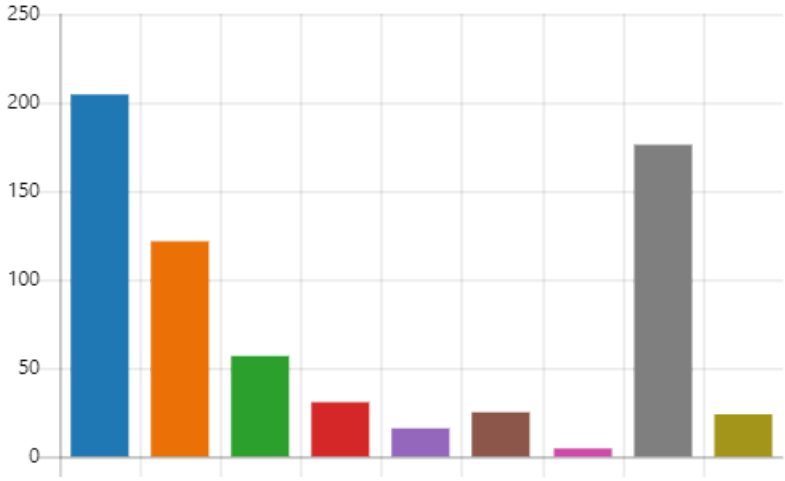
Latest Responses

"In general bidding wars and home prices are far too high fo...

"Cost of living "

10. What difficulties have you experienced in your search for housing in Campbell? (Please select all that apply).

Cost of Housing	205
Lack of supply of available ho...	122
Nothing with enough bedroo...	57
Lack of access to transit (e.g., l...	31
Nothing near services such as ...	16
Nothing near schools or parks	25
Nothing that is physically acce...	4
I have not faced any difficulties	176
Other (Please write in at Quest...	24

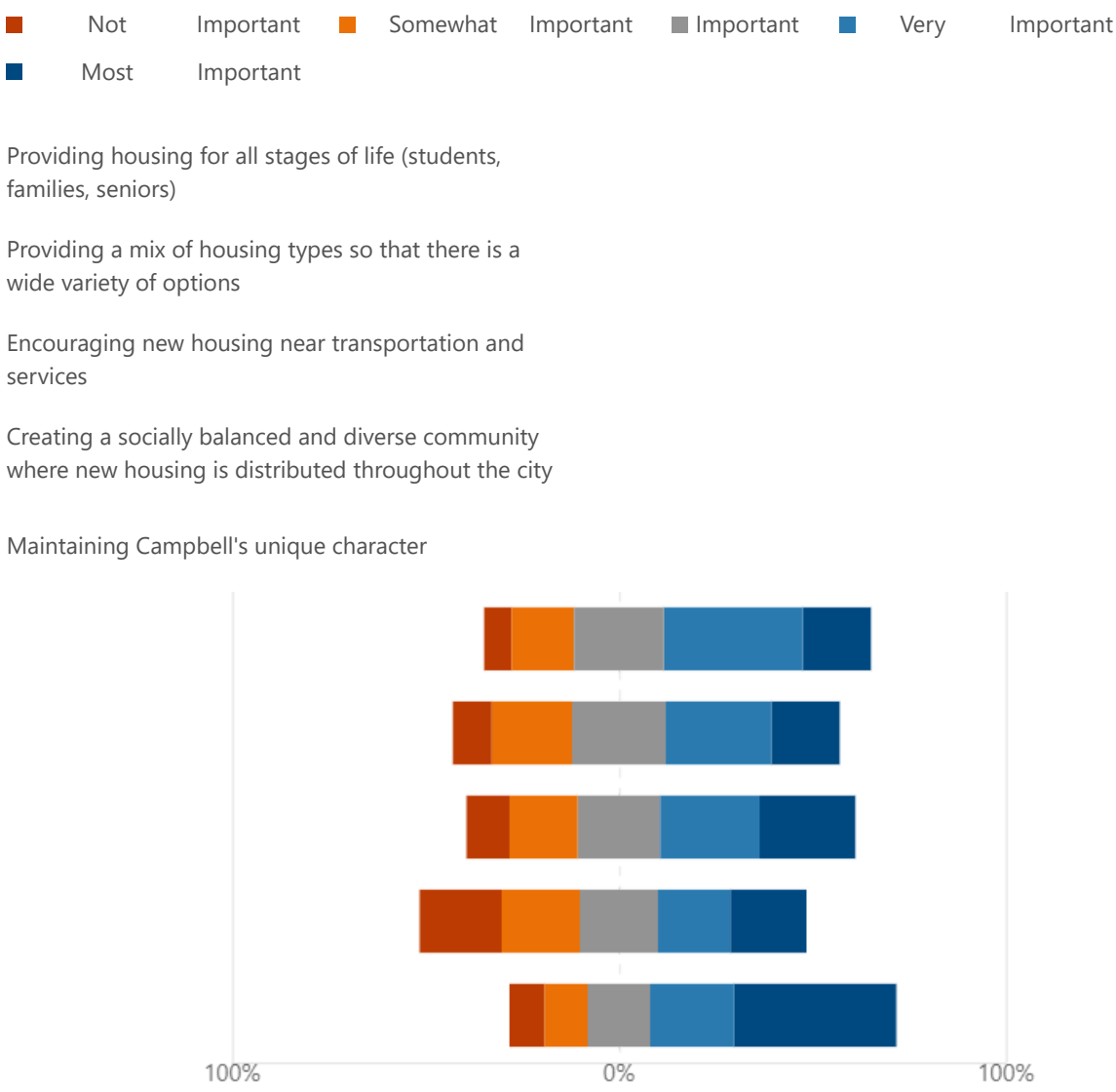


11. What other difficulties have you encountered not listed above?

120
Responses

Latest Responses
""

12. Please rate the importance of the following criteria when planning for new housing in Campbell from "*Not Important*" through "*Most Important*"



13. Please add any additional criteria that Campbell should consider when planning for new housing that is/are not included on the list above.

201
Responses

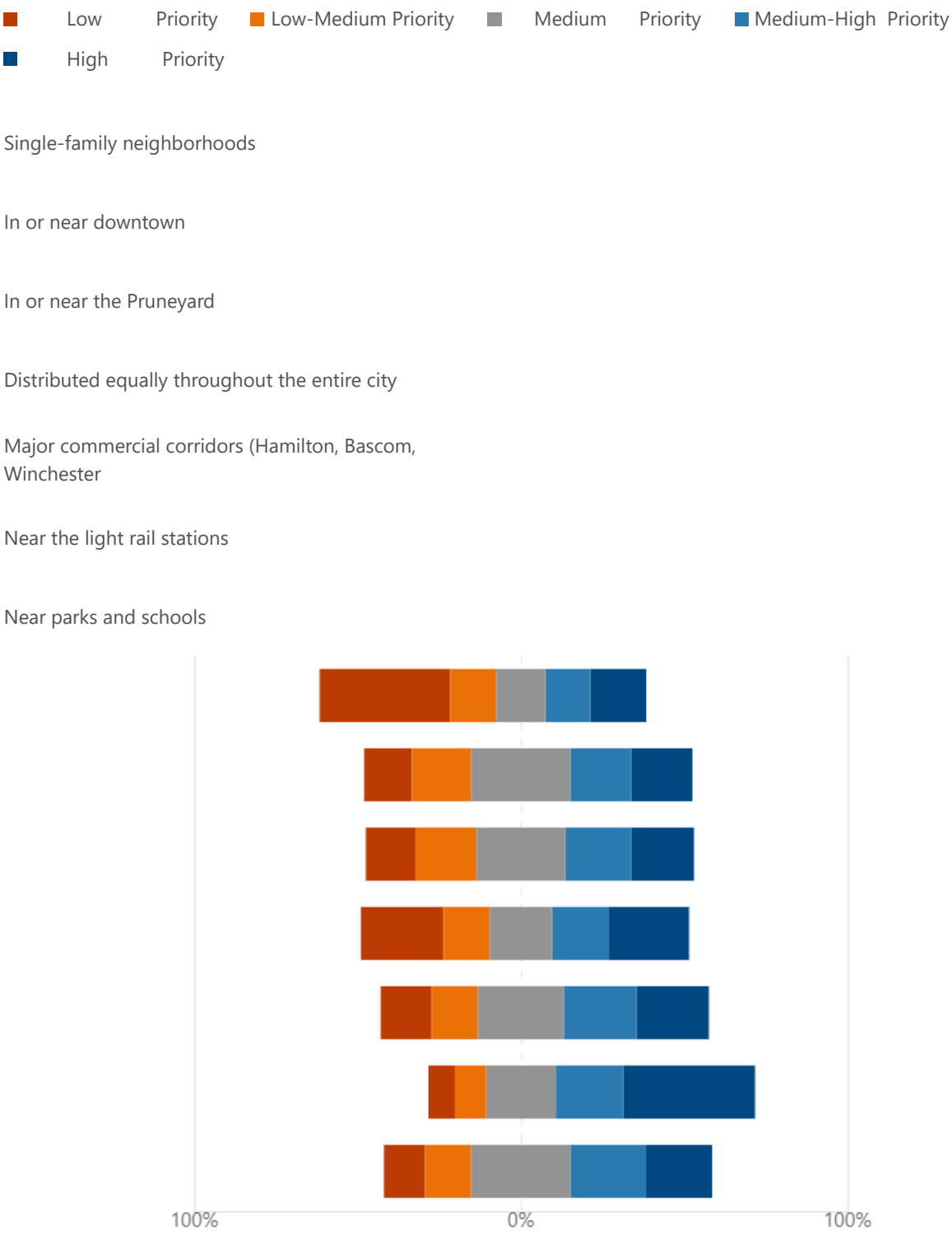
Latest Responses

"No new taxes. Focus high density housing near VTA train a...

"What we don't need is super high density apartments or "co...

"Adequate infrastructure to support the additional housing, ...

14. Where should new housing be located in Campbell? (Please identify level of priority from "*Low Priority*" to "*High Priority*")



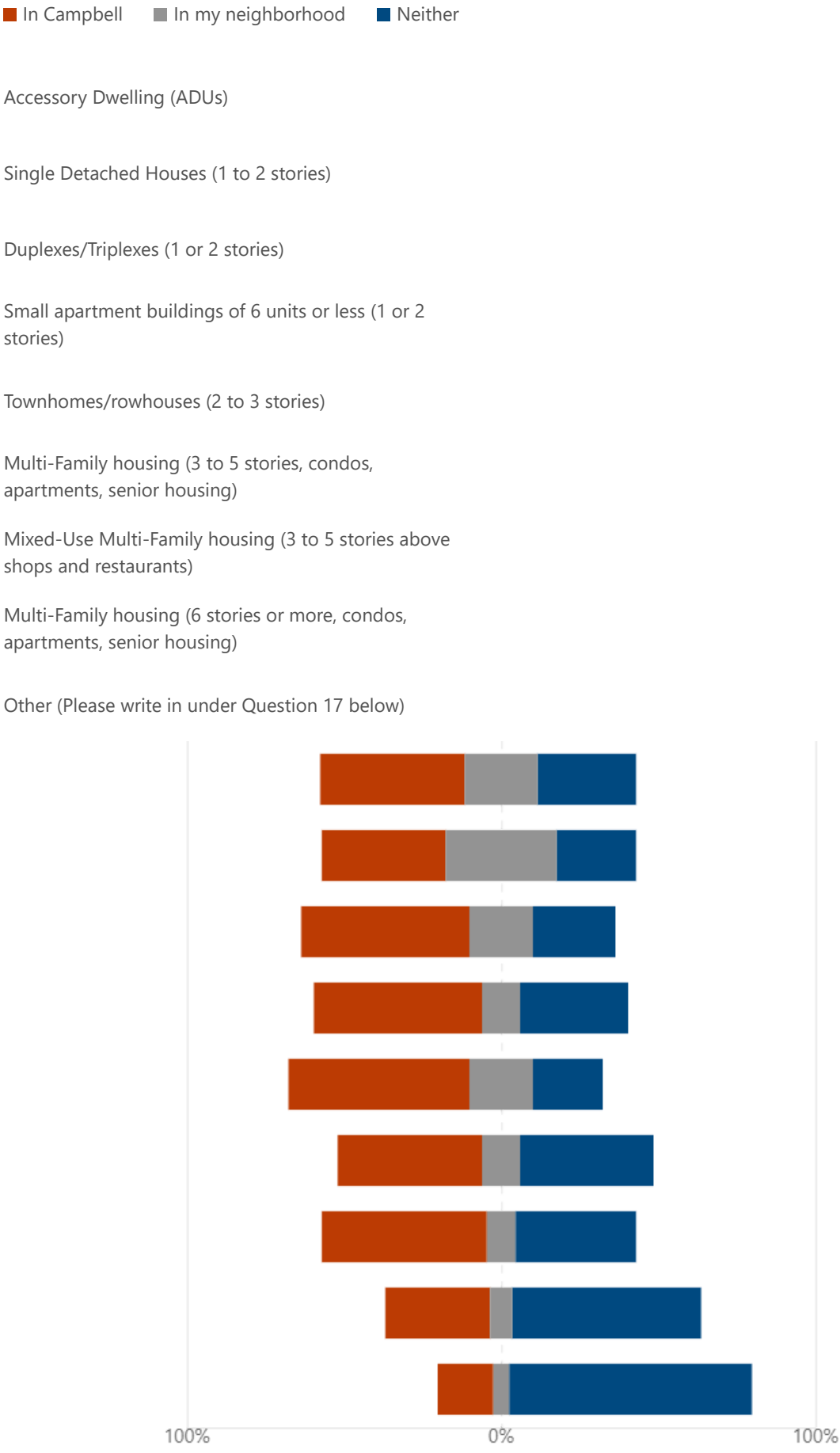
15. Please add any additional suggestions on where you think new housing should be placed in Campbell

139
Responses

Latest Responses

"*No new taxes. Focus high density housing near areas with V…*

16. What type of housing would you like to see more of?



17. What other types of housing, not listed above, would you also like to see available in Campbell?

153

Responses

Latest Responses

"*Single family homes that share a neighborhood pool (not a …*

18. Is there anything else you would like to add about housing that has the potential to impact you, your neighborhood, or the city?

212

Responses

Latest Responses

"*Piling dense apartment buildings next to each other creates…*

"*Provide sufficient parking per unit* "

19. What is your email address? (optional)

175

Responses

Latest Responses

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ID	Which of the following best describes you?	Homeowner	Renter
424	I live and work in Campbell.	0-5 years	20+ years
425	I live in Campbell but work somewhere else.	11-20 years	
426	I live in Campbell but work somewhere else.	20+ years	
427	I live in Campbell but work somewhere else.	11-20 years	

Currently unhoused	What is your age?
	30 - 54 years
	30 - 54 years
	55 - 64 years
	30 - 54 years

Does your household include any of the following people? (	What is your ethnicity/race? (Pleas
Students;Children (ages 5 or less);	White;
Students;	Asian;
None of the above;	White;
Students;	White;

Do you believe you have faced housing discrimination based on your ethnicity/race in Campbell?
No
No
No
No

If yes, please explain.

Do you have concerns about being able to stay in your home due to rising rents or other reasons?
Yes
No
Yes
No

If yes, please explain.2
In general bidding wars and home prices are far too high for us to transition to home ownership in our own city. Rent
Other reasons are property and other taxes on a fixed income plus the growing concern over water availability.

What difficulties have you experienced in your search for housing in Campbell? (
Cost of Housing;Nothing with enough bedrooms;
I have not faced any difficulties;
Cost of Housing;
Cost of Housing;Nothing with enough bedrooms;

What other difficulties have you encountered not listed above?
Too many people that do not plan to live in the house putting up a

Providing housing for all stages of life (students, familie
Very Important
Very Important
Important
Important

Providing a mix of housing types so that there is a wide variety of options
Important
Not Important
Somewhat Important
Important

Encouraging new housing near transportation and services
Somewhat Important
Most Important
Most Important
Important

Creating a socially balanced and diverse community where new housing is distributed throughout the city
Somewhat Important
Not Important
Important
Not Important

Maintaining Campbell's unique character
Very Important
Most Important
Very Important
Most Important

Please add any additional criteria that Campbell should consider when planning for new housing that is/are not in
What we don't need is super high density apartments or "condos" that don't have yards or garages. We need yards th
No new taxes. Focus high density housing near VTA train and bus access. Do not close popular businesses and service
Resources and the environment should big considerations.
Continue to keep buildings at 4 stories. No large complexes.

Single-family neighborhoods	In or near downtown	In or near the Pruneyard
High Priority	Medium Priority	Low-Medium Priority
Low Priority	High Priority	High Priority
Low Priority	Low-Medium Priority	Low-Medium Priority
Medium Priority	Low-Medium Priority	Medium-High Priority

Distributed equally throughout the entire city	Major commercial corridors (Hamilton, E
Medium-High Priority	Low-Medium Priority
Low Priority	Low Priority
Low-Medium Priority	High Priority
Low-Medium Priority	High Priority

Near the light rail stations	Near parks and schools
Medium Priority	Low-Medium Priority
High Priority	Low Priority
High Priority	Medium Priority
Medium Priority	Low Priority

Please add any additional suggestions on where you think new housing should be placed in Campbell
No new taxes. Focus high density housing near areas with VTA train and bus access. Do not close popular businesses a
Accessible to mass transit

Accessory Dwelling (ADUs)	Single Detached Houses (1 to 2 stories)
In Campbell	In my neighborhood
In Campbell	In my neighborhood
In my neighborhood	In my neighborhood
In Campbell	In my neighborhood

Duplexes/Triplexes (1 or 2 stories)	Small apartment buildings of	Townhomes/rowhouses (2 to 3
In Campbell	Neither	In Campbell
In Campbell	In Campbell	In Campbell
In my neighborhood	In my neighborhood	In my neighborhood
In Campbell	In Campbell	In Campbell

Multi-Family housing (3 to 5 stories, c	Mixed-Use Multi-Family housing (3 to 5 stories a
Neither	In Campbell
Neither	Neither
In Campbell	In Campbell
Neither	In Campbell

Multi-Family housing (6 stories o	Other (Please write in u
Neither	Neither
Neither	Neither
In Campbell	Neither
Neither	Neither

What other types of housing, not listed above, would you also like to see available in Campbell?
Single family homes that share a neighborhood pool (not a cabana club or gym pool, but a pool for th
Only 4 stories. Not 5.

Is there anything else you would like to add about housing that has the potential to impact you, your neighborhoo
Piling dense apartment buildings next to each other creates apartment neighborhoods which makes parking difficult a
More people mean needing more services. Already not enough police and fire.

Campbell's Plan for Housing
Affordable Housing Developers Focus Group
Monday, November 22, 2021

On Monday, November 22, 2021, the project team met with 18 affordable housing developers from the following organizations:

- Alta Housing
- Catalyze SV
- EAH Housing
- Forward Planning
- Sacred Heart Community Service
- Santa Clara County Housing Authority
- Santa Clara Methodist Retirement Foundation, Inc
- SV @HOME
- Urban Housing Authority
- Urban Housing Communities
- VTA

When asked what the most effective tools a city can adopt to facilitate affordable housing, developers asked that City help in:

- providing funds
- fee waivers for affordable housing projects
- having housing sites pre-entitled
- providing staff resources to process permits
- align programs with bonds and tax financing
- matching affordable housing sites with financing scoring criteria

One of the most important factors to building affordable housing was ensuring that the community is emotionally and psychologically ready for affordable housing through education and engagement. A general understanding of how affordability works by educating people that the more units built help support financing and services. Showcase the benefits of affordable housing was identified to be extremely important. Another suggestion was that the City partner with the community to select the location of housing.

For the development of housing, Santa Clara County Housing Authority recommends a base density of 60 du/acre to support affordable housing. The County ranges with an average of 50 units per project. The VTA advocated for 75 du/acre. Affordable housing units were said to be most supported in mixed-use developments. The group suggested that the City look closely at parking criteria to make requirements more flexible and make housing closer to transit.

The barriers to affordable housing development in Campbell were said to be solved by establishing a timely response on funding that must be approved by City and County. The City could adopt priority zones separate from HUD priorities like the City of San Jose. Offering density bonuses for affordable housing was identified as a great tool to help support developers. However, it was noted that it is hard to build extremely low-income housing.

Campbell's Plan for Housing
Businesses Focus Group
Tuesday, November 23, 2021

To gain a better understanding of the point of view of businesses and housing, the City invited all local businesses and related parties to join a business focus group discussion. On November 23, 2021, the project team met with the Executive Director of the Campbell Chamber of Commerce.

When asked about the challenges to housing in Campbell, the Executive Director stated that affordability is the most pressing challenge. In Campbell, restaurants, and hotels are struggling to find lower-wage service workers and it is becoming increasingly appealing to not work. Transitional housing for employees is a great way to support workers while they find housing that better fits their needs.

Affordable housing was noted to be the solution to this issue, but it must be housing that attracts employees – like condos and townhomes at affordable rates. Monetary support could also help workers find and secure housing. NIMBY, for example, was mentioned to help with down payments.

Office space was mentioned to be a great opportunity for start-ups in the area, especially since Dell Avenue is not a great location for housing. Across the City, jobs are a blend of fully in-person, fully remote, and hybrid which means that the City can attract workers seeking any level of flexibility.

Campbell's Plan for Housing
Market Rate Housing Developers Focus Group
Tuesday, November 30, 2021

Market Rate Housing Developers were invited to join a focus group discussion on Tuesday, November 30, 2021, the Campbell Housing Element. There were 15 developers in attendance representing themselves or the following organizations:

- ACP Architecture
- Bay West Development
- B & C Homes Inc
- Commercial Real Estate Associates
- Cresleigh Homes
- Granite Rich Properties
- Summer Hill Homes
- Trammel Crow Residential
- Valley Home Partners

To gain a better understanding of Campbell's housing market, its challenges, and its attractions, the project team lead a discussion where developers could provide feedback. According to the developers, Downtown has thrived with weekends and restaurants in the past 17 years but the parking standards are regimented. Entitlement approvals are difficult with suburban parking standards and the City should ask the City council to consider an urban standard for parking. Parking and protected zoning of general commercial areas are also barriers.

In order for Campbell to create a favorable environment to facilitate housing development, developers suggested that they do a conversion of commercial zones, calculate net density instead of gross density, and speed up the processing time of projects by having joint hearings to discuss projects. A streamlined process through staff will help projects get approved faster than going through the City Council. The establishment of one decision-making body was said to save time and resources for all. Flexibility on setbacks, open areas, common areas, and the increase of height and density would significantly make Campbell more attractive to developers. Lastly, the developers suggest that the City create a list of sites that are welcome for development.

Market rate developers will sometimes partner with affordable housing developers when sites are being blended into affordable housing, which allows an increase in density. State and County funds can out pay market-rate developers, so instead, they partner with affordable developers for local grants.

Developers argued that the ideal site and conditions they look for in development include development by right that allows for higher density, streamlining, transit-oriented development, and areas that are walkable to retail and restaurants.

Campbell's Plan for Housing
Property Owners Focus Group
Wednesday, January 7, 2022

On Wednesday, January 5, 2022, the project team met with 25 property owners regarding the Campbell Housing Element and housing opportunity sites. The property owners were presented with information about the housing element and were asked the following questions:

1. How interested are you in redeveloping your property for housing in the next eight years?
2. What do you believe may be barriers to developing your property for housing in the next eight years?
3. Do you have any questions and/or feedback for the City related to the development of your property for housing?

Many of the property owners were interested in redeveloping and some even wanted to advance faster than the year 2023. Others wanted to understand more about the process and density ranges. There was a specific interest in mixed-use development and short-term leases. Affordability was also of interest to some property owners.

With a lot of interest, some concerns arose. Some property owners talked about their interest in high-density residential, with affordable units, but were concerned about the Hamilton Avenue Specific Plan and the implications of achieving goals to develop housing during 8-year planning period. Overall, property owners were interested but may need more information to support the City in meeting their RHNA.

Campbell's Plan for Housing
Service Providers Focus Group | Objectives, Policies and Programs
March 29, 2022

On Tuesday, March 29, 2022, the project team met with a few service providers working in Campbell to gather feedback and recommendations on the potential policies and programs, especially for the populations they serve. Of the 11 service providers that were invited to attend the focus group, three confirmed and attended with the addition of the housing developer of the Uplift Family Services site.

The participants and organizations in attendance were:

- Housing Choices
- Pacific Clinics
- Rebuilding Together Silicon Valley
- Housing Developer of Uplift Family Services site

Prior to the Q&A portion of the meeting, City staff presented a brief overview of Campbell's Plan for Housing, its timeline and potential goals and policies. The questions and summary of responses are below:

General

1. **What are some of your housing priorities for Campbell?**
   Housing priorities for people with physical and developmental disabilities should include the opportunity for people who grew up in Campbell to transition into housing that is coordinated with Housing Choices. Higher density with extremely affordable housing that allows inclusionary housing for people with disabilities is a high priority for this population. A recommendation is that developers should build 100% affordable housing on city-owned land with a mix of unit sizes.

   From the perspective of a housing developer, cities need to capture the difference between market rate and moderate rate housing. Cities could use funds to support affordable housing and have in-lieu fees for market developments.

2. **What type of housing and housing related services are lacking in Campbell?**
   Housing near transit services is essential, especially 2-bedroom units for families.

Specific Concerns

3. **What are the needs and services available and/or needed in Campbell for the following groups?**
   - Female headed households
   - Large households
   - Seniors
   - People with physical or developmental disabilities
   - People experiencing homelessness

- Farmworkers

The most important are the unhoused population and seniors because there is an aging community. There should be a place for people with physical or developmental disabilities to have when they lose family and/or caregivers. Mental health services are needed, especially for families on Medical and living paycheck to paycheck.

Families are on the brink of homelessness and non-profits and the Office of Supportive Housing support with funds but that is only a temporary solution. Overcrowding is becoming a growing concern as large households include multiple generations and the waitlist for services is too long so the need for services continues to increase.

Equity

4. **How can racial equity be furthered in Campbell?**
   People of color are overwhelmingly representative of low-income categories. Therefore, developing deeply affordable housing for racial justice, especially housing for people with disabilities is needed. Consider the intersectional identities because they experience a higher cost burden.

Closing

5. **Is there anything else you would like to discuss about housing?**
   Look at city owned land for opportunities to build more affordable housing as well as the City housing funds to help meet housing for special needs populations.

Campbell's Plan for Housing

Ministries Focus Group + Survey | Objectives, Policies and Programs

April 4, 2022

Leading up to and following the community meeting on March 24, 2022, the project team made a diligent effort to reach out to and meet with service providers in the community. On Monday, April 4, 2022, the project team hosted a hybrid focus group session for ministries in the area. One ministry representative attended in person and engaged in a discussion with the in-person team. Prior to the discussion, City staff presented a brief overview of Campbell's Plan for Housing, its timeline, and potential goals and policies.

The questions for Ministries are below:

1. What types of actions and programs can Campbell adopt to increase affordable housing in Campbell?
2. What types of actions and programs can Campbell adopt to preserve existing housing?
3. What types of actions should Campbell adopt to remove government constraints to housing development?
4. What types of resilient housing policies should Campbell adopt?
5. What actions should Campbell take to address homelessness?
6. What actions should Campbell take to address the needs of seniors, large families, female-headed households, ethnic minorities, and persons with disabilities?

Community Development Director lead the in-person discussion with the one ministry representative in attendance.

Due to the low attendance rate, City staff followed up with the ministries that were invited and shared a survey with the same questions asked at the focus group session. To date, one respondent has completed the survey. The survey respondent encouraged the development of affordable housing and not allowing for-profit developers to buy multi-unit housing properties because the City should run them. In order to address homelessness, the City should develop a livable, attractive, and safe shelter that addresses privacy concerns that families may have. Other policies to consider should include tariffs on large companies that buy properties for their own use and profits.

Campbell's Plan for Housing
2ND Market Rate Housing Developers Focus Group
Wednesday, April 27, 2022

In an effort to gain greater insight on policies and programs that would support the development of additional housing to support Campbell's Plan for Housing, the City invited 25 market-rate housing developers to meet on Wednesday, April 27, 2022. Of the 25 invited, 9 market-rate housing developers attended the session.

A few private developers were in attendance with the following organizations:

- Acquity Realty
- Granite Ridge Properties
- HMH
- KB Home
- Sares Regis Group of Northern California
- Summer Hill Homes

Prior to the group discussion, the City presented an update on the Plan for Housing's timeline, housing opportunity sites, the special needs identified in the City, policy goals and objectives. Attendees had the opportunity to ask questions throughout the presentation for clarification. Then, the City staff hosted a conversation about how the City can support housing developers in the development process as it relates to improving housing affordability in Campbell and removing government constraints to housing.

When talking about affordable housing, developers said that adding affordable housing requirements to market-rate projects is not attractive for low-density projects. Instead, some developers provided examples of other cities, like Fremont and Santa Clara, which are allowing in-lieu fees and using those fees to fund affordable housing projects.

Density limits and parking requirements have been a huge barrier to potential development projects. Metric requirements were said to steer developers away because it limits housing opportunities. The developers suggest that the AFR is a better metric than units/acre. The City was also encouraged to monitor parking in the City but not set the requirements. Parking was a huge discussion point because developers argued that there is too much parking being required and they cannot afford to build it. Instead, they suggested applying market developing requirements of 0.7 spaces per unit. The conversation that people do not equate to cars was had with support for transit-oriented development and the argument that parking spaces could be additional housing units. Unbundled parking, the practice of selling or leasing parking spaces separate from the purchase or lease of the residential unit, was suggested as a potential tool. Developers also asked that the City encourage 0.2 parking spaces for housing projects with 18-25 units/acre.

Campbell's Plan for Housing

Veterans Focus Group | Objectives, Policies and Programs

May 9, 2022

On Monday, May 9, 2022, City staff met with four veterans who attended the Veterans focus group meeting. The purpose of the meeting was to gain better insight on how the City can best support or continue to support veterans in the community, as it relates to policies and programs.

Those in attendance provided useful feedback that the City could develop into tangible solutions to support this self-identified special needs population. The feedback received from veterans is listed below:

- The City should evaluate the Santa Cruz Veteran Village as a case study for a successful housing project that serves veterans
- Support for pre-approved modular designed units as a more cost-effective type of housing in the City that could serve veterans
- Low-barrier navigation centers help veterans –support for centers that provide a shower and a meal
- Support for portable shower units to support safe parking programs that also serve veterans
- Consider the creation of a Veterans District (such as the Clover Veterans District) to collect a portion of sales tax which could be used to support veteran services
- The City provides a great deal of support to Veteran groups
    - Continue ongoing support through policies and programs
    - Storing pavers at the City corporation yard to maintain the veteran's memorial

Campbell's Plan for Housing
Santa Clara County Housing Authority Focus Group
Tuesday, June 7, 2022

In an effort to gain greater insight on services, policies, and programs that would support quality of life and the development of affordable housing in Campbell's Plan for Housing, the City met with the Santa Clara County Housing Authority on Tuesday, June 7, 2022, at 10 am.

Seven members of the Housing Authority attended and were eager to share their thoughts on services, policies and programs that could help the City meet its housing goals and affirmatively further fair housing. Those in attendance included:

- SCC HA | Executive Director
- SCC HA | Deputy Executive Director
- SCC HA | Assistant Director of Housing
- SCC HA | Housing Policy Analyst
- SCC HA | Development Manager
- SCC HA | Housing Policy Program Manager
- SCC HA | Project Manager

When asked about Campbell's housing priorities, attendees stressed the importance of affordable housing, at an extremely low-income level because there is not housing for that income group. Equitable housing retention was identified to be of high importance and participants recommend that the City offer or fund services that provided legal tenant representation, advocacy and education. Some organizations are already providing assistance, but they're underfunded. Therefore, they require City funding to make housing equitable. Source of income discrimination was said to be a common issue for their clients due to the lack of landlord education who discriminate against tenants with housing vouchers.

SCC HA clients use housing vouchers to secure housing at an affordable rate but are often burdened by security deposits. Security deposit assistance programs would significantly address the risk families face at becoming homeless by financially assisting with security and pet deposits. Because people will pick their pets over housing, offering waivers for pet deposits would be a short-term rental assistance tool that the City could tangibly provide – keeping in mind that pets can improve mental health.

In terms of housing production, the City could accelerate the production of affordable housing by implementing by-right development and hiring staff that are fair planners reviewing affordable housing projects. Overall, the streamlining of entitlement and plan check processes would be a great way of accelerating the production of more affordable housing.

When asked about the special needs population in the City and/or region, the Santa Clara County provided the following suggestions.

Female-headed households

1. Affordable childcare
    a. Fund before and after school programs
    b. Supplement childcare
2. On-site supportive services that connect people to local services, offer resume support, etc.
3. Develop a Care Providers Program or support organizations that fund informal care provider network
    a. Relatives are often childcare providers / informal care providers and could be getting paid for their service
4. Establish a Lending Library that provides books, toys, and other stimulating tools for child development
    a. Example: Santa Clara County Preserved an old home and made it a "Mommy & Me" play center with the lending library in the back for family/informal caregivers to arrive and engage with children. The school district operated the center, but the City funded the program.

Large households

1. Similar services need as Female-Headed Households
2. Bedroom configurations of 3-4 bedrooms need to be protected in new development
3. Develop incentives for ADU development to reduce overcrowding

Seniors

1. Extremely Low-Income housing is important because Seniors are often living off fixed incomes
2. Food delivery services, Community gardening beds and communal kitchens
3. On-site services like coordinators that provide programming to increase social activity, support age in place, and operate collaborative programming with seniors and families to help foster community
4. Transportation program for seniors to get to the grocery store, community center, etc in order to improve quality of life

People with physical or developmental disabilities

1. Partnership with San Andreas Regional Center
2. Transportation program that brings them to support services
3. Identify the population and recognize the gap in services…There are different needs for the intersectionality of age, ethnicity/race, income, citizenship status, etc.

People experiencing homelessness

1. Safe parking
2. Housing and services need to be easily accessible
3. Establish a Bridge/transitional housing program
    a. Example: Vacant homes or small apartment buildings

4. City Departments like the Police, Sanitation, Public Works, and any one in contact w/ people living on the streets need to be properly trained to interact with the homeless population. Training should include:
    a. Mental health awareness and education
    b. Social work training
    c. Mental illness episode resolutions for folks abusing drugs or who are unmedicated
    d. Knowing how to identify certain signs
    e. Treating people with dignity and respect
    f. De-escalation techniques

<u>Farmworkers</u>

1. Similar to the other needs
    a. Childcare and informal care programs
2. Recognize that their hours of work are different than the rest
3. Consider a Migrant Center with childcare services
4. Legal representation and understanding of their rights (legal advocacy)
5. Healthcare FQHC need to be available and properly funded
6. Develop outreach efforts to build trust and partner with CBOs to work with these populations because they trust them more than larger institutions
7. Education of resources to understand that their children can benefit from resources without consequences.
    a. Undocumented parents with documented children, don't take advantage of services because they think it's a risk of exposure and are afraid of sharing information
    b. Ask yourself what kind of information is needed and not needed

#	Comment Source	Comments Details	Response	Housing Element Modification
1	2022.06.11 - Heidi Frederick	Concerns/questions regarding redevelopment of 175 W. Rincon Avenue and housing policies/programs that will be assist tenants that are evicted.	Staff informed resident that there are no active permits under review for 175 W. Rincon Avenue. Permits under review by the City may be found using the City's Interactive GIS Permit Center available online as follows: https://www.campbellca.gov/1279/Public-Records or by creating an account and researching a specific address at MyGovernmentOnline.org. Several policies are targeted at assisting renters and tenants including, but not limited to, the following: Policy H-5.1: Renter Protections; Program H-5a: Education on Fair Housing Laws; Program H-5w: Know Your Rights Flyers; Program H-5u: Renter Support.	None required.
2	2022.06.11 - Joseph Gemignani (part 1)	Recommendation to redevelop older industrial/commercial properties into housing and look for ways to avoid creating jobs to improve job/housing balance.	The Housing Opportunities Sites identified by the City Council include a number of older industrial/commercial properties. While the Council may consider adopting policies to discourage job creation, staff would advise against inclusion of such policies in the Housing Element which is intended to focus on the preservation, protection, and development of housing meeting the needs of the community.	None required.
3	2022.06.11 - Joseph Gemignani (part 2)	Concerns regarding state density bonus law concessions and waivers to architectural design requirements outlined on page 263 of the PDF (page III.A-13 in the document).	State density bonus law provides concessions and waivers which allow developers to deviate from development standards. The reference point indicated on page 263 refers to a review of the City's 5th Cycle Housing Element (not the 6th Cycle Housing Element Programs).	Added a bookmark to direct readers to the 6th Cycle Housing Element Policies and Programs.
4	2022.06.14 - Alison Cingolani	Acknowledgement of receipt of draft Housing Element.	No response required.	None required.
5	2022.06.21 - Emily Ann Ramos - SV@Home	Suggestion on a number of policies that the City may consider adding/adapting into the Housing Element.	In response to recommendations from SV@Home: 1) added rental survey to Program H-5c , 2) requiring tenant relocation assistance by property owner was not added as a program. Program H-2i notes offering tenants information regarding relocation assistance , 3) No additional eviction protections were added, 4) Rent control was added to BMR units which mirrors AB 1482 no other housing types were added, 5) no program was set to limit security deposits, 6) Fair chance ordinance was not a high priority of the PC/CC and therefore not revisited for discussion, 7) Program H-5.i provides for meditation assistance rather than legal counsel, 8) Program H-2i provides for notification of conversion, 9) Rental inspections will be too costly for city staff to administer, program added to indicate financial support for a state or regional program, 10) Programs H-5a, H-5b, H-5c, and H-5l focus on education. An education center is not proposed, 11) A rental application portal would be too much for the City to administer 12) Program H-5c provides for multilingual information, 13) No additional ordinance to extend state timelines are proposed as state law may change.	Program H-5c edited to add a rental survey program and H-1k added to include support for a common rental application portal.
6	2022.06.28 - Nancy Tepperman	Questions why the City lost the Housing Program Coordinator position, the difference between no valid issue and no valid basis for complaints on page 60 of the PDF (page H.II-44 in the document), questions use of female-headed households (vs. single parent households), and identifies various typos in the document. Further, questions why NOCA and SOCA have been identified for removal, why the southwest section of Campbell is being left untouched. Recommends the City to reduce parking requirements for affordable housing.	The City's Housing Program Coodinator position was eliminated as a cost savings measure. Added definitions for "no valid issue" and "no valid basis". Retained use of the term 'female-headed' household as a requirement from the state. Typographical changes made in response to comments. The NOCA and SOCA plans have been identified for removal as they contain antiquated provisions that will be addressesed as part of the City's related Objective Standards update. The southwest section of the City of Campbell (i.e., San Tomas Area Neighborhood) was reviewed for housing opportunities but did not have sites that scored highly enough to be included as housing opportunity sites. Separately, redevelopment of the San Tomas Area Neighborhood is anticipated as a result of SB9 and SB10 development as provided for by Program H-1g: SB 10 Ordinance. The City is exploring reduced parking requirements as part of the following policies Program H-1c, H-1j, and H-3a.	Typos corrected; added definitions for "no valid issue" and "valid basis".
7	2022.06.29 - Elliot Scozzola	Recommends that new housing be built around the Hamilton 880 corridor near the lightrail station, the former Fry's Electronics and Elephant Bar, and within the tallest building at the Pruneyard.	The Housing Opportunities Sites inventory includes opportunity housing sites around the Hamilton Light Rail Station, former Elephant Bar, Fry's Electronics, and within the Pruneyard.	None required.
		1. Is there a definition of this designation that provides information on design requirements/standards like FARs, building heights etc.?	The following description is included in the Draft General Plan: Commercial-Corridor Mixed-Use (CC-MU): This designation generally consists of higher density residential, and mixed-use development that is generally located along Class I and Class II Arterial Roadways, such as Bascom Avenue, Hamilton Avenue, Winchester Boulevard, and parts of Campbell Avenue. Mixed-use residential projects are strongly encouraged within this designation but are not required. Allowable Density: Up to 60 dwelling units per gross acre. Allowable FAR: 1.0.	
		2. The designation implies that there may be a commercial component that is required along with the residential. Is this correct?	The potential for mixed-use is being studied. Whether mixed-use development will be required, optional, or even allowed at the planned for densities or floor area ratio is also subject to change.	

#	Comment Source	Comments Details	Response	Housing Element Modification
8	2022.07.01 - Kathie Betts	3. If 2 above is correct, is their specified amount and expectation re they type of commercial use?	We'll be revisiting the land use designations and assumptions later this year as well as working on the adoption of objective standards.	None required.
		4. If 2 above is correct, can the office/community spaces in a residential use fulfill the commercial requirement?	See response to question 3.	
		5. Although there is a max. density, can state density bonus law be used to increase the max. density?	Yes, but the maximum allowable 'base/conforming' density may be reduced prior to adoption.	
		6. Once the GP/Zoning are updated per this Housing Element process, developers proposing to build 100% affordable developments will be eligible to use the ministerial entitlement processes, like SB35 or AB2162 assuming the other objective standards can be met? Please confirm.	Pending adoption of local ordinances to implement and zoning districts to implement land use designations called for by the General Plan and Housing Element update. The City seeks to have objective standards in place before that date as well.	
9	2022.07.05 - Adam Buchbinder - Campaign	Identified six areas of concern as follows: 1) First, the City should commit to, rather than consider, reducing its minimum-parking constraints. 2) Second, the City must finally execute its 21-year-old General Plan program to "allow[] higher FARs," i.e., floor-area ratios. 3) Third, the City must recognize that its current approval process for missing-middle housing has been a failure, and streamline that process so as not to require discretionary approval. 4) Fourth, the city must establish zones for mixed-use development, so as not to require discretionary approval. 5) Fifth, the city should ensure that tenants' rights are effectively communicated to them, via conspicuous public postings or directly. 6) Sixth, the city must rewrite overly-complex regulations which cannot be modified in their current state, and which require spurious variances and discretionary approvals.	1) Parking reductions will need to be studied before making changes. It is anticipated that some level of parking reductions will be adopted. 2) Density increases are proposed in Program H-1c, H-1K, H-5s, H-5t, 3) Program H-2d addresses missing middle. 4) Program H-1f and H-1j address mixed use development. Programs H-1c, H-3d, and H-3e provide for different types of ministerial review, 5) Program H-2i & H-5w discusses education of tenant rights. 6) Policies and programs in the housing element are intended to make housing development easier.	Updated Program H-3a: Reduce Parking Standards to address a lack of commitment to reduce parking standards.
10	2022.07.06 - Lisa Brancatelli - Valley Water	Encourages inclusion of various policies aimed at maximizing water efficiency to help ensure that water supply is capable of reliably satisfying demand.	Staff intends to include policies responsive to recommendations as part of General Plan update.	None required as part of Housing Element - to be addressed as part of General Plan.
11	2022.07.11 - Ken Hoffman and Joseph Zegler	Indicates that they have no intention to redevelop their properties during the 2023-2031 planning period and expresses concern with the impact to the leasing of their buildings as a legal non-conforming use.	The City has identified the subject properties as potential housing opportunity sites where there is no requirement for the owner to have an expressed interest in redevelopment for such inclusion. The sites are already designated for mixed-use development and would be considered for higher density mixed-use development under the plan. Any legal non-conforming use of the properties in question would be governed by Campbell Municipal Code Section 21.58 - Nonconforming Uses and Structures.	None required.
12	2022.07.12 - Dave Hopkins	Expresses interest for the base density of 1475 S. Bascom Avenue (a housing opportunity site) to be increased to 75-units per acre, where presently studied at a maximum density of 60-units per acre.	While the allowable densities may be reduced, any proposal to increase density would require Council authorization and would not be covered by the General Plan, Housing Element, or related Environmental Impact Report (EIR). Greater densities may be allowed in accordance with state density bonus law, the City's AHOZ (Affordable Housing Overlay Zone) if and when adopted, or by pursuing authorization from the City Council to pursue a General Plan map amendment.	None required.
13	2022.07.21 - Kendra Ma - TransForm	Expresses interest in Smart Parking Policies and VTA Smartpass Membership Programs	Program H-3a will include a study of parking standards; through the preparation of the environmental impact report the City intends to establish clear standards/thresholds of significance to trigger a transportation demand study which will include VTA Smartpass Membership programs as a consideration where appropriate.	None required.

Stephen Rose

From: Heidi Frederick <heidiwynne@att.net>
Sent: Saturday, June 11, 2022 4:19 PM
To: Stephen Rose; hfrederick@cityteam.org
Subject: Feedback on the Public Review Draft of the 2023-2031 Housing Element

Hello,

I have lived at 195 West Rincon, Apt A
since 1994. The property was purchased around 2012 by Stoa International. They told me I had about a year before they would redevelop. I have been asking every year what is going on and keep being told, one more year. I love Campbell and keep hanging on but it's hard to live under threat of losing my home. This week their reply was a year and a half. I browsed through this report and don't see 175/195 (the property they own) on the any lists.

Is there any way to know for sure what is happening with our property. Many of us have lived here from 15-35 years.

I'm all for affordable housing but being under threat of eviction for 10 years is a lot.
Likely I won't be able to afford Campbell when that day comes.

Also, I'd love to know what will be done for tenants who will be evicted?

Respectfully,
Heidi
Campbell Resident since 1992

Sent from AT&T Yahoo Mail for iPhone

Stephen Rose

From: Joseph Gemignani <josephtheweatherman@gmail.com>
Sent: Friday, June 10, 2022 7:05 PM
To: Stephen Rose
Subject: Feedback on the Public Review Draft of the 2023-2031 Housing Element

I'd like the city to consider redeveloping some of the older industrial / commercial properties as they become available into multi-story housing. As more workers work remotely there should be some excess sites available. Instead of this cycle of growth in jobs creating more need for housing we should look at ways to avoid creating more jobs until the jobs / housing imbalance improves.

Joseph (amateur weatherman)

Stephen Rose

From: Joseph Gemignani <josephtheweatherman@gmail.com>
Sent: Saturday, June 11, 2022 5:36 PM
To: Stephen Rose
Subject: Feedback on the Public Review Draft of the 2023-2031 Housing Element

I'm worried about comments on page 263. Projects might get architectural design requirements exceptions. That will certainly be exploited so that costs can be reduced. I would not put that wording in the final draft. We will end up getting cookie cutter buildings the likes of which are going up all over the Bay Area.

The city worked hard on the Winchester master plan and it's paying off on nice recent additions. Also, much time, thought and money went into the East Campbell avenue area. We don't want that to go to waste with ugly, thoughtless buildings that lack local character and traditions.

Thanks, Joseph

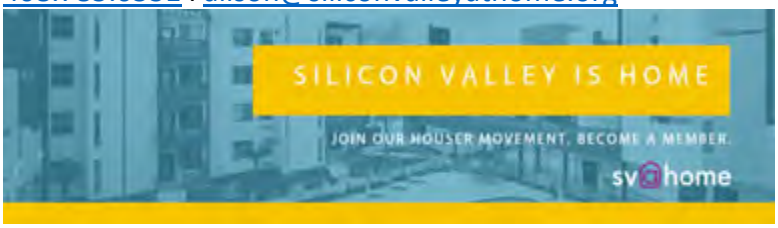
Stephen Rose

From: Alison Cingolani <alison@siliconvalleyathome.org>
Sent: Tuesday, June 14, 2022 4:54 PM
To: Stephen Rose
Cc: Christabel Soria Mendoza
Subject: RE: Campbell's Plan for Housing | Public Review Draft Now Available!

Hi Stephen,

Thanks for reaching out! Our housing element team will be reviewing the draft, and are happy to share feedback with you.

Warm regards,
Alison Cingolani
Policy & Research Senior Associate|SV@Home
408.785.0531 I alison@siliconvalleyathome.org



Silicon Valley Is Home. *Join our Houser Movement. Become a member!*
350 W Julian St. #5, San José, CA 95110
Website Facebook LinkedIn Twitter

From: Stephen Rose <stephenr@campbellca.gov>
Sent: Monday, June 13, 2022 2:51 PM
To: Alison Cingolani <alison@siliconvalleyathome.org>
Cc: Christabel Soria Mendoza <csoriamendoza@m-group.us>
Subject: Campbell's Plan for Housing | Public Review Draft Now Available!

Hi Alison,

The City of Campbell is pleased to announce the release of the Public Review Draft of our Plan for Housing (2023-2031 Housing Element Update). We would greatly appreciate any input or feedback that SV@Home has to offer.

A link to our email campaign materials may be found as follows:

https://mailchi.mp/aa4ef819e774/campbells-plan-for-housing-9079650

I also placed this in your 'contact us' box on your website.

Best regards,

Stephen Rose
Senior Planner, Housing Coordinator
City of Campbell | Community Development Department
(408) 866-2142 (call or text)

Book an Appointment with a Planner here.
Apply for Planning and Building Permits here.

Stephen Rose

From: Emily Ramos <emily@siliconvalleyathome.org>
Sent: Tuesday, June 21, 2022 6:55 PM
To: Paul Resnikoff; Anne Bybee; Liz Gibbons; Susan M. Landry; Sergio Lopez; Stephen Rose
Cc: Mathew Reed
Subject: Housing Element – Anti-displacement policies to Affirmatively Further Fair Housing
Attachments: SVH Letter RE - Housing Element Anti-Displacement AFFH [6-21-2022].pdf

Dear Mayor Resnikoff, Vice Mayor Bybee, and Councilmembers Gibbons, Landry, and Lopez:

On behalf of SV@Home, please see the attached letter about anti-displacement policies to affirmatively further fair housing in the housing element.

Kind regards,

Emily Ann Ramos
Preservation and Protection Associate, SV@Home
650.468.0493 I emily@siliconvalleyathome.org

350 W Julian St. #5, San José, CA 95110
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Leslye Corsiglia
Executive Director

June 21, 2022

Submitted via email

Mayor Resnikoff and Councilmembers
City of Campbell
70 N. First St.
Campbell, CA 95008

Dear Mayor Resnikoff, Vice Mayor Bybee, and Councilmembers Gibbons, Landry, and Lopez:

RE: Housing Element – Anti-displacement policies to Affirmatively Further Fair Housing

For much of the Housing Element Update process, the focus has been on the scale of the Regional Housing Needs Allocation (RHNA) and the planning process of identifying potential housing opportunity sites to meet these requirements. What we have observed through this process is that there is relatively less understanding and attention to the broader Housing Element requirements under Affirmatively Further Fair Housing (AFFH).

Through state law, AFFH not only requires that the city plan and implement policies that give low-income families the opportunity to live in high resource and affluent areas, but also to adopt policies that address disproportionate housing needs, including displacement risks, of protected classes. In every jurisdiction in the County lower-income renters - disproportionately working families of color, and people on fixed incomes including seniors and people with disabilities - struggle with housing instability due to extreme rent burden and/or overcrowding. In nearly all jurisdictions the impact of displacement can be tracked through changing demographics over time.

The California Department of Housing and Community Development (HCD) issued guidelines and examples of policies to Affirmatively Further Fair Housing. We know that many jurisdictions throughout the County have been looking at policy options to respond to these requirements. Over the last 36 months the City of Palo Alto, in partnership with SV@Home, explored and adopted a number of creative policies designed to protect renters and stabilize families and communities. While the research and policy making process in Palo Alto was pretty extensive, we believe that the Assessment of Fair Housing, and the targeted outreach through the needs assessment, and program/policy development process, likely provide evidence that tenant protections policies are needed, where few policies existed before.

When the policy process began in Palo Alto, the City already had a right to a one-year lease and voluntary landlord/tenant mediation programs. These programs were valuable in some cases, but research and community engagement found that their reach was very limited and the effective enforcement was difficult to assess. However, a number of policies that alone address only a small piece of the need, were actually determined to be complimentary, and together were more likely to have real impact.

Based on the work in Palo Alto, and a number of other cities, below are a number of policies that the City of Campbell Hill should consider, or build upon, to further the community's anti-displacement goals by addressing housing instability.

1) Rental Survey Program
   Rental survey systems collect basic information on rental housing – changes to tenancies, changes to rents - to empower cities to better understand the challenges faced by renters, and the effectiveness of state and local renter protections.

2) Tenant Relocation Assistance
   When tenants are displaced due to redevelopment of an existing rental property, or the conversion of that property to another use, this policy would require the property owner to provide assistance to the tenant to help them relocate to another home.

3) Eviction Reduction Program
   This expands on existing state law (AB 1482: The Tenant Protection Act of 2019), which limits the reasons a landlord can evict a tenant, to additional types of rental properties otherwise not covered by the state. Local jurisdictions can determine which loopholes they would like to close. Currently, state law exempts:
   a) Single family homes not owned by a corporation
   b) Rental property built within the past 15 years, including accessory dwelling units.
   c) Any duplex where the owner occupied the unit before the other unit's tenancy and continues to occupy the unit.
   d) Housing restricted by a deed, regulatory restrictions, or other recorded document limiting the affordability to low or moderate income households.
   e) Mobile homes.
   f) Rental property subject to local ordinances that restrict rent increases to less than 5% plus CPI.
   g) Single family homes where the owner occupies and rents at least 2 bedrooms or units (ADUs and JADUs).
   h) Owner occupied rental properties where the tenant shares bathroom or kitchen facilities with the owner.
   i) Hotels
   j) Rental property provided by non-profit hospitals, organizations such as churches, extended care for the elderly, adult care facilities etc.

4) Anti Rent-Gouging Policy
   This policy also expands on existing state law (AB 1482: The Tenant Protection Act of 2019), which limits annual rent increases to 5% plus the Consumer Price Index (CPI), by including additional units exempted by state law. Each city can determine which loopholes they would like to close. They can also adopt lower thresholds for maximum increases like San Jose (5%) and Mountain View (CPI). Currently, state law exempts:
   a) Single Family homes not owned by a corporation
   b) Rental property built within the past 15 years, including accessory dwelling units.
   c) Any duplex where the owner occupied the unit before the other unit's tenancy and continues to occupy the unit.
   d) Housing restricted by a deed, regulatory restrictions, or other recorded document limiting the affordability to low or moderate income households.
   e) Mobile homes.
   f) Hotels

5) Security Deposit Limit
This policy would limit the amount that can be charged for security deposits to 1.5 times the monthly rent, and help reduce the financial obstacles to entry for low-income households.

6) Fair Chance Ordinance
This ordinance would limit landlords' ability to ask applicants about their history of interaction with the criminal justice system, which disproportionately impacts Black and brown households. The policy would not make it illegal for landlords to run background checks on tenants, but would make it illegal to include these questions on the initial rental application.

7) Right to Counsel
This program would provide tenants with legal assistance in eviction cases. Tenants experiencing housing instability will be better able to enjoy the rights they have, feel more empowered to exercise those rights, and be more likely to stay housed more often.

8) Tenant/Community Opportunity to Purchase (TOPA/COPA)
The local jurisdiction could provide tenants and/or community-based organizations notice of intended sale of rented property, and provide a specific time period during which the tenants and/or organization have the opportunity to purchase the property. Tenants at risk of being displaced through the sale of a building would be provided with another option to potentially stay in their home. A version of this policy is actively being explored and studied in the City of San Jose.

9) Proactive Rental Inspection
This establishes a program for code enforcement officers to routinely inspect the rental housing inventory. Through these programs tenants are more likely to be protected from living in substandard housing, and local jurisdictions may catch habitability issues before they become so large that they require “red tag” evictions.

10) Tenant Resource Center
As a response to the pandemic, the cities of San Jose and Mountain View created Eviction Help Centers where tenants and landlords could receive information on local laws, assistance to apply for rent relief and legal aid. These cities are now looking at making the centers a permanent tenant/housing resource center post-pandemic.

11) City-wide Affordable Rent Portals
A portal for submitting a common application for affordable housing would save the tremendous amount of time and energy it currently takes to submit the same information on separate applications for each affordable property. A clearinghouse of affordable housing opportunities would also allow the city or county to affirmatively market to vulnerable and hard to reach populations. Current examples of these portals include San Jose Doorways and Dalia in San Francisco.

12) Increase Multi-lingual engagement with city services and housing opportunities
Language barriers can keep many communities from accessing the housing opportunities and services they need. Taking steps to increase the city’s capacity to engage under multiple languages can improve those outcomes.

13) Net-loss policy
SB 330 (The Housing Crisis Act of 2019) requires that protected units are replaced one-for-one in cases of the redevelopment of a rental property. These provisions are currently mandated by state law, but local jurisdictions

can adopt permanent no-net-loss ordinances. This policy would protect critical sources of housing affordable to lower-income families, and incentivize higher-density infill redevelopment when paired with land use policies to support the feasibility of this redevelopment.

These policies have been developed with consideration of some of the major barriers to housing stability, and causes of displacement, which have been identified through an extensive research and engagement process in Palo Alto, and a few other jurisdictions in the county. Through the housing element, these anti-displacement policies should be considered a comprehensive package of responses to address the complexity of the challenges faced by renters in Campbell. For further information and if you have any questions, please feel free to reach out to our Preservation and Protection Associate, Emily Ann Ramos at emily@siliconvalleyathome.org.

Thank you for considering anti-displacement and tenant protections solutions to affirmatively further fair housing.

Sincerely,



Mathew Reed
Policy Director

Stephen Rose

From: Nancy Tepperman <nancy_tepperman@yahoo.com>
Sent: Wednesday, June 29, 2022 8:33 AM
To: Stephen Rose
Subject: Feedback on the Public Review Draft of the 2023-2031 Housing Element

What a huge and impressive project.

Here are a few reflections. No response needed, just wanted to put them out there in case it is helpful.

Wonder why we lost this:

Because of the loss of Redevelopment Agency (RDA) funding in 2012, the City of Campbell no longer administers the federal Community Development Block Grant (CDBG) program. The loss of RDA funding forced the City to eliminate the position of Housing Program Coordinator, who also coordinated CDBG-funded programs. The part-time Housing Program Coordinator implemented many of the City's housing programs

P. 44 what is the difference between no valid issue and no valid basis (for complaints)?

Typos noticed 74 didn't, 75 median (maybe copy/pasted from their report so can't be corrected)

P. 87. Not sure what it means, "the slower growth of adults" Although more Campbell adults with developmental disabilities have been able to transition out of their family's home than in the County overall, the slower growth of adults in Campbell compared to the County seems to indicate that there are greater barriers to adults and their families living i

Female-headed households….maybe next go-round (2030?) consider changing that to single parent households?

101 typo In recent years, fair housing concerns have been raised to due to the lack

102 misplaced comma: groups including, people with disabilities and seniors,

106: (H-11-90)whether they my place

110. (Why?) NOCA….As part of the Envision Campbell General Plan update, which is anticipated to be adopted with the Housing Element, this area plan has been identified for removal. Same for SOCA - why is this plan identified for removal

Why is SW Campbell being left untouched

121 address this constraint by reducing parking requirements in for affordable

I haven't finished….hope I can!

****
Skipped to page 181 because I want to get to the meat of the issue and review it!

Sent from Yahoo for iPad

Stephen Rose

From: Elliot Scozzola <escozzola@hotmail.com>
Sent: Wednesday, June 29, 2022 12:11 PM
To: Stephen Rose
Subject: Feedback on the Public Review Draft of the 2023-2031 Housing Element

Hi there!

I believe that the majority of new housing should be built around the Hamilton 880 corridor near the lightrail station. Since there already are many tall buildings around there, I believe that it would not greatly affect the small town neighborhood feel that is the majority of our community. This would also maximize units with a minimal footprint, and really help to preserve already established neighborhoods that don't want an increase in traffic on their streets, nor shadows of tall buildings over their homes. A high rise with below ground parking for residents at the former sight of Elephant Bar, as well as the former Fry's Electronics building, and several other locations around there may be perfect for such projects. I'd also suggest that our tallest building located at the Pruneyard be converted from office space to housing, or at least a significant proportion of them. I myself would love to have a view from that building and easy walkable access to the lightrail and many shops and restaurants available at the Pruneyard and downtown.

-Elliot Scozzola

Sent from Outlook

Stephen Rose

From: Kathy Betts <Kathy@scmrf.org>
Sent: Friday, July 1, 2022 7:22 AM
To: Stephen Rose; Planning Division
Cc: Priscilla Haynes; Lisa Flohr
Subject: Feedback/Comments on the Draft 2023-2031 Housing Element - City of Campbell

Dear Stephen,

Re: Feedback on the Public Review Draft of the 2023-2031 Housing Element

Thank you for the opportunity to review the draft 2023-2031 Housing Element for the City of Campbell. We appreciate your efforts in preparing this essential document. After reviewing the key elements, please find our questions below:

Proposed GP designation is Commercial Corridor Mixed Use:

1) Is there a definition of this designation that provides information on design requirements/standards like FARs, building heights etc.?
2) The designation implies that there may be a commercial component that is required along with the residential. Is this correct?
3) If 2 above is correct, is their specified amount and expectation re they type of commercial use?
4) If 2 above is correct, can the office/community spaces in a residential use fulfill the commercial requirement?
5) Although there is a max. density, can state density bonus law be used to increase the max. density?
6) Once the GP/Zoning are updated per this Housing Element process, developers proposing to build 100% affordable developments will be eligible to use the ministerial entitlement processes, like SB35 or AB2162 assuming the other objective standards can be met? Please confirm.

Thank you again.

Kathy for Priscilla Haynes
Santa Clara Methodist Retirement Foundation, Inc.
Wesley Manor
(408) 374-9511

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Subject: Campbell's Draft Sixth Cycle Housing Element
From: Adam Buchbinder
To: planning@campbellca.gov
cc: HousingElements@hcd.ca.gov, Paul.McDougall@hcd.ca.gov, housingelements@yimbylaw.org

July 5, 2022

To whom it may concern:

The Campaign for Fair Housing Elements is a coalition dedicated to ensuring that every city in California produces a Housing Element which complies with the California Department of Housing and Community Development's requirements. We have reviewed Campbell's Draft Housing Element as of July 2[1].

We appreciate Campbell's robust site inventory, community outreach, and commitment to significantly increasing density. However, we have concerns about the City's constraints analysis and proposed programs, and suggest the following six improvements:

- **First**, the City should commit to, rather than consider, reducing its minimum-parking constraints.
- **Second**, the City must finally execute its 21-year-old General Plan program to "allow[] higher FARs," i.e., floor-area ratios.
- **Third**, the City must recognize that its current approval process for missing-middle housing has been a failure, and streamline that process so as not to require discretionary approval.
- **Fourth**, the city must establish zones for mixed-use development, so as not to require discretionary approval.
- **Fifth**, the city should ensure that tenants' rights are effectively communicated to them, via conspicuous public postings or directly.
- **Sixth**, the city must rewrite overly-complex regulations which cannot be modified in their current state, and which require spurious variances and discretionary approvals.

Parking Requirements

State law requires the City to "remove governmental constraints to the maintenance, improvement, and development" of home construction "where appropriate and legally possible." (Gov. Code § 65583.2(c)(3).) As HCD explains on its Building Blocks website,[2] this requires "specific action" rather than meaningless commitments to consider specific action. HCD's example programs all start with action verbs such as "[a]llow," "[r]elax," and, most relevant here,

[1] https://campbell.generalplan.org/s/Campbell-6th-Cycle-PRD-4_20220609175354400 2.pdf. Page references are to PDF pages and marked pages, e.g, "page 175/H.III-28".
[2] https://www.hcd.ca.gov/building-blocks

"*[r]educe* parking requirements."[3] *None* of HCD's model programs begin with the word "consider."

Inconsistent with HCD's guidance, Campbell's Program H-3a states: "Reduce Parking Standards. *Consider* updating the Municipal Code to allow the following parking reduction strategies…" (p. 231/H.IV-54 [emphasis added]). This program commits to nothing, and "Consider updating" should be replaced with "Update." HCD often rejects draft housing elements for failure to make "specific commitment[s] and discrete timelines for implementation," as it did in a May letter to the City of South Lake Tahoe.[4]

Perhaps worse, Program H-3a only promises to "consider" reducing parking minimums: "in areas … which will not present impacts to residential neighborhoods:" This undercuts the very purpose of a housing element, which is to plan for more housing in, among other places, "residential neighborhoods." Residential parking requirements must be reduced too.

Next, "[r]educing the parking requirements to require no more than two parking spaces per unit" is an empty commitment. Campbell *already* requires two parking spaces for all homes, studios, and one-bedroom apartments outside of transit-oriented developments (see p. 118/H.II-102). To make a difference, Program H-3a should abolish parking minimums, or at least reduce them to *one* required space per unit.

The city's parking requirements are explicitly pretextual[5], that is, intended as a negotiating tactic rather than for any practical reason. This was affirmed by city staff in a written presentation[6] (emphasis added):

> As with the recently approved industrial building on Florence Way, this comparison confirms that the City's parking standard exceeds the actual parking demand for most industrial activities. This divergence between the City's standards and ITE rates was recognized in the past when the City updated the Parking and Loading Ordinance ten years ago. However, *having higher baseline parking standards was seen as putting the City in a stronger position to negotiate* for design improvements and/or other project revisions, in exchange for parking reductions, when appropriate.

And in responses to questions from the Planning Commission in a public hearing[7] (emphasis added):

> As we discussed in the staff report, as well as the recent Florence project, the city's standards are rather high. And that was somewhat part in design; it does provide some greater leverage on the city's part when an applicant's request [...] a reduction in parking,

[3] https://www.hcd.ca.gov/address-and-remove-or-mitigate-constraints [emphasis added].
[4] https://www.hcd.ca.gov/community-development/housing-element/docs/eldsouthlaketahoedraftout0523.pdf, p.3.
[5] See https://slate.com/business/2021/05/california-parking-minumums-planners-housing-ab1401.html.
[6] https://www.campbellca.gov/AgendaCenter/ViewFile/Agenda/_12082020-2199#page=37
[7] https://youtu.be/q2Kblz1jpo8?t=1966

to use that as leverage to gain other exactions or improvements to a project, which is sometimes necessary.

Parking requirements should not be used as leverage; doing so leads to overparking, discourages development in general, and undermines the city's legitimacy. Campbell should commit to meaningful parking reform. We recommend this text instead:

> Reduce Parking Standards. Update the Municipal Code to allow the following parking reduction strategies throughout the City:
> - Reduce the parking requirements to require no more than one parking space per residential unit
> - Remove guest parking requirements
> - Allow parking to be partially or entirely unbundled from residential units

FAR Reform

Campbell's current General Plan, from 2001, includes Strategy LUT-1.5d on page 69/LUT-42[8]:

> Higher Floor Area Ratios (FARs): Develop provisions for allowing higher FARs in new projects that provide a mix of uses, maintain a jobs/housing balance or are located within proximity to Light Rail.

As of 2022, this has not been done; in fact, in 2004 the city *added* FAR restrictions. From a staff report this year[9]:

> The requirement to limit the FAR to 0.45 for R-1 zoned properties with additional allowances to 0.50 FAR with a discretionary Site and Architectural Review Permit was added to the zoning ordinance in 2004[.]

Campbell's highest-density residential zone, R-3, has a maximum FAR of only 0.55[10]. The city should add a program to raise or remove Floor Area Ratio limitations on residential development. We recommend:

> Reform Floor Area Ratios. Update the Municipal Code to repeal FAR limits in R-M, R-2, and R-3 zones.

Failing this, the city should raise FAR maximums in R-M, R-2, and R-3 zones to at least 1.25.

---

[8] https://www.campbellca.gov/DocumentCenter/View/2664/General-Plan-2015#page=69
[9] https://www.campbellca.gov/AgendaCenter/ViewFile/Agenda/_06282022-2550#page=17
[10] https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.08REDI_21.08.070MUMIZODI. SB 478 has preempted this issue for two- to ten-unit developments by requiring a minimum FAR of 1.0–1.25, but this doesn't apply to larger projects.

Missing Middle and P-D Zoning

The city's zones purportedly support "missing middle"-type housing: triplexes, townhomes, small apartment buildings. However, in practice, every multi-family housing project we examined over the past five years has used P-D ("Planned Development") zoning, an expensive and time-wasting zoning change which requires at least $12,000 in additional fees[11] and discretionary approval. This shows that in fact, the city's higher-density residential zones do *not* support missing-middle development. If the City is to honor its commitment to missing-middle housing, it should allow such housing by right.

An analysis is attached, detailing idealized missing-middle forms as described at missingmiddlehousing.org, and listing some, but not all, of the ways in which Campbell prohibits them even in our high-density zones. Parking, FAR, and minimum lot sizes were the clearest problems. We recommend adding under Goal 1, possibly in combination with Program H-1g (SB 10 implementation):

> Missing Middle: Update the Municipal Code such that idealized missing-middle housing types as described at missingmiddlehousing.org are allowable without variance or rezoning, as follows:
> - Duplexes (stacked[12] or side-by-side[13]) in R-D zones.
> - Triplexes[14] in R-M zones.
> - Fourplexes[15] in R-2 zones.
> - Townhouses[16] in R-3 zones.

Mixed-Use Zoning

The previous Housing Element included Program H-4.2a (p. 260/III.A-10) to promote mixed-use development, the implementation of which is described as "The City continues to allow residential uses in mixed-use projects." None of the city's zones allow mixed uses; as a result, all mixed-use developments require discretionary Planned Development zoning, and cannot be developed by right.

In the Sixth Cycle, Policy H-1.3 and Program H-1j (pages and 221/H.IV-44 and 224/H.IV-47) relate to mixed-use development, but only to "promote" or "incentivize" it. In Program H-1j, "incentivize residential development" should be changed to "permit mixed-use development by right", so that the Implementing Action reads:

> Modify Zoning Ordinance to permit mixed-use development by right on parcels with mixed use land use designations as part of the Objective Design Standards update.

---

[11] https://www.campbellca.gov/DocumentCenter/View/18139/User-Fees---Effective-July-1-2021#page=4
[12] https://missingmiddlehousing.com/types/duplex-side-by-side#idealized
[13] https://missingmiddlehousing.com/types/duplex-stacked#idealized
[14] https://missingmiddlehousing.com/types/triplex#idealized
[15] https://missingmiddlehousing.com/types/fourplex#idealized
[16] https://missingmiddlehousing.com/types/townhouse#idealized

Tenants' Rights

Program H-5w will create "Know Your Rights" flyers to educate tenants on their rights under state and local laws. To ensure that these make their way to tenants, we suggest requiring that all landlords either post these flyers in the complex office, or deliver them directly to their tenants.

Unmaintainable Regulations

At the June 28 Planning Commission meeting, Staff cited the city's utility undergrounding regulations[17] as being unmaintainable, in the context of unintended requirements for developing a flag lot which require a variance, and are therefore discretionary[18]:

> So, to be quite frank, this section of code is probably one of the worst, and it's not easily tailored when it's that bad. Once you try to break it open, it most likely starts to collapse, and it really requires a comprehensive update. Because the more you add exceptions, you add more complexity. Unfortunately, I believe we do have at least two additional applications that will be reaching the Commission at some point this year that also have comparable variances. [...] This is not the first of this type of variance, and it won't be the last, but again it does speak to a need to do a broader revamp of the whole code section.

Staff plans to fix this as part of the upcoming Objective Standards update (mentioned in Programs H-1d and H-3a), but is not committing to it. We recommend explicitly including a program to fix this:

> Modify Zoning Ordinance to rewrite and simplify utility undergrounding code to avoid requiring variances for flag lots, and enable future modifications.

For any other unmaintainable code sections, we recommend similar programs.

Thank you for your time and consideration. We look forward to seeing your revisions to Campbell's Housing Element.

Adam Buchbinder
Campaign for Fair Housing Elements

[17] https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.18SIDEST_21.18.140UNUT
[18] https://youtu.be/Ffpyoj3W8Fc?t=5398

Missing Middle in Campbell

Adam Buchbinder, Matt Kamkar

Context

- “Missing Middle” between single-family homes and high-rises.
- Ten “types” at missingmiddlehousing.org.
- All prohibited here based on objective standards.
- Examined: Parking, Density, Minimum Lot Size, Minimum Lot Width, and FAR.

Eleven Missing Middle Types

A. Duplex, Side by Side, Alley Loaded
B. Duplex, Side by Side, Front Loaded
C. Duplex, Stacked, Alley Loaded
D. Duplex, Stacked, Front Loaded
E. Triplex, Alley Loaded
F. Triplex, Front Loaded
G. Fourplex, Alley Loaded
H. Fourplex, Front Loaded
I. Multiplex, Alley Loaded
J. Multiplex, Front Loaded
K. Townhouse

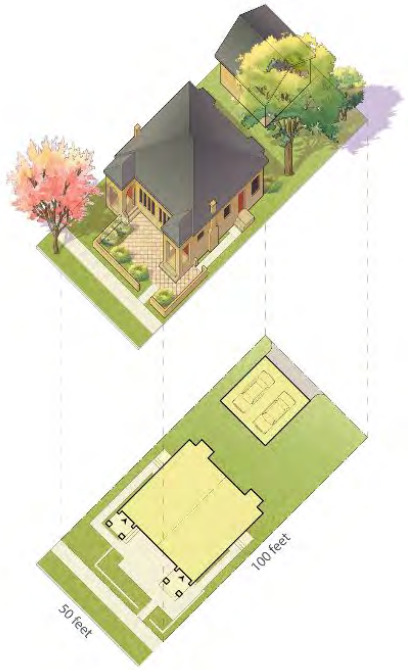
Format

- Each form is evaluated in a particular zoning district. (For example, duplexes in R-D.)
- Each form is checked for five factors: Parking, Density, Lot Size, Lot Width, and FAR.
- If the zone does not permit the form due to a particular factor, it's highlighted in red; if it's permitted, it's in black.
- For example, the alley-loaded side-by-side duplex provides two off-street parking spaces, but we require four: "Parking (2 < 4)"
- On the other hand, the alley-loaded side-by-side duplex has a density of 12 gross du/ac, and we have a maximum of 13 in R-2, so: "Density (12 < 13)"

Caveats

- This doesn’t include everything. (For example, setback or open space standards.)
- The FAR restrictions here are non-enforceable for projects between three and ten units per parcel. (Minimum 1.0 for 3-7 units, 1.25 8-10.)
- Duplexes are generally legalized in R-1 and R-2 zones by SB 9, but can only be developed one-by-each.
- Lot sizes and widths are mostly irrelevant, as lots already exist.

A. Duplex, Side-by-side, Alley-loaded (R-D)



Ideal Specifications

Lot	
Width	50 feet
Depth	100 feet
Area	5,000 sq. ft.
	0.115 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	17 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	2 per unit
On-street Spaces	2
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet
Floors	1 story

- Parking (2 < 4 stalls)
- Density (12 < 13 du/ac)
- Lot Size (5k < 6k ft^2)
- Lot Width (50 < 60 ft)
- FAR (0.24 < 0.45)

B. Duplex, Side-by-side, Front-loaded (R-D)

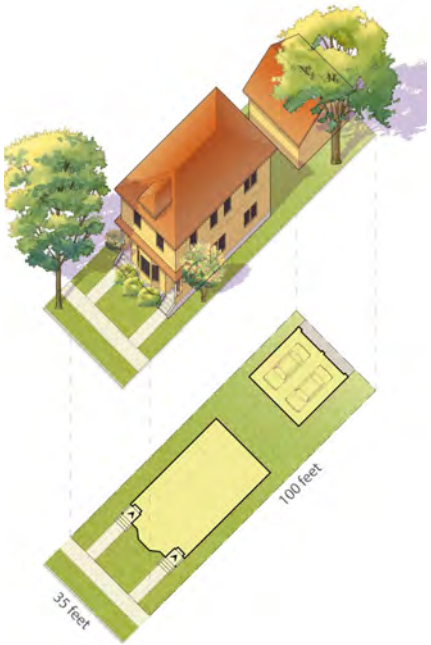


Ideal Specifications

Lot	
Width	55 feet
Depth	110 feet
Area	6,050 sq. ft.
	0.139 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	14 du/acre
Gross Density	11 du/acre
Parking	
Parking Ratio	2 per unit
On-street Spaces	2
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet
Floors	1 story

- Parking (2 < 4 stalls)
- Density (11 < 13 du/ac)
- Lot Size (6.05k > 6k ft^2)
- Lot Width (55 < 60 ft)
- FAR (0.20 < 0.45)

C. Duplex, Stacked, Alley-loaded (R-D)



Ideal Specifications

Lot	
Width	35 feet
Depth	100 feet
Area	3,500 sq. ft.
	0.08 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	25 du/acre
Gross Density	18 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	21 feet
Floors	2.5 stories

- Parking (2 < 4 stalls)
- Density (18 > 13 du/ac)
- Lot Size (3.5k < 6k ft^2)
- Lot Width (35 < 60 ft)
- FAR (0.58 > 0.45)

D. Duplex, Stacked, Front-loaded (R-D)



Ideal Specifications

Lot	
Width	45 feet
Depth	125 feet
Area	5,625 sq. ft.
	0.129 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	16 du/acre
Gross Density	13 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	21 feet
Floors	2 stories

- Parking (2 < 4 stalls)
- Density (18 > 13 du/ac)
- Lot Size (5.6k < 6k ft^2)
- Lot Width (45 < 60 ft)
- FAR (0.36 < 0.45)

E. Triplex, Alley Loaded (R-M)



Ideal Specifications

Lot	
Width	40 feet
Depth	105 feet
Area	4,200 sq. ft.
	0.096 acres
Units	
Number of Units	3 units
Typical Unit Size	1,008 sq. ft
Density	
Net Density	31 du/acre
Gross Density	23 du/acre
Parking	
Parking Ratio	1.67 per unit
On-street Spaces	2
Off-street Spaces	3
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	30 feet
Floors	3 stories

- Parking (3 < 6 stalls)
- Density (23 > 13 du/ac)
- Lot Size (4.2k < 9k ft^2)
- Lot Width (40 < 60 ft)
- FAR (0.72 > 0.50)

F. Triplex, Front Loaded (R-M)



Ideal Specifications

Lot	
Width	45 feet
Depth	115 feet
Area	5,175 sq. ft.
	0.119 acres
Units	
Number of Units	3 units
Typical Unit Size	1,008 sq. ft
Density	
Net Density	25 du/acre
Gross Density	20 du/acre
Parking	
Parking Ratio	1.33 per unit
On-street Spaces	1
Off-street Spaces	3
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	30 feet
Floors	3 stories

- Parking (3 < 6 stalls)
- Density (20 > 13 du/ac)
- Lot Size (4.2k < 9k ft^2)
- Lot Width (45 < 60 ft)
- FAR (0.58 > 0.50)

G. Fourplex, Alley Loaded (R-2)



Ideal Specifications

Lot	
Width	50 feet
Depth	120 feet
Area	6,000 sq. ft.
	0.138 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft
Density	
Net Density	29 du/acre
Gross Density	22 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	2
Off-street Spaces	4
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories

- Parking (4 < 8 stalls)
- Density (22 > 20 du/ac)
- Lot Size (6k < 8k ft^2)
- Lot Width (50 < 60 ft)
- FAR (0.80 > 0.55)

H. Fourplex, Front Loaded (R-2)



Ideal Specifications

Lot	
Width	60 feet
Depth	130 feet
Area	7,800 sq. ft.
	0.179 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft
Density	
Net Density	22 du/acre
Gross Density	18 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	2
Off-street Spaces	4
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories

- Parking (4 < 8 stalls)
- Density (18 < 20 du/ac)
- Lot Size (7.8k < 8k ft^2)
- Lot Width (60 = 60 ft)
- FAR (0.62 > 0.55)

I. Multiplex, Alley Loaded (R-3)





Ideal Specifications

Lot	
Width	95 feet
Depth	115 feet
Area	10,925 sq. ft.
	0.251 acres
Units	
Number of Units	12 units
Typical Unit Size	765 sq. ft
Density	
Net Density	48 du/acre
Gross Density	35 du/acre
Parking	
Parking Ratio	1.08 per unit
On-street Spaces	4
Off-street Spaces	9
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	75 feet
Depth	65 feet
Height (to eave)	28 feet
Floors	2.5 stories

- Parking (9 < 30 stalls)
- Density (35 > 27 du/ac)
- Lot Size (10.9k < 21k ft^2)
- Lot Width (95 > 60 ft)
- FAR (0.84 > 0.55)

J. Multiplex, Front Loaded (R-3)

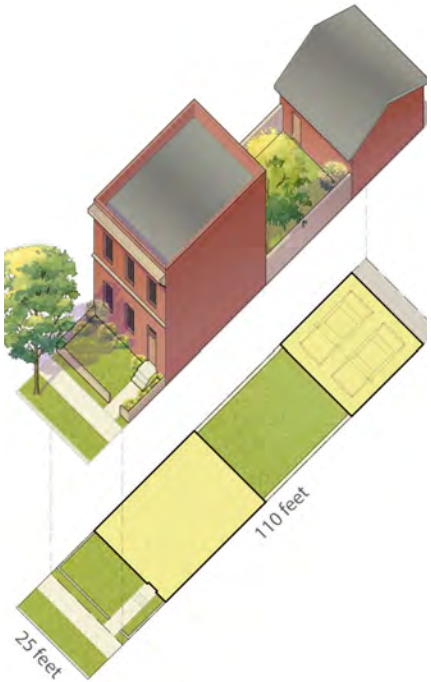


Ideal Specifications

Lot	
Width	105 feet
Depth	135 feet
Area	14,175 sq. ft.
	0.325 acres
Units	
Number of Units	12 units
Typical Unit Size	765 sq. ft
Density	
Net Density	37 du/acre
Gross Density	30 du/acre
Parking	
Parking Ratio	1.33 per unit
On-street Spaces	4
Off-street Spaces	12
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	75 feet
Depth	65 feet
Height (to eave)	28 feet
Floors	2.5 stories

- Parking (12 < 30 stalls)
- Density (30 > 27 du/ac)
- Lot Size (14.2k < 21k ft^2)
- Lot Width (105 > 60 ft)
- FAR (0.65 > 0.55)

K. Townhouse (R-3)



Ideal Specifications

Lot	
Width	25 feet
Depth	110 feet
Area	2,750 sq. ft.
	0.063 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft
Density	
Net Density	16 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	3.0 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	28 feet
Floors	2 stories

- Parking (2 = 2 stalls)
- Density (12 < 27 du/ac)
- Lot Size (2.7k < 6k ft^2)
- Lot Width (25 < 60 ft)
- FAR (0.64 > 0.55)

	Parking	Density	Lot Size	Lot Width	FAR
A. Duplex, Side by Side, Alley Loaded (R-D)	FAIL	PASS	FAIL	FAIL	PASS
B. Duplex, Side by Side, Front Loaded (R-D)	FAIL	PASS	PASS	FAIL	PASS
C. Duplex, Stacked, Alley-loaded (R-D)	FAIL	FAIL	FAIL	FAIL	FAIL
D. Duplex, Stacked, Front Loaded (R-D)	FAIL	FAIL	FAIL	FAIL	PASS
E. Triplex, Alley Loaded (R-M)	FAIL	FAIL	FAIL	FAIL	FAIL
F. Triplex, Front Loaded (R-M)	FAIL	FAIL	FAIL	FAIL	FAIL
G. Fourplex, Alley Loaded (R-2)	FAIL	FAIL	FAIL	FAIL	FAIL
H. Fourplex, Front Loaded (R-2)	FAIL	PASS	FAIL	PASS	FAIL
I. Multiplex, Alley Loaded (R-3)	FAIL	FAIL	FAIL	PASS	FAIL
J. Multiplex, Front Loaded (R-3)	FAIL	FAIL	FAIL	PASS	FAIL
K. Townhouse (R-3)	PASS	PASS	FAIL	FAIL	FAIL

From:	Lisa Brancatelli
To:	Stephen Rose
Subject:	Feedback on the Public Review Draft of the 2023-2031 Housing Element
Date:	Wednesday, July 6, 2022 10:18:31 AM
Attachments:	image001.png MWENDO_Overview_for_Campbell.pdf

Hello Stephen,

Thank you for the opportunity to review and provide comment on Campbell's Plan for Housing. In preparing to meet future housing needs, Valley Water encourages the City to adopt the Model Water Efficient New Development Ordinance to maximize water efficiency and help ensure that water supply is capable of reliably satisfying demand while withstanding population growth and drought conditions. The attached statement has been prepared for the City's reference.

Thank you,

LISA BRANCATELLI
ASSISTANT ENGINEER II (CIVIL)
Community Projects Review Unit
lbrancatelli@valleywater.org
Tel. (408) 630-2479 / Cell. (408) 691-1247
CPRU Hotline: (408) 630-2650

Santa Clara Valley Water District is now known as:

Valley Water

Clean Water • Healthy Environment • Flood Protection

5750 Almaden Expressway, San Jose CA 95118
www.valleywater.org

Model Water Efficient New Development Ordinance

What

Valley Water and a diverse group of stakeholders developed the Model Water Efficient New Development Ordinance (MWENDO) specifically for jurisdictions in Santa Clara County. This model ordinance establishes requirements for new developments promoting water use efficiency and alternate sources of water supply. The MWENDO is also an energy efficiency reach code, as it includes requirements at the water-energy nexus that simultaneously reduce both water and energy use. The MWENDO was developed based on significant research and analysis of similar ordinances already adopted by innovative jurisdictions.

How

The MWENDO covers a variety of topics, including:

- Hot water recirculation systems
- Graywater dual distribution plumbing
- Alternate water sources and recycled water
- Onsite treated nonpotable water systems
- Cooling towers
- Water meters, commercial kitchens, pool/spa covers
- And more!



Valley Water has also developed:

- . ¸ odel staff report / council agenda report
- A cost-effectiveness study, and
- Instructions for filing with the CBSC and CEC

Why

It is necessary to maximize water efficiency and minimize potable water use in order to help ensure that water supply is capable of reliably satisfying demand while withstanding population growth and drought conditions. The best time to implement these strategies is during the design and construction of new developments, which will help minimize the strain such developments place on potable water supplies for their full life and reduce the need for costly alterations after the developments are built.

The MWENDO represents an important step toward meeting goals and policies already adopted by the City of Campbell, including:

- Statement of Values
  - “I am a steward for the community’s economy, environment, culture and safety”
- General Plan 2040 (Envision Campbell General Plan Update in progress)
  - Guiding Principles
    - “Emphasize sustainability and environmental stewardship in future planning decisions”
  - Conservation & Open Space Element

- - oal OSC 8: “Conserve Energy and Other Natural Resources through Consumption Reduction Programs and the Maximum Use of Renewable Resources”
    - 7olicy OSC 8-7: “Expand water conservation, reuse, and recycling efforts throughout the City in order to meet the conservation goals established by the San Jose Water Company’s adopted Urban Water Management Plan and the Campbell Climate Action Plan.”
    - 7olicy OSC 8-8: “Encourage all public and private landscaping in new development and renovation projects to be designed to reduce water demand, prevent runoff, decrease flooding, and recharge groundwater through the installation of irrigation systems, the selection of appropriate plant material, and proper soil preparation.”
    - 7olicy OSC 8-10: “Support the use of on-site rainwater harvesting/catchment systems and small-scale recycled water systems for new and existing development.”
    - 7olicy OSC 8-11: “Support the use and installation of on-site grey water reuse systems.”

What Next?

“Fill in the blanks” of the MWENDO and customize it for Campbell, then adopt and implement it based on the included guidance. **For a limited time, Valley Water is offering resources to assist. Contact: Domingo Candelas, dcandelas@valleywater.org#**

Campbell Industrial Park

900 S. Winchester Blvd., Suite 7
San Jose CA 95128
(408) 293-3500 Office
(408) 293-3006 Facsimile

July 11, 2022

Stephen Rose
Senior Planner, Housing Coordinator
Community Development Department
70 North First Street
Campbell, CA 95008

Re: 6th Cycle 2023-2031 Housing Element Public Review Draft – June 2022

Dear Mr. Rose:

The purpose of this letter is to offer comments on the circulated draft public review Housing Element ("Draft") document referenced above. We are owners of property in the North of Campbell Area (NOCA), which are located at 535 Salmar Ave. (279-32-006), 423, 425, 479, 485 and 423 Salmar Ave. (APN 279-33-007, 008) and 210, 220 and 230 Harrison Ave (APN 279-33-009).

We have previously provided comments regarding the proposed changes in the General Plan Update. Attached is the letter dated May 31, 2022, that we sent to Mr. Rob Eastwood, Community Development Director. We would like to reiterate the comments as listed in this letter and ask that you make them part of the record of comments as they are also relevant to the proposed changes in this Draft.

We see that our properties are listed in the site inventory list (Appendix IV-V, page 1) for purposes of identifying sites that are viable to produce housing in the city within the timeframe of the 2023-2031 cycle. Some of the properties listed are identified as having "Landowner Interest", which make them more viable to meet the City's housing goals during said cycle. However, we have no intention or interest to redevelop within the 2023-2031 cycle. Further, as explained in the attached letter, we have recently invested in significant exterior upgrades, which have extended the useful life of these buildings.

We also want to reiterate our concerns regarding the impacts that these changes might have to the leasing of these buildings, which as legal nonconforming should be allowed to continue to exist and to be leased to light industrial use tenants that are consistent with the uses allowed when these buildings were legally constructed.

Finally, we notice that the Draft lists residential densities of up to 20 units per acre in the NOCA Plan (page H.11-94). However, it also states that as part of the Envision Campbell General Plan update, which is anticipated to be adopted with the Housing Element, this area is identified for removal. You have confirmed with Deborah Ungo-McCormick, Berliner Cohen, in emails dated June 21, 2022, that the most recent direction that you have received is for removal of the NOCA and that this change is

expected to be reflected in the updated draft General Plan Update documents to be released later this summer. In addition, you stated, and that the City is considering the creation of a Hamilton Avenue Specific Plan, which is anticipated to overlap with the boundaries of the NOCA Plan and which will include groundwork and key policies for the redevelopment of the area. The adoption of the Specific Plan would follow the adoption to the General Plan Update.

Again, we want to reiterate that any such changes should consider our comments listed in the letter of May 31st and that, as property owners, we should be notified and invited to any shareholder meetings, discussions and communications that involve the planning of the area currently known as NOCA under the auspices of the General Plan or any other planning effort.

Thank you for the opportunity to comment on this Draft.

Respectfully,
Campbell Industrial Park

By: Ken Hoffman,
Its: Trustee of General Partner

By: Joseph Ziegler,
Its: Trustee of General Partner

Cc: Andy Faber, Berliner Cohen

Attachments:

Envision Campbell General Plan Update comment letter – May 31, 2022

CAMPBELL INDUSTRIAL PARK

900 South Winchester Boulevard, Suite 7
San Jose, CA 95128
(408) 293-3500
(408) 445-0300

May 31, 2022

Mr. Rob Eastwood
Community Development Director
City of Campbell
70 N. First St.
City Hall - Upper Level
Campbell, CA 95008

Re: Envision Campbell General Plan Update

Dear Mr. Eastwood:

We are owners of the properties located at 535, 423, 425, 479, 485 and 499 Salmar Ave., and 210, 220 and 230 Harrison Avenue ("Properties"). These Properties are located in the North of Campbell Area (NOCA) of the General Plan. It is our understanding that changes are being proposed for the NOCA as part of the Envision Campbell General Plan Update ("Update").

The Properties are currently developed with light industrial buildings known as the Campbell Industrial Park, which were constructed and have been in operation since the mid 1960's, when the General Plan and Zoning designations for these properties were Light Industrial. In 2011, we performed major and expensive upgrades to the 210, 220 & 230 Harrison Buildings, at which time we also replaced the landscaping for the site. In 2014/2015 we completed significant exterior upgrades to the buildings at 423,425, 479, 485 and 499 Salmar Ave. As a result, the City required that we construct a sidewalk in front of the first 4 addresses. Upon completing the sidewalk, we redid the landscaping, and again replaced it last summer.

The purpose of this letter is not to oppose the potentiality of providing for the redevelopment of the NOCA with mixed commercial, office and residential uses but to provide comments regarding the proposed changes that are currently contained in the Draft dated August 2020, as available on the General Plan Update website. Our comments relate specifically to the changes in the Draft that refer to the NOCA Section, pages LU-24 through LU-27. We believe that this desired redevelopment should be encouraged through market forces and not through

regulations that serve to force a transition that may result in significant impacts to our existing, economically productive buildings, and/or restrict the redevelopment of the area in a manner that does not consider what the market is supporting.

Regarding policies that discourage the continued use of legal non-conforming uses, we offer the following comments:

- While we understand that under the NOCA Section these are considered legal-non-conforming buildings and uses, it is our intention to continue to lease the buildings in a manner that is consistent with the light industrial nature of the existing development and as permitted in the Light Industrial district.
- We have invested heavily in these buildings and are not interested in redeveloping these properties to residential use in the near future, and we are concerned that there is language in the revised NOCA section that may preclude us from using these buildings as industrial buildings. In particular, this language could be interpreted to have the effect of not allowing the re-use of these economically productive buildings in the event of changes in tenancy. This language is contained in Goal LU-8, Policies LU 8-1 and LU 8-2 and Actions to Support LU 8, Action LU8a.
- We request that Policy language be added to clarify that, while redevelopment is encouraged to conforming uses, non-conforming uses shall be allowed to continue to exist in a manner that is consistent with the original intended use of the building. This will allow these economically productive buildings to continue to be utilized until such time as the owners and the market conditions are ready for redevelopment of such properties.

Regarding the proposed changes in the density range in the Commercial/Office/Residential designation:

- Currently the NOCA Section encourages mixed residential, office and commercial/retail uses, where residential development is allowed up to a maximum density of 20 units per acre. The proposed revisions to the NOCA Section include the Commercial/Prof. Office/Residential Land Use Designation. While this designation is not defined in the NOCA Section, we are assuming that the intended designation is as listed on Page LU-5 as Residential/Commercial/Professional Office. This designation allows residential at a density range of 21 – 45 units per acre.
- Since the adoption of the current NOCA Section in the General Plan, several properties south of Salmar Ave. have redeveloped with condominium and single-family homes at a various densities, the maximum being 20 units per acre. Properties to the north and west of our properties on Salmar Ave. and Harrison Ave. are developed with single-family residential homes
- Policies LU-2.4, LU-2.5, LU-2.6 and LU-8 speak to the requirement for compatibility with existing well-integrated residential neighbors, the need to incorporate

transitional buffers between land uses, and consideration of factors such as the compatibility with residential surrounding, privacy, noise, and changes in traffic levels.

- Accordingly, we have two comments regarding the proposed changes:
  - We believe that in keeping with these policies, the density range for the Residential/Commercia/ Professional Office in the NOCA should provide for a greater range that would allow the development of residential projects that are compatible with the most recent residential development and offer a more compatible transition for the adjacent single-family neighborhood.
  - We recommend that the range should be between 18 and 45 units per acre. Expanding the lower range makes it conservatively more likely that development will occur in the area as market conditions allow.

Thank for the opportunity to provide comments on this Update.

Respectfully,

Ken Hoffman
Campbell Industrial Park

Joseph Ziegler
Campbell Industrial Park

From:	Dave Hopkins
To:	Stephen Rose
Cc:	Rob Eastwood
Subject:	Comment on 6th Cycle Draft Housing Element
Date:	Monday, July 11, 2022 11:21:07 AM
Importance:	High

Dear Stephen,
We are currently working on a plan to redevelop an existing, obsolete office building at 1475 Bascom Ave into a new, mixed-income 100% residential community which fits within the existing site conditions and places higher density homes within a short walk to the Hamilton light-rail station.

This property is currently identified as an opportunity site within the Draft 6th Cycle Housing Element, with an allocation of up to 60 units per acre.

The 1475 Bascom Ave property is uniquely positioned for high density residential development for the following reasons:

1. The property is near higher density zoning in San Jose, as well as existing high-density buildings in Campbell on the other side of Hamilton Ave.
2. The property is large at 3.5 acres, allowing for efficient use of land without exceeding heights of about 75 feet, yet while respecting the public trail and existing sensitive habitat along Los Gatos Creek.
3. Adjacent properties are commercial, therefore there would not be direct impacts to lower density neighborhoods.
4. The property is within a 5-minute walk to the Hamilton light rail station, and directly adjacent to the Creek Trail and Basom Ave, which offer convenient, safe pedestrian walkability.
5. The property is proximate to jobs and shops along the Bascom Ave corridor, minimizing travel distances by residents using a car.

1475 Bascom Ave is an appropriate location for the highest densities that would be allowed within the housing element. **We respectfully request that the City adjust the 1475 Bascom Ave property on the opportunity site list to allow for up to 75 units per acre, as this density would provide much needed housing towards the City's RHNA allocation by optimizing land located in an appropriate location for density.**

We look forward to having the opportunity to meet and present our initial thoughts for the site.

Sincerely,
Dave Hopkins

David N.P. Hopkins
Chief Operating Officer, Development
901 Mariners Island Boulevard, Suite 700
San Mateo, CA 94404
(650) 377-5712
www.srgnc.com

July 21, 2022

Campbell Planning Division
70 N. First Street
Campbell, CA 95008

Re: Campbell needs transformative parking measures to eliminate development constraints

Dear City of Campbell Planning Division,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable to everyone.

We applaud Campbell's work to date on the Draft Housing Element. However, to meet housing, transportation, and climate goals, Campbell needs to expand on its successful programs and initiate some new ones.

In particular, there will need to be an effective mix of:

- Planning for growth in walkable areas near transit
- Reducing the amount of parking mandated for housing and providing incentives and programs to drive less (Transportation Demand Management or TDM)
- Developing sufficient programs to meet affordable home targets of RHNA

We appreciate that Campbell considers parking as a massive constraint on development throughout the draft Housing Element, especially related to meeting RHNA requirements. Campbell currently requires 2 or more spaces per unit in almost all zoning districts, and without any clear commitment to considerably reducing required parking, we see a disconnect between understanding parking as a constraint and taking action.

Program H-3a, which proposes to consider reducing parking standards in areas near transit, is an important first step in reducing parking as a development constraint. However the program currently lacks any solid commitment to specific policies, only a promise to consider them. As this program is a holdover from a previous housing element, we believe Campbell needs a better defined plan for reforming outdated parking standards this cycle.

The need to eliminate or greatly reduce parking minimums is more important than ever. **Each new parking space costs $30,000-$80,000**.[1] With inflation driving up construction costs since these estimates, two spaces may now cost up to $200,000. Beyond construction costs, parking takes up essential space that could provide more homes, services, or community amenities.

TransForm recommends that Campbell consider the following policies in the Housing Element:

1. Funding a dedicated study of parking reforms, particularly how smart parking policies could positively impact housing, transportation and other goals.
2. Requiring unbundled parking for certain developments in the Transit Station Overlay District. This is easier for building managers to implement now with new parking tech tools like Parkade.
3. Expanding Transportation Demand Management program by requiring provision of VTA SmartPass memberships to each resident.

To show the tremendous transportation and climate benefits of these policies, as well as some of the financial savings for residents and reduced costs for development, we have used our GreenTRIP Connect tool to create scenarios for a potential future development site at 500 E. Hamilton Ave. This site is identified in Campbell's draft Housing Element Site Inventory as being "Transit Oriented Mixed Use" and the landowner has interest in re-developing the site as housing. This also means this development would be allowed to provide slightly fewer parking spaces based on its proximity to transit. The California Office of Planning and Research recommends GreenTRIP Connect as a tool to use while developing General Plans and is especially useful during the development of Housing Elements (the tool is free to use and supports better planning at the site and city-wide level).

By implementing the strategies above at 500 E. Hamilton Avenue, GreenTRIP Connect predicts:

1. With unbundling and providing transit passes at this site, we saw a 27% decrease in parking and resident transportation savings of $4,464 per year.
2. With right-sized parking, incorporating the benefits of good location, unbundled parking and free transit passes, the development would cost $11,337,500 less to build relative to current parking standards.
3. When combined with 100% affordable housing these strategies resulted in an incredible 61% reduction in driving and greenhouse gas emissions for the site, compared to the city average.
4. If an affordable development with smart parking strategies were built on this site each household would drive 6,508 less miles per year creating a greener and safer community.

---

[1] https://www.shoupdogg.com/wp-content/uploads/sites/10/2016/05/Cutting-the-Cost-of-Parking-Requirements.pdf

By reducing the number of community members that face extreme housing cost burdens, getting priced out of their community, and/or becoming unsheltered. Residents, new and old alike, will greatly benefit from the reduction in vehicle traffic and associated air pollution (see scenarios here).

In addition to parking and transportation strategies, we applaud some of the proposed strategies to support more affordable homes, since these would have such tremendous benefits as noted in the GreenTRIP scenario. One of the most important is Program H-1c which outlines an "Affordable Housing Overlay Zone" to allow for greater density and streamlined review of affordable developments. This program is a cost-effective complement to strategies focused on housing production.

The GreenTRIP scenarios and the chart on the final page of our Scenario document also show the imperative of programs to accelerate development of affordable homes, like Program H-1c. Not only do lower-income households use transit more and drive much less than average, but success in this area can help provide homes for unsheltered individuals and families. A commitment to these programs will show that Campbell is committed to planning for all levels of the 1,685 RHNA BMR units anticipated in this cycle.

Please let me know if you have any questions. TransForm hopes this information explains why Campbell should make parking reform a priority in the Housing Element update.

Sincerely,
Kendra Ma
Housing Policy Analyst
kendrama@transformca.org

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	CAMPBELL
Housing Element Cycle	6th
Contact Information	
First Name	Rob
Last Name	Eastwood
Title	unity Development D
Email	robe@campbellca.gov
Phone	408-866-2140
Mailing Address	
Street Address	70 N. First St.
City	Campbell
Zip Code	95008

START HERE

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CAMPBELL	1901 S BASCOM AV, CAMPBE	95008	28804027		Transit-Oriented Mixed Us	TO-MU	57	75	8.85	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	102	12	0	114			2-acre capacity
CAMPBELL	1980 HAMILTON AV, CAMPB	95008	28824059		Medium-High Density Mixe	MHD-MU	26	33	1.22	SOC,CHURCHES	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	26	0	0	26			1-acre capacity
CAMPBELL	2365 WINCHESTER BL, CAM	95008	30536012	T	Transit-Oriented Mixed Us	TO-MU	57	75	3.8	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	12	0	45	57			1-acre capacity
CAMPBELL	700 HACIENDA AV, CAMPBEL	95008	40619036		Neighborhood Commercia	NC-MU	18.75	25	0.51	VACANT,URBAN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	10			
CAMPBELL	60 S SAN TOMAS AQUINO RD	95008	40401031	E	High Density Mixed-Use	HD-MU	34	45	0.82	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	23	28			
CAMPBELL	1875 S BASCOM AV, CAMPBE	95008	28804028		Commercial Corridor Mixe	CC-MU	45	60	16.4	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	45	0	45			1-acre capacity
CAMPBELL	1226 HACIENDA AV, CAMPB	95008	40616041	P	Neighborhood Commercia	NC-MU	18.75	25	0.2	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
CAMPBELL	621 E CAMPBELL AV, CAMPB	95008	27946011	P	High Density Mixed-Use	HD-MU	34	45	0.64	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	4	0	18	22			
CAMPBELL	621 E CAMPBELL AV, CAMPB	95008	27946012		High Density Mixed-Use	HD-MU	34	45	0.95	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7	0	25	32			
CAMPBELL	471 E CAMPBELL AV, CAMPB	95008	27943055		High Density Mixed-Use	HD-MU	34	45	0.67	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	4	0	19	23			
CAMPBELL	1216 HACIENDA AV, CAMPB	95008	40616042		Neighborhood Commercia	NC-MU	18.75	25	0.51	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	9			
CAMPBELL	573 E CAMPBELL AV, CAMPB	95008	27946049		High Density Mixed-Use	HD-MU	34	45	0.12	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	3	4			
CAMPBELL	1265 BURROWS RD, CAMPB	95008	40316096		Neighborhood Commercia	NC-MU	18.75	25	0.59	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	9	0	11			
CAMPBELL	56 FOOTE ST, CAMPBELL, CA	95008	27943020		High Density Mixed-Use	HD-MU	34	45	1.41	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	10	0	38	48			
CAMPBELL	1236 HACIENDA AV, CAMPB	95008	40616083		Neighborhood Commercia	NC-MU	18.75	25	0.31	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6			
CAMPBELL	2470 S WINCHESTER BL, CAM	95008	41202001		Transit-Oriented Mixed Us	TO-MU	57	75	0.61	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7	0	28	35			
CAMPBELL	2290 S WINCHESTER BL, CAM	95008	41202006		High Density Mixed-Use	HD-MU	34	45	0.62	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	18	21			
CAMPBELL	2460 S WINCHESTER BL, CAM	95008	41202032		Transit-Oriented Mixed Us	TO-MU	57	75	2.39	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	29	0	107	136			
CAMPBELL	579 E CAMPBELL AV, CAMPB	95008	27946048		High Density Mixed-Use	HD-MU	34	45	0.12	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	4	4			
CAMPBELL	500 E HAMILTON AV, CAMPE	95008	27933052		Transit-Oriented Mixed Us	TO-MU	57	75	1.87	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	95	11	0	106			
CAMPBELL	2240 S WINCHESTER BL, CAM	95008	41204016	V	High Density Mixed-Use	HD-MU	34	45	0.15	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5			
CAMPBELL	2120 S WINCHESTER BL, CAM	95008	41205047		High Density Mixed-Use	HD-MU	34	45	0.33	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	9	11			
CAMPBELL	320 VIRGINIA AV, CAMPBELL	95008	40407033		Medium Density Residentia	MDR	18.75	25	2.17	TRA,UTILITIES AND	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	0	27	39			
CAMPBELL	700 W HAMILTON AV, CAMP	95008	30739037		Commercial-Corridor Mixe	CC-MU	45	60	3.9	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	25	150	175			
CAMPBELL	262 - 282 E HAMILTON AV, C	95008	27935002		Commercial-Corridor Mixe	CC-MU	45	60	3.58	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	137	161			
CAMPBELL	176 GILMAN AV, CAMPBELL,	95008	41208047		Commercial-Corridor Mixe	CC-MU	45	60	0.4	MFG,GENERAL(MIX	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	14	18			
CAMPBELL	150 GILMAN AV, CAMPBELL,	95008	41208048		Commercial-Corridor Mixe	CC-MU	45	60	0.48	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	18	22			
CAMPBELL	57 GILMAN AV, CAMPBELL, (	95008	41209032		Commercial-Corridor Mixe	CC-MU	45	60	0.1	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	3	4			
CAMPBELL	63 GILMAN AV, CAMPBELL, (	95008	41209033		Commercial-Corridor Mixe	CC-MU	45	60	0.19	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	8	9			
CAMPBELL	71 GILMAN AV, CAMPBELL, (	95008	41209034		Commercial-Corridor Mixe	CC-MU	45	60	0.29	IND,WAREHOUSING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	11	13			
CAMPBELL	85 GILMAN AV, CAMPBELL, (	95008	41209035	G	Commercial-Corridor Mixe	CC-MU	45	60	0.18	IND,WAREHOUSING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	7	8			
CAMPBELL	101 GILMAN AV, CAMPBELL,	95008	41209036	G	Commercial-Corridor Mixe	CC-MU	45	60	0.19	IND,WAREHOUSING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	7	9			
CAMPBELL	136 GILMAN AV, CAMPBELL,	95008	41209040	O	Commercial-Corridor Mixe	CC-MU	45	60	0.28	VACANT,URBAN	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacan	0	2	11	13			
CAMPBELL	130 GILMAN AV, CAMPBELL,	95008	41209041	O	Commercial-Corridor Mixe	CC-MU	45	60	0.29	IND,WAREHOUSING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	11	13			
CAMPBELL	100 GILMAN AV, CAMPBELL,	95008	41209042	A	Commercial-Corridor Mixe	CC-MU	45	60	0.28	IND,WHOLESALING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	11	13			
CAMPBELL	90 GILMAN AV, CAMPBELL, (	95008	41209043	A	Commercial-Corridor Mixe	CC-MU	45	60	0.21	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2	8	10			
CAMPBELL	80 GILMAN AV, CAMPBELL, (	95008	41209044		Commercial-Corridor Mixe	CC-MU	45	60	0.36	IND,WHOLESALING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	14	16			
CAMPBELL	140 GILMAN AV, CAMPBELL,	95008	41209058		Commercial-Corridor Mixe	CC-MU	45	60	0.21	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	8	10			
CAMPBELL	2029 S BASCOM AV, CAMPBE	95008	41210042	F	Commercial-Corridor Mixe	CC-MU	45	60	0.73	COM,SERVICE STAT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	28	33			
CAMPBELL	980 E CAMPBELL AV, CAMPB	95008	41210062	F	Commercial-Corridor Mixe	CC-MU	45	60	0.91	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	37	4	0	41			
CAMPBELL	2045 S BASCOM AV, CAMPBE	95008	41210063	F	Commercial-Corridor Mixe	CC-MU	45	60	0.76	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	29	34			
CAMPBELL	1475 S BASCOM AV, CAMPBE	95008	28224011		Commercial-Corridor Mixe	CC-MU	45	60	3.54	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	136	160			
CAMPBELL	2260 S WINCHESTER BL, CAM	95008	41204014		High Density Mixed-Use	HD-MU	34	45	0.51	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	15	17			
CAMPBELL	2375 S WINCHESTER BL, CAM	95008	30536013	T	Transit-Oriented Mixed Us	TO-MU	57	75	1.57	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	6	0	23	29			0.5-acre capacity
CAMPBELL	290 DILLON AVE, CAMPBELL, (	95008	41208072		Transit-Oriented Mixed Us	TO-MU	57	75	2.76	IND,CORPORATION	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	112	46	0	158	City-Owned Corp Yard		
CAMPBELL	971 E HAMILTON AV, CAMPE	95008	28225001		Transit-Oriented Mixed Us	TO-MU	57	75	1.14	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	65	0	0	65			
CAMPBELL	877 E HAMILTON AV, CAMPE	95008	28225002		Transit-Oriented Mixed Us	TO-MU	57	75	1.2	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	69	0	0	69			
CAMPBELL	45 3RD ST, CAMPBELL, CA 950	95008	27938087		High Density Mixed-Use	HD-MU	34	45	0.64	RES,5 OR MORE FAI	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	19	3	22			
CAMPBELL	1661 S BASCOM AV, CAMPBE	95008	28802011		Transit-Oriented Mixed Us	TO-MU	57	75	0.56	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	6	0	26	32			
CAMPBELL	1657 S BASCOM AV, CAMPBE	95008	28802018		Transit-Oriented Mixed Us	TO-MU	57	75	0.35	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	16	20			
CAMPBELL	1777 S BASCOM AV, CAMPBE	95008	28802030		Commercial-Corridor Mixe	CC-MU	45	60	1.34	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	60	0	0	60			
CAMPBELL	1825 S BASCOM AV, CAMPBE	95008	28803015		Commercial-Corridor Mixe	CC-MU	45	60	0.64	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	24	29			
CAMPBELL	1970 S BASCOM AV, CAMPBE	95008	28809096		High Density Mixed-Use	HD-MU	34	45	0.5	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	15	17			
CAMPBELL	499 E HAMILTON AVE, CAMPE	95008	27930051		Transit-Oriented Mixed Us	TO-MU	57	75	1.23	VACANT,URBAN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	44	26	0	70			
CAMPBELL	251 LLEWELLYN AV, CAMPBE	95008	30517017		Medium Density Residentia	MDR	18.75	25	5.54	INS,CHILDCARE,PRE	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	52	52	0	104			
CAMPBELL	60 W HAMILTON AV, CAMPB	95008	30521003		Commercial-Corridor Mixe	CC-MU	45	60	1.21	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	51	4	0	55			
CAMPBELL	1769 S WINCHESTER BL, CAM	95008	30521012		Commercial-Corridor Mixe	CC-MU	45	60	1.95	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	68	0	0	68			1.5-acre capacity
CAMPBELL	1763 S WINCHESTER BL, CAM	95008	30521022		Commercial-Corridor Mixe	CC-MU	45	60	3.49	SOC,CHURCHES	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	68	0	0	68			1.5-acre capacity
CAMPBELL	2400 S WINCHESTER BL, CAM	95008	41202003		Transit-Oriented Mixed Us	TO-MU	57	75	1.6	VACANT,URBAN	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	85	0	0	85	VTA-Owned: Winchester Light Rail Station		1.5-acre capacity
CAMPBELL	525 E HAMILTON AV, CAMPE	95008	27931006		High Density Mixed-Use	HD-MU	34	45	5.72	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	46	4	0	50			1.5-acre capacity
CAMPBELL	54 W RINCON AV, CAMPBELL	95008	30533017		Neighborhood Commercia	NC-MU	18.75	25	0.18	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
CAMPBELL	2325 S WINCHESTER BL, CAM	95008	30534006		High Density Mixed-Use	HD-MU	34	45	0.54	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	4	0	14	18			
CAMPBELL	2507 S WINCHESTER BL, CAM	95008	30536004	U	Transit-Oriented Mixed Us	TO-MU	57	75	1.56	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	18	0	71	89			
CAMPBELL	2523 S WINCHESTER BL, #A-#	95008	30536005	U	Transit-Oriented Mixed Us	TO-MU	57	75	0.7	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8	0	32	40			
CAMPBELL	2565 S WINCHESTER BL, CAM	95008	30539050	U	Transit-Oriented Mixed Us	TO-MU	57	75	1.73	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	21	0	77	98			
CAMPBELL	2415 WINCHESTER BL, CAM	95008	30536008		Transit-Oriented Mixed Us	TO-MU	57	75	3.27	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	12	0	45	57			1-acre capacity
CAMPBELL	2345 WINCHESTER BL, CAM	95008	30536011	T	Transit-Oriented Mixed Us	TO-MU	57	75	0.31	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	15	18			
CAMPBELL	750 W HAMILTON AV, CAMP	95008	30739030		Commercial-Corridor Mixe	CC-MU	45	60	0.7	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	27	31			
CAMPBELL	600 E HAMILTON AV, CAMPE	95008	27932010	I	Transit-Oriented Mixed Us	TO-MU	57	75	3.87	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	36	185	221			
CAMPBELL	600 E HAMILTON AV, CAMPE	95008	27932012	I	Transit-Oriented Mixed Us	TO-MU	57	75	3.41	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	0	164	195			
CAMPBELL	816 W HAMILTON AV, CAMP	95008	30740040		Commercial-Corridor Mixe	CC-MU	45	60	1.04	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	47	0	0	47			
CAMPBELL	780 W HAMILTON AV, CAMP	95008	30740041		Commercial-Corridor Mixe	CC-MU	45	60	0.91	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	41	0	0	41			
CAMPBELL	100 N SAN TOMAS AQUINO R	95008	30750083		Commercial-Corridor Mixe	CC-MU	45	60	9.3	COM,SHOPPING CE	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	62	353	415			
CAMPBELL	1440 ELAM AV, CAMPBELL, (	95008	40310070		Neighborhood Commercia	NC-MU	18.75	25	2.15	VACANT,URBAN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	0	28	40			
CAMPBELL	675 CAMPBELL TECHNOLOGY	95008	41229011	K	High Density Mixed Use	HD-MU	34	45	4.98	IND,MFG,RESEARCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	158	11	0	169			
CAMPBELL	635 CAMPBELL TECHNOLOGY	95008	41229015	K	High Density Mixed Use	HD-MU	34	45	3.75	IND,MFG,RESEARCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	112	15	0	128			
CAMPBELL	655 CAMPBELL TECHNOLOGY	95008	41229012	K	High Density Mixed Use	HD-MU	34	45	4.9	IND,MFG,RESEARCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	140	27	0	167			
CAMPBELL	1200 SMITH AV, CAMPBELL,	95008	40606009	H	Neighborhood Commercia	NC-MU	18.75	25	0.12	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2			
CAMPBELL	900 S SAN TOMAS AQUINO R	95008	40606093	H	Neighborhood Commercia	NC-MU	18.75	25	0.12	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2			
CAMPBELL	920 S SAN TOMAS AQUINO R	95008	40606007	H	Neighborhood Commercia	NC-MU	18.75	25	0.25	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5			
CAMPBELL	1627 S BASCOM AV, CAMPBE	95008	28802007	L	Transit-Oriented Mixed Us	TO-MU	57	75	0.23	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	11	13			
CAMPBELL	1645 S BASCOM AV, CAMPBE	95008	28802009	L	Transit-Oriented Mixed Us	TO-MU	57	75	0.35	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	16	20			
CAMPBELL	1639 S BASCOM AV, CAMPBE	95008	28802008	L	Transit-Oriented Mixed Us	TO-MU	57	75	0.32	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	14	18			
CAMPBELL	116 RAILWAY AV, CAMPBELL	95008	41209001		Commercial-Corridor Mixe	CC-MU	45	60	0.19	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	7	9			
CAMPBELL	90 RAILWAY AV, CAMPBELL,	95008	41209002		Commercial-Corridor Mixe	CC-MU	45	60	0.19	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	7	9			
CAMPBELL	86 RAILWAY AV, CAMPBELL,	95008	41209003		Commercial-Corridor Mixe	CC-MU	45	60	0.21	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	8	9			
CAMPBELL	70 RAILWAY AV, CAMPBELL,	95008	41209004	J	Commercial-Corridor Mixe	CC-MU	45	60	0.09	RES,DUPLEX	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	3	4			
CAMPBELL	64 RAILWAY AV, CAMPBELL,	95008	41209005	J	Commercial-Corridor Mixe	CC-MU	45	60	0.18	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	7	8			
CAMPBELL	48 RAILWAY AV, CAMPBELL,	95008	41209006	Q	Commercial-Corridor Mixe	CC-MU	45	60	0.09	VACANT,URBAN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4			
CAMPBELL	40 RAILWAY AV, CAMPBELL,	95008	41209007	Q	Commercial-Corridor Mixe	CC-MU	45	60	0.1	VACANT,URBAN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	4	5			
CAMPBELL	36 RAILWAY AV, CAMPBELL,	95008	41209008	Q	Commercial-Corridor Mixe	CC-MU	45	60	0.1	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	4	5			
CAMPBELL	20 RAILWAY AV, CAMPBELL,	95008	41209009		Commercial-Corridor Mixe	CC-MU	45	60	0.19	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	7	9			
CAMPBELL	74 DILLON AV, CAMPBELL, C	95008	41209025		Commercial-Corridor Mixe	CC-MU	45	60	0.2	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	8	9			
CAMPBELL	139 DILLON AV, CAMPBELL,	95008	41209020		Commercial-Corridor Mixe	CC-MU	45	60	0.25	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	9	11			
CAMPBELL	89 DILLON AV, CAMPBELL, C	95008	41209016		Commercial-Corridor Mixe	CC-MU	45	60	0.22	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	8	10			
CAMPBELL	61 DILLON AV, CAMPBELL, C	95008	41209014		Commercial-Corridor Mixe	CC-MU	45	60	0.31	IND,WAREHOUSING	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	14	14			
CAMPBELL	131 DILLON AV, CAMPBELL,	95008	41209019	R	Commercial-Corridor Mixe	CC-MU	45	60	0.15	IND,MISC,NON-MF	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	5	7			

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
CAMPBELL	457 SAM CAVA LN, CAMPBE	95008	41209057		Commercial-Corridor Mixe	CC-MU	45	60	0.14	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	5	6			
CAMPBELL	126 DILLON AV, CAMPBELL,	95008	41209023		Commercial-Corridor Mixe	CC-MU	45	60	0.39	IND,MISC,NON-MFG	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	14	18			
CAMPBELL	88 DILLON AV, CAMPBELL, C	95008	41209024		Commercial-Corridor Mixe	CC-MU	45	60	0.21	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	8	9			
CAMPBELL	132 DILLON AV, CAMPBELL,	95008	41209022		Commercial-Corridor Mixe	CC-MU	45	60	0.14	IND,MISC,NON-MFG	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	5	6			
CAMPBELL	103 DILLON AV, CAMPBELL,	95008	41209017		Commercial-Corridor Mixe	CC-MU	45	60	0.1	IND,MISC,NON-MFG	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	4	5			
CAMPBELL	60 DILLON AV, CAMPBELL, C	95008	41209026	G	Commercial-Corridor Mixe	CC-MU	45	60	0.2	IND,NON-MFG,CON	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	8	9			
CAMPBELL	111 DILLON AV, CAMPBELL,	95008	41209018	R	Commercial-Corridor Mixe	CC-MU	45	60	0.21	IND,MISC,NON-MFG	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	8	9			
CAMPBELL	75 DILLON AV, CAMPBELL, C	95008	41209015		Commercial-Corridor Mixe	CC-MU	45	60	0.19	IND,MISC,NON-MFG	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	7	9			
CAMPBELL	1380 W CAMPBELL AV, CAM	95008	40401004	S	High Density Mixed-Use	HD-MU	34	45	0.46	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	14	16			
CAMPBELL	1400 W CAMPBELL AV, CAM	95008	40401036	S	High Density Mixed-Use	HD-MU	34	45	0.59	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	17	20			
CAMPBELL	930 S SAN TOMAS AQUINO R	95008	40606006		Neighborhood Commercia	NC-MU	18.75	25	0.26	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5			
CAMPBELL	1750 S WINCHESTER BL, CAN	95008	27937007	M	Commercial-Corridor Mixe	CC-MU	45	60	0.27	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	11	12			
CAMPBELL	1740 S WINCHESTER BL, CAN	95008	27937008	M	Commercial-Corridor Mixe	CC-MU	45	60	0.21	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	8	9			
CAMPBELL	1708 S WINCHESTER BL, CAN	95008	27937009	M	Commercial-Corridor Mixe	CC-MU	45	60	0.14	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	5	6			
CAMPBELL	2050 S BASCOM AV, CAMPBE	95008	28808053		High Density Mixed-Use	HD-MU	34	45	0.34	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	10	11			
CAMPBELL	2020 S BASCOM AV, CAMPBE	95008	28808079		High Density Mixed-Use	HD-MU	34	45	0.33	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	10	11			
CAMPBELL	2075 S BASCOM AV, CAMPBE	95008	41210044	N	Commercial-Corridor Mixe	CC-MU	45	60	0.21	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	8	9			
CAMPBELL	2089 S BASCOM AV, CAMPBE	95008	41210045	N	Commercial-Corridor Mixe	CC-MU	45	60	0.72	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	28	32			
CAMPBELL	32 SUNNYSIDE AV, CAMPBEL	95008	41204017	V	High Density Mixed-Use	HD-MU	34	45	0.1	COM,RETAIL NOT IN	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3			
CAMPBELL	1500 E HAMILTON AV, CAMP	95008	28813095		Medium-High Density Mixe	MHD-MU	26	30	2.76	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	70	2	0	72			
CAMPBELL	400 W CAMPBELL AV, CAMP	95008	30530009		Neighborhood Commercia	NC-MU	18.75	25	2.94	SOC,CHURCHES	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	49	7	0	56			
CAMPBELL	476 E CAMPBELL AV, CAMPB	95008	41209065		Commercial-Corridor Mixe	CC-MU	45	60	0.32	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	11	14			
CAMPBELL	486 E CAMPBELL AV, CAMPBE	95008	41209063		Commercial-Corridor Mixe	CC-MU	45	60	0.2	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	7	9			
CAMPBELL	35 DILLON AV, CAMPBELL, C	95008	41209013		Commercial-Corridor Mixe	CC-MU	45	60	0.1	PRO,OFFICES,BANK	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	1	3	4			
CAMPBELL	318 W RINCON AV, CAMPBEL	95008	30529007		Medium-High Density Mixe	MHD-MU	26	33	0.91	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	7	13	24			
CAMPBELL	202 W Rincon Ave	95008	30533007		Medium Density Residentia	P-D	14	20	0.51	VACANT,URBAN	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	9	9			
CAMPBELL	600 E Campbell Ave	95008	41209028	B	Central Commercial	C-PD	14	27	0.3	VACANT,URBAN	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	9	0	50	59			All units allocated un
CAMPBELL	600 E Campbell Ave	95008	41209030	B	Central Commercial	C-PD	14	27	0.14	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0				All units allocated un
CAMPBELL	600 E Campbell Ave	95008	41209031	B	Central Commercial	C-PD	14	27	0.28	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0				All units allocated un
CAMPBELL	600 E Campbell Ave	95008	41209029	B	Central Commercial	C-PD	14	27	0.21	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0				All units allocated un
CAMPBELL	1429 Westmont Ave	95008	40310116	C	Low Density Residential	P-D	0	6	0.63	VACANT,URBAN	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	6	6			
CAMPBELL	1443 Westmont Ave	95008	40310117	C	Low Density Residential	P-D	0	6	0.63	VACANT,URBAN	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0				All units allocated un
CAMPBELL	2575 S Winchester Blvd	95008	30539007	D	Residential / Commercial /	P-D	0	27	0.19	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	13	15			
CAMPBELL	2585 S Winchester Blvd	95008	30539008	D	Residential / Commercial /	P-D	0	27	0.17	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0				All units allocated un
CAMPBELL	601 Almarida Dr	95008	27930043		High Density Residential	R-3	21	27	6.49	RES,5 OR MORE FA	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	20	0	40	60			
CAMPBELL	523 Union Ave.	95008	41230045		High Density Residential	R-3	21	27	0.26	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	6	7			
CAMPBELL	16160 E Mozart Ave	95008	42406130		Low Density Residential	R-1	0	6	0.87	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	1	3	4			
CAMPBELL	16244 E Mozart Ave.	95008	42406122		Low Density Residential	R-1	0	6	5.62	RES,SINGLE FAMILY	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	23	25			
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Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
CAMPBELL																					

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
TO-MU	[Note: New Zoning District] This designation
MHD-MU	[Note: New Zoning District] This designation
NC-MU	[Note: New Zoning District] This designation
HD-MU	[Note: New Zoning District] This designation
CC-MU	[Note: New Zoning District] This designation
MDR	[Note: New Zoning District] This medium density residential zoning district is intended for duplexes, apartment buildings, townhomes, and uses in support of, and comparable to, such land uses. See CMC Section 21.08.030.
P-D	[Note: Legacy Zoning District] This zoning des
C-PD	[Note: Legacy Zoning District] This zoning des
R-3	[Note: Zoning District Renamed] Zoning Distr
R-1	The single-family residential zoning district is intended to stabilize and protect the residential characteristics of the district and to encourage a suitable environment for domestic home life. The single-family residential zoning district is intended to provide for detached single-family homes on larger parcels (ranging from six thousand to sixteen thousand square foot parcels). The designation of an area in the single-family zoning district includes establishing a minimum lot area for new subdivisions, expressed as a suffix to the “R-1” zoning map symbol (e.g., R-1-6). The single-family residential zoning district is consistent with the low-density residential land use designations of the General Plan. See CMC Section 21.08.030.

Key:

Development Trends: A: Nonresidential Redevelopment; B: Residential Redevelopment; C: Transit-Oriented Development (TOD Land Use Designation); D: Lot Consolidation; E: Mixed-Use Development Proposed

Redevelopment Factors: F: Expressed Landowner Interest; G: Improvement over Land Value Ratio < 1.0 (if Improvement Value N/A i.e. City-owned, then G given); H: Existing Building more than 40 years old (or vacant lot); I: Existing FAR

Incentives: J: Density increase from previous General Plan (Maximum Density Proposed over Maximum Density Previous: "N/A" if previously non-residential); K: High/Highest Opportunity Resource Area (2022); L: Half-mile from major transit stop

APN	Site No.	Address	Existing Use	Typology	Realistic (Minimum) Density						Development Trends					Redev. Factors				Incentives		
					Density	Units	VL	Low	Mod	AM	A	B	C	D	E	F	G	H	I	J	K	L
28804027	1	1901 S Bascom Av	Pro,Offices,Banks And Clinics	Landowner Interest	57	114	76	26	12	0	A		C		E			H	0.3	N/A	K	L
28824059	4	1980 Hamilton Av	Soc,Churches	Non-Profit	26	26	26	0	0	0	A				E	F	G	N/A	N/A	N/A	K	
30536012	5	2365 Winchester Bl	Com,Shopping Centers,Neighborhood	Underutilized Commerical/Office	57	57	0	12	0	45	A		C	D	E		G		0.3	211%	K	L
40619036	7	700 Hacienda Av	Vacant,Urban	Vacant	18.75	10	1	0	9	0					E		G	H	0	144%	K	
40401031	12.1	60 S San Tomas Aquino Rd	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	28	0	0	5	23	A			D	E			H	0.3	N/A	K	
28804028	17	1875 S Bascom Av	Com,Shopping Centers,Community	Underutilized Commerical/Office	45	45	0	0	45	0	A				E			H	0.4	N/A	K	L
40616041	18	1226 Hacienda Av	Res,Single Family Residence	Landowner Interest	18.75	4	0	0	0	4		B		D	E	F		H	0.1	536%	K	
27946011	19	621 E Campbell Av	Pro,Offices,Banks And Clinics	Underutilized Commerical/Office	34	22	2	2	0	18	A			D	E		G	H	0	126%	K	L
27946012	21	621 E Campbell Av	Pro,Offices,Banks And Clinics	Underutilized Commerical/Office	34	32	0	7	0	25	A				E		G	H	0	126%	K	L
27943055	22	471 E Campbell Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	23	2	2	0	19	A				E			H	0.3	126%	K	L
40616042	23	1216 Hacienda Av	Res,Single Family Residence	Landowner Interest	18.75	9	1	0	8	0		B			E	F	G	H	0.1	536%	K	
27946049	25	573 E Campbell Av	Res,Single Family Residence	Landowner Interest	34	4	0	0	1	3		B			E	F	G	H	0.2	126%	K	L
40316096	27	1265 Burrows Rd	Res,Single Family Residence	Landowner Interest	18.75	11	0	2	9	0		B			E	F	G	H	0.1	536%	K	
27943020	28	56 Foote St	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	48	4	6	0	38	A				E		G		0.3	126%	K	L
40616083	29	1236 Hacienda Av	Res,Single Family Residence	Landowner Interest	18.75	6	0	0	0	6		B			E	F		H	0.1	536%	K	
41202001	30	2470 S Winchester Bl	Pro,Offices,Banks And Clinics	Landowner Interest	57	35	2	5	0	28	A		C		E	F	G	H	0.3	211%	K	L
41202006	31	2290 S Winchester Bl	Pro,Offices,Banks And Clinics	Underutilized Commerical/Office	34	21	0	0	3	18	A				E		G	H	0.3	126%	K	L
41202032	32	2460 S Winchester Bl	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	57	136	29	0	0	107	A		C		E		G	H	0.1	211%	K	L
27946048	33	579 E Campbell Av	Com,Retail Not In Shopping Center	Landowner Interest	34	4	0	0	0	4	A				E	F	G	H	0.3	126%	K	L
27933052	35	500 E Hamilton Av	Com,Retail Not In Shopping Center	Landowner Interest	57	106	69	26	11	0	A		C		E	F	G	H	0.2	N/A	K	L
41204016	36	2240 S Winchester Bl	Com,Retail Not In Shopping Center	Landowner Interest	34	5	0	0	0	5	A			D	E	F		H	0.2	126%	K	L
41205047	39	2120 S Winchester Bl	Com,Retail Not In Shopping Center	Landowner Interest	34	11	0	0	2	9	A				E	F		H	0.3	126%	K	L
40407033	49	320 Virginia Av	Tra,Utilities And Communications	Underutilized Commerical/Office	18.75	39	3	9	0	27	A							H	0	N/A	K	
30739037	51	700 W Hamilton Av	Pro,Offices,Banks And Clinics	Underutilized Commerical/Office	45	175	0	0	25	150	A				E		G	H	0.3	N/A	K	
27935002	56	262 - 282 E Hamilton Av	Pro,Offices,Banks And Clinics	Underutilized Commerical/Office	45	161	0	0	24	137	A				E		G	H	0.3	N/A	K	
41208047	62	176 Gilman Av	Mfg,General(Mixed Uses)	Downtown/East of Light Rail	45	18	0	0	4	14	A				E			H	0.2	167%	K	L
41208048	63	150 Gilman Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	22	0	0	4	18	A				E			H	0.5	167%	K	L
41209032	89	57 Gilman Av	Res,Single Family Residence	Landowner Interest	45	4	0	0	1	3		B			E		G	H	0.1	167%	K	L
41209033	90	63 Gilman Av	Res,Single Family Residence	Landowner Interest	45	9	0	0	1	8		B			E		G	H	0.1	167%	K	L
41209034	91	71 Gilman Av	Ind,Warehousing,Public	Landowner Interest	45	13	0	0	2	11	A				E			H	0.4	167%	K	L
41209035	92.1	85 Gilman Av	Ind,Warehousing,Public	Downtown/East of Light Rail	45	8	0	0	1	7	A			D	E			H	0.5	167%	K	L
41209036	92.2	101 Gilman Av	Ind,Warehousing,Public	Downtown/East of Light Rail	45	9	0	0	2	7	A			D	E			H	0.5	167%	K	L
41209040	93.1	136 Gilman Av	Vacant,Urban	Vacant	45	13	0	0	2	11				D	E		G	H	0	167%	K	L
41209041	93.2	130 Gilman Av	Ind,Warehousing,Public	Landowner Interest	45	13	0	0	2	11	A			D	E		G	H	0.5	167%	K	L
41209042	94.1	100 Gilman Av	Ind,Wholesaling W/Stock Warehousing	Landowner Interest	45	13	0	0	2	11	A			D	E		G	H	0.4	167%	K	L
41209043	94.2	90 Gilman Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Landowner Interest	45	10	0	0	2	8	A			D	E		G	H	0.1	167%	K	L
41209044	95	80 Gilman Av	Ind,Wholesaling W/Stock Warehousing	Landowner Interest	45	16	0	0	2	14	A				E	F		H	0.7	167%	K	L
41209058	97	140 Gilman Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Landowner Interest	45	10	0	0	2	8	A				E		G		0.4	167%	K	L
41210042	100.1	2029 S Bascom Av	Com,Service Stations	Landowner Interest	45	33	0	0	5	28	A			D	E	F	G	H	0.1	N/A	K	
41210062	100.2	980 E Campbell Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	45	41	29	8	4	0	A			D	E		G		0.2	N/A	K	
41210063	100.3	2045 S Bascom Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	45	34	0	0	5	29	A			D	E		G	H	0.1	167%	K	

Key:

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Redevelopment Factors: F: Expressed Landowner Interest; G: Improvement over Land Value Ratio < 1.0 (if Improvement Value N/A i.e. City-owned, then G given); H: Existing Building more than 40 years old (or vacant lot); I: Existing FAR

Incentives: J: Density increase from previous General Plan (Maximum Density Proposed over Maximum Density Previous: "N/A" if previously non-residential); K: High/Highest Opportunity Resource Area (2022); L: Half-mile from major transit stop

APN	Site No.	Address	Existing Use	Typology	Realistic (Minimum) Density						Development Trends					Redev. Factors				Incentives		
					Density	Units	VL	Low	Mod	AM	A	B	C	D	E	F	G	H	I	J	K	L
28224011	116	1475 S Bascom Av	Pro,Offices,Banks And Clinics	Underutilized Commerical/Office	45	160	0	0	24	136	A				E			H	0.4	N/A		L
41204014	119	2260 S Winchester Bl	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	17	0	0	2	15	A				E		G	H	0.1	126%	K	L
30536013	121	2375 S Winchester Bl	Com,Shopping Centers,Neighborhood	Underutilized Commerical/Office	57	29	2	4	0	23	A		C	D	E			H	0.2	211%	K	L
41208072	132	290 Dillon Ave	Ind,Corporation Yard	City	57	158	100	12	46	0	A		C		E		G	H	0	211%	K	L
28225001	135	971 E Hamilton Av	Pro,Offices,Banks And Clinics	Underutilized Commerical/Office	57	65	15	50	0	0	A		C		E		G	H	0.1	N/A		L
28225002	136	877 E Hamilton Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	57	69	53	16	0	0	A		C		E			H	0.4	N/A		L
27938087	139	45 3Rd St	Res,5 Or More Family Units	Landowner Interest	34	22	0	0	19	3		B			E	F			0.7	126%	K	L
28802011	141	1661 S Bascom Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	57	32	2	4	0	26	A		C		E		G	H	0.3	211%	K	L
28802018	143.2	1657 S Bascom Av	Pro,Offices,Banks And Clinics	Landowner Interest	57	20	0	0	4	16	A		C		E			H	0.2	211%	K	L
28802030	145	1777 S Bascom Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	45	60	15	45	0	0	A				E			H	0.3	167%	K	L
28803015	146	1825 S Bascom Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	45	29	0	0	5	24	A				E			H	0.2	167%	K	L
28809096	155	1970 S Bascom Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	17	0	0	2	15	A				E		G	H	0	N/A	K	
27930051	159	499 E Hamilton Ave	Vacant,Urban	Vacant	57	70	23	21	26	0			C		E	F	G	H	0	N/A		L
30517017	162	251 Llewellyn Av	Ins,Childcare,Preschl,Adult Daycare	Non-Profit	18.75	104	26	26	52	0	A					F	G		0.1	N/A	K	
30521003	164	60 W Hamilton Av	Pro,Offices,Banks And Clinics	Landowner Interest	45	55	51	0	4	0	A				E		G	H	0.1	N/A	K	
30521012	165	1769 S Winchester Bl	Com,Retail Not In Shopping Center	Non-Profit	45	68	45	23	0	0	A				E	F	G	H	0.1	167%	K	
30521022	167	1763 S Winchester Bl	Soc,Churches	Non-Profit	45	68	45	23	0	0	A				E	F	G	H	0	167%	K	
41202003	168	2400 S Winchester Bl	Vacant,Urban	Landowner Interest	57	85	23	62	0	0			C		E	F	G	H	0	211%	K	L
27931006	170	525 E Hamilton Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	50	46	0	4	0	A				E				0.4	N/A		L
30533017	179	54 W Rincon Av	Res,Single Family Residence	Landowner Interest	18.75	3	0	0	0	3		B			E	F	G	H	0	N/A	K	L
30534006	188	2325 S Winchester Bl	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	18	2	2	0	14	A				E		G	H	0.2	126%	K	L
30536004	190.1	2507 S Winchester Bl	Com,Shopping Centers,Neighborhood	Underutilized Commerical/Office	57	89	10	8	0	71	A		C	D	E			H	0.2	211%	K	L
30536005	190.2	2523 S Winchester Bl	Com,Shopping Centers,Neighborhood	Underutilized Commerical/Office	57	40	3	5	0	32	A		C	D	E			H	0.3	211%	K	L
30539050	190.3	2565 S Winchester Bl	Com,Shopping Centers,Neighborhood	Underutilized Commerical/Office	57	98	9	12	0	77	A		C	D	E			H	0.4	211%	K	L
30536008	191	2415 Winchester Bl	Com,Shopping Centers,Neighborhood	Underutilized Commerical/Office	57	57	4	8	0	45	A		C		E			H	0.2	211%	K	L
30536011	192	2345 Winchester Bl	Com,Shopping Centers,Neighborhood	Underutilized Commerical/Office	57	18	0	0	3	15	A		C	D	E				0.6	211%	K	L
30739030	197	750 W Hamilton Av	Pro,Offices,Banks And Clinics	Landowner Interest	45	31	0	0	4	27	A				E	F		H	0.1	N/A	K	
27932010	202.1	600 E Hamilton Av	Com,Retail Not In Shopping Center	Landowner Interest	57	221	0	0	36	185	A		C	D	E	F	G	H	0.9	N/A	K	L
27932012	202.2	600 E Hamilton Av	Com,Retail Not In Shopping Center	Landowner Interest	57	195	31	0	0	164	A		C	D	E	F	G	H	1.1	N/A	K	L
30740040	204	816 W Hamilton Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	45	47	30	17	0	0	A				E			H	0.2	167%	K	
30740041	205	780 W Hamilton Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	45	41	8	33	0	0	A				E		G	H	0.2	167%	K	
30750083	207	100 N San Tomas Aquino Rd	Com,Shopping Centers,Neighborhood	Underutilized Commerical/Office	45	415	0	0	62	353	A				E		G	H	0.3	N/A	K	
40310070	209	1440 Elam Av	Vacant,Urban	Vacant	18.75	40	3	9	0	28					E		G	H	0	313%	K	
41229011	214.1	675 Campbell Technology Park Py	Ind,Mfg,Research And Development	Landowner Interest	34	169	90	68	11	0	A			D	E	F			0.5	N/A	K	L
41229015	214.3	635 Campbell Technology Park Py	Ind,Mfg,Research And Development	Landowner Interest	34	128	22	91	15	0	A			D	E	F	G		0.2	N/A	K	L
41229012	214.4	655 Campbell Technology Park Py	Ind,Mfg,Research And Development	Landowner Interest	34	167	140	0	27	0	A			D	E	F	G		0.4	N/A	K	L
40606009	218.1	1200 Smith Av	Com,Retail Not In Shopping Center	Landowner Interest	18.75	2	0	0	2	0	A			D	E	F	G	H	0.1	N/A	K	
40606093	218.2	900 S San Tomas Aquino Rd	Com,Retail Not In Shopping Center	Landowner Interest	18.75	2	0	0	0	2	A			D	E	F	G	H	0.5	N/A	K	
40606007	218.3	920 S San Tomas Aquino Rd	Res,Single Family Residence	Landowner Interest	18.75	5	0	0	0	5		B		D	E	F	G	H	0.1	N/A	K	
28802007	219	1627 S Bascom Av	Pro,Offices,Banks And Clinics	Landowner Interest	57	13	0	0	2	11	A		C	D	E	F	G	H	0.2	211%	K	L
28802009	220	1645 S Bascom Av	Com,Retail Not In Shopping Center	Landowner Interest	57	20	0	0	4	16	A		C	D	E	F	G	H	0.2	211%	K	L

Key:

Development Trends: A: Nonresidential Redevelopment; B: Residential Redevelopment; C: Transit-Oriented Development (TOD Land Use Designation); D: Lot Consolidation; E: Mixed-Use Development Proposed

Redevelopment Factors: F: Expressed Landowner Interest; G: Improvement over Land Value Ratio < 1.0 (if Improvement Value N/A i.e. City-owned, then G given); H: Existing Building more than 40 years old (or vacant lot); I: Existing FAR

Incentives: J: Density increase from previous General Plan (Maximum Density Proposed over Maximum Density Previous: "N/A" if previously non-residential); K: High/Highest Opportunity Resource Area (2022); L: Half-mile from major transit stop

APN	Site No.	Address	Existing Use	Typology	Realistic (Minimum) Density						Development Trends					Redev. Factors				Incentives		
					Density	Units	VL	Low	Mod	AM	A	B	C	D	E	F	G	H	I	J	K	L
28802008	221	1639 S Bascom Av	Com,Retail Not In Shopping Center	Landowner Interest	57	18	0	0	4	14	A		C	D	E	F	G	H	0.3	211%	K	L
41209001	238	116 Railway Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	9	0	0	2	7	A				E			H	0.3	167%	K	L
41209002	239	90 Railway Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	9	0	0	2	7	A				E			H	0.6	167%	K	L
41209003	240	86 Railway Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	9	0	0	1	8	A				E			H	0.1	167%	K	L
41209004	241	70 Railway Av	Res,Duplex	Downtown/East of Light Rail	45	4	0	0	1	3		B		D	E		G	H	0.2	167%	K	L
41209005	242	64 Railway Av	Com,Retail Not In Shopping Center	Downtown/East of Light Rail	45	8	0	0	1	7	A			D	E		G	H	0.2	167%	K	L
41209006	243	48 Railway Av	Vacant,Urban	Vacant	45	4	0	0	0	4				D	E		G	H	0	167%	K	L
41209007	244	40 Railway Av	Vacant,Urban	Downtown/East of Light Rail	45	5	0	0	1	4				D	E		G	H	0	167%	K	L
41209008	245	36 Railway Av	Com,Retail Not In Shopping Center	Downtown/East of Light Rail	45	5	0	0	1	4	A			D	E			H	0.6	167%	K	L
41209009	246	20 Railway Av	Com,Retail Not In Shopping Center	Downtown/East of Light Rail	45	9	0	0	2	7	A				E		G	H	0.5	167%	K	L
41209025	248	74 Dillon Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	9	0	0	1	8	A				E			H	0.5	167%	K	L
41209020	250	139 Dillon Av	Pro,Offices,Banks And Clinics	Downtown/East of Light Rail	45	11	0	0	2	9	A				E		G	H	0.1	167%	K	L
41209016	254	89 Dillon Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	10	0	0	2	8	A				E		G	H	0.4	167%	K	L
41209014	255	61 Dillon Av	Ind,Warehousing,Public	Downtown/East of Light Rail	45	14	0	0	0	14	A				E			H	1.2	167%	K	L
41209019	256	131 Dillon Av	Ind,Misc,Non-Mfg & Heavy Comm Use	Downtown/East of Light Rail	45	7	0	0	2	5	A			D	E			H	0.3	167%	K	L
41209057	257	457 Sam Cava Ln	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	6	0	0	1	5	A				E		G		0.4	167%	K	L
41209023	258	126 Dillon Av	Ind,Misc,Non-Mfg & Heavy Comm Use	Downtown/East of Light Rail	45	18	0	0	4	14	A				E		G	H	0.5	167%	K	L
41209024	259	88 Dillon Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	9	0	0	1	8	A				E			H	0.5	167%	K	L
41209022	260	132 Dillon Av	Ind,Misc,Non-Mfg & Heavy Comm Use	Downtown/East of Light Rail	45	6	0	0	1	5	A				E			H	0.5	167%	K	L
41209017	261	103 Dillon Av	Ind,Misc,Non-Mfg & Heavy Comm Use	Downtown/East of Light Rail	45	5	0	0	1	4	A				E			H	0.5	167%	K	L
41209026	262	60 Dillon Av	Ind,Non-Mfg,Combo Mfg & Non-Mfg	Downtown/East of Light Rail	45	9	0	0	1	8	A			D	E			H	0.5	167%	K	L
41209018	263	111 Dillon Av	Ind,Misc,Non-Mfg & Heavy Comm Use	Downtown/East of Light Rail	45	9	0	0	1	8	A			D	E			H	0.4	167%	K	L
41209015	266	75 Dillon Av	Ind,Misc,Non-Mfg & Heavy Comm Use	Downtown/East of Light Rail	45	9	0	0	2	7	A				E		G	H	0.3	167%	K	L
40401004	269	1380 W Campbell Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	16	0	0	2	14	A			D	E		G	H	0.1	N/A	K	
40401036	270	1400 W Campbell Av	Com,Retail Not In Shopping Center	Underutilized Commerical/Office	34	20	0	0	3	17	A			D	E		G	H	0.2	N/A	K	
40606006	272	930 S San Tomas Aquino Rd	Res,Single Family Residence	Landowner Interest	18.75	5	0	0	0	5		B			E	F	G	H	0.1	313%	K	
27937007	273	1750 S Winchester Bl	Com,Retail Not In Shopping Center	Landowner Interest	45	12	0	0	1	11	A			D	E	F	G	H	0.1	167%	K	
27937008	274	1740 S Winchester Bl	Com,Retail Not In Shopping Center	Landowner Interest	45	9	0	0	1	8	A			D	E	F	G	H	0.5	167%	K	
27937009	275	1708 S Winchester Bl	Com,Retail Not In Shopping Center	Landowner Interest	45	6	0	0	1	5	A			D	E	F		H	0.4	167%	K	
28808053	276	2050 S Bascom Av	Com,Retail Not In Shopping Center	Landowner Interest	34	11	0	0	1	10	A				E	F		H	0.3	N/A	K	
28808079	277	2020 S Bascom Av	Com,Retail Not In Shopping Center	Landowner Interest	34	11	0	0	1	10	A				E	F		H	0.7	N/A	K	
41210044	278	2075 S Bascom Av	Pro,Offices,Banks And Clinics	Landowner Interest	45	9	0	0	1	8	A			D	E	F	G	H	0.2	N/A	K	
41210045	279	2089 S Bascom Av	Com,Retail Not In Shopping Center	Landowner Interest	45	32	0	0	4	28	A			D	E	F		H	0	N/A	K	
41204017	282	32 Sunnyside Av	Com,Retail Not In Shopping Center	Landowner Interest	34	3	0	0	0	3	A			D	E		G	H	0	126%	K	L
28813095	283	1500 E Hamilton Av	Pro,Offices,Banks And Clinics	Landowner Interest	26	72	25	45	2	0	A				E	F	G	H	0.4	N/A	K	
30530009	284	400 W Campbell Av	Soc,Churches	Non-Profit	18.75	56	0	49	7	0	A				E	F		H	0	N/A	K	
41209065	285.1	476 E Campbell Av	Pro,Offices,Banks And Clinics	Downtown/East of Light Rail	45	14	0	0	3	11	A				E		G		0.4	167%	K	L
41209063	285.2	486 E Campbell Av	Pro,Offices,Banks And Clinics	Downtown/East of Light Rail	45	9	0	0	2	7	A				E			H	0	167%	K	L
41209013	285.3	35 Dillon Av	Pro,Offices,Banks And Clinics	Downtown/East of Light Rail	45	4	0	0	1	3	A				E		G	H	0.6	167%	K	L
30529007	286	318 W Rincon Av	Res,Single Family Residence	Downtown/East of Light Rail	26	24	0	4	7	13		B			E			H	0.1	130%	K	

SUMMARY TABLE
EXAMPLES OF 100% AFFORDABLE HOUSING

City	Project	Status	Type/Average Unit Size	Units	Acres	Density DU/AC	FAR	Build. Height	Parking spaces per unit
Belmont	Firehouse Square	Under Construction	Family Housing Average Unit Size: 735 s.f.	66	.72	92	2.44	4 stories 53 ft.	.71
Burlingame	The Village	Under Construction	Workforce & Senior Average Unit Size: 647 s.f.	132	.84	132	3.75	5 stories 61 ft.	1.1
Foster City	Alma Point	Complete 2016	Seniors up to 50% AMI Average Unit size: 588 s.f.	66	.52	127	3.05	4 stories 60 ft.	.59
Mountain View	1701 W. El Camino Real	Under Construction	Up to 60% AMI + Veterans Aver. Unit size: 430 s.f.	67	.49	137	2.31	5 stories 55 ft.	.46
Palo Alto	Wilton Court	Under Construction	30-60% AMI + adults with developmental disabilities Aver. Unit Size: 367 s.f.	59	.46	127	2.0	4 stories	.69
Redwood City	Arroyo Green	Complete 2021	Seniors up to 50% AMI Average Unit Size: 559 s.f.	117	1.36	86	2.36	4 stories 81 ft. 6 in.	.50
San Mateo	Kiku Crossing	Approved	Family up to 80% AMI Average Unit size: 820 s.f.	225	2.41	93	4.2	7 stories 74 ft.	.73
San Mateo	Peninsula Station	Complete 2010	Individuals & Families: 30 to 50% AMI Average Unit Size: 996 s.f.	68	1.0	68	1.95	4 stories 62 ft.	1.7
Sunnyvale	1178 Sonora Court	Pending	Family up to 80% AMI Average Unit Size: not available	176	1.26	140	3.9	7 stories 75 ft. 5 in.	

EXAMPLES OF 100% AFFORDABLE HOUSING

City	Project	Status	Type Average Unit Size	Units	Acres	Density DU/AC	FAR	Build. Height	Parking Spaces Per Unit
Belmont	Firehouse Square	Under Construction	Family Housing Avg. Unit Size: 735 s.f.	66	.72	92	2.44	4 stories 53 ft.	.71



Burlingame	The Village	Under Construction	Workforce & Senior Avg. Unit Size: 647 s.f.	132	.84	132	3.75	5 stories 61 ft.	1.1



Housing Development



Public Parking Garage

Conversion of public parking lot into affordable housing.

City	Project	Status	Type Average Unit Size	Units	Acres	Density DU/AC	FAR	Build. Height	Parking Spaces Per Unit
Foster City	Alma Point	Complete	Senior Housing Avg. Unit Size: 588 s.f.	66	.52	127	3.05	4 stories 60 ft.	.59



Mountain View	1701 W. El Camino Real	Under Construction	Up to 60% AMI + Veterans Avg. Unit Size: 430 s.f.	67	.49	137	2.31	5 stories 55 ft.	.46



City	Project	Status	Type Average Unit Size	Units	Acres	Density DU/AC	FAR	Build. Height	Parking Spaces Per Unit
Palo Alto	Wilton Court	Under Construction	30-60% AMI + adults with developmental disabilities Avg. Unit Size: 367 s.f.	59	.46	127	2.0	4 stories	.69



Redwood City	Arroyo Green	Complete 2021	Senior Housing Avg. Unit Size: 559 s.f.	117	1.36	86	2.36	4 stories 81 ft. 6 in.	.50



City	Project	Status	Type Average Unit Size	Units	Acres	Density DU/AC	FAR	Build. Height	Parking Spaces Per Unit
San Mateo	Kiku Crossing	Approved	Family up to 80% AMI Avg. Unit Size: 820 s.f.	225	2.41	93	4.2	7 stories 74 ft.	.73



San Mateo	Peninsula Station	Complete 2010	Family Housing Avg. Unit Size: 996 s.f.	68	1.0	**68**	1.95	4 stories 62 ft.	1.7



City	Project	Status	Type Average Unit Size	Units	Acres	Density DU/AC	FAR	Build. Height	Parking Spaces Per Unit
Sunnyvale	1178 Sonora Court	Pending	Family up to 80% AMI Not available	176	1.26	140	3.9	7 stories 75 ft. 5 in.	



Key:

Development Trends: A: Nonresidential Redevelopment; B: Residential (or Mixed-Use) Redevelopment; C: Transit-Oriented Development (Near transit and using incentives); D: Lot Consolidation; E: Mixed-Use Development Proposed

Project	Dev. Type	Address	Prior Use	Land Use	Zoning	Units Proposed	Proposed Density	Max. Allowed Density	% of Max Density	Development Trends				
										A	B	C	D	E
202 W Rincon Ave	Pipeline	202 W Rincon Ave	Vacant	Medium Density Residential	P-D	9	18	20	88%		B			
Cresleigh Homes Park View	Pipeline	600 E Campbell Ave	Vacant, Single-Family Residential	Central Commercial	C-PD	59	63	27	235%	A		C	D	E
1429 and 1446 Westmont Avenue	Pipeline	1429 & 1446 Westmont Ave	Vacant	Low Density Residential	P-D	6	10	6	159%		B		D	
2575 and 2585 S Winchester Blvd.	Pipeline	2575 & 2585 S Winchester Blvd	Single-Family Residential	Residential/Commercial/Professional Office	P-D	15	42	27	154%		B	C	D	E
The Fransiscan Campbell Apartments	Pipeline	601 Almarida Dr	Multi-Family Residential	High Density Residential	R-3	60	9	27	34%		B			
Union Townhomes	Pipeline	523 Union Ave	Single-Family Residential	High Density Residential	R-3	7	27	27	100%		B			
Mozart Parcel Map	Pipeline	16160 E Mozart Ave	Single-Family Residential	Low Density Residential	R-1-6	4	5	6	77%		B			
Oak Tree Circle	Pipeline	16160 E Mozart Ave	Single-Family Residential	Low Density Residential	R-1-6	25	4	6	74%		B			
East Mozart Avenue	Prior Campbell Development	16179 E Mozart Ave	Single-Family Residential	Low Density Residential	P-D	30	6	7.93	132%		B			
Sam Cava / Dillon Avenue Townhomes	Prior Campbell Development	280 Dillon	Industrial	Transit Oriented Mixed Use	P-D	118	27	22.64	84%		B	C	D	
St. Anton	Prior Campbell Development	300 Railway Ave	Industrial, Vacant, Single-Family Residential	Commercial-Corridor Mixed Use	P-D	157	27	33.7	125%		B	C	D	
Cresleigh Homes	Prior Campbell Development	540 E Campbell Ave	Industrial, Single-Family Residential	CC/Central Commercial	C-P-D	59	27	36.24	134%	A		C	D	E
Revere	Prior Campbell Development	1725 S Bascom Ave	Commercial	RCPO-Residential/Commercial/Professional Office	P-D	168	27	36.45	135%		B	C	D	E
Cambrian Park Plaza	Nearby San Jose Development	14200 Union Avenue	Commercial Strip Mall	Neighborhood/Community Commercial	CP (PD)	558	51	50	101%	A			D	E
Bascom Gateway Station	Nearby San Jose Development	1410 S Bascom Ave	Commercial Buildings	Neighborhood/Community Commercial	CP (PD)	590	131	50	262%	A		C	D	E
El Paseo & 1777 Saratoga	Nearby San Jose Development	1312 El Paseo De Saratoga	Shopping Center	Regional Commercial	CP (PD)	930	87	N/A	N/A	A			D	E