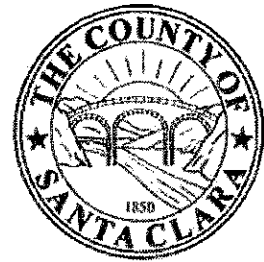


County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110



(ENDORSED)

FILED
OCT 16 2018

October 12, 2018

Honorable Patricia Lucas
Presiding Judge
Santa Clara County Court
191 North First Street
San Jose, CA 95113

Clerk of the Court
Superior Court of CA County of Santa Clara
BY ~~Janice Jones~~ DEPUTY

Regarding: 2017-2018 Civil Grand Jury Final Report – Affordable Housing Crisis: Density is Our Destiny

Honorable Judge Lucas:

As requested, I am responding to Findings 8 and 11 and Recommendations 8, 11a and 11b of the 2017-2018 Civil Grand Jury Final Report – Affordable Housing Crisis: Density is Our Destiny.

Finding 8:

It is unnecessarily difficult to confirm how many BMR units are constructed in a particular year or RHNA cycle because cities and the County only report permitted units.

Response: Agree.

Finding 11:

The VTA is a valuable model for effectively generating BMR housing on publicly owned property.

Response: Partially agree.

Recommendation 8:

All 15 cities and the County should annually publish the number of constructed BMR units, starting in April 2019.

Response: The recommendation has not yet been implemented. BMR permitting and production is typically reported in annual Housing Element Annual Progress Reports prepared by each jurisdiction. The County will publish BMR production separately and on a central website if a central website is developed.

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian
County Executive: Jeffrey V. Smith

Recommendation 11a:

The County should identify or create an agency, modeled after the VTA's Joint Development Program, to coordinate partnerships between developers and both the SCVWD and the County, for the development of BMR housing, by June 30, 2019.

Response: A Board of Supervisors approved response to this recommendation was provided to the Court dated August 20, 2018. I support the response and repeat it here: "The County disagrees partially with Finding 11. The VTA's BMR policy related to building BMR housing on publicly owned property is a valuable model. However, the VTA's policy would be more impactful if the policy required the VTA to issue joint procurements with the local jurisdiction and the County. A collaborative approach would result in a more streamlined entitlement and financing approach.

The County will not implement Recommendation 11a because it is not reasonable. The VTA staff and governing Board set policy and implement development activities on properties owned by VTA. While County staff have been coordinating, facilitating, and supporting development opportunities and partnerships between the County and other government agencies, neither the County, another agency, nor an agency created by the County can establish or implement a joint development program for properties owned by other agencies.

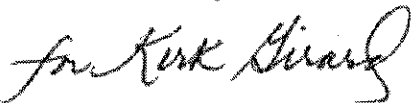
Recommendation 11b:

Parcels suitable for BMR housing should be offered for development by the SCVWD and the County by the end of 2019.

Response: A Board of Supervisors approved response to this recommendation was provided to the Court dated August 20, 2018. I support the response and repeat it here: "The County has and will continue to identify suitable County-owned properties for the development of BMR housing. For example, 160 units of permanent supportive housing are being developed on County-owned property on Senter Road in San Jose. In addition, the County is actively developing BMR housing options for its Grant Avenue property in Palo Alto.

Please feel free to contact me at 408-204-5432 or kirk.girard@pln.sccgov.org.

Sincerely,



Kirk Girard
Director of Planning and Development Services
County of Santa Clara

c: Ky Le, Director, Office of Supportive Housing
Bruce Knopf, Director, Asset and Economic
Development