



Midpeninsula Regional  
Open Space District

R-16-129  
Meeting 16-25  
October 12, 2016

## AGENDA ITEM 8

### AGENDA ITEM

Resolution in Support of Measure A by the Santa Clara County Board of Supervisors

### GENERAL MANAGER'S RECOMMENDATION

Discuss and consider adoption of a resolution in support of the bond measure put forth by the Santa Clara County Board of Supervisors on the ballot for the November 8, 2016 statewide general election.

### SUMMARY

On June 23, 2016, the Santa Clara County Board of Supervisors unanimously approved placing a \$950 million bond proposition on the November 8, 2016 ballot in Santa Clara County. The proposition, which has been assigned the designation of "Measure A", will serve to help create a variety of affordable housing opportunities with the majority of the funds targeted at assisting the lowest income residents and homeless.

At the September 14, 2016 Board meeting, staff made the Board aware of the measure and its potential to forward the District's mission. A majority of the Board directed staff to research the matter.

The Initiative is consistent with the District's mission of open space preservation and habitat restoration in that it would provide much needed housing to vulnerable homeless populations that have on occasion resorted to establishing encampments on the banks of rivers.

### MEASURE AA

This measure has no direct connection to Measure AA Priority Actions.

### DISCUSSION

#### Background:

With the aggressive resurgence of the Bay Area's economy over the last few years, the region has struggled to keep up with rising demands for housing. Santa Clara County has been at the center of this rebound with tens of thousands of jobs created, but very little new housing built in response. Low-income communities have taken the brunt of this demand with housing opportunities affordable to them quickly diminishing. 74% of below median income renters in Santa Clara County are considered "Cost Burdened" paying more than 30% of their income

towards housing costs. 43% are considered “Severely Cost Burdened” paying more than 50% of their income to rent according to 2009-2013 5-year American Community Survey (ACS) data.

Many displaced workers resort to long commutes - some exceeding 50 miles each direction - both within and into Santa Clara County. Others have become homeless. One example that gained recent prominence in the City of San Jose was a stretch of Coyote Creek called “The Jungle” that contained over 300 homeless individuals. In addition to the human and monetary cost of dismantling the encampment there was extensive environmental damage that cost almost \$500,000 to clean-up.

The cost of addressing the problem of homelessness in Santa Clara County is estimated to be approximately \$520 million a year in shelter, health care, social services, and law enforcement costs according to the report “Home Not Found: The Cost of Homelessness in Silicon Valley” commissioned in 2015 for the County of Santa Clara.

If approved by voters, the Initiative would cost commercial and residential property owners an estimated \$12.66 per \$100,000 of assessed property value. The measure requires approval by a 66.67% supermajority of voters in Santa Clara County.

### **Proposal:**

The question to be put before voters is:

*To provide affordable local housing for vulnerable populations including veterans, seniors, the disabled, low and moderate income individuals or families, foster youth, victims of abuse, the homeless and individuals suffering from mental health or substance abuse illnesses, which housing may include supportive mental health and substance abuse services, shall the County of Santa Clara issue up to \$950 million in general obligation bonds to acquire or improve real property subject to independent citizen oversight and regular audits?*

For the Board to consider taking a position on this measure, the following criteria contained within Board Policy 1.11 “Positions on Ballot Measures and Legislative Advocacy” must be met:

“The Board may consider taking a position on the measure/proposition if the measure/proposition:

- i. Would directly impact the District’s finances, responsibilities, legal authority, or operations; AND
- ii. Is in line with or inconsistent with the District’s mission and/or commitment to preserve open space within its boundaries and sphere of influence. “

The primary means by which this measure is consistent with Board Policy is through its potential to directly house homeless who might otherwise establish themselves in parks and along waterways.

A more indirect, but also significant, benefit to the District is the enhancement of affordable housing opportunities to area low-income residents, thereby helping to minimize sprawl and reduce commute-related greenhouse gas generation. The majority of funds – approximately

\$700 million – will go towards housing for extremely low-income and homeless residents. \$100 million is directed towards low-income families (roughly \$85,000 household income for a family of 4). \$150 million would provide affordable housing to moderate income families (roughly \$106,000 household income for a family of 4) along with first-time homebuyer loans. There may be the potential for qualifying District staff to take advantage of these programs.

To date, over 120 Santa Clara County elected officials have endorsed this measure, along with 100 community organizations. Notable endorsements come from the Board of the Santa Clara County Open Space Authority, the Board of the Santa Clara Valley Water District, and the League of Conservation Voters of Santa Clara County.

To date, the Santa Clara County Registrar of Voters has not released the list of arguments in support and opposed to the measure, but it is expected to appear on the website:

<https://eservices.sccgov.org/rov?tab=vg>.

### **FISCAL IMPACT**

There is no fiscal impact associated with adoption of a resolution in support of Santa Clara County Measure A.

### **BOARD COMMITTEE REVIEW**

This item was not previously reviewed by a Board Committee.

### **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act. No additional notice is required.

### **CEQA COMPLIANCE**

This item is not a project subject to the California Environmental Quality Act.

### **NEXT STEPS**

If approved by the Board of Directors, a copy of the resolution in support of the Santa Clara County Measure A will be transmitted to the Yes on A for Affordable Housing campaign.

#### **Attachment**

1. Resolution of the Board of Directors of the Midpeninsula Regional Open Space District Supporting Santa Clara County Measure A.

Responsible Department Head:  
Shelly Lewis, Public Affairs Manager

Prepared by:  
Joshua Hugg, Legislative/External Affairs Specialist

Contact Person:  
Shelly Lewis, Public Affairs Manager

**RESOLUTION 16-\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT SUPPORTING  
“MEASURE A” AS PUT TO THE VOTERS BY THE SANTA CLARA  
COUNTY BOARD OF SUPERVISORS**

**WHEREAS**, Santa Clara County has struggled to keep up with the rising demand for housing due to the economy’s resurgence over the last few years and the rebound of tens of thousands of jobs created; and,

**WHEREAS**, on June 23, 2016, the Santa Clara County Board of Supervisors unanimously approved placing a \$950 million bond proposition on the November 8, 2016 ballot in Santa Clara County; and,

**WHEREAS**, the proposition will serve to help create a variety of affordable housing opportunities with the majority of the funds targeted at assisting the lowest income residents and homeless; and,

**WHEREAS**, the Initiative is consistent with the District’s mission of open space preservation and habitat restoration in that it would provide much needed housing to vulnerable homeless populations that have on occasion resorted to establishing encampments on the banks of rivers creating pollution and endangering riparian corridors; and,

**NOW THEREFORE BE IT RESOLVED** that the Board of Directors of the Midpeninsula Regional Open Space District hereby endorses Measure A, as put to the voters by the Santa Clara County Board of Supervisors.

**PASSED AND ADOPTED** by the Board of Directors of the Midpeninsula Regional Open Space District on \_\_\_\_, 2016, at a regular meeting thereof, by the following vote:

\* \* \* \* \*

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ATTEST:**

**APPROVED:**

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Secretary  
Board of Directors

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President  
Board of Directors

**APPROVED AS TO FORM:**

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General Counsel

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.

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District Clerk