

MONTE SERENO 6th CYCLE HOUSING ELEMENT (2023-2031)

Adoption Draft: May 2024 (Corrected)

CITY OF MONTE SERENO

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1.1 Introduction

This 2023-2031 Housing Element represents the City of Monte Sereno's intent to plan for the housing needs of the Monte Sereno community while meeting the State's housing goals as set forth in Article 10.6 of the California Government Code. The California State Legislature has identified the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. The Monte Sereno Housing Element represents a sincere and creative effort to meet local and regional housing needs within the constraints of a fully established built-out community, limited land availability and extraordinarily high costs of land and housing.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This 6th Cycle Housing Element covers the planning period 2023 through 2031 and replaces the City's 5th Cycle Housing Element that covered the period 2015 through 2023.

Per State Housing Element law, the document must be periodically updated to:

- Outline the community's housing production objectives consistent with State and regional growth projections;
- Describe goals, policies and implementation strategies to achieve local housing objectives;
- Examine the local need for housing with a focus on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze potential constraints to new housing production;
- Evaluate the Housing Element for consistency with other General Plan elements; and
- Evaluate Affirmatively Furthering Fair Housing.

1.2 California's Housing Crisis

The 6th Cycle Housing Element update comes at a critical time because California is experiencing a housing crisis, and as is the case for all jurisdictions in California, Monte Sereno must play its part in meeting the growing demand for housing. In the coming 20-year period, Santa Clara County is projected to add 169,700 jobs,¹ which represents a 15 percent increase. These changes will increase

¹ Source: Plan Bay Area, Projections 2040. Association of Bay Area Governments and Metropolitan Transportation Commission, November 2018.

demand for housing across all income levels, and if the region cannot identify ways to significantly increase housing production, it risks worsening the burden for existing lower-income households, many of whom do not have the luxury or skill set to move to a new job center, but that are nonetheless faced with unsustainable increases in housing cost.

If the region becomes less competitive in attracting high-skilled workers and increasingly unaffordable to lower-income workers and seniors, then social and economic segregation will worsen, only exacerbating historic patterns of housing discrimination, racial bias, and segregation. This potentiality has become so acute in recent years that the California Legislature addressed the issue with new legislation in 2018. SB 686 requires all state and local agencies to explicitly address, combat, and relieve disparities resulting from past patterns of housing segregation to foster more inclusive communities. This is commonly referred to as Affirmatively Furthering Fair Housing, or AFFH (more on this below).

Monte Sereno has a good record of meeting its housing needs. In the last housing element cycle (2015 to 2023), for example, the City built 122 housing units. This exceeded Monte Sereno's Regional Housing Needs Allocation (RHNA), which called for the construction of 61 new housing units. Of the units built, over 40 percent (52 units) were affordable to very low-income households.² Most of the housing built came in the form of accessory dwelling units.

1.3 Regional Housing Needs Allocation

The Plan Bay Area 2050 Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.³ This calculation is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. Per Government Code Section 65583(a), the Housing Element must also provide quantification and analysis of projected housing needs for extremely low-income households. The number of units for the extremely low-income level is not assigned by HCD, but is left for quantification by the local jurisdiction. This calculation is based on the HCD approved methodology⁴, assuming that 50 percent of very low-income households qualify as extremely low-

² Source: City of Monte Sereno post construction surveys.

³ HCD divides the RHNA into the following four income categories:

Very Low income: 0-50% of Area Median Income

Low income: 50-80% of Area Median Income

Moderate income: 80-120% of Area Median Income

Above Moderate income: 120% or more of Area Median Income

⁴ <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs>

income households. Almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHNA compared to previous cycles.

On January 12, 2022, ABAG’s adopted RHNA Methodology was approved by HCD. For Monte Sereno, the RHNA to be planned for this cycle is 193 units, a significant increase from the last cycle. [Table 1-1](#) shows the RHNA for Monte Sereno for the period 2023 through 2031.

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low Income ⁵	<30	26
Very Low Income	<50	27
Low Income	51-80	30
Moderate Income	81-120	31
Above Moderate Income	121 +	79
Total		193

SOURCE: ABAG

1.4 Affirmatively Furthering Fair Housing

Assembly Bill 686 (AB 686), signed in 2018, established an independent state mandate on public agencies to affirmatively further fair housing (AFFH). AB 686 extends requirements for federal grantees and contractors to “affirmatively further fair housing,” including requirements in the federal Fair Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

AB 686 requires public agencies to:

- Administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing;
- Not take any action that is materially inconsistent with the obligation to affirmatively further fair housing;

⁵ Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document.

- Ensure that the program and actions to achieve the goals and objectives of the Housing Element affirmatively further fair housing; and
- Include an assessment of fair housing in the Housing Element.

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity. AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues.

An exhaustive AFFH analysis was prepared by Root Policy Research and is included as an appendix to this housing element (see [Appendix A](#)).

Primary AFFH Findings

Following are the primary AFFH findings:

- Monte Sereno differs from the county and Bay area overall for its relatively high proportion of residents identifying as Non-Hispanic White (71 percent in Monte Sereno to 32 percent in Santa Clara County) and small Hispanic population (7 percent in Monte Sereno and 25 percent in the county). Monte Sereno’s proportion of Black/African American and Other or mixed-race residents is similar to the county, in that it is less than 4 percent for both groups;

Fair housing issue and contributing factor(s): Lack of housing that accommodates the comparatively lower incomes of people of color, resulting in a lack of diversity in the city.

- Every census tract in Monte Sereno scores high on educational outcomes, meaning that all areas of the city provide access to strong educational environments. There is little variance in graduation rates among Monte Sereno high schoolers by race and ethnicity. Asian students graduated at a slightly higher rate (98.4 percent) than Hispanic and White students’ graduation rates (95.3 percent and 96.5 percent, respectively). African American students did not have enough students enrolled to accurately measure (less than 11 total). The lowest graduation rate is among students with a disability at 88.1 percent—still very high;
- All tracts in Monte Sereno are White majority. Monte Sereno when viewed in isolation is less segregated than the Bay Area overall, although this is more likely a factor of Monte Sereno’s small geographical size than a product of purposeful community integration;

Fair housing issue and contributing factor(s): Lack of housing that accommodates the lower incomes of people of color, resulting in a lack of diversity in the city.

- Poverty rates are very low for all residents and White and Asian residents experience no poverty according to census data. Low poverty is a factor of a housing market that favors high income households. Monte Sereno has a lower share of very low-income residents than other jurisdictions in the Bay area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate income residents;
- Monte Sereno offers a moderate proximity to jobs, according to HUD’s job proximity index. The city is largely made up of out-commuters who work in high wage professions in the region;
- Since 2015, the housing that has received permits to accommodate growth has largely been priced for the lowest income households, with 43 units permitted for very low-income households—representing 57 percent of all permits. Another 30 permits were issued for housing for above moderate-income households;
- Monte Sereno offers very little diversity of housing types with 96 percent single family detached units; and

Fair housing issue and contributing factor(s): The predominance of single family detached housing in the city has led to an exclusive and high-priced ownership housing market relative to Santa Clara County and the Bay area overall.

- Rental housing is more attainable than ownership housing, with 37% of rental units with rent of less than \$1,500/month. This is on par with the Bay area overall (35 percent renting below \$1,500/month) and better than county (22 percent).⁶

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20 percent Latino, but some neighborhoods are 80 percent Latino while others have nearly no Latino residents, that jurisdiction would have segregated neighborhoods.

⁶ SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

NOTE: Universe: Renter-occupied housing units paying cash rent

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latino residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the creation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development (i.e. large parcel size).

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstein 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix A). The highest levels of racial segregation occur between the Black and white populations. The analysis completed by the Association of Bay Area Governments (ABAG) 2021 report on segregation indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”⁷

However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in

⁷ For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).⁸

Segregation in the City of Monte Sereno

The City of Monte Sereno, akin to other cities within the region and nation experiences patterns of segregation. Segregation is a result of systemic local, regional, and national level economic decisions and land use patterns throughout history, not necessarily an outcome based in the decisions of current-day individual residents of the community. Regardless, the patterns of segregation within the region results in discrepancies in access to resources, amenities, services, and opportunities between residents of different income levels and racial backgrounds (Trounstine 2015).

The historical policies and initiatives that combined with regional trends created present day segregation patterns must be analyzed to address the current state of and challenges faced by Monte Sereno.

The City of Monte Sereno became incorporated in 1957 as a response to pressures of annexation from surrounding cities, such as Los Gatos. As stated in “Battle of Peaceful Mountain” a historical narrative of Monte Sereno written by Monte Sereno’s first Mayor Thomas Inglis, “most of the residents of Monte Sereno wanted to retain the amenities which had attracted them: large lots, modern taxes, natural scenic beauty unimpaired by unsightly billboards...”. The platform that the unincorporated area that is now Monte Sereno ran on when incorporating featured promises of, “country living, strictly residential zoning, preservation of natural scenic beauty, no commercial enterprises, [and] no billboards”.

The intent of incorporating was to maintain the present way of life in Monte Sereno which was limited to large single-family lots. In 1960 the City of Monte Sereno fought against adjacent unincorporated County land being re-zoned for multi-family use. In 1963 the City of Monte Sereno pushed back against a high school that was proposed to be built within the City, stating that the high school would result in “students from outside our City numbering three or four times the number from inside. The resulting diversion from country living, the loss of City tax revenue and the large increase in City expenditures for street construction and maintenance and police protection of the school and against rowdyism would be unfair and unjustified.” The City of Monte Sereno was incorporated on the premise of maintaining a single-family residential town. As a result, the General Plan and Zoning Ordinances maintained the single-family residential zoning, and for the most part, large lot sizes.

⁸ Using a household-weighted median of Bay Area County median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latino residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

The combination of historic land use decisions, unaffordability of housing, as well as regional and national trends of economic discrimination are tied to discriminatory practices that were widespread in that time period. These decisions have resulted in patterns of segregation – both income-related and race-related – to be observed within the community as well as throughout the region as a whole.

The following are highlights of segregation metrics as they apply Monte Sereno:

- Above moderate-income residents are the most segregated compared to other income groups in Monte Sereno. Above moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups;
- Among all income groups, the very low-income population’s segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015;
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has increased between 2010 and 2015. In 2015, the income segregation in Monte Sereno between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions;
- As of 2020, white residents are the most segregated compared to other racial groups in Monte Sereno, as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups;
- Among all racial groups, the white population’s isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020;
- According to the dissimilarity index, within Monte Sereno the highest level of racial segregation is between Black and white residents.⁹ However, local jurisdiction staff should note that this dissimilarity index value is not a reliable data point due to small population size; and
- According to the Theil’s H-Index, neighborhood racial segregation in Monte Sereno declined between 2010 and 2020. Neighborhood income segregation increased between 2010 and 2015.

Regional Segregation

The following are highlights of regional segregation metrics as they apply to Monte Sereno:

- Regarding income groups, Monte Sereno has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents; and

⁹ The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5 percent of the jurisdiction’s total population. ABAG/MTC recommends that when cities have population groups that are less than 5 percent of the jurisdiction’s population, jurisdiction staff could focus on the isolation index or Thiel’s H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

- Monte Sereno has a higher share of white residents than other jurisdictions in the Bay Area as a whole, a lower share of Latino residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

1.5 Overview of Planning Efforts

This section provides an overview of planning and legislative efforts that provide the context for development of the 6th Cycle Housing Element.

Effectiveness of Previous Housing Element

The City of Monte Sereno experienced more development than projected in its Quantified Objectives (122 permits issued v. 61 projected). It met or exceeded its RHNA allocation for very low-income and above moderate-income households. The goals, objectives, policies, and actions in the 2015 Housing Element complied with State Housing Law and provided proper guidance for housing development in the City. In 2023 Housing Element update, objectives for each of the goals have been modified as appropriate to more specifically respond to the housing environment in Monte Sereno from 2023 to 2031. Policies will also be modified as needed to respond to current Housing Element Law and existing and anticipated residential development conditions. See [Appendix E](#) for a complete review and analysis of Monte Sereno's 5th Cycle Housing Element (2015-2023).

New State Laws Affecting Housing

While the City has taken steps throughout the 5th cycle to increase housing production locally, the State passed numerous laws to address California's housing crisis during the same period. As the State passes new legislation in the remainder of the 5th cycle and during the 6th cycle, the City will continue to amend the Municipal Code; to monitor and evaluate policies and programs designed to meet State requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, accessory dwelling unit (ADU) streamlining, and removing local barriers to housing production. The City will implement changes required by State law, likely through amendments to the Monte Sereno Municipal Code. The following is a summary of recent legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th cycle. Please see the section above for a discussion of AB 686 (Affirmatively Furthering Fair Housing).

Incentives for Accessory Dwelling Units

Revisions to state ADU law further incentivized the development of accessory dwelling units (ADUs), through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. The City has amended its regulations and procedures to make it easier and less expensive to build ADUs during the 5th Cycle Housing Element by, for example, exempting ADUs from parking requirements and certain fees. Further changes have recently been incorporated into the City's Municipal Code to ensure compliance with new state legislation that became effective beginning in 2023. In addition to these actions, the City Council approved a 50% building permit fee reduction for up to 225 properties where the property owner has expressed, in writing, their intention to construct an ADU in the next seven years. Additionally, the City will continue to identify other options for incentivizing the construction of ADUs that are available specifically for, and affordable to, lower-income households.

Low-Barrier Navigation Centers

AB 101 requires jurisdictions to allow “low-barrier navigation centers” by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements.

Surplus Public Land

AB 1255 and AB 1486 seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. The City has undertaken the process of identifying any possible surplus lands through the adequate sites inventory of the 6th Cycle Housing Element. However, the only land owned by the City is a 0.6 acre parcel where City Hall and the Annex building are located.

Accelerated Housing Production

AB 2162 and SB 2 address various methods and funding sources that jurisdictions may use to accelerate housing production. The City has used SB 2 grant funding to develop objective standards in order to streamline housing production.

Priority Processing

SB 330 enacted changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 placed new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

Housing and Public Safety

Finally, in response to SB 379 and other recent state legislation, local jurisdictions must update their safety element to comprehensively address climate adaptation and resilience (SB 379) and SB 1035 (2018) and identify evacuation routes (SB 99 and AB 747). These updates are triggered by the 6th Cycle housing element update. This housing element contains an evaluation of the existing safety element and contains programming actions to update the safety element to satisfy the new state requirements. Also, as sites are identified and analyzed for inclusion in the City's housing site inventory, special attention will be paid to the risk of wildfire and the need for evacuation routes. In this way, the City will coordinate updates to all three elements (land-use, housing, and safety), so that it can direct future development into areas that avoid or reduce unreasonable risks while also providing needed housing and maintaining other community planning goals.

Consistency with General Plan

The City of Monte Sereno General Plan was adopted in 2008 and is comprised of the following elements: 1) Land Use; 2) Housing Element; 3) Circulation; 4) Open Space and Conservation; 5) Public Services and Facilities; and 6) Health and Safety.

Monte Sereno's housing element is being updated at this time in conformance with the 2023-2031 update cycle for jurisdictions in the Association of Bay Area Governments (ABAG) region. The housing element builds upon the other general plan elements and contains policies to ensure that it is consistent with other elements of the general plan. As portions of the general plan are amended in the future, the plan (including the housing element) will be reviewed to ensure that internal consistency is maintained.

1.6 Public Participation

The primary purpose of this chapter is to describe the effort made by the City of Monte Sereno to engage all economic segments of the community (including residents and/or their representatives) in the development and update of the housing element. This public participation effort also includes formal consultation, pursuant to Government Code § 65352.3, with representatives from nine Native American tribes that are present and active in the Santa Clara County. It is also responsive to AB 686 (Affirmatively Furthering Fair Housing), which requires local jurisdictions, as they update their housing elements, to conduct public outreach to equitably include all stakeholders in the housing element public participation program.

The 6th cycle RHNA numbers are a sea change for all California communities, and the success of the update process hinged in part on a community outreach and engagement program that was robust, inclusive, and meaningful. COVID-19 has complicated community outreach efforts, but the pandemic has also catalyzed the development of new digital tools that have brought interactive engagement to a new level. One such tool is an all-in-one digital community engagement platform called Engagement HQ, or *Bang the Table* (<https://www.bangthetable.com/>).

Bang the Table

The City of Monte Sereno partnered with *Bang the Table* as a cornerstone of its community outreach and engagement program. Using the “*Bang the Table*” platform, the update team developed an interactive engagement plan that allowed community members to engage on their own time.

Components of the interactive engagement plan included:

- **Website.** At Home in Monte Sereno at <https://athomeinmontesereno.com/> is a dedicated website that provides portal to all of the housing-element-related public engagement activities that are available to members of the public. This includes information on housing element basics, site surveys, an SB 9 survey, and materials from community workshops;
- **Ideas.** These “virtual post-it notes” were a way for Monte Sereno community-members to share what inspired them;
- **Places.** Gathered feedback and photos directly on a map with a simple “pin” drop;
- **Stories.** Helped Monte Sereno better understand, empathize, and relate to others and to all that contributed to the housing element discussion;
- **Guestbook.** Simple, streamlined, and moderated space where Monte Sereno community-members uploaded comments;
- **Q&A.** Received questions in a managed space that accommodated messages through the iterative brainstorming process;
- **Polls.** Questions were posed to get immediate insight with this quick and targeted tool; and
- **Surveys.** Encouraged Monte Sereno community-members to voice their opinions in a convenient way that also helped City staff understand what areas of the city need more encouragement to participate. Aggregate data also helped the city understand generally who is participating with the outreach tools.

Monte Sereno’s community engagement program included an initial presentation to City Council, two (2) community meetings (one via zoom and one in person), multiple post cards mailed to each household/resident, article in the Spring 2022 citywide newsletter, information provided at the annual Citywide picnic, direct emails to interested parties, and online/virtual participation opportunities made possible through *Bang the Table* (described above). Also, as part of this effort, the update team developed a list of organizations that were contacted to participate in the update process, and that list is attached as [Appendix F](#).

Public Participation to Affirmatively Furthering Fair Housing

The Monte Sereno public participation program was also responsive to AFFH, which requires local jurisdictions to conduct public outreach to equitably include all stakeholders in the housing element public participation program (see the discussion above for more complete information on AFFH).

Monte Sereno partnered with West Valley Community Services (WVCS) during the process of drafting the Housing Element update. WVCS is a nonprofit organization founded in 1973 that serves low-income and unhoused individuals and families in the West Valley communities of Santa Clara County. WVCS fights poverty by providing critical food, housing, and support services to the low income and homeless individuals and families in the West Valley communities of Cupertino, Saratoga, West San Jose, Los Gatos, Monte Sereno, and the surrounding mountain regions. In just the past year, 3,168 individuals received critical help from the organization, with 1,207 of those individuals receiving assistance from the agency for the first time. WVCS distributed \$1,265,686 in emergency assistance to help 573 individuals avoid homelessness or move into permanent housing.

Because of West Valley's close interaction with the low-income, unhoused, racially diverse, and non-English-speaking members of our community, the nonprofit organization is well-positioned to engage these individuals, who are most in need of housing and support, in the Housing Element process. Engagement with these populations is necessary to meet Affirmatively Furthering Fair Housing (AFFH) requirements. WVCS has the experience and capacity to support clients emotionally and logistically as they navigate sharing their lived experience, such as experiencing homelessness, navigating affordable housing, and living as low-income individuals. With more than 48 years of operating experience, WVCS has unique expertise that can be leveraged to help clients engage in the Housing Element process.

WVCS recently created the Public Policy Coordinator position to bring the agency into conversations, focusing on uplifting our clients to participate in areas that they don't traditionally have access to. The coordinator spends time in the community and with clients to bring people together and provide education. The coordinator uses expertise and connections with clients, community members, Community Based Organizations (CBOs) and nonprofits to engage the community at-large and help Monte Sereno meet AFFH requirements.

West Valley Community Services provides a continuum of basic needs for the population it serves, which includes an in-house WVCS Market, mobile Park-It Market, supportive services for the unhoused, emergency financial assistance, case management, community access to resources and education, special programs like the Back-to-School supplies and holiday program to support families. WVCS also owns and operates two apartment complexes: Vista Village and Greenwood Court.

Goals for partnering with West Valley Community Services (WVCS) for outreach:

1. Engaging organizations and individuals who represent lower-income and special needs groups to better understand the experiences of housing insecurity throughout the region;
2. Educating Monte Sereno residents and decision-makers about current housing needs; and
3. Building lasting advocacy capacity within populations who have not participated with policy-making processes such as this Housing Element update.

Descriptions of how this public engagement process has impacted this draft policy update can be found in Chapter 2 and reports for Community Meetings are in [Appendix F](#).

Following is a list of activities that took place through the City's partnership with WVCS to increase awareness, education, and advocacy to inform Monte Sereno Housing Element's goals, policies and implementation programs:

- Hosted two Community Meetings, one in-person focused on lived experiences with homelessness, ADUs, and housing insecurity in the west valley, and one virtual focused on Secondary Dwelling Units. Each community meeting involved break-out rooms and a panel of people who shared their experiences and answered live questions;
 - [Community Meeting #1, August 21, 2022](#): The Monte Sereno Picnic Meeting consisted of a panel of three WVCS clients who shared their experiences with barriers to housing, a desire to live near where they work, and their experiences living in an ADU. The panelists had experience in homelessness or housing insecurity;
 - [Community Meeting #2, December 12, 2022](#): The Monte Sereno Community Meeting consisted of a panel of three WVCS clients who shared their experiences with barriers to housing along with their experiences living in an ADU. One panelist was a local property who discussed her experience with renting an ADU at below market rate rent to a local teacher. The panelists had experience in homelessness or housing insecurity;
- Created two videos of WVCS members sharing their experiences, one in relation to homelessness and one in relation to housing insecurity and ADUs;
 - [Housing Perspectives with Denise](#)
 - [Housing Perspectives with Jeanine](#)
- Begun outreach to the faith community by reaching out to faith leaders of various faith groups and meeting with some of them;
- Recruited members for WVCS' Lived Experience Advisory Committee (LEAC) and developed them as leaders and advocates through trainings, actions, and meetings; and
- Gathered feedback from members in relation to the housing element as well as their knowledge of local government and which issues are closest to their hearts.

Tribal Consultation

This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from nine (9) Native American tribes that are present and active in the Santa Clara County.

Review of Draft and Final Housing Element

During the 30-day public comment period, the City received 50 public comments from the At Home in Monte Sereno Housing Element website, and four (4) letters were submitted by email. Review and consideration of all public comments has been executed, and changes to the Housing Element have been completed.

The majority of comments received requested additional information, corrected errors, and requested speeding up the timeline for Program E to review the City's existing SB 9 regulations. This program has been prioritized to be reviewed in 2023.

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2.0 Goals, Policies, and Programs

2.1 Introduction

The City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified four Goals:

- H-1 Facilitate Housing Construction;
- H-2 Provide New Affordable and Equal Opportunity Housing;
- H-3 Maintain and Improve the Existing Housing Stock; and
- H-4 Publicize Resources.

The City has also developed a list of City actions to affirmatively further fair housing, beyond these four goals. This can be found in Section 2.5, Fair Housing Issues, Contributing Factors, and City Actions.

2.2 Meaningful Actions and Public Comments

Public outreach within the region was considered when policies and programs were drafted for this update. Two community meetings were led in partnership with a regional support agency. Details for the meeting can be found in [Appendix F](#). The following [Table 2-1 Policy Matrix with Community Outreach Voices](#) exhibits how the heard voices have translated to policies.

Table 2-1 Policy Matrix with Community Outreach Voices

<p style="text-align: center;">Intentions Heard from AFFH Outreach (Input/quotation (date of contribution))</p>	<p style="text-align: center;">Resulting Policies and Programs</p>
<p>“I’ve always taken care of myself, I’ve always paid my rent, I’ve always done what I’m supposed to do...but in the Silicon Valley, all of a sudden - it was literally overnight - that my rent went to \$2,400. I was paying \$1,200... I couldn’t afford that with the job that I was doing. There are a lot of people that have had houses, which got foreclosed on, and then they became homeless.” (8-21-22)</p> <p>“I want to let everybody know that I’ve been here for about twenty years, and I never had a problem with being at the edge of homelessness because the cost of places were very expensive, that for a single person in Monte Sereno or close by, it’s a difficult thing for one person to afford on such basic salaries...I want to let people know that there are regular people out here that don’t do drugs, don’t drink...that have trouble with finding housing. ADUs are a wonderful thing to have that are single or have a family to get ...out in society. We want to be good people in the community.” (8-21-22)</p>	<p>Policy: H-2.1: Fair Housing H-2.3: Accessory Dwelling Units</p> <hr/> <p>Program: I: Accessory Dwelling Units O: Fair Housing</p>
<p>“The reason why I am taking part in this panel is because I think there should be a change in the housing system and I face a lot of consequences...we were struggling to pay rent on time. I think it is very important to have affordable homes...I have almost been homeless and West Valley helped me come out of my situation. There’s a lot of people like me that need help and need affordable homes.” (8-21-22)</p>	<p>Policy: H-2.3 Accessory Dwelling Units H-2.4 Development Incentives</p> <hr/> <p>Programs: M: Countywide Cooperation</p>
<p>“...Also, there’s an older generation... our social securities don’t pay that much. There’s going to be a lot of elderly that are going to still need housing as well. It’s not just people who don’t make a lot, there’s going to be elderly, young people who can’t afford these skyrocketing rents...having these people stay here and do the jobs that we need is important. It isn’t always about people who are drunks or drug addicts...there’s regular people out there doing regular jobs that need housing.” (12-12-22)</p>	<p>Policy: H-2.2: Housing Options for Seniors</p> <hr/> <p>Programs: J: Special Needs Households K: Seniors and Accessory Dwelling Units</p>
<p>“I remember I would ask my teachers where they would live, and most of them wouldn’t live in the towns I went to school in. I went to elementary to high school in Los Gatos, and most of my teachers don’t live in Los Gatos because they can’t afford to. A lot of them have to commute from areas like Santa Cruz, where that commute is rough every morning...having more opportunity for them to be closer to school - imagine how much more a teacher can be attentive if they’re not having to go through that commute every morning and afternoon...” (12-12-22)</p>	<p>Policy: H-2.1: Fair Housing</p> <hr/> <p>Programs: H: Employee Housing</p>
	<p>Policy:</p>

Intentions Heard from AFFH Outreach (Input/quotation (date of contribution))	Resulting Policies and Programs
<p>“It’d be great to have a one stop shop, that would make the process a lot easier. I know other people who’ve tried to go down the ADU build route and got really frustrated, so if someone else can come and help you along, it would make things a lot easier.”</p> <p>“I didn’t know anything about designing an ADU, and I knew I had to get an architect, and these permitting things, and I had to hire a general contractor, and there’s going to be all these builders in my backyard making a mess. I live alone and I didn’t want to deal with all the change orders and the possible price increase...and not knowing anything about building, they can say anything to me...” (12-12-22)</p>	<p>H-1.1 Efficient Development Processing H-1.2 Housing Design Principles</p> <p>Programs: A: Improve Permit Processing Timelines</p>
<p>“I wish more people knew that not everybody that’s homeless has a choice. I’ve never had a problem with paying my rent, I’ve never had a problem with paying my bills, but ADUs provide homes for people that this crazy rent raise has impacted. We’re good, hardworking people, and ADUs will provide housing for these people to get back on their feet, to get a better job, to help them move forward.” (WVCS ELI Focus Group, 2022)</p>	<p>Policies: H-2.1 Fair Housing H-2.3 Accessory Dwelling Units</p> <p>Programs: I: Accessory Dwelling Units J: Special Needs Housing K: Seniors and Accessory Dwelling Units</p>
<p>“I just needed somebody to give me a chance, and it was so hard, because I had no laptop, and I’d basically lost everything that I owned. It was kind of hard for me to try to find where somebody could just help me out. I would hop on bus after bus to a library just to get computer access and search for any help that was out there.” (WVCS ELI Focus Group, 2022)</p>	<p>Policies: H-2.1 Fair Housing H-4.1 Promote and Enforce Fair Housing</p> <p>Programs: X: Fair Housing Resources</p>
<p>“You’ve got daycare workers, retail people, restaurant workers – those are all minimum wage jobs.... The teachers who work at our school districts can’t afford to live here, neither can firefighters. I think if you all want those things – these workers need a place to live. If they don’t have a place to live, they’ll have to leave.</p> <p>I think it’s really short sighted not to remember that we exist, and that you actually need us. By having affordable housing, we’ll have a place to live... it shouldn’t be a privilege to have a place to live. Everybody deserves a place to live.” (WVCS ELI Focus Group, 2022)</p>	<p>Policies: H-1.3 Adequate Housing Sites H-2.1 Fair Housing H-4.1 Promote and Enforce Fair Housing</p> <p>Programs: H: Employee Housing J: Special Needs Housing X: Fair Housing Resources</p>
<p>“I lived in an ADU for about a year... it was home. I really, really enjoyed having the space where I had a refrigerator and a stove... It was just like a little tiny home. It was very comfortable - big enough for you not to feel like you were</p>	<p>Policies: H-1.3 Adequate Housing Sites H-2.1 Fair Housing</p>

Intentions Heard from AFFH Outreach (Input/quotation (date of contribution))	Resulting Policies and Programs
being squished. ADUs are just terrific because it makes it feel like it's your home." (WVCS ELI Focus Group, 2022)	H-2.3 Accessory Dwelling Units
	Programs: I: Accessory Dwelling Units K: Seniors and Accessory Dwelling Units
"For a single person in Monte Sereno or close by, it's a difficult thing for one person to afford (rent) on such basic salaries... ADUs are a wonderful thing to have to help people that are single or maybe with a family to get their foot in in society. We want to be good people to the community." (WVCS ELI Focus Group, 2022)	Policies: H-1.3 Adequate Housing Sites H-2.1 Fair Housing H-2.3 Accessory Dwelling Units
	Programs: I: Accessory Dwelling Units K: Seniors and Accessory Dwelling Units
"It took me a really long time to find affordable housing, not only because I'm disabled, but because of some challenges with neurodivergence, and also a lot of challenges in getting places and doing things consistently with my capacity." (WVCS ELI Focus Group, 2022)	Policies: H-1.3 Adequate Housing Sites H-2.1 Fair Housing H-4.1 Promote and Enforce Fair Housing
	Programs: J: Special Needs Housing X: Fair Housing Resources
"Centralization is my key thing I'd like to see us doing a much better job of - centralizing the listing... let's provide some transparency. Let's get in there and actually provide information in a central spot for people to gather, so that what resources we do have, we actually can distribute." (WVCS ELI Focus Group, 2022)	Policies: H-2.1 Fair Housing H-4.1 Promote and Enforce Fair Housing
	Programs: X: Fair Housing Resources
"People, when they think about discrimination, they think about race, or gender, or something like that. But there's also financial discrimination that we have to overcome. There's also the discrimination of 'where did you live in the last six months?' I can't put 'I lived in my truck.'" (WVCS ELI Focus Group, 2022)	Policies: H-2.1 Fair Housing
	Programs: P: Low Barrier Navigation Centers

2.3 Summary of Quantified Objectives

Monte Sereno plans for 184 newly-constructed units, 24 units rehabilitated (through Program I: ADU Incentives), and 10 units conserved or preserved (through Program T: Housing Maintenance) for a total of 218 units. [Table 2-2](#) provides an overview of these quantified objectives.

Rehabilitation income distribution is based on responses to the ADU Survey (see [Table 4-3](#)).

Conservation/rehabilitation income distribution is based on existing income distribution in Monte Sereno (see [Figure B-10](#)).

Table 2-2 Quantified Objectives

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Very Low	58	17	2
Low	55	3	2
Moderate	53	3	1
Above Moderate	26	1	5
Totals	192	24	10

SOURCE: City of Monte Sereno, 2023

2.4 Goals, Policies, and Programs

GOAL H-1: FACILITATE HOUSING CONSTRUCTION

Policies

Policy H-1.1 Efficient Development Processing

Remove constraints to the production and availability of housing, consistent with other General Plan policies.

Policy H-1.2 Housing Design Principles

Require that residential development is well-integrated into the natural environment and physical landscape of the site and scenic qualities are preserved such as hills, ridgelines and views.

Policy H-1.3 Adequate Housing Sites

Ensure that sites are provided as needed for a variety of housing types for all income levels to accommodate Monte Sereno’s RHNA for 2023-2031.

GOAL H-2: PROVIDE NEW AFFORDABLE AND EQUAL OPPORTUNITY HOUSING

Policies

Policy H-2.1 Fair Housing

Support special need population groups gaining access to housing and continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of: race, national origin, citizenship/immigration status, primary language, age, religion, disability, sex (including gender identity and sexual orientation), genetic information, marital status, family status (including pregnancy), source of income, and military or veteran status. Support expansion of housing choice for persons and families who are underrepresented in the city relative to the county by developing affordable housing, more diverse and affordable housing types, and affirmatively market availability of units constructed to under-represented households in the county (e.g., through local employers, nonprofit partners, affordable housing listing services).

Policy H-2.2 Housing Options for Seniors

Assist seniors as a growing proportion of the Monte Sereno Community in identifying and developing suitable living situations. Ensure that housing options are affirmatively marketed to under-represented households in the county (e.g., nonprofit partners who serve seniors of color).

Policy H-2.3 Accessory Dwelling Units

Encourage the construction of new Accessory Dwelling Units through incentives, and increased public outreach to meet the need for lower income housing in the City.

Policy H-2.4 Development Incentives

Facilitate the development of affordable housing through incentives and concessions and/or financial assistance.

GOAL H-3: MAINTAIN AND IMPROVE THE EXISTING HOUSING STOCK.

Policies

Policy H-3.1 Property and Housing Conditions

Support the efforts of property owners to maintain and improve homes in Monte Sereno.

Policy H-3.2 Infrastructure

Ensure adequate investments in public services and facilities to maintain a high-quality living environment in older residential neighborhoods.

Policy H-3.3 Energy and Water Conservation

Encourage energy and water conserving practices in the maintenance of existing dwellings and in new residential development.

GOAL H-4: PUBLICIZE RESOURCES

Policies

Policy H-4.1 Promote and Enforce Fair Housing

Continue to promote and enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of: race, national origin, citizenship/immigration status, primary language, age, religion, disability, sex (including gender identity and sexual orientation), genetic information, marital status, family status (including pregnancy), source of income, and military or veteran status.

Table 2-3 Implementation Programs, provides a breakdown of each program, associated policies, quantified objectives, and performance metric(s).

Table 2-3 Implementation Programs

Table 2-3 Implementation Programs	
Goal H-1: Facilitate Housing Construction	
<p>A Improve Permit Processing Timelines</p> <p>Risk and costs associated with the planning entitlement timelines act as a deterrent to housing developers. The City will monitor average processing times for ministerial and discretionary development permits, and use data on processing times and applications to track review times and trends in development. The City will identify revisions to the City’s procedures in order to expedite the development review process, such as removing multiple permit requirements, especially for special needs housing and</p>	Implementation Policies
	H-1.1 Efficient Development Processing
	H-1.2 Housing Design Principles
	H-1.3 Adequate Housing Sites
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Revise procedures by December 2025
	Funding Source
General Fund	
Quantified Objective	

Table 2-3 Implementation Programs

<p>affordable housing for very low, low and moderate-income households.</p>	<p>Increase development by expediting development review process</p> <p>Performance Metric(s)</p> <p># of permits approved during housing cycle</p>
<p>B Site Development Permits</p> <p>Consistent application of City regulations and Design Standards facilitate new development and increase certainty for housing developers. The City will continue to require Site Development Permit approval for all new homes (manufactured homes will continue to be reviewed consistent with state law) and require project consistency with the City Objective Development Design Standards. The following are exempt from Site Development Permit approval in accordance with State Law:</p> <ul style="list-style-type: none"> ▪ Accessory Dwelling Units; and ▪ Units subject to SB 9 California Housing Opportunity and More Efficiency (HOME) Act which enables homeowners to split their single-family residential lot into two separate lots and build up to two new housing units on each. <p>Manufactured homes are currently reviewed in accordance with state law, the City’s Objective Development Design Standards will be updated to expressly state this.</p>	<p>Implementation Policies</p> <p>H-1.1 Efficient Development Processing H-1.2 Housing Design Principles H-1.3 Adequate Housing Sites</p> <p>Responsible Department/Review Authority</p> <p>City Staff and Council</p> <p>Timeframe</p> <p>Annually, ongoing through the 2022-2031 planning period. Design standards related to manufactured housing will be updated by the end of 2024.</p> <p>Funding Source</p> <p>None required</p> <p>Quantified Objective</p> <p>N/A</p> <p>Performance Metric(s)</p> <p>N/A</p>
<p>C Facilitate Parcel Maps</p> <p>Aligning the process for subdivisions of four lots or fewer reduces the administrative burden and incentivizes the establishment of new lots for development. The City will revise Municipal Code Section 13.01.050 by December 2025 to eliminate the Tentative Map requirement for subdivisions of two or more lots and replace it with a Parcel</p>	<p>Implementation Policies</p> <p>H-1.1 Efficient Development Processing H-1.2 Housing Design Principles H-1.3 Adequate Housing Sites</p> <p>Responsible Department/Review Authority</p> <p>City Staff and Council</p> <p>Timeframe</p> <p>2023-2024</p>

Table 2-3 Implementation Programs

<p>Map requirement for four lots or fewer consistent with the Subdivision Map Act.</p>	Funding Source
	General Fund
	Quantified Objective
	10 Above Moderate-income units
	Performance Metric(s)
	# of new units developed
<p>D Flag Lots</p> <p>Flag lots are a method to increase the number of lots in the City available for residential development. The City will evaluate Municipal Code Section 13.02.300 Flag Lot regulations and update the requirements to facilitate new, smaller, flag lots by reducing minimum lot sizes, setbacks and frontage requirements.</p>	Implementation Policies
	H-1.1 Efficient Development Processing H-1.2 Housing Design Principles H-1.3 Adequate Housing Sites
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Amend ordinance and complete necessary General Plan amendments in the period 2023- December 2024
	Funding Source
	General Fund
	Quantified Objective
	10 Above Moderate-income units
	Performance Metric(s)
	# of new units developed
<p>E Review SB9 Regulations</p> <p>The City will review the current SB9 regulations to facilitate new construction in accordance with all State laws, including removing the existing 800 square foot maximum building size allowed for SB 9 projects, as well as any additional modifications that further enhance state law such as requiring two units be constructed on each lot created by an SB9 Urban Lot Split.</p> <p>Constraints will be analyzed, extensive outreach will be undertaken to ensure all sectors of the community have an</p>	Implementation Policies
	H-1.1 Efficient Development Processing H-1.2 Housing Design Principles H-1.3 Adequate Housing Sites
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Amend ordinance by December 2023
	Funding Source
	General Fund
	Quantified Objective

Table 2-3 Implementation Programs

<p>opportunity for input, and necessary code changes will be completed.</p>	<p>10 units, including at least 5 for very low and/or low income households.</p> <p>Performance Metric(s)</p> <p># of new units constructed</p>
<p>F Update the General Plan</p> <p>The City’s 2008 General Plan has a 2025 planning horizon. The document represents the policy direction of the 2008 City Council on community values, ideals and aspirations to govern a shared environment through 2025. The housing environment has changed dramatically since 2008 with land prices, development costs, and housing costs significantly more costly and constrained. Given the age of the General Plan and the changes in the community and region since the Plan’s adoption the City will plan on updating the General Plan.</p>	<p>Implementation Policies</p> <p>H-1.1 Efficient Development Processing H-1.2 Housing Design Principles H-1.3 Adequate Housing Sites</p> <p>Responsible Department/Review Authority</p> <p>City Staff and Council</p> <p>Timeframe</p> <p>Budget and Initiate update in FY 2024-2025</p> <p>Funding Source</p> <p>General Fund</p> <p>Quantified Objective</p> <p>N/A</p> <p>Performance Metric(s)</p> <p>N/A</p>
<p>Goal H-2: Provide New Affordable and Equal Opportunity Housing</p>	
<p>G Development Incentives</p> <p>An effective tool for increasing housing production are development incentives. The City will strengthen their partnership with Santa Clara County Housing Authority to make specific outreach efforts with developers of housing affordable to lower income and special need households annually.</p> <p>The City will also proactively reach out to affordable housing developers and identify development opportunities is made at least annually to affordable housing developers and agencies. The Annual Progress Report will include a status update on this annual outreach and</p>	<p>Implementation Policies</p> <p>H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives</p> <p>Responsible Department/Review Authority</p> <p>City Staff and Council</p> <p>Timeframe</p> <p>Public Forum for Developer Education, Bi-annually with the first forum in 2024.</p> <p>Funding Source</p> <p>General Fund</p> <p>Quantified Objective</p> <p>10 new housing units dedicated to low income or special needs populations.</p>

Table 2-3 Implementation Programs

<p>make adjustments as necessary to achieve program objectives.</p> <p>The City will proactively provide Santa Clara County Housing Authority with biannual invitations to an annual public discussion forum to the construction firms, architects and engineers, environmental engineers, appraisers, and market analysts with whom they partner. Discussion forums will focus on educating the Council on what the needs from the development community may be to better inform potential City development incentives. The City will also assist with identifying and/or applying for project funding from other sources including, but not limited to, CDBG and HOME funds</p>	<p>Performance Metric(s)</p> <p># of low-income and special needs units developed; \$ amount of funding</p>
<p>H Employee Housing</p> <p>Per Health and Safety Code Sections 17021.5 and 17021.6, the City will revise the Municipal Code to allow employee housing serving six or fewer agricultural employees in any residentially zoned areas, subject to the same standards that apply to a single-family residence. Employee housing is rented on a monthly basis and can provide an entry point into the housing market.</p>	<p>Implementation Policies</p> <p>H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives</p> <p>Responsible Department/Review Authority</p> <p>City Staff and Council</p> <p>Timeframe</p> <p>Amend ordinance in the period 2023-2025</p> <p>Funding Source</p> <p>General Fund</p> <p>Quantified Objective</p> <p>Promote housing accessibility to agricultural employees</p> <p>Performance Metric(s)</p> <p>of units available for agricultural employees</p>
<p>I Accessory Dwelling Units</p> <p>Accessory dwelling units are complete independent housing units that can be either detached or attached from an</p>	<p>Implementation Policies</p> <p>H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives</p>

Table 2-3 Implementation Programs

<p>existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner. The City will continue to administer and improve the Accessory Dwelling Units (ADU) Program, with the following actions:</p> <ul style="list-style-type: none"> ▪ Continue to survey affordability, use, and production of ADUs, including amnesty ADUs; annually. If ADU construction goals, affordability goals, or availability/use of such units are not met on an annual basis as reviewed with the Annual Progress Report, within six months of such annual review the city will consider other incentives and re-zoning to ensure the RHNA requirements will be met; ▪ Provide an ADU amnesty program that allows and incentivizes property owners with an unpermitted ADU to obtain permits to legalize the unit through reduced building permit fees (2023). Extensive community outreach on the ADU amnesty program will be undertaken including city-wide mailings, social media postings, and information provided at the City Hall front counter; ▪ Establish incentives for ADU construction by creating a building permit fee waiver/reduction program equaling a 50% discount on building permit fees (2023); 	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Approve program amendments to remove identified constraints to ADU production throughout the 2023-2031 planning period
	Funding Source
	General Fund
	Quantified Objective
	160 total new ADUs, as follows: 24 Extremely Low, 24 Very Low, 48 Low, 48 Moderate; and, 16 above moderate.; ADU Amnesty Program 18 units Legalize 18 unpermitted ADUs to legal units through the amnesty program.
	Performance Metric(s)
	Number of new ADUs constructed or legalized during the housing cycle

Table 2-3 Implementation Programs

<ul style="list-style-type: none">▪ Consider allowing ADUs larger than 1,200 square feet on certain lots to accommodate the needs of large families;▪ Create an outreach program to each resident to inform them of the ADU code allowances and building permit fee waiver/reduction program (2023);▪ Establish pre-approved ADU plans that meet all building, fire, and zoning codes. This would assist property owners with the planning of a new ADU by lowering design costs and streamlining the architectural work. Monte Sereno will work with the Santa Clara County Housing Collaborative on the option of coordinating this program with other local jurisdictions (first quarter 2024);▪ Publish and advertise the available incentives for ADUs through the City website and at City Hall front counter (ongoing);▪ Provide the Accessory Dwelling Unit Handbook published by the State Department of Housing and Community Development (HCD) directly to Monte Sereno residents (2023);▪ Review local ADU regulations to determine where local requirements are more restrictive than the State laws and remove any more restrictive local requirements; and▪ Revise the ADU to ordinance to comply with all State laws (January 2024).	
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Table 2-3 Implementation Programs

<ul style="list-style-type: none"> ▪ Develop and amend AB 1033 ordinance allowing for separate conveyance of ADUs as appropriate and present to Council (August 2024) ▪ If, by December 2025, a lack of staff capacity is preventing the timely review and approval of ADUs, the City will commit to increasing staff capacity with a focus on ADU review (end of 2025). 	
<p>J Special Needs Households</p> <p>Households with Special Needs (including persons with physical and developmental disabilities) oftentimes have difficulty securing affordable and appropriate housing. In order to encourage the development of housing that meets the needs of this population, the City will:</p> <ul style="list-style-type: none"> ▪ Promote the use of Accessory Dwelling Units as an opportunity to provide affordable housing for special needs individuals, such as seniors (and their caregivers) and disabled family members (ongoing, see Program I); ▪ Continue to allow transitional housing, supportive housing and residential care facilities, including group homes for six or less persons, as a use by right in all R-1 neighborhoods (ongoing); ▪ Annually contact nonprofit housing sponsors, such as West Valley Community Services, to coordinate and implement a strategy for developing or making housing available for lower and moderate-income households, including special needs households. And report on this annual proactive 	<p>Implementation Policies</p>
	<p>H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives</p>
	<p>Responsible Department/Review Authority</p>
	<p>City Staff and Council</p>
	<p>Timeframe</p>
	<p>Annually, ongoing through the 2023-2031 planning period</p>
	<p>Funding Source</p>
	<p>General Fund</p>
	<p>Quantified Objective</p>
	<p>Construction of 10 new housing units dedicated to low income or special needs populations (see Program G).</p>
<p>Performance Metric(s)</p>	
<p># of new ADUs or units made available to special needs populations; # of special needs individuals who benefit from regional agencies that receive City support</p>	

Table 2-3 Implementation Programs

<p>outreach in each Annual Progress Report (on an annual basis); and</p> <ul style="list-style-type: none"> Support regional agencies whose purpose is to increase and/or support access to housing for special needs populations. The City's commitments may include information and/or funding (ongoing). 	
<p>K Seniors and Accessory Dwelling Units</p> <p>The City will assist seniors to “age in place” and better utilize existing housing and residential lots by promoting Accessory Dwelling Units as viable housing option. Staff will develop an outreach plan specifically targeted at seniors to encourage the development of ADUs.</p> <p>The City will amend the ordinance to comply with existing law in 2024 and will further analyze how best to remove constraints to ADU construction for seniors, including considering an increase in the maximum ADU size (currently 1,200 square feet) to ensure ADUs are a desirable option by December 2025.</p>	<p>Implementation Policies</p> <p>H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives</p> <p>Responsible Department/Review Authority</p> <p>City Staff and Council</p> <p>Timeframe</p> <p>December 2025</p> <p>Funding Source</p> <p>General Fund</p> <p>Quantified Objective</p> <p>Ensure that seniors have access to housing options that are affordable</p> <p>Performance Metric(s)</p> <p># of new ADUs or units developed to intentionally serve the senior population</p>
<p>L Shared Housing Options</p> <p>The City will explore and implement if appropriate other options to provide additional affordable housing opportunities within its existing housing stock. For example, shared housing or renting rooms would be most appropriate for a community such as Monte Sereno that has many large housing units capable of housing more people. Shared Housing programs, such as COVIA, match persons needing housing with homeowners and others who have space to rent. At a minimum, the City will contact</p>	<p>Implementation Policies</p> <p>H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives</p> <p>Responsible Department/Review Authority</p> <p>City Staff and Council</p> <p>Timeframe</p> <p>Annually, prior to April 1 of each year, ongoing through the 2023-2031 planning period</p> <p>Funding Source</p>

Table 2-3 Implementation Programs

<p>shared housing agencies annually and publicize opportunities on the City website to share housing, including the new Silver Nest program through Project Sentinel.</p> <p>The City will also track proactive outreach actions, which will be made at least annually to property owners who may be interested in a home sharing opportunity. This includes outreach materials at City Hall and at local events, as well as an annual meeting. The Annual Progress Report will include a status update on this annual outreach.</p>	General Fund
	Quantified Objective
	5 Extremely Low and 5 Very Low-Income Persons
	Performance Metric(s)
	# of individuals that participate in the shared housing program
<p>L.2 Facilitate the Development of Affordable Housing for Extremely Low-Income Housing Residents</p> <p>The City will encourage development of housing for extremely-low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in State law.</p>	Implementation Policies
	H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Annually, prior to April 1 of each year, ongoing through the 2023-2031 planning period
	Funding Source
	General Fund
	Quantified Objective
	City contribution towards increasing the supply of affordable housing throughout the region
	Performance Metric(s)
# of ELI units developed and added to existing housing stock; # of new programs created to further AFFH	
<p>M Countywide Cooperation</p> <p>The City will work with nearby communities to explore countywide affordable housing needs and solutions.</p>	Implementation Policies
	H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives

Table 2-3 Implementation Programs

<p>On an annual basis, the City Manager will provide a summary report of activities in cooperation with other jurisdictions and/or agencies to further increase the supply of affordable housing in the County of Santa Clara.</p> <p>Ongoing funding to support housing affordability will be considered annually as part of the budget adoption process.</p> <p>Also, included in this report will be a description of the City’s efforts to meet its RHNA goals. This information will also be included in the City’s annual Housing Element update to HCD.</p>	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Annually, prior to April 1 of each year, ongoing through the 2023-2031 planning period
	Funding Source
	General Fund
	Quantified Objective
	City contribution towards increasing the supply of affordable housing throughout the region
	Performance Metric(s)
	# of affordable units developed and added to existing housing stock; # of new programs created to further AFFH
<p>N Reasonable Accommodation</p> <p>The City will continue to implement its “Reasonable Accommodations” procedures as contained in the Municipal Code. Additionally, current code constraints on Reasonable Accommodation requests including the requirement for a hearing and decision-making surrounding factors A, B, C, and F of Municipal Code section 10.23.050 will be removed from the Municipal Code.</p>	Implementation Policies
	H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Annually, prior to April 1 of each year, ongoing through the 2023-2031 planning period, Municipal Code to be Updated by December 2024
	Funding Source
	General Fund
	Quantified Objective
	N/A
Performance Metric(s)	
N/A	
N.2	Implementation Policies

Table 2-3 Implementation Programs

<p>Group Homes for Seven or More Persons</p> <p>The City will update the Municipal Code to remove the requirement that “Residential Care Homes” are required to be state-licensed facilities, as certain types of group homes may not require a state license.</p>	H-2.1 Fair Housing H-2.4 Development Incentives
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	December 2024
	Funding Source
	General Fund
	Quantified Objective
	N/A
	Performance Metric(s)
	N/A
<p>O Fair Housing</p> <p>The City will work with other organizations to promptly address complaint of discrimination in the sale, rent and development of housing in Monte Sereno.</p> <p>With increased access to fair housing education and sources to remedy issues, it is possible that Monte Sereno may experience an uptick in case reporting, and that this may be seen as progress towards greater accountability with fair housing compliance, overall.</p>	Implementation Policies
	H-2.1 Fair Housing H-2.2 Housing Options for Seniors H-2.3 Accessory Dwelling Units H-2.4 Development Incentives
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Annually, prior to April 1 of each year, ongoing through the 2023-2031 planning period
	Funding Source
	General Fund
	Quantified Objective
	Mitigate and resolve issues arising from housing discrimination
	Performance Metric(s)
# of housing discrimination cases addressed and resolved	
<p>P Low Barrier Navigation Center</p>	Implementation Policies
	H-2.1 Fair Housing H-2.2 Housing Options for Seniors

Table 2-3 Implementation Programs

<p>AB101 (2019) provides a pathway to permanent housing for people experiencing homelessness. In order to comply with State law, the City will amend the Zoning Code definitions to include the definition for “Low Barrier Navigation Center.” The zoning amendment will permit low barrier navigation centers without discretionary action and in compliance with Government Code section 65661.</p>	H-2.3 Accessory Dwelling Units H-2.4 Development Incentives
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Complete by December 2024
	Funding Source
	General Fund
	Quantified Objective
	Increase accessibility to housing opportunities for those experiencing homelessness
	Performance Metric(s)
	# of homeless individuals placed in housing units (compare numbers from PIT count throughout each year of housing cycle)
<p>Q Implement Multi-Family Housing Re-zoning</p> <p>Multi-family zoning encourages and facilitates a variety of housing types including feasibility-tested density, development standards and permit procedures. The City Council has identified two sites along Winchester Boulevard to proceed with rezoning to allow for multifamily housing using the SB10 regulations. The two adjacent sites are located at 15785 and 15791 Winchester Boulevard (APNs 410-10-045, 410-10-046). Each property is approximately 0.4 acres in size, which is a sufficient size to be redeveloped individually or together as one larger project.</p> <p>Winchester Blvd is an arterial street that is served by a VTA bus line. Much of Winchester Blvd is located within the Town of Los Gatos and includes a variety of uses, including multifamily housing.</p>	Implementation Policies
	H-1.3 Adequate Housing Sites H-2.1 Fair Housing
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	June 2025
	Outreach to property owners to begin in June 2024, outreach to potential tenants to begin upon first development application
	Funding Source
	General Fund
	Quantified Objective
Two sites rezoned. The units to be developed will include a total of at least 15 units overall. In addition, two additional applications through new streamlined process developed with at least 20 units.	

Table 2-3 Implementation Programs

	Performance Metric(s)
<p>These parcels are within a typical walking distance from schools, parks, and other amenities:</p> <ul style="list-style-type: none"> • Daves Avenue Elementary School: 1,300 feet • Oak Meadow Park: 0.33 miles • Safeway (470 N. Santa Cruz Ave.): 0.6 miles • Winchester & Daves Rte. 27 Bus Stop: 60 feet <p>The City will facilitate and encourage these newly zoned parcels will be required to be developed as multi-story attached rental apartment typologies at a minimum of 20 du/ac. Affirmative marketing will be required, particularly for reaching applicants that may be large households, female-headed households, farmworkers, or seniors.</p> <p>Additionally, the City will establish a process by which any property owner can request consideration of an SB10 multifamily rezone of their property. These rezones will be the same density range as above. Larger lots that could not meet the density range using SB 10 will be encouraged to consider a (non-SB9) lot split. This will allow for additional multifamily opportunities throughout the City.</p> <p>As part of the program, the City will analyze potential application of SB 10 because:</p> <ul style="list-style-type: none"> ▪ There are unique isolated opportunity sites within the city which may be good candidates for use of this optional state law; ▪ Nearly all of the city’s housing stock is not conducive to lot consolidation or redevelopment, which would be necessary for a multi-family zoning change to 	<p># of sites identified for MF zoning designation; # of housing units available (SB-10 developments will require at least 20 du/ac)</p> <p>Mid-cycle (late 2027) check-in if less than two developments are in progress at that time.</p>

Table 2-3 Implementation Programs

<p>effectively result in new unit construction;</p> <ul style="list-style-type: none">▪ The CEQA exemption applicable for the SB-10 zoning adoption process allows this process to be expedited for more immediate implementation;▪ Enabling up to 10 units on a given parcel within Monte Sereno would enable a greater increase in density for single parcels than is likely to be realistic for most other multi-family zoning processes; and▪ SB-10 allows the jurisdiction local control to determine housing type constructed and ensure the multifamily rental-style units are required. <p>The SB10 request process will be streamlined and ministerial, with minimal fees. The rezone process will use SB 10 as a guide to establish multifamily zoning with appropriate development to facilitate maximum densities on sites.</p> <p>In addition to the SB 10 request process, property owners can request a rezone to a zoning district that allows multifamily housing (RM or P districts). If either zoning district allowing multifamily (RM or P) is applied to a new address, or a new multifamily zoning designation allowing a minimum density of at least 20 du/ac, the RM or P zoning standards will be modified to allow objective/ministerial development using objective design standards.</p> <p>A two-pronged outreach approach will target prospective property owners and tenants and describe the variety of building typologies (e.g., missing middle types such as cottage courts and quadplexes) buildable through SB 10. To identify property owners, the City will have outreach materials at City Hall and</p>	
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Table 2-3 Implementation Programs

<p>at local events, as well as convene outreach meetings annually. In addition, the City will affirmatively market to rental applicants that may be large households, female-headed households, farmworkers, or seniors.</p> <p>The City will conduct a mid-cycle check-in beginning in late 2027 to identify and mitigate any constraints encountered in the program. This could include additional outreach and/or additional incentives to the local SB 10 ordinance or to incentivize rezoning requests. It could also include alternative sites suitable to develop at least 20 units at 20 du/ac. The mitigation program would be completed by January 1, 2028.</p>													
<p>Q.2 SB35 Written Procedures</p> <p>The City will establish written procedures consistent with streamlining procedures of Government Code section 65913.4 (SB 35) to be used if the City becomes subject to such applications by not meeting the RHNA requirements.</p>	<table border="1"> <tr> <td>Implementation Policies</td> </tr> <tr> <td>H-2.1 Fair Housing</td> </tr> <tr> <td>Responsible Department/Review Authority</td> </tr> <tr> <td>City Staff and Council</td> </tr> <tr> <td>Timeframe</td> </tr> <tr> <td>June 2024</td> </tr> <tr> <td>Funding Source</td> </tr> <tr> <td>General Fund</td> </tr> <tr> <td>Quantified Objective</td> </tr> <tr> <td>N/A</td> </tr> <tr> <td>Performance Metric(s)</td> </tr> <tr> <td>N/A</td> </tr> </table>	Implementation Policies	H-2.1 Fair Housing	Responsible Department/Review Authority	City Staff and Council	Timeframe	June 2024	Funding Source	General Fund	Quantified Objective	N/A	Performance Metric(s)	N/A
Implementation Policies													
H-2.1 Fair Housing													
Responsible Department/Review Authority													
City Staff and Council													
Timeframe													
June 2024													
Funding Source													
General Fund													
Quantified Objective													
N/A													
Performance Metric(s)													
N/A													
<p>R Participate In Regional Homelessness Program</p> <p>As shown in the Santa Clara County 2022 Point in Time Survey, the unhoused population in the West Valley region (Saratoga, Cupertino, Campbell, Los Gatos, and Monte Sereno) has increased</p>	<table border="1"> <tr> <td>Implementation Policies</td> </tr> <tr> <td>H-2.1 Fair Housing</td> </tr> <tr> <td>Responsible Department/Review Authority</td> </tr> <tr> <td>City Staff and Council</td> </tr> <tr> <td>Timeframe</td> </tr> <tr> <td>2023-2024</td> </tr> </table>	Implementation Policies	H-2.1 Fair Housing	Responsible Department/Review Authority	City Staff and Council	Timeframe	2023-2024						
Implementation Policies													
H-2.1 Fair Housing													
Responsible Department/Review Authority													
City Staff and Council													
Timeframe													
2023-2024													

Table 2-3 Implementation Programs

<p>even as Monte Sereno’s unhoused homeless population remained at zero.</p> <p>The city will participate in regional efforts, which may include pursuing a Homekey Permanent Supportive Housing project, supporting safe parking programs, cold weather shelter, and hiring an unhoused specialist.</p> <p>The city will review its emergency shelter standards to ensure they are objective, and will revise the maximum number of beds allowed by right from 3 to 15, including eliminating the maximum number of clients provisions. In addition, the City will revise zoning and permit procedures to comply with Government Code section 65583, subdivision (a)(4) (AB 2339) within one year of adoption, including amending the definition of emergency shelters, identifying a zone where residential uses are allowed, ensuring sufficient capacity to facilitate the financial feasibility of at least one emergency shelters (e.g., at least 10-15 beds) in proximity to transportation and services to the extent possible and modifying development standards.</p>	Funding Source
	General Fund
	Quantified Objective
	Increase the opportunities available to the unhoused population.
	Performance Metric(s)
	# of new opportunities available to unhoused population within the region through collaboration with neighboring cities
<p>S Allow Single Room Occupancy Units in all Zoning Districts</p> <p>The City will review and amend the zoning code to allow Single Room Occupancies (SROs), including Transitional and Supportive Housing in the Public Zoning District as a by-right use without discretionary action. This use is already allowed by-right, without discretionary action in all other zoning districts in the City.</p> <p>Any future zoning that allows residential use, including any multifamily or mixed use, must also allow by-right development of SROs, transitional, and permanent</p>	Implementation Policies
	H-1.1 Efficient Development Processing H-2.1 Fair Housing
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	2023-2024
	Funding Source
	General Fund
	Quantified Objective
	N/A
Performance Metric(s)	

Table 2-3 Implementation Programs

supportive housing without discretionary review.	N/A
<p>T Mid-Cycle Evaluation</p> <p>The City will conduct a mid-cycle check-in beginning in late 2027 to evaluate the progress and effectiveness of programs C, D, E, G, L, Q, and U in achieving the overall objective of 75 units. If these programs are not effective in the goal of achieving the objectives of more housing mobility, then the City will consider separate strategies to incentivize development, including amending the ADU ordinance to allow a Supplemental ADU in addition to the ADUs and JADU allowed on each parcel (up to six units per site).</p>	Implementation Policies
	<p>H-1.1 Efficient Development Processing</p> <p>H-2.1 Fair Housing</p> <p>H-1.3 Adequate Housing Sites</p>
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Begin review in late 2027, with strategies initiated by end of June 2028.
	Funding Source
	General Fund
	Quantified Objective
	75 units
	Performance Metric(s)
# of new units constructed	
Goal H-3: Maintain and Improve the Existing Housing Stock	
<p>U Housing Maintenance</p> <p>Maintenance and upkeep of housing is critical to ensure health and safety, prevent major costly damages, and ensure a high-quality housing stock. The City will continue to pursue code enforcement on homes that are not maintained in compliance with City codes.</p>	Implementation Policies
	<p>H-3.1 Property and Housing Conditions</p> <p>H-3.2 Infrastructure</p> <p>H-3.3 Energy Conservation</p>
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Annually, ongoing through the 2023-2031 planning period
	Funding Source
	General Fund
	Quantified Objective
	Close 10 code enforcement cases within the 2023 – 2031 housing cycle
	Performance Metric(s)

Table 2-3 Implementation Programs

	# of units brought into compliance with City Code Enforcement
<p>V Infrastructure Capital Improvements</p> <p>City infrastructure including sewer and roads are critical for housing. The City will review and revise on a biannual basis the Capital Improvement Program (CIP) to identify public infrastructure priorities that will maintain the community's older residential neighborhoods.</p> <p>The City will prioritize the development of a bicycle and pedestrian master plan identified in the 2008 General Plan to further expand mobility options within the City.</p> <p>The City also commits to publicly supporting regional transportation opportunities, including bus and transit that may improve options for current and future residents of Monte Sereno.</p>	Implementation Policies
	H-3.1 Property and Housing Conditions
	H-3.2 Infrastructure
	H-3.3 Energy Conservation
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Biannually, ongoing through the 2023-2031 planning period
	Funding Source
	General Fund
	Quantified Objective
Maintain the City's road conditions at a Pavement Condition Index (PCI) of 70	
Performance Metric(s)	
N/A	
<p>W Energy Conservation</p> <p>Conserving energy helps preserve the integrity of the electrical grid and reduces emissions that contribute to climate change. The City will encourage energy conservation practices for new and existing residential dwelling units by enforcing State and local regulations and encouraging incentives for energy conservation "best practices." Suggested actions include:</p> <ul style="list-style-type: none"> ▪ Continue to offer streamlining and reduced permitting fees for solar panel installations; ▪ Continue to implement the CALGreen building code requirements; 	Implementation Policies
	H-3.1 Property and Housing Conditions
	H-3.2 Infrastructure
	H-3.3 Energy Conservation
	Responsible Department/Review Authority
	City Staff and Council
	Timeframe
	Annually, ongoing through the 2023-2031 planning period
	Funding Source
	General Fund
	Quantified Objective
193 New housing units with energy conservation features that reduce energy usage by an average of 10%.	
Performance Metric(s)	

Table 2-3 Implementation Programs

<ul style="list-style-type: none"> ▪ Continue to evaluate “Reach Codes” for all-electric building requirements; ▪ Provide information regarding rebate programs and energy audits available through PG&E; and ▪ Provide resource materials regarding green building and conservation programs. 	<p># of solar panel installations</p>
<p>X Water Conservation</p> <p>Water conservation is an important component of energy and resource conservation. The City will adopt a water conservation ordinance modeled on Valley Water’s Model Water Efficiency New Development Ordinance, which is responsive to extended drought conditions in California.</p>	<p>Implementation Policies</p>
	<p>H-3.1 Property and Housing Conditions H-3.2 Infrastructure H-3.3 Energy Conservation</p>
	<p>Responsible Department/Review Authority</p>
	<p>City Staff and Council</p>
	<p>Timeframe</p>
	<p>Completed by the end of FY 2023-2024</p>
	<p>Funding Source</p>
	<p>General Fund</p>
	<p>Quantified Objective</p>
	<p>193 New housing units with water conservation features that reduce water usage by an average of 10%.</p>
<p>Performance Metric(s)</p>	
<p># of housing units with water conservation features</p>	
<p align="center">Goal H-4: Publicize Resources</p>	
<p>Y Fair Housing Enforcement</p> <p>Communicating to the public about fair housing laws and available programs is essential to raise awareness and to connect people with resources. The City will provide written information on fair housing laws and resources at the Planning Department counter as well as on the City’s website. Further, the City will</p>	<p>Implementation Policies</p>
	<p>H-4.1 Promote and Enforce Fair Housing</p>
	<p>Responsible Department/Review Authority</p>
	<p>City Staff and Council</p>
	<p>Timeframe</p>
<p>Annually, ongoing through the 2023-2031 planning period</p>	

Table 2-3 Implementation Programs

<p>promote the use of Project Sentinel, a HUD approved housing counseling agency in Santa Clara County as a resource for fair housing information and advisory services.</p>	Funding Source
	General Fund
	Quantified Objective
	With increased awareness, 3 fair housing complaints may be registered over the planning period.
	Performance Metric(s)
	# of fair housing complaints reviewed (this may increase initially with increased awareness)

Source: City of Monte Sereno: EMC Planning Group

Fair Housing Issues, Contributing Factors, and City Actions

The 2023-2031 Housing Element goals, policies, and programs were developed and refined based on community priorities and concerns. Based on community input and an analysis of City capacity, the project team developed a matrix identifying Monte Sereno's primary fair housing issues, their contributing factors, a priority level for the fair housing issues, and City actions to remediate the issue. The fair housing issues identified are:

- A. Lack of housing that accommodates people of lower-income with a disproportionate impact on people of color, resulting in a lack of overall socio-economic and racial diversity in the city. (High Priority)
- B. The predominance of single-family detached housing in the city has led to an exclusive and high-priced ownership housing market relative to Santa Clara County and the Bay area overall. (High Priority)
- C. Lack of sufficient infrastructure to support diverse housing stock. (Low Priority)

Monte Sereno has several housing element programs that make specific, measurable, commitments towards affirmatively furthering fair housing. Through Program I, the City is committed to legalizing 18 unpermitted units through its ADU Amnesty Program and developing at least 160 accessory dwelling units (ADUs), including:

- 24 for Extremely Low income
- 24 for Very Low income
- 48 for Low income
- 48 for Moderate Income
- 16 for Above Moderate Income

Notable programs with specific commitments towards promoting housing mobility, increasing housing choice and affordability throughout the city, include:

- Program C: Facilitate Parcel Maps (10 above moderate income units on lots smaller than typical for the city)
- Program D: Flag Lots (10 above moderate income units on lots smaller than typical for the city)
- Program E: Review SB 9 Regulations (10 units)
- Program G: Development Incentives (10 new housing units dedicated to low income or special needs populations, linked to Program J: Special Needs Housing)
- Program L: Shared Housing Options (10 homeshares)
- Program Q: Implement Muti-Family Housing Re-zoning (15 units on two sites identified, approval of at least two additional applications with 20 units overall, for at least 35 units overall)
- Program U: Housing Maintenance (10 units preserved)

These programs are referred to by Program T, a mid-cycle evaluation program, that commits the City to incentivizing development (including by allowing an additional ADU) if the City is not achieving its housing mobility objectives by late 2027. These programs, along with other

commitments to affirmatively further fair housing, are captured below, organized by fair housing issue:

Table 2-4 Housing Element Programs with Specific Commitments to Affirmatively Further Fair Housing

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
<i>Lack of Lower-Income Housing – High Priority</i>				
<p>Program J: Special Needs Housing</p>	<p>Households with Special Needs (including persons with physical and developmental disabilities) oftentimes have difficulty securing affordable and appropriate housing. In order to encourage the development of housing that meets the needs of this population, the City will:</p> <ul style="list-style-type: none"> - Promote the use of Accessory Dwelling Units as an opportunity to provide affordable housing for special needs individuals, such as seniors (and their caregivers) and disabled family members (ongoing, see Program I); - Continue to allow transitional housing, supportive housing and residential care facilities, 	<p>Annually, ongoing through the 2023-2031 planning period</p>	<p>Town-wide</p>	<p>Construction of 10 new housing units dedicated to low income or special needs populations (see Program G).</p>

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>including group homes for six or less persons, as a use by right in all R-1 neighborhoods (ongoing);</p> <ul style="list-style-type: none"> - Annually contact nonprofit housing sponsors, such as West Valley Community Services, to coordinate and implement a strategy for developing or making housing available for lower and moderate-income households, including special needs households. And report on this annual proactive outreach in each Annual Progress Report (on an annual basis); and <p>Support regional agencies whose purpose is to increase and/or support access to housing for special needs populations. The City's commitments may include information and/or funding (ongoing).</p>			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
<p>Program K: Seniors and Accessory Dwelling Units</p>	<p>The City will assist seniors to “age in place” and better utilize existing housing and residential lots by promoting Accessory Dwelling Units as viable housing option. Staff will develop an outreach plan specifically targeted at seniors to encourage the development of ADUs.</p> <p>The City will amend the ordinance to comply with existing law in 2024 and accompany the updated ordinance with visitability standards. The City will further analyze how best to remove constraints to ADU construction for seniors, including considering an increase in the maximum ADU size (currently 1,200 square feet) if the ADU meets visitability standards. to</p>	<p>Updated ordinance and visitability standards by December 2024; incentive to increase ADU size by December 2025 if no visitable ADUs permitted in 2024.</p>	<p>Town-wide</p>	<p>At least 1 visitable ADU permitted per year.</p>

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	ensure ADUs are a desirable option by December 2025.			
Program L: Shared Housing Options	The City will explore and implement if appropriate other options to provide additional affordable housing opportunities within its existing housing stock. For example, shared housing or renting rooms would be most appropriate for a community such as Monte Sereno that has many large housing units capable of housing more people. Shared Housing programs, such as COVIA, match persons needing housing with homeowners and others who have space to rent. At a minimum, the City will contact shared housing agencies annually and publicize opportunities on the City website to share housing, including the new Silver Nest program through Project Sentinel.	Annually, prior to April 1 of each year, ongoing through the 2023-2031 planning period	Town-wide	Provided shared housing to 5 Extremely Low and 5 Very Low-Income Persons (10 overall)

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>The City will also track proactive outreach actions, which will be made at least annually to property owners who may be interested in a home sharing opportunity. This includes outreach materials at City Hall and at local events, as well as an annual meeting. The Annual Progress Report will include a status update on this annual outreach.</p>			
<i>Diversity of Housing Types - High Priority</i>				
Program B: Site Development Permits	<p>Consistent application of City regulations and Design Standards facilitate new development and increase certainty for housing developers. The City will continue to require Site Development Permit approval for all new homes (manufactured homes will continue to be reviewed consistent with</p>	<p>Annually, ongoing through the 2022-2031 planning period. Design standards related to manufactured housing will be updated by the end of 2024.</p>	Town-wide	<p>190 units developed through objective development design standards (20 units via SB 10, 10 units via SB 9, and 160 ADUs) throughout the planning period.</p>

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>state law) and require project consistency with the City Objective Development Design Standards. The following are exempt from Site Development Permit approval in accordance with State Law:</p> <ul style="list-style-type: none"> - Developments subject to Monte Sereno’s SB 10 ordinance - SB 330-eligible projects - Accessory Dwelling Units - Units subject to SB 9 California Housing Opportunity and More Efficiency (HOME) Act which enables homeowners to split their single-family residential lot into two separate lots and build up to two new housing units on each. <p>Manufactured homes are currently reviewed in accordance with state law, the City’s Objective</p>			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	Development Design Standards will be updated to expressly state this.			
Program C: Facilitate Parcel Maps	Aligning the process for subdivisions of four lots or fewer reduces the administrative burden and incentivizes the establishment of new lots for development. The City will revise Municipal Code Section 13.01.050 by December 2025 to eliminate the Tentative Map requirement for subdivisions of two or more lots and replace it with a Parcel Map requirement for four lots or fewer consistent with the Subdivision Map Act.	2023-2024	Town-wide	Construction of 10 Above Moderate-income units on lots smaller than typical for the city
Program D: Flag Lots	Flag lots are a method to increase the number of lots in the City available for residential development. The City will evaluate Municipal Code Section 13.02.300 Flag Lot regulations and update the requirements to facilitate new, smaller, flag lots by reducing	Amend ordinance and complete necessary General Plan amendments in the period 2023-December 2024	Town-wide	Construction of 10 Above Moderate-income units on lots smaller than typical for the city

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	minimum lot sizes, setbacks and frontage requirements.			
Program E: Review SB 9 Regulations	<p>The City will review the current SB9 regulations to facilitate new construction in accordance with all State laws, including removing the existing 800 square foot maximum building size allowed for SB 9 projects, as well as any additional modifications that further enhance state law such as requiring two units be constructed on each lot created by an SB9 Urban Lot Split.</p> <p>Constraints will be analyzed, extensive outreach will be undertaken to ensure all sectors of the community have an opportunity for input, and necessary code changes will be completed.</p>	Amend ordinance by December 2023	Town-wide	Construction of 10 units, including at least 5 for very low and/or low income households.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
<p>Program G: Development Incentives</p>	<p>An effective tool for increasing housing production are development incentives. The City will strengthen their partnership with Santa Clara County Housing Authority to make specific outreach efforts with developers of housing affordable to lower income and special need households annually.</p> <p>The City will also proactively reach out to affordable housing developers and identify development opportunities is made at least annually to affordable housing developers and agencies. The Annual Progress Report will include a status update on this annual outreach and make adjustments as necessary to achieve program objectives.</p>	<p>Public Forum for Developer Education, Bi-annually with the first forum in 2024.</p>	<p>Town-wide</p>	<p>Construction of 10 new housing units dedicated to low income or special needs populations.</p>

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>The City will proactively provide Santa Clara County Housing Authority with biannual invitations to an annual public discussion forum to the construction firms, architects and engineers, environmental engineers, appraisers, and market analysts with whom they partner. Discussion forums will focus on educating the Council on what the needs from the development community may be to better inform potential City development incentives. The City will also assist with identifying and/or applying for project funding from other sources including, but not limited to, CDBG and HOME funds</p>			
Program I: Accessory Dwelling Units	Accessory dwelling units are complete independent housing units that can be either detached or attached from an existing single-	Approve program amendments to remove identified constraints to ADU	Town-wide	Construction of 160 total new ADUs, including: 24 for Extremely Low income,

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner. The City will continue to administer and improve the Accessory Dwelling Units (ADU) Program, with the following actions:</p> <ul style="list-style-type: none"> - Continue to survey affordability, use, and production of ADUs, including amnesty ADUs; annually. If ADU construction goals, 	<p>production throughout the 2023-2031 planning period</p>		<p>24 for Very Low income, 48 for Low income, 48 for Moderate income; and, 16 for above moderate income. Legalization of 18 unpermitted units through the ADU Amnesty Program.</p>

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>affordability goals, or availability/use of such units are not met on an annual basis as reviewed with the Annual Progress Report, within six months of such annual review the city will consider other incentives and re-zoning to ensure the RHNA requirements will be met;</p> <ul style="list-style-type: none"> - Provide an ADU amnesty program that allows and incentivizes property owners with an unpermitted ADU to obtain permits to legalize the unit through reduced building permit fees (2023). Extensive community outreach on the ADU amnesty program will be undertaken including city-wide mailings, social media postings, and information provided at the City Hall front counter; - Establish incentives for ADU construction by creating a 			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>building permit fee waiver/reduction program equaling a 50% discount on building permit fees (2023);</p> <ul style="list-style-type: none"> - Consider allowing ADUs larger than 1,200 square feet on certain lots to accommodate the needs of large families; - Create an outreach program to each resident to inform them of the ADU code allowances and building permit fee waiver/reduction program (2023); - Establish pre-approved ADU plans that meet all building, fire, and zoning codes. This would assist property owners with the planning of a new ADU by lowering design costs and streamlining the architectural work. Monte Sereno will work with the Santa Clara County Housing Collaborative on the option of coordinating this program 			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>with other local jurisdictions (first quarter 2024);</p> <ul style="list-style-type: none"> - Publish and advertise the available incentives for ADUs through the City website and at City Hall front counter (ongoing); - Provide the Accessory Dwelling Unit Handbook published by the State Department of Housing and Community Development (HCD) directly to Monte Sereno residents (2023); - Review local ADU regulations to determine where local requirements are more restrictive than the State laws and remove any more restrictive local requirements; and - Revise the ADU to ordinance to comply with all State laws (January 2024). - Develop and amend AB 1033 ordinance allowing for separate conveyance of ADUs as appropriate and 			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>present to Council for adoption (August 2024)</p> <p>If, by December 2025, a lack of staff capacity is preventing the timely review and approval of ADUs, the Town will commit to increasing staff capacity with a focus on ADU review (end of 2025)</p>			
<p>Program Q: Implement Multi-Family Housing Re-zoning</p>	<p>Multi-family zoning encourages and facilitates a variety of housing types including feasibility-tested density, development standards and permit procedures. The City Council has identified two sites along Winchester Boulevard to proceed with rezoning to allow for multifamily housing using the SB10 regulations. The two adjacent sites are located at 15785 and 15791 Winchester Boulevard (APNs 410-10-045, 410-10-046). Each property is approximately 0.4 acres in size, which is a sufficient size to be</p>	<p>June 2025</p> <p>Outreach to property owners to begin in June 2024, outreach to potential tenants to begin upon first development application</p>	<p>Town-wide</p>	<p>Two sites rezoned to include 15 overall units. Approval of at least two additional applications with 20 units overall through the new streamlined process. Mid-cycle (late 2027) check-in if less than two developments are in progress at that time.</p>

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>redeveloped individually or together as one larger project.</p> <p>Winchester Blvd is an arterial street that is served by a VTA bus line. Much of Winchester Blvd is located within the Town of Los Gatos and includes a variety of uses, including multifamily housing.</p> <p>These parcels are within a typical walking distance from schools, parks, and other amenities:</p> <ul style="list-style-type: none"> - Daves Avenue Elementary School: 1,300 feet - Oak Meadow Park: 0.33 miles - Safeway (470 N. Santa Cruz Ave.): 0.6 miles - Winchester & Daves Rte. 27 Bus Stop: 60 feet <p>The City will facilitate and encourage these newly zoned parcels will be required to be</p>			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>developed as multi-story attached rental apartment typologies at a minimum of 20 du/ac. Affirmative marketing will be required, particularly for reaching applicants that may be large households, female-headed households, farmworkers, or seniors.</p> <p>Additionally, the City will establish a process by which any property owner can request consideration of an SB10 multifamily rezone of their property. These rezones will be the same density range as above. Larger lots that could not meet the density range using SB 10 will be encouraged to consider a (non-SB9) lot split. This will allow for additional multifamily opportunities throughout the City.</p>			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>As part of the program, the City will analyze potential application of SB 10 because:</p> <ul style="list-style-type: none"> - There are unique isolated opportunity sites within the city which may be good candidates for use of this optional state law; - Nearly all of the city's housing stock is not conducive to lot consolidation or redevelopment, which would be necessary for a multi-family zoning change to effectively result in new unit construction; - The CEQA exemption applicable for the SB-10 zoning adoption process allows this process to be expedited for more immediate implementation; - Enabling up to 10 units on a given parcel within Monte Sereno would enable a greater increase in density 			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>for single parcels than is likely to be realistic for most other multi-family zoning processes; and</p> <ul style="list-style-type: none"> - SB-10 allows the jurisdiction local control to determine housing type constructed and ensure the multifamily rental-style units are required. <p>The SB10 request process will be streamlined and ministerial, with minimal fees. The rezone process will use SB 10 as a guide to establish multifamily zoning with appropriate development to facilitate maximum densities on sites.</p> <p>A two-pronged outreach approach will target prospective property owners and tenants and describe the variety of building typologies (e.g., missing middle types such as</p>			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>cottage courts and quadplexes) buildable through SB 10. To identify property owners, the City will have outreach materials at City Hall and at local events, as well as convene outreach meetings annually. In addition, the City will affirmatively market to rental applicants that may be large households, female-headed households, farmworkers, or seniors.</p> <p>The City will conduct a mid-cycle check-in beginning in late 2027 to identify and mitigate any constraints encountered in the program. This could include additional outreach and/or additional incentives to the local SB 10 ordinance. It could also include alternative sites suitable to develop at least 20 units at 20 du/ac. The</p>			

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	mitigation program would be completed by January 1, 2028.			
<i>Infrastructure – Low Priority</i>				
Program U: Housing Maintenance	Maintenance and upkeep of housing is critical to ensure health and safety, prevent major costly damages, and ensure a high-quality housing stock. The City will continue to pursue code enforcement on homes that are not maintained in compliance with City codes.	Annually, ongoing through the 2023-2031 planning period	Town-wide	Close 10 code enforcement cases within the 2023 – 2031 housing cycle.
Program W: Energy Conservation	Conserving energy helps preserve the integrity of the electrical grid and reduces emissions that contribute to climate change. The City will encourage energy conservation practices for new and existing residential dwelling units by enforcing State and local regulations and encouraging incentives for energy conservation	Annually, ongoing through the 2023-2031 planning period	Town-wide	Construction of 193 new housing units with energy conservation features that reduce energy usage by an average of 10%.

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	<p>“best practices.” Suggested actions include:</p> <ul style="list-style-type: none"> - Continue to offer streamlining and reduced permitting fees for solar panel installations; - Continue to implement the CALGreen building code requirements; - Continue to evaluate “Reach Codes” for all-electric building requirements; - Provide information regarding rebate programs and energy audits available through PG&E; and <p>Provide resource materials regarding green building and conservation programs.</p>			
Program X: Water Conservation	Water conservation is an important component of energy and resource conservation. The City will adopt a water conservation ordinance modeled on Valley Water’s Model Water Efficiency New Development	Completed by the end of FY 2023-2024	Town-wide	Construction of 193 New housing units with water conservation features that reduce water

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metric
	Ordinance, which is responsive to extended drought conditions in California.			usage by an average of 10%.

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Overview of Housing Needs and Constraints

3.1 Introduction

This chapter summarizes housing needs and constraints in the City of Monte Sereno. The analysis of housing needs primarily utilizes data compiled by Association of Bay Area Governments (ABAG) in the “Housing Needs Data Report: Monte Sereno” (ABAG/MTC, Baird + Driskell Community Planning, April 2, 2021), which was approved by the California Department of Housing and Community Development (HCD). For a detailed analysis of housing needs, please see Appendix B—Housing Needs Assessment. Also, for a detailed analysis of governmental and non-governmental constraints, please see [Appendix C—Housing Constraints](#).

3.2 Monte Sereno Overview

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people being able to purchase homes or meet surging rents. The Monte Sereno 6th Cycle Housing Element provides a roadmap for City officials as they join the effort to solve the region’s housing challenges.

Summary of Key Facts

Monte Sereno is a quiet residential community that was incorporated as a response to annexation pressure from surrounding cities. Monte Sereno is a built-out residential community with no central core or downtown area. Early in the City’s history, the beauty and tranquility of the area attracted artists and writers looking for a peaceful and inspirational place to pursue their craft, which included American author John Steinbeck, who wrote the *Grapes of Wrath* while living in the community. In the current context of housing shortages throughout California and particularly the Bay Area, Monte Sereno has faced its unique challenge primarily through the construction of accessory dwelling units. This approach has allowed the community to maintain its essential character while meeting its regional housing obligations.

In Monte Sereno, disparity in housing choice—particularly for low- and moderate-income households living in other parts of the county and in the region—is the main challenge confronting the city. Although Monte Sereno has done well in permitting affordable accessory dwelling units, the City’s lack of vacant land limits its ability to produce standalone affordable housing types, such as apartments. This, in turn, has prevented low- and moderate-income households who exist in the county and broader region from residing in the City. The following provides an overview of housing needs in Monte Sereno:

- Population growth trends in Monte Sereno are significantly lower than the county and regional rates;
- The community differs from the county and Bay area overall for its relatively high proportion of residents identifying as Non-Hispanic White (71 percent in Monte Sereno compared to 32 percent in Santa Clara County) and small Hispanic population (seven percent in Monte Sereno and 25 percent in the county);
- Monte Sereno scores high on educational outcomes, meaning that all areas of the city provide access to strong educational environments;
- Poverty rates are very low for all residents Monte Sereno has a lower share of very low-income residents than other jurisdictions in the Bay area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents;
- Monte Sereno is located close to jobs, but does not have many jobs in the city itself. The city is largely made up of out-commuters who work in high wage professions in the region;
- Since 2015, Monte Sereno has met and surpassed its goal of providing housing for the lowest income households, with 43 units permitted for very low-income households—representing 57 percent of all permits. Another 30 permits were issued for housing for above moderate-income households;
- Nonetheless, Monte Sereno lacks housing that accommodates the lower incomes, resulting in a lack of diversity in the city. Monte Sereno offers a little to no variety of housing types with 96 percent single-family detached units. This predominance of single-family detached housing in the city has led to an exclusive and high-priced ownership housing market relative to Santa Clara County and the Bay area overall;
- In the last decade home prices in Monte Sereno have increased by 75.3 percent, and the largest proportion of homes in the city have a value in excess of \$2 million. The trend is slightly less dramatic for rental housing, but still of concern. For rental housing prices increased by 36.0 percent, and the typical rent for an apartment in Monte Sereno is approximately \$2,700. To afford the typical apartment in Monte Sereno without cost burden, a Monte Sereno household would need to earn \$108,880 annually¹; and

¹ Note that contract rents may differ significantly from, and often being lower than, current listing prices.

- Segregation is essentially absent in Monte Sereno, as all residents live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while none live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. The primary reason for this outcome is that lower-income households are largely absent from the community.

3.3 Overview of Housing Needs

The following section provides an overview of demographic information, housing characteristics, and special housing needs in Monte Sereno. For a more complete discussion of housing needs, see [Appendix B](#).

Population Trends

Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Monte Sereno increased by 3.2 percent since 2000, which is significantly below the 14.8 percent growth rate of the Bay Area. In 2020 the population of Monte Sereno was estimated to be 3,594 according to the Department of Finance. The population of Monte Sereno makes up 0.2 percent of Santa Clara County.² In Monte Sereno, roughly 4.9 percent of its population moved during the past year, a number that is significantly below the regional rate of 13.4 percent. [Table 3-1](#) shows population growth trends for Monte Sereno, Santa Clara County, and the Bay Area as a whole.

Table 3-1 Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Monte Sereno	3,287	3,236	3,483	3,493	3,341	3,465	3,594
Santa Clara Co.	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: California Department of Finance, E-5 series

Population by Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. 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

² To compare the rate of growth across various geographic scales, Figure 2-1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990. NOTE: Universe: Total population; For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In 2019, the median age was 48 years, an increase from the median age of 42 in 2000. The population of those under 15 has increased since 2010, while the 65-and-over population has increased. This reflects a nationwide aging trend related to the large Baby Boom Generation as well as some local characteristics. The City of Monte Sereno is a community with a high quality of life and pleasant climate that encourages residents to stay throughout their lives. Many senior homeowners in Monte Sereno are long-time residents and have a pre-Prop 13 property tax basis. Aging in place, attracting retirees, and high housing costs that favor older, more financially stable households all contribute to the aging trend in the city.

Population by Race/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.³

Since 2000, the percentage of residents in the City of Monte Sereno identifying as White, Non-Hispanic has decreased by 12.6 percentage points, with this 2019 population standing at 2,456. At the same time the percentage of residents of all Other Race of Multiple Races, Non-Hispanic has increased. In absolute terms, the Asian/API, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most. In 2020, 72.3 percent of Monte Sereno's population was White, which is significant below the proportion in the Bay Area as a whole.⁴

Employment

The largest industry in which Monte Sereno residents work is *Financial & Professional Services*, and the largest sector in which Santa Clara residents work is *Health & Educational Services*. For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

Monte Sereno has many more housing than jobs, and this has improved only slightly over time. The jobs-household ratio in Monte Sereno increased from 0.29 to 0.37 jobs per household between 2002 and 2018. This deficit of jobs relative to residents suggests that most people travel outside the

³ 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.

⁴ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

community to work. Monte Sereno has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000).

Household Characteristics

Extremely Low-Income Households

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.

In Monte Sereno, 79.3 percent of households make more than 100 percent of the Area Median Income (AMI)⁵, compared to 8.2 percent making less than 30 percent of AMI, which is considered extremely low-income. Regionally, more than half of all households make more than 100 percent AMI, while 14.7 percent make less than 30 percent AMI. In Santa Clara County, 30 percent AMI is the equivalent to the annual income of \$39,900 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.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In Monte Sereno, the largest proportion of both homeowners and renters falls in the *Greater than 100 percent of AMI* 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.⁶ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Monte Sereno, *Hispanic or Latino* and *Other Race or Multiple Races (Hispanic and Non-Hispanic)* residents experience the highest rates of poverty, followed by *White (Hispanic and Non-Hispanic)* residents.

⁵ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

⁶ Moore, E., Montojo, N. and Mauri, N., 2019. *Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area*. *Hass Institute*.

Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase. In Monte Sereno there are a total of 1,128 housing units, and fewer residents rent than own their homes: 6.5 percent versus 93.5 percent. By comparison, 43.6 percent of households in Santa Clara County are renters, while 43.9 percent of Bay Area households rent their homes.

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. In Monte Sereno, all non-White households owned their homes, while homeownership rates were 91.8 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Monte Sereno, 93.4 percent of households in detached single-family homes are homeowners.

Existing Housing Conditions

The city has not received any code-enforcement data showing existing housing units are substandard or in need of rehabilitation. No such housing conditions have been identified by staff or received as a code enforcement complaint. As self-reported in Census surveys, the American Community Survey (ACS) relays that no renter households in Monte Sereno report living in substandard housing; with less than 2 percent of owner households are lacking or complete plumbing. Although substandard housing is not an issue in Monte Sereno, Program T (Housing Maintenance) has been included to ensure that existing housing stock is maintained and to avoid potential substandard housing problems.

Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Monte Sereno, there are no households that live in neighborhoods that are susceptible to or experiencing displacement and none live in neighborhoods

at risk of or undergoing gentrification. Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that all households in Monte Sereno live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.

Housing Stock Characteristics

Number of Homes

The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Monte Sereno increased, 2.7 percent from 2010 to 2020, which is significantly below the growth rate for Santa Clara County and below the growth rate of the region's housing stock during this time period.

Between 2015 and 2021, 122 housing units were issued permits in Monte Sereno which represents 200 percent of the RHNA number of 61 units assigned in the 5th cycle Housing Element. Approximately 43 percent of permits issued in Monte Sereno were for lower-income housing.

Housing Type

It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020:

- 95.6 percent of homes in Monte Sereno were single family detached;
- 2.7 percent were single family attached;
- 0.3 percent were small multifamily (2-4 units); and
- 1.4 percent were medium or large multifamily (5+ units).

The housing stock of Monte Sereno is generally in good condition, and a few homes require reconstruction or rehabilitation. The high quality of life, desirable location, walkable neighborhoods, and exceptional schools have provided the market signals and financial incentive for property owners to rehabilitate homes and maintain them.

Home Prices

A diversity of homes at all income levels creates opportunities for all Monte Sereno residents to live and thrive in the community. The following provides an overview of affordability related to home ownership and renting in Monte Sereno:

- **Ownership** – The largest proportion of homes had a value in excess of \$2 million in 2019. Home prices increased by 75.3 percent from 2010 to 2020; and
- **Rental Prices** – The typical rent for an apartment in Monte Sereno is approximately \$2,700, and rental prices have increased by 36.0 percent in the last decade. To afford the typical apartment in

Monte Sereno without cost burden, a Monte Sereno household would need to earn \$108,880 annually.⁷ According to Census data, there are approximately 73 renter-occupied units in Monte Sereno, or about 66 percent of the total number of housing units.

Cost Burden

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.” In Monte Sereno, 12.1 percent of households spend 50 percent or more of their income on housing.

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. 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.

Neighborhood

100 percent of residents in Monte Sereno live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while none live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.⁸

Special Housing Needs

Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances.

Large Households

Large households, with five (5) or more persons, often have different housing needs than smaller households. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Monte Sereno, all units occupied by large households (i.e., five (5) or more persons) are owner occupied. In 2017, there were no large households in Monte Sereno that were very low-income (i.e., earning less than 50 percent of the area median income).

⁷ Note that contract rents may differ significantly from, and often being lower than, current listing prices.

⁸ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

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 may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Monte Sereno, the largest proportion of households is *Married-Couple Family Households* at 85.2 percent of total, while *Female-Headed Households* make up 3.1 percent of all households.

Senior Households

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors, defined as persons who are 65 years or older, who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

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. In Monte Sereno, the largest proportion of senior households who rent and the largest proportion who own both earn *Greater than 100% of AMI*.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, 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 a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Overall, 6.8 percent of people in Monte Sereno have a disability of some kind.

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 mental retardation. Some people with developmental disabilities are unable to 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.⁹ In Monte Sereno, there are seven (7) children under the age of 18 with a developmental disability (58.3 percent), while there are five (5) adults with a developmental disability (41.7 percent).

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 homeless 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.

In Santa Clara County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 87 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter.

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. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area.

In Santa Clara County, *White (Hispanic and Non-Hispanic)* residents represent the largest proportion of residents experiencing homelessness and account for 44 percent of the homeless population, while making up 45 percent of the overall population.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Monte Sereno, 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 more than two (2) percent in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 50 percent decrease in the number of migrant worker students since the 2016-17 school year.

⁹ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

3.4 Governmental and Non-Governmental Constraints

Housing development is affected by government regulations and other non-governmental forces, such as the cost of land and building materials and the availability and cost of housing loans. Housing elements are required to investigate the impact of these constraints as they present themselves in the city for which the housing element is being prepared. This subsection provides a brief overview of governmental and non-governmental constraints in the City of Monte Sereno. Please see [Appendix C](#) for a full discussion of housing constraints.

The City of Monte Sereno maintains a zoning code that in more typical cities would constitute a significant constraint on the development of affordable housing. Its maximum density for multi-family housing is eight (8) dwelling units per acre, which even with applicable density bonus would in typical situations be inadequate for the development of affordable housing under existing market conditions and with available tax credits and grant programs.

Nonetheless, Monte Sereno has skillfully implemented the development of accessory dwelling units (ADUs) in a manner that has allowed it to meet and surpass its regional housing needs allocation. It has essentially turned the city's overwhelming supply of large single-family properties—typically signaling a dearth of affordable housing opportunities—into an asset that hosts development opportunities for affordable housing. This solution has proven capable of meeting the community's needs for affordable housing and does so while preserving the essential character that is Monte Sereno.

In terms of other governmental constraints—such as requiring conditional use permits for multi-family housing—the City has recently adopted objective design standards that ease the regulatory burden for housing development.

In terms of non-governmental constraints, land costs will remain a constraint to affordable housing, and programs to use publicly-owned lands—such as City-owned land—can make a difference, and in future housing element cycles, it may be here that the City turns to meet its housing needs. The cost of construction materials is also a constraint, and to the degree that the City can subsidize affordable housing projects with available funds dedicated to housing, this too can make a difference.

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4.0 Vacant and Available Sites

4.1 Introduction

The *Plan Bay Area 2050 Final Blueprint*¹ forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous cycles.

4.2 Regional Housing Needs Allocation

In December 2021, ABAG adopted a Final Regional Housing Needs Allocation (RHNA) Methodology for the 2023-2031 cycle. For Monte Sereno, the RHNA required to be planned for this cycle is 193 units, a significant increase from the last cycle.

RHNA Summary

Monte Sereno's share of the regional housing need for the eight-year period from 2023 to 2031 is 193 units, which is a 316 percent increase over the 61 units required by the 2015 to 2022 RHNA. The housing need is divided into the five income categories of housing affordability. [Table 4-1](#) shows Monte Sereno's RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for Santa Clara County and the Bay Area region.

¹ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

Table 4-1 Monte Sereno’s Regional Housing Needs Allocation – 2023–2031

Income Group	Monte Sereno Units	Percent	Santa Clara County Units	Percent	Bay Area Units	Percent
Extremely Low Income (<30% of AMI)*	26	13.7%	16,158	12.4%	57,221	12.9%
Very Low Income (<50% of AMI)	27	13.7%	16,158	12.4%	57,221	12.9%
Low Income (50%-80% of AMI)	30	15.5%	18,607	14.4%	65,892	14.9%
Moderate Income (80%-120% of AMI)	31	16.1%	21,926	16.9%	72,712	16.5%
Above Mod. Income (>120% of AMI)	79	40.9%	56,728	43.8%	188,130	42.6%
Total	193	100.0%	129,577	100.0%	441,176	100.0%

SOURCE: ABAG 2021

*Extremely Low-Income is 50% of the Very Low-income category

Table 4-2 Monte Sereno’s Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	53	30	31	79	193
Units permitted between July 1, 2022 and December 31, 2022 (Housing Progress to Date)	5	0	0	5	10
Remaining RHNA	48	30	31	74	183

SOURCE: City of Monte Sereno

4.3 Overview RHNA Strategy

As discussed more fully in [Appendix C](#) (Housing Constraints), the City of Monte Sereno is building off its 5th cycle success where it was largely able to meet and surpass its RHNA for the 2015-2023 planning period through the development of accessory dwelling units (ADUs). This will be supported by smaller numbers of units from recent housing developments, vacant sites, and SB 9 applications. Monte Sereno has developed the following strategies to meet the RHNA goals:

- Housing Progress to Date (10 units);
- Vacant Sites (4 units);
- Accessory Dwelling Units (160 units);

- JADUs (8 units);
- ADU Amnesty (10 units); and
- SB 9 (10 units).

Table 4-3, *Strategies to Meet Monte Sereno’s RHNA*, provides an overview of the aforementioned strategies and the projected number of units to be developed by each.

Table 4-3 Strategies to Meet Monte Sereno’s RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	53	30	31	79	193
Housing Progress to Date	5	0	0	5	10
Accessory Dwelling Units	48	48	48	16	160
Junior Accessory Dwelling Units	2	3	2	1	8
ADU Amnesty	3	3	3	1	10
SB 9	3	2	0	5	10
Vacant Sites	2	0	0	2	4
Total	63	56	53	30	202
<i>Buffer</i>	<i>19%</i>	<i>87%</i>	<i>71%</i>	<i>-62%</i>	<i>5%</i>

SOURCE: City of Monte Sereno, 2023

Timeline and Outreach

The City of Monte Sereno’s efforts to facilitate residential construction and to explore the redevelopment of potential sites in the community has been extensive. The following provides a summary of the City’s efforts:

- In July 2022, the City Council reduced plan check and building permit fees by 50 percent for 225 properties where the owner expressed an interest in developing an ADU or an additional dwelling unit allowed under Municipal Code section 10.05.080 (SB-9 regulations). This incentive strategy will continue in the next cycle. Based on the fees for the average ADU building permit, this savings will be between \$3,500 and \$4,000. Over the 2023-2031 planning period, this will result in up to \$900,000 in incentives provided by the City, approximately 10 percent of total building permit revenue. The City Council has expressed their strong commitment to the creation of ADUs, even though this program will be a significant cost to the City;
- Extensive, personalized outreach by City officials has resulted in 225 property owners providing written intentions to create an ADU on their property in the next eight years. Although 225

property owners within Monte Sereno have committed to constructing an ADU on their property within the next eight years, only 160 of these intended ADUs are included in the projected number of new units that will be constructed based on direction from the California Department of Housing and Community Development;

- The City continues to review the ADU requirements to determine where constraints to ADU construction can be eliminated. Currently, the City Council is considering an amnesty program for ADUs as well as removing the requirement that the property owner reside in either the main house or the ADU. Currently, State law prohibits such an owner occupancy requirement for ADU constructed between 2020 and 2025; however, the City Council is considering to remove the owner occupancy requirement placed on ADUs constructed before this date and to remove the requirement for ADU constructed after 2025 in an effort to encourage property owners to plan for future ADUs without such a restriction;
- In May 2022, City officials sent letters to 20 property owners whose sites had been identified as possible candidates for rezoning to allow additional housing development. One property owner contacted City officials to discuss the option, but did not express any further rezoning interest, and the City received strong feedback from many residents against rezoning their neighborhood. Only 0.06 percent of housing units in Monte Sereno is occupied by renters and substandard housing is less than 2 percent;
- City Hall Site – 18041 Saratoga Los Gatos Road/Public Facilities:
 - The Monte Sereno City Hall building site (18041 Saratoga Los Gatos Road/Public Facilities) was analyzed for redevelopment, but was found to be impractical and with limited development potential. The site is less than half an acre in size. It is the only city-owned property, and it is in a Very High Fire Hazard Zone. If this property were to be converted to another use the community would lose a needed public facility;
- First Baptist Community Church – 17765 Daves Avenue:
 - The First Baptist Community Church is the only house of worship within the City of Monte Sereno. In April 2022, City officials reached out to First Baptist Community Church to explore the possibility of developing underutilized church property for affordable housing. After consulting his congregation, Pastor McCarty corresponded with City officials to inform them that the church had no interest in such a project;
- Open Space Areas near Via Palomino, Via Del Sur, and Eaton Lane
- Loma Serena Tract 3393 along Via Palomino recorded in 1964 created 85 single-family lots and three common lots. The common lots are for the collective use and benefit of the 85 single family lots and are not available for private building sites in accordance with the recorded tract map. The common areas are actively used by an equestrian center and encumbered with many Public Slope Easements. They are not viable for redevelopment based on the use and common

ownership and are also irregularly shaped and practically land locked between the residential lots in the subdivision. Map 5970 along Via Del Sur and Eaton Lane recorded in 1977 creates 30 single family lots and one 5.95 acres Common Green open space lot intended for the exclusive use of the owners of lots 1 through 30. This land has significant slope and a large portion is encumbered by sanitary sewer easements as well as easements dedicated to the Santa Clara Valley Water District. It also appears as a Fault Rupture area in the City's land data base. Therefore, this area is not viable for redevelopment;

- Miscellaneous Vacant and Underutilized Sites:
 - Becky Lane (APN 410-42-013) 1.1 acres; and
 - 17771 Vineland Avenue (APN 409-41-022).

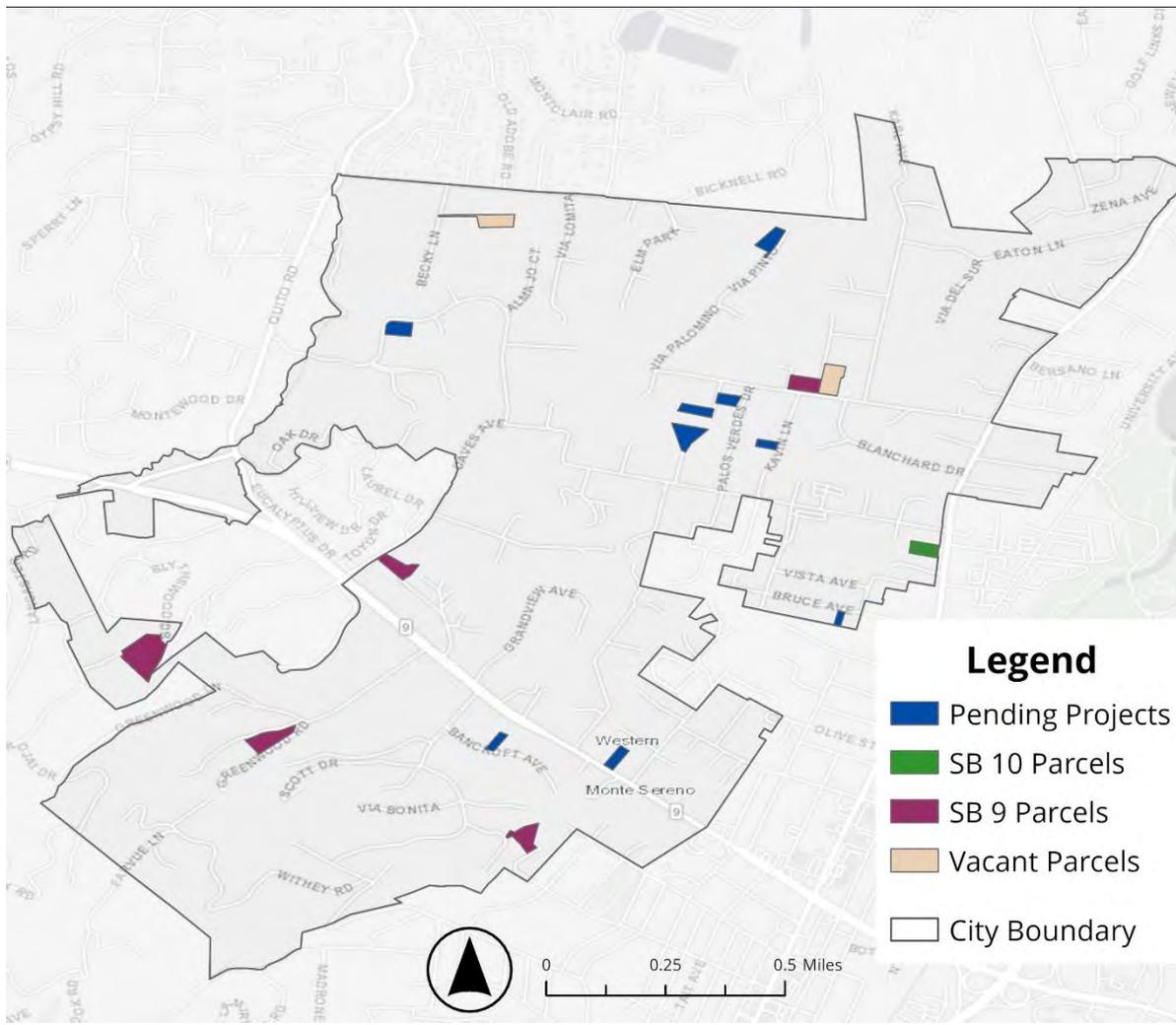
In summary, the City of Monte Sereno undertook extensive efforts to locate vacant, partially vacant, and underutilized sites available for housing development in the community. They were unable to locate even one property owner willing to redevelop their property. While the search for properties with redevelopment potential was disappointing, the response regarding ADUs provided strong evidence that fee reductions and public outreach regarding ADUs will likely result in enough ADU development to meet and surpass the projections of ADU development otherwise based solely on past trends and enough to meet lower income housing needs set forth the City's RHNA in the 6th Cycle.

All of the fee reduction and outreach materials are provided in detail in [Appendix D](#).

4.4 Site Inventory

[Figure 4-1](#) illustrates the Monte Sereno 6th Cycle Housing Element site inventory, which includes housing progress to date, vacant sites, and SB 9 sites.

Figure 4-1 Site Inventory Map



SOURCE: City of Monte Sereno; EMC Planning Group

Housing Progress to Date

The RHNA projection period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2022 through December 15, 2030. The statutory adoption date for the 6th Cycle Housing Element is January 1, 2023—a full seven months after the beginning of the planning period. To account for this discrepancy, the City of Monte Sereno must account for the number of housing units permitted between June 30, 2022, and January 31, 2023, prior to adoption of the 6th Cycle Housing Element and apply these to the 2023-2031 RHNA. [Table 4-2](#) shows the City of Monte Sereno’s adjusted RHNA, which takes progress made prior to the adoption of the updated Housing Element document into account.

This progress includes one single-family detached home, 9 accessory dwelling units (ADUs), and one Junior Accessory Dwelling Unit (JADU). The application file names, date of entitlements and permits, and description of affordability level are in Table 4-4.

Overall affordability for ADUs in the 2022 annual progress report was determined using ABAG’s policy of 30 percent very low, 30 percent low, 30 percent moderate, and 10 percent above moderate for each ADU where a survey was not returned. This formula was applied to all ADUs where a survey was not returned for the entire year. Since the APR was submitted to HCD, Monte Sereno received survey responses for APNs 410-02-005 and APN 410-05-018. Those are both receiving RHNA credit for lower income households, which is different than how they are described in the 2022 APR. ADUs at APNs 410-38-016, 410-12-011, 409-43-010, and 410-02-009 did not receive a survey response. For purposes of meeting RHNA, they are allocated for above moderate income levels.

Table 4-4 Housing Progress to Date

APN	Application File Name	Entitlement Date	Building Permit Date	Affordability Level	Affordability Determination
410-02-005	2022-0168 New ADU	N/A - Ministerial	11/7/2022	Lower	Affordability based on survey response that \$0 rent will be charged
410-38-016	2022-0105 New ADU	N/A – Ministerial	8/18/2022	Above Moderate	N/A
410-05-018	2022-0156 New ADU	N/A – Ministerial	8/29/2022	Lower	Affordability based on survey response that \$0 rent will be charged
410-20-035	2022-0261 New House	6/15/2021	10/5/2022	Above Moderate	New house, no deed restriction
410-20-035	2022-0261 New ADU	N/A - Ministerial	10/5/2022	Lower	Affordability based on survey response that rent

					will be \$1,012 - \$1,685
410-12-011	2022-0119 New ADU	N/A – Ministerial	8/30/2022	Above Moderate	N/A
409-43-010	2022-0166 New JADU	N/A – Ministerial	9/30/2022	Above Moderate	N/A
410-02-009	2022-0047 New ADU	N/A – Ministerial	9/9/2022	Above Moderate	N/A
410-02-019	2022-0059 New ADU	N/A – Ministerial	8/16/2022	Lower	Affordability based on survey response that \$0 rent will be charged
510-12-013	2022-0077 New ADU	N/A – Ministerial	7/21/2022	Lower	Affordability based on survey response that \$0 rent will be charged

Accessory Dwelling Units (ADUs and Junior ADUs)

Affordability distribution of ADUs is as follows: 30 percent very low-income, 30 percent low-income, 30 percent moderate-income, and 10 percent above moderate income. This distribution is based on analysis of ADU affordability in the Bay Area as researched and published by the Association of Bay Area Governments (ABAG) in their Technical Memo titled “Using ADUs to Satisfy RHNA”.

Prior to the publication of this ABAG methodology, the city conducted annual surveys to determine the actual affordability levels for ADUs each year. Based on the surveys between 2018 and 2020, actual affordability of ADUs in Monte Sereno was 50 percent very low-income, 30 percent low-income, 20 percent moderate-income, and zero percent above moderate income.

Historic ADU affordability and use of the structures is based on surveys conducted by the city and completed by the property owners constructing the ADU. [Table 4-5](#) exhibits efforts and information gathered with the annual surveys. Between 2017 and 2021, 50 percent of the surveys were returned. Of those survey responses, 93 percent of the ADUs were reportedly used as residences, and of those 27 units, 18 were made available at a very-low-income rent (67 percent).

Table 4-5 Monte Sereno’s Affordability ADU Survey Results

Year	# of New ADUs Permitted	# of Surveys Mailed	# of Surveys Returned	# Used for Residential Purposes/Living Unit	Very Low Income Rent	Low Income rent	Moderate Income Rent	Above Moderate Income Rent	Rent Not Specified on Survey
2015	6	-	-	-	-	-	-	-	-
2016	5	-	-	-	-	-	-	-	-
2017	12	12	8	7	6	1	-	-	-
2018	8	8	3	2	2	-	-	-	-
2019	14	14	5	5	2	1	1	-	1
2020	9	9	4	4	1	-	-	1	2
2021	14	14	9	9	7	-	1	-	1
2022	16	-	-	-	-	-	-	-	-
2023*	12	-	-	-	-	-	-	-	-
Total	96	57	29	27	18	2	2	1	4

SOURCE: City of Monte Sereno . *2023 is not yet complete at the time of this housing element. In addition to the 12 ADUs listed, 8 are in the building plan check process.

ADU construction has increased significantly over the past several years. In 2018 a total of 8 building permits were issued for new ADUs, 2019 included 14 ADU permits, 9 were issued in 2020, and 14 in 2021. For 2022, a total of 16 building permits were issued for new ADUs. The number of permits issued in 2020 was lower than other years due to the COVID-19 pandemic and the resulting construction shut down. There are 12 ADUs receiving building permits so far in 2023 (10 ADUs and 2 JADUs), with 8 more ADUs in the building plan check process at the time of this housing element.

Excluding 2020 due to the disruption caused by COVID-19 and 2023 because the final ADU count is not yet determined (although likely to be greater than 13), the average number of building permits issued for new ADUs is 13 each year. Projecting that over the next eight years would result in 104 ADUs over the 2023-2031 planning period.

As described above, the City has created a robust ADU outreach program and approved financial incentives for such construction. These outreach and incentive programs have resulted in 225 residents expressing their intention to create an ADU on their property during the 2023-2031 planning period. These intentions have been made in writing and submitted to the city from property owners expressing their intention to create an ADU on their property either through new construction or conversion of an existing structure. The 225 property owners expressing interest would average over 28 ADUs per year, 115 percent over the rolling historic average.

To further encourage ADU construction, the City Council has approved aggressive programmatic actions. This includes Program P’s commitment to a 50 percent discount on building permit fees to the 225 property owners that have expressed their intention to construct an ADU. To receive the

building permit fee discount, the building permit needs to be issued by December 31, 2029. The reduction in building permit fees is anticipated to cost the City over \$900,000 during the planning period. This represents an approximately 15 percent decrease in permitting revenue to the City. This is a significant impact to the City’s budget; however, the commitment to creating additional housing units in Monte Sereno is one that the City Council is dedicated to as demonstrated by this financial investment.

In addition to the building permit fee discount, Program I incentivizes ADU construction with outreach, pre-approved ADU plans, the removal of locally restrictive ADU requirements, and responding to constraints in staff capacity – if demonstrated – by increasing staff capacity.

A new state law, AB 1033 (2022), authorizes jurisdictions to adopt a local ordinance to allow the separate conveyance of the primary dwelling unit and accessory dwelling unit or units as condominiums. This allows for greater housing mobility, as residents can choose to sell an ADU to obtain more financial liquidity or to move into an ADU and sell the primary residence as a “downsize” option. Program I includes a commitment to present an AB 1033 ordinance to Council in early 2024.

The ADUs that have been constructed in Monte Sereno, and are anticipated to continue, offer a wide range of housing options from smaller studio units less than 400 square feet to two-bedroom units that are 1,200 square feet in size and various combination of unit sizes and bedrooms counts in between. Additionally, existing ADUs are located throughout the city so units are not concentrated in certain areas. The 225 written intentions that have been made by property owners who intend to construct an ADU on their property in the next eight years are also located throughout the city, so future units will also be dispersed.

ADUs and RHNA Strategy

The ADU strategy has been developed to address the community’s most pressing housing needs, which involves the construction of affordable housing. While 225 Monte Sereno property owners have provided written intentions to construct an ADU on their property within this Planning Period, based on the historical trends and consultation with the California Department of Housing and Community Development, 160 new ADUs are projected for purposes of meeting RHNA requirements due to three adjustment factors:

- **ADU Utilization**

As noted previously in this chapter, only 93 percent of ADUs reported in surveys were used as residences. Therefore, a 93 percent adjustment factor is included to acknowledge that historically, seven percent of ADUs in Monte Sereno were not used as residences.

- **ADU Development**

It is likely that not all of the 225 property owners will follow through with their commitment to develop an ADU within the planning period. This could be for a variety of reasons, such as change of ownership or change of plans. While it is true that property owners who did *not* indicate their

commitment may change their minds and decide to construct an ADU on their property, an adjustment factor is necessary to acknowledge typical lack of follow through. An 85 percent adjustment factor is used to capture these incidences.

- **ADU Constraints**

The 225 property owners who committed to ADU development were not required to research whether an ADU would encounter environmental constraints on their property (due to lack of space or other environmental concerns). Based on a preliminary review of all residential properties in Monte Sereno, a 90 percent adjustment factor is used.

Table 4-6 demonstrates how the 225 property owners with intention to develop an ADU translates to 160 ADUs counted towards RHNA. The 160 total ADUs used to meet RHNA are allocated 30 percent very low income, 30 percent low income, 30 percent moderate income, and 10 percent above moderate income as per ABAG’s “Using ADUs to Satisfy RHNA” Technical Memo.

Table 4-6 ADU Adjustment Factors

Property Owners Intending to Develop ADU (A)	Adjustment Factor				RHNA (A x E)
	Utilization (B)	Development (C)	Constraints (D)	Total (E = B x C x D)	
225	.93	.85	.90	.71	160

Constraints

Recent state legislation has removed all significant constraints on the development of ADUs. The City of Monte Sereno is following current ADU requirements under state law and has taken efforts to facilitate and incentivize ADU construction by lowering building permitting fees by 50 percent.

Outreach

As described above, the City has created a robust ADU outreach program and approved financial incentives for such construction. These outreach and incentive programs have resulted in 225 residents expressing their intention to create an ADU on their property during the 2023-2031 planning period. These intentions have been made in writing and submitted to the city from property owners expressing their intention to create an ADU on their property either through new construction or conversion of an existing structure.

A WVCS Picnic Meeting Panelist and Monte Sereno resident, shared the following comments based on the benefits and experiences that living in an ADU offered. See [Appendix F](#) for full meeting report.

“ADUs give you a sense of home, having a place that you can come home to, make dinner, sleep safely and comfortably. For me it was just wonderful, because it felt like my home. Even though it was in the back of another home, it still felt like *my* home. It’s definitely a needed part of our area...”

“Living in an ADU at the time was really wonderful. You don’t have a lot of people who are right next to you making a lot of noise. I was able to do my job, get good sleep, and be a good part of the community. The ADU gave me a sense of home ... because it was like my own home. So, I always took care of it and I always kept it clean. It was a really nice feeling to have a home. ADUs are definitely the way to go now, with the area, we need to have people in our area that can have affordable housing, and ADUs are wonderful, whether it's for seniors, older people, younger people, people with families. It’s a great thing to put into your home...it really does help the community and people living there.”

[Figure 4-2](#) illustrates the properties that intend to construct an ADU in the next eight-year planning cycle.

Junior Accessory Dwelling Units

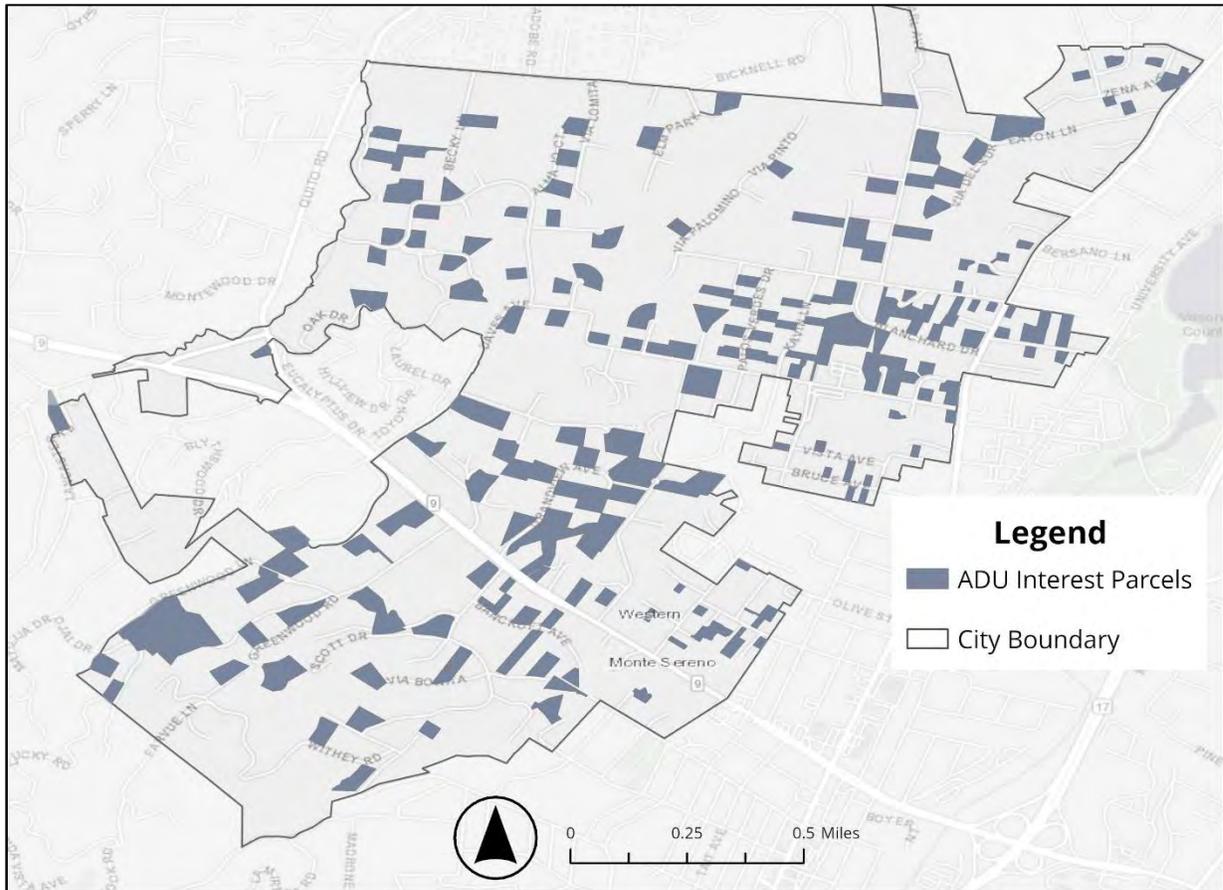
JADU construction has increased during the past several years. No permits for JADUs were issued in 2018 or 2019, one (1) new JADU was permitted in 2020, three (3) were permitted in 2021, and one (1) in 2022. That provides a five-year annual average of one new JADU each year. [Table 4-7](#) provides a summary of the permits issued for new JADUs:

Table 4-7 JADU Building Permits Issued

Date Building Permit Issues	Building Permit Number
12/14/2020	2020-7031
2/22/2021	2020-7255
8/16/2021	2021-0105
10/13/2021	2021-0199
9/30/2022	2022-0166

SOURCE: City of Monte Sereno, 2023

Figure 4-2 Properties Planning to Construct an ADU



SOURCE: EMC Planning Group

Monte Sereno has not been reporting the new JADUs in the Annual Progress Reports (APR) and the instructions provided for that reporting only specify and define ADUs, not JADUs. Additionally, the definition of an ADU in this documentation is not clear that it includes JADUs. However, through this 6th Cycle Housing Element update, it was brought to the City’s attention that JADUs should be included in the APR as new units and can be included in RHNA projections.

Based on the historical data of the number of JADU permits issued, eight (8) new JADUs are projected to be constructed during this Planning Period. As the use and affordability levels of the past permitted JADUs were not surveyed (as they were not reported), the ABAG methodology has been used to project the affordability levels of these eight planned units.

Constraints

Recent state legislation has removed all significant constraints on the development of JADUs. The City of Monte Sereno is following current JADU requirements under state law.

ADU Amnesty

The City of Monte Sereno adopted an ADU amnesty ordinance on December 20, 2022 in order to:

- Legalize existing but noncompliant/unknown accessory dwelling units that were created prior to December 31, 2020;
- Bring unpermitted housing units into the official housing stock to contribute towards meeting regional housing needs allocation (RHNA) by obtaining building permits by December 31, 2031; and
- Ensure safe and sanitary living conditions for current and future tenants.

The amnesty program met expressed resident interest in formalizing and permitting use of pool houses and other similar spaces for accessory dwelling purposes. It will allow property owners with ADUs not currently recognized as “units” in the Census the opportunity to register these units with the City without facing fines for non-permitted construction.

The City anticipates the accessory dwelling unit amnesty program will, at a minimum bring 10 previously unpermitted units not previously recorded by the Census into the City’s official housing stock during previous planning periods, as supported by the following findings which include data from the City’s ADU survey and existing housing use:

- Between 2018 and 2022, 61 building permits were issued for ADUs, representing 5 percent of all single-family homes in Monte Sereno, and an average of 1.25 percent of homes adding an ADU each year; and
- There are approximately 102 parcels with a pool house or other structure suitable for a non-regulated ADU with minor modifications, representing approximately seven percent of the residential housing stock in the City.
- The City received 225 written intentions to construct ADUs on single-family home lots, representing an additional 19 percent of all single-family homes, broken down to 2.3 percent of single-family homes on average each year of the planning period intending to develop an ADU on their property.
- There has already been one amnesty ADU permit, from March 2023, before the City has conducted any outreach.

The estimate of 10 ADU amnesty units, representing 1.5 percent of all single-family homes, broken down to 0.25 percent of all single-family homes each year of the planning period is sufficiently within the discrepancy of the yearly average 1.25 percent of single-family homes that had already formally added an ADU, and the yearly average of 2.3 percent of single-family homes that intend to add an ADU. In addition to the stock of potential non-regulated ADU housing in the City, Monte Sereno has seen interest from residents in an amnesty ADU during the outreach preceding the

adoption of an ADU Amnesty ordinance in December 2022. Since that adoption, there has been one ADU amnesty permit granted.

As an incentive to property owners to apply for an ADU amnesty permit, the City is offering certain modified standards and incentives to accommodate existing buildings. In addition to the flexibility in development standards identified for new ADUs, the following additional incentives have been identified for evaluation to encourage legalization of existing ADUs:

- Remove the requirement that the property owner reside in either the main house or the ADU;
- Elimination of any code enforcement penalties or increase permit fees; and
- Reduce building permit fees by 50 percent (Program I).

The City will also perform extensive community outreach on the ADU amnesty program, including city-wide mailings, social media postings, and information provided at the City Hall front counter.

To receive an ADU amnesty permit, all health and safety code violations must be corrected based on City building inspections of the unit. For purposes of crediting the ADU towards the RHNA, property owners will be required to demonstrate that the unit did not have an individual address as of the 2000 U.S. Census and does not have a building permit of record, and thus has not been accounted for in the count of existing units in the City's previous RHNA cycles. Acceptable documentation may include:

- Written affidavits from current and/or former owners, tenants, or neighbors, signed and notarized under penalty of perjury;
- County Assessor records;
- Rental contracts and/or receipts;
- Income tax records; and
- Utility bills.

Based on affordability assumptions and the predominance of ADU use for very low-income households (see [Table 4-5](#)), the 10 ADU Amnesty units are broken down into: three very low-income units, three low-income units, three moderate income units, and one above moderate-income unit.

Constraints

Recent state legislation has removed all significant constraints on the development of ADUs. The City of Monte Sereno is following current ADU requirements under state law and has taken efforts to facilitate ADU construction. Additional incentives are provided to encourage property owners to obtain building permits for ADUs that were not permitted such as not imposing any code enforcement penalties and by reducing building permitting fees by 50 percent.

Outreach

Monte Sereno will expand its outreach concerning ADU amnesty in order to build public trust and knowledge of the program. Extensive community outreach will reassure the public that applicants will not be penalized for illegal construction and will explaining the benefits of legalization (increase in property value, allowance for relaxed development standards, reduced fees, opportunity to register unit without facing fines). Program I (Accessory Dwelling Units) includes commitment to public outreach of the amnesty program including city-wide mailing, social media postings, and information to be provided at the City Hall front counter.

Senate Bill 9

City officials have adopted Senate Bill 9 (SB 9) development guidelines in line with the state law and have revised existing regulations of SB 9 developments. However, there was limited interest in SB 9 units expressed during the public outreach period when this plan was prepared. However, since the City Council has committed to increasing the maximum building size from the current 800 square foot limit (Program E – Review SB9 Regulations), property owner interest in SB9 projects has increased. Additionally, Program E (Review SB9 Regulations) commits to enhancing the state laws to further encourage housing production by requiring two units be constructed on each new lot created through an SB9 Urban Lot Split. One Urban Lot Split application and four written intentions for SB 9 developments or urban lot splits are dispersed throughout the community and include the lots at:

- 16101 Greenwood Road (APN 510-50-001)
 - 1.44 acres with one existing single-family home;
 - Zoning: R-1-44; and
 - The site is currently served by wet and dry utilities and does not have any barriers to development.
- 18411 Lexington Drive (APN 410-27-013)
 - 1.08 acres with one existing single-family home;
 - Zoning: R-1-44; and
 - The site is currently served by wet and dry utilities and does not have any barriers to development.
- 16248 Oakhurst Drive (APN 510-20-054)
 - 1.05 acres with one existing single-family home;
 - Zoning: R-1-20; and

- The site is currently served by wet and dry utilities and does not have any barriers to development.
- 15950 Romita Court (APN 510-59-005)
 - 2.75 acres with one existing single-family home and one ADU;
 - Zoning: R-1-44; and
 - The site is currently served by wet and dry utilities and does not have any barriers to development.
- 17795 Vineland Avenue (APN 409-41-013)
 - 0.97 acres with one existing single-family home;
 - Zoning: R-1-44; and
 - The site is currently served by wet and dry utilities and does not have any barriers to development.

Based on affordability assumptions for construction of a new single-family residence in Monte Sereno (see [Appendix C – Housing Constraints](#)) and the predominance of ADU use for very low-income households (see [Table 4-5](#)), the SB 9 development sites are allocated two new net units each – one new main unit and one new ADUs – at above moderate income. Program E (Review of SB 9 Regulations) commits to requiring two units to be developed on sites created through an SB 9 Urban Lot Split, one main house and one ADU-sized house (see [Chapter 2](#) for full program details).

Vacant Sites

The outreach for this housing element has identified two (2) vacant parcels in Monte Sereno suitable for housing:

- Becky Lane (APN 410-42-013) is a vacant 1.1 acres site which is zoned R-1-44, I DU/acre. The site can reasonably accommodate two housing units (one main house and one ADU) under current zoning. The site is currently served by wet and dry utilities and does not have any barriers to development; and
- 17771 Vineland Avenue (APN 409-41-022) is a 1.3 acres site that is zoned R-1-44, I DU/acre. The site is vacant and could accommodate two housing units (one main house and one ADU) under current zoning. The site is currently served by wet and dry utilities and does not have any barriers to development.

Both sites are suitable for one primary house and one ADU. Based on affordability assumptions for construction of a new single-family residence in Monte Sereno (see [Appendix C – Housing Constraints](#)) and the predominance of ADU use for very low-income households (see [Table 4-5](#)),

the vacant sites are allocated two (2) units each: one at above moderate-income and one at very low-income.

Nonvacant Sites Analysis

Existing Uses

- 16011 Greenwood Road: A 6,239 square foot single-family home built in 1983 occupying only the front half of the parcel with trees along the edges of the property and adjacent to the home. The property is surrounded by other single-family homes;
- 18411 Lexington Drive: A 4,140 square foot single-family home built in 1946 occupying only the front half of the parcel with a slope through the middle of the parcel. The property is surrounded by other single-family homes;
- 16248 Oakhurst Drive: A 3,083 square foot single-family home built in 1941 occupying only a back portion of the parcel with a slope through the middle of the parcel. The property is surrounded by other single-family homes;
- 15950 Romita Court: A 5,325 square foot single-family home built in 1916 occupying only a front portion of the parcel and an approximately 700 square foot ADU built in 1916 occupying a small portion of the back of the property with a slope through the middle of the parcel. The property is surrounded by other single-family homes; and
- 17795 Vineland Avenue: A 2,0125 square foot single-family home built in 1964 occupying only half of the property. The property is surrounded by other single-family homes.

Development Trends

Few SB 9 lot splits or residential developments have occurred within the City and limited interest in SB 9 units was expressed during the public outreach efforts. Feedback that has been received is that the current 800 square foot building size limit is a constraint for property owners interested in SB9 projects. However, the City has endorsed SB 9 with inclusion of Program E (Review SB 9 Regulations) in which the city is committed to increasing the maximum building size as well as further enhancing state law by requiring two housing units be constructed in each lot created by an SB 9 Urban Lot Split.

Market Conditions

Based on affordability assumptions for construction of a new single-family residences in Monte Sereno (see Appendix C – Housing Constraints), high land costs (average home value of over \$3.3 million as noted in Appendix B – Housing Needs Assessment), construction costs, and low local land availability, future development is more likely to follow more intensive infill patterns on existing developed parcels such as SB 9 developments and urban lot splits.

Availability of Regulatory and/or Other Incentives

City officials have adopted SB 9 development guidelines in line with the state law and have committed to revising regulations of SB 9 developments including removing the requirement of a maximum building size of 800 square foot and requiring two units be constructed on each lot created through an SB 9 Urban Lot Split (Program E).

Constraints

To date, few property owners in Monte Sereno have expressed interest in building new single-family units under SB 9 even during outreach for this Element. To have HCD consider SB 9 units as a reasonable expectation for construction during this eight-year cycle, property owner declared interest is necessary. The City has received four letters of declared interest and one Urban Lot Split application, noted above.

Program E (Review SB 9 Regulations) commits to increasing the maximum building size allowed and to further enhance state law by requiring two units be constructed on each lot created through an SB 9 Urban Lot Split.

Outreach

The City of Monte Sereno conducted personalized outreach after City Council directed for an ordinance revision that incentivizes SB 9 developments by removing lot limits on June 6, 2023. The City collected personal written intentions from four local property owners to develop City officials have adopted SB 9 development guidelines in line with the state law and have revised existing regulations of SB 9 developments including removing the requirement of a maximum building size of 800 square foot.

4.5 Summary and Conclusions

For communities like Monte Sereno that are largely built out and surrounded by other communities, ADU development is the primary practical solution to providing an allocated share of future housing for the San Francisco Bay Area. Property owner interest, education, and follow-through with letters of intention will be pivotal for facilitating opportunities to add housing through recent construction, development on vacant sites, ADU construction, ADU amnesty, and through Senate Bill 9 (SB9) developments. Monte Sereno's historic single-family zoning must allow for multiple residences on a parcel: at least one ADU, one JADU, and one SB9 residential unit. This, plus the commitment in Program I (Accessory Dwelling Units) to study allowing ADUs greater than 1,200 square feet in size on properties that are one acre or greater, results in the ability for what is effectively multi-family housing distributed throughout the City. These units, as described in the affordability survey (Table 4-5), have a high degree of affordability and provide housing choice and opportunity throughout the City.

Monte Sereno Fair Housing Assessment



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Appendix A

Monte Sereno Fair Housing Assessment

A.1 Introduction

In 2018, Governor Brown signed Assembly Bill (AB 686) requiring all public agencies in the state to affirmatively further fair housing (AFFH) beginning January 1, 2019.¹ The new requirements went into effect on January 1, 2019 and required all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation”² AB 686 also made changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

The following report was prepared by Root Policy Research (Denver, Colorado) and is based on and expands previous work commissioned by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). The ABAG/MTC report was prepared in collaboration with the University of California Merced Urban Policy Lab and was entitled: “AFFH Segregation Report: Monte Sereno.” See Attachment G for the full ABAG/MTC report.

¹ Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

² California Department of Housing and Community Development Guidance, 2021, page 9.

Affirmatively Furthering Fair Housing

“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 protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)”

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 14.

History of segregation in the region

The United States’ oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self-segregation” (i.e., preferences to live near similar people).

Researcher Richard Rothstein’s 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay area region that played a large role in where the region’s non-White residents settled.

In 1955, builders began developing workforce housing for the Ford Corporation’s plant in the Santa Clara County region. Initially the units were segregated as no one would sell to the local black workers. The American Friends Service Committee (AFSC) worked to find builders who would build integrated subdivisions. Unfortunately, after four purchased plots were subsequently rezoned to prevent integrated housing, the original builder quit. After multiple

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

additional iterations, African American workers had “become so discourage about finding housing opportunities” that they began carpooling from outside cities such as Richmond.³

A 2018 Berkeley publication titled, *Racial Segregation in the San Francisco Bay area*, attempted to illustrate segregation in the Bay area communities. In their study they found that communities such as Monte Sereno and Los Gatos were the “most segregated, heavily white cities in the county” with Santa Clara County containing “no truly integrated city”.⁴ The study also delved into the history of segregation, highlighting a 1960’s era laws and practices connected to urban renewal projects that were displacing communities of color. The building of transportation infrastructure created a reduction of affordable housing due to a lack of one for one replacement in the area.

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Bay Area, it’s also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. The original inhabitants of present-day San Mateo County are the Ramaytush Ohlone, who have “...lived on the San Francisco Peninsula for thousands of years and continue to live here as respectful stewards of the land.”⁵ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, the Ramaytush Ohlone lost the vast majority of their population as well as their land.”⁶ The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁷

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

³ Source: book *The Color of Law: A Forgotten History of How Our Government Segregated America* by Richard Rothstein, p 121.

⁴ [Racial Segregation in the San Francisco Bay area, Part 1 | Othering & Belonging Institute \(berkeley.edu\)](#)

⁵ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁶ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁷ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

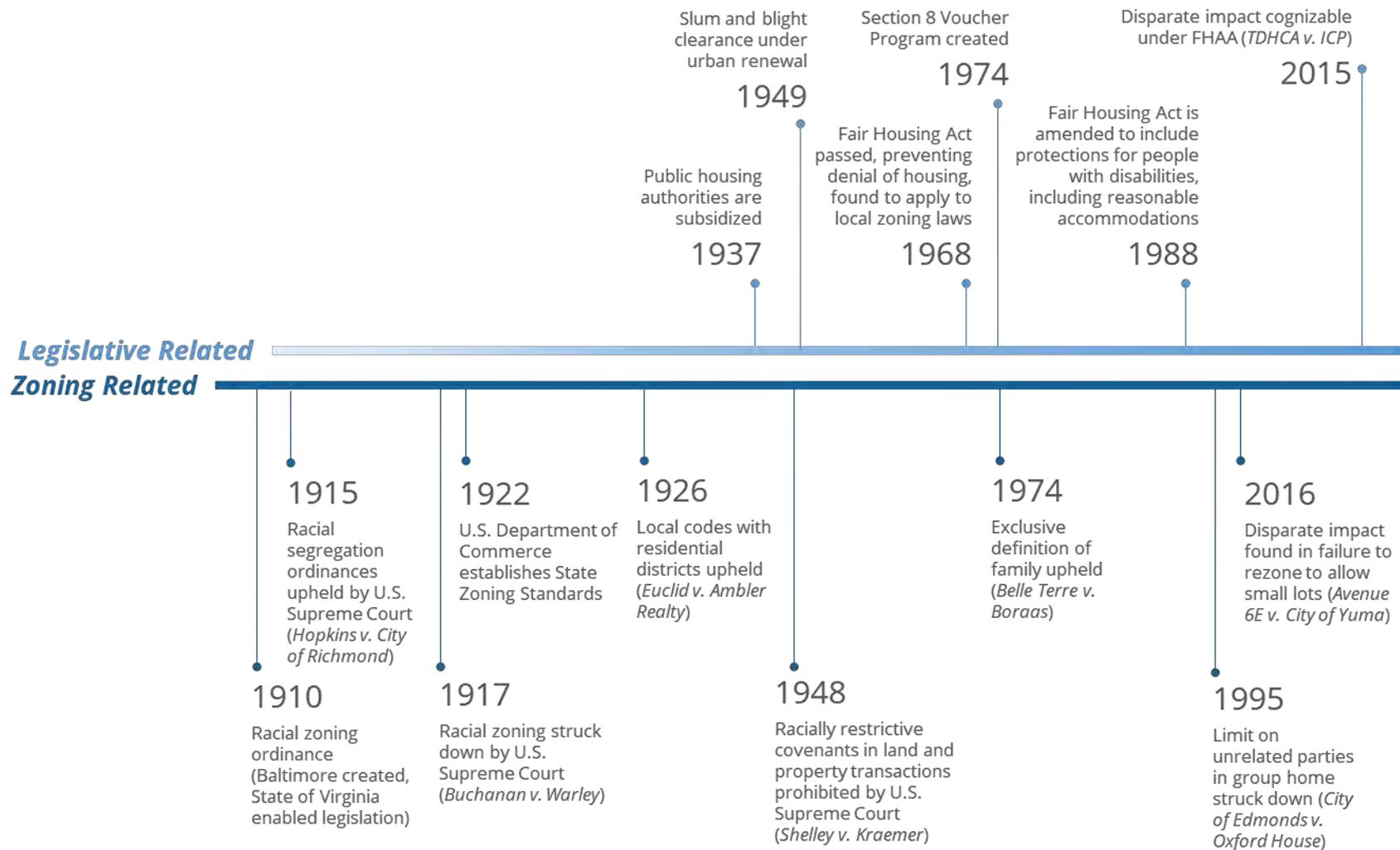
Figure A-1 shows a timeline for major public and legal actions related to fair housing access.

Report content and organization

This Fair Housing Assessment follows the April 2021 State of California State Guidance for AFFH.

- **Section I.** Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education;
- **Section II.** Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation;
- **Section III.** Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments; and
- **Section IV.** Disparate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

Figure A-1 Major Public and Legal Actions that Influence Fair Access to Housing



SOURCE: Root Policy Research

Primary Findings, Contributing Factors, and Fair Housing Actions

This section summarizes the primary findings from the Fair Housing Assessment for Monte Sereno including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the city's fair housing action plan.

Monte Sereno differs from the County and Bay area overall for its relatively high proportion of residents identifying as Non-Hispanic White (71 percent in Monte Sereno compared to 32 percent in Santa Clara County) and small Hispanic population (7 percent in Monte Sereno and 25 percent in the county). Monte Sereno's proportion of Black/African American and Other or mixed-race residents is similar to the county, in that it is less than 4 percent for both groups.

Contributing Factors Prioritized:

- Lack of diverse housing stock (High priority);
- Lack of low-income housing (High priority);
- Large lot configuration; Predominance of single-family zoning; Original subdivision of land catered to large single-family lots (Medium priority);
- Lack of City resources (Medium priority); and
- Lack of political power in regional transportation efforts (Low priority).

Priority #1

Fair housing issue: Lack of housing that accommodates people of lower-income with a disproportionate impact on people of color, resulting in a lack of overall socio-economic and racial diversity in the city.

Contributing Factors: Lack of diverse housing stock; lack of low-income housing.

It is helpful to understand the local history of Monte Sereno to inform why Monte Sereno offers little to no variety of housing types with 96 percent single family detached units. The City of Monte Sereno became incorporated in 1957 as a response to pressures of annexation from surrounding cities. As stated in "Battle of Peaceful Mountain" a historical narrative of Monte Sereno written by Monte Sereno's first Mayor Thomas Inglis, "most of the residents of Monte Sereno wanted to retain the amenities which had attracted them: large lots, modern taxes, natural scenic beauty unimpaired by unsightly billboards...". The platform that the City Founders ran on featured promises of: "country living, strictly residential zoning, preservation of natural scenic beauty, no commercial enterprises, [and] no billboards."

The intent of incorporating was to maintain the present way of life in Monte Sereno which was limited to large single-family lots. In 1960 the City of Monte Sereno fought against adjacent

unincorporated Country land being re-zoned for multi-family use. In 1963 the City of Monte Sereno pushed back against a high school that was proposed to be built within the City, stating that the high school would result in “students from outside our City numbering three or four times the number from inside. The resulting diversion from country living, the loss of City tax revenue and the large increase in City expenditures for street construction and maintenance and police protection of the school and against rowdiness would be unfair and unjustified.”⁸

The City of Monte Sereno was incorporated on the premise of maintaining a single-family residential town. As a result, the General Plan and Zoning Ordinances maintained the single-family residential zoning, and for the most part, large lot sizes. This has resulted in poverty rates that are very low for all residents and White and Asian residents experience no poverty according to census data. Low poverty is a factor of a housing market that favors high income households. Monte Sereno has a lower share of very low-income residents than other jurisdictions in the Bay area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

Low poverty is a factor of a housing market that favors high income households. Monte Sereno has a lower share of very low-income residents than other jurisdictions in the Bay area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

The City of Monte Sereno has developed the following programs to respond to this fair housing issue and contributing factors:

Program J: Special Needs Housing

Program K: Seniors and Accessory Dwelling Units

Program L: Shared Housing Options

Priority #2

Fair housing issue: *The predominance of single-family detached housing in the city has led to an exclusive and high-priced ownership housing market relative to Santa Clara County and the Bay area overall.*

Contributing Factors: Lack of diverse housing stock; large lot configuration; predominance of single-family zoning.

The City’s original and subsequent updates to the General Plan and Zoning Ordinances have emphasized large lot, low-density, single-family development with densities ranging from one dwelling unit to five dwelling units per acre.

Historically, this type of development contributed to segregation patterns, including in Monte Sereno, due to, among other factors, the higher purchase costs that accompany large lots and single-

⁸ Inglis, Thomas. *City of Monte Sereno Battle of Peaceful Mountain*. 1982.

family homes. Financing for single-family properties favored educated higher income earners and as a result purchasing property in the City remained out of reach for many lower income households and lead to the demographics seen in the City today.

The City of Monte Sereno has developed the following policies to respond to this fair housing issue and contributing factors:

Program B: Site Development Permits

Program C: Facilitate Parcel Maps

Program D: Flag Lots

Program E: Review SB9 Regulations

Program G: Development Incentives

Program I: Accessory Dwelling Units

Program Q: Implement Multi-Family Housing Re-Zoning

Priority #3

Fair housing issue: Lack of sufficient infrastructure to support diverse housing stock.

Contributing Factors: Original subdivision of land catered to large single-family lots; lack of City resources.

Monte Sereno’s infrastructure pattern, including roads, sewers and drainage, catered to low-density single-family development and was designed and sized to service the low-density rural character. The infrastructure reinforced limited services and was not designed to support higher density, more affordable types of housing units.

The City of Monte Sereno has developed the following programs to respond to this fair housing issue and contributing factors:

Program T: Housing Maintenance

Program V: Energy Conservation

Program W: Water Conservation

Summary

In Monte Sereno, access to opportunity is strong across racial and ethnic groups, for family types, and for persons with disabilities. Disparity in housing choice—particularly for low- and moderate-income households living in other parts of the county and in the region—is the main challenge in the city. Although Monte Sereno has done better than surrounding communities in permitting

affordable housing units, the city's lack of housing production overall and zoning and land use regulations that limit the development of diverse (and more affordable) housing types has prevented low- and moderate-income households in the county and broader region from residing in the city.

Since 2015, the majority of new housing permits have been for Accessory Dwelling Units. ADUs accommodate growth that has largely been priced for the lowest income households, with 43 units permitted for very low-income households—representing 57 percent of all permits. Another 30 permits were issued for housing for above moderate-income households. This is vastly different than nearby Los Gatos, which permitted 134 units, of which none served low or very low-income households and 59 percent served above moderate income households.

Rental housing is more attainable than ownership housing, due to the high proportion of rental units that rent from \$2,300 to \$5,600/month for a two-bedroom unit (Zillow dated 6/21/2023).

A.2 Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH's mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.⁹

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.¹⁰ Fair housing complaints can also be submitted to HUD for investigation.

⁹ <https://www.dfeh.ca.gov/aboutdfeh/>

¹⁰ <https://www.dfeh.ca.gov/complaintprocess/>

Additionally, Santa Clara County has a number of local resource and enforcement organizations:

- Project Sentinel: Assists with housing discrimination, mortgage foreclosures, rental issues, and more;
- Housing and Economic Rights Advocates (HERA): Legal and advocacy organization for vulnerable Californians facing discrimination and economic abuses related to households;
- Bay area Legal Aid: Broad advocacy focused on helping low-income Bay area residents lead stable lives, including housing stability; and
- Law Foundation of Silicon Valley: Legal advocacy for social change with a focus on finding stable homes for low-income residents.

From 2013 to 2021, 391 fair housing complaints in Santa Clara County were filed with the U.S. Department of Housing and Urban Development (HUD) or Fair Housing Advocates of Northern California (FHANC). Most of the county’s valid complaints cited disability status as the bias. Of these complaints, 69 percent were considered valid and proceeded to actionable responses. Accounting for population differences, Palo Alto had the highest total inquiries per 1000 people (0.37) while Monte Sereno had no complaints at all.

Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally of disability (55 percent) were represented in Marin County at a much higher rate (77 percent). Familial status represented 8 percent of complaints nationally, similar to the 7 percent of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for this AFFH:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership;
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019; and
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.¹¹

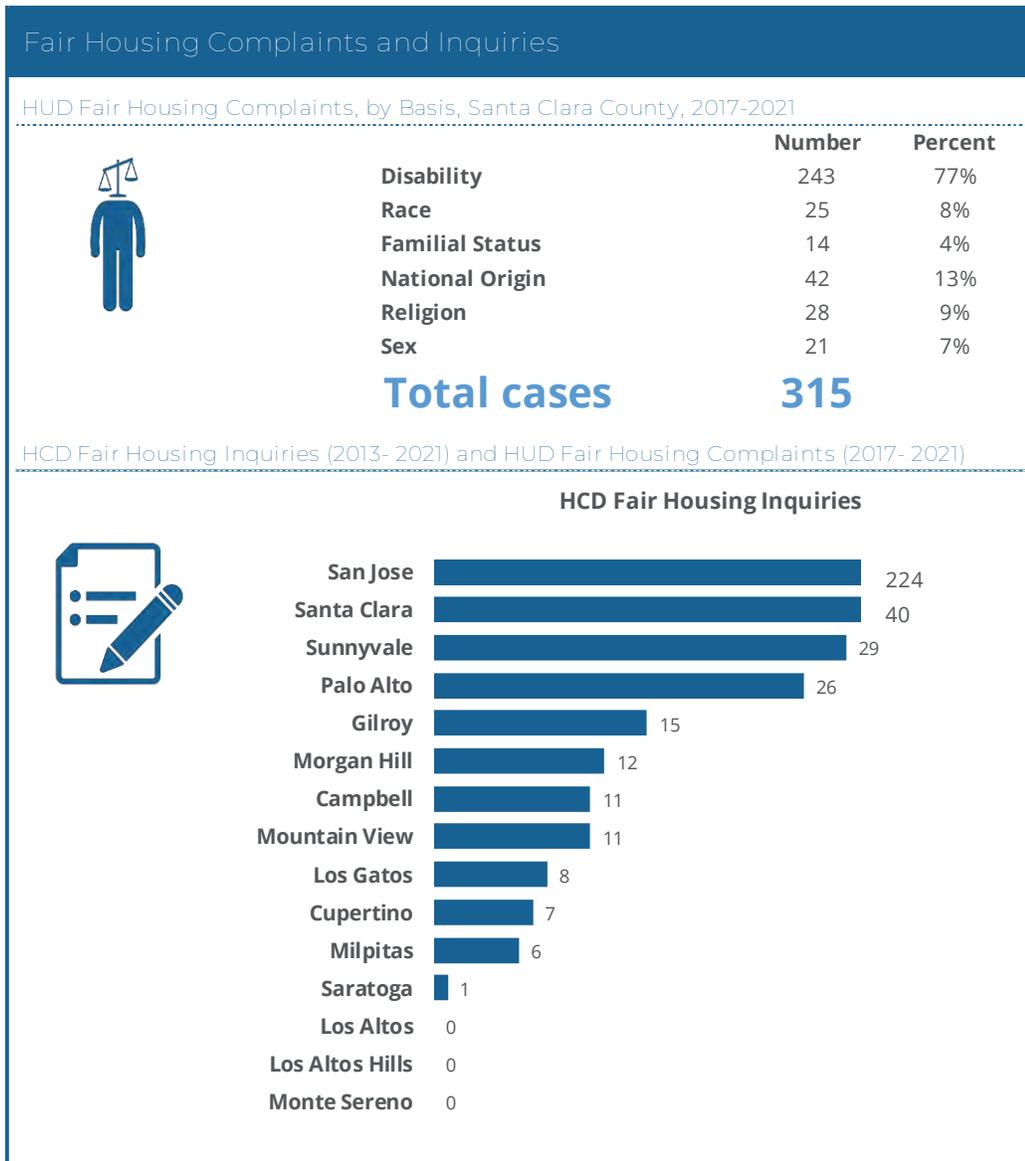
Figure A-2 on the following page summarizes fair housing complaints and inquiries.

Outreach and Capacity

Monte Sereno City maintains a website with information about local fair housing ordinances with live links to Project Sentinel under the “Who can assist me with fair housing?” FAQ. The site does not reference any other entities for assistance. Additional links to the Department of Consumer Affairs, HUD, Law Foundation of Silicon Valley, and the Bay area Legal Aid would improve the efficacy of the site. The website should also more transparently describe how the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to HUD’s and State of California fair housing pages).

¹¹ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>

Figure A-2 Fair Housing Complaints and Inquiries



SOURCE: United States Census Bureau

In 2011, Monte Sereno revised their municipal code (10.23) to provide reasonable accommodations for persons with disabilities. The city also created Program H-5.2, instructing the city to provide fair housing laws and resources at the Planning Department counter and the city’s website.

Compliance with state law. Monte Sereno is compliant with the follow state laws that promote fair and affordable housing. The city has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;

- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2); and
- Limits on Growth Controls Law (Gov. Code. Section 65589.5).

Housing Specific Policies Enacted Locally

Monte Sereno identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), Monte Sereno does not have any public housing buildings. Additionally, none of the census tracts in the city show data for Housing Choice Voucher usage.

Monte Sereno’s solution to adding affordable housing has been on the development of secondary/accessory dwelling units on single family properties. The city has amended its accessory dwelling unit program to allow larger units, uncovered parking, fee waivers for rent-restricted units, and an amnesty program. The City has established a multifamily zoning district and the City allows residential care homes, supportive housing and transitional housing by right in all residential zoning districts.

A.3 Integration and Segregation

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

Integration and Segregation

“**Integration** generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. **Segregation** generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 31.

Race and Ethnicity

Monte Sereno differs from the county and Bay area overall for its relatively high proportion of residents identifying as Non-Hispanic White (71 percent in Monte Sereno compared to 32 percent in Santa Clara County) and small Hispanic population (7 percent in Monte Sereno and 25 percent in

the county). Monte Sereno’s proportion of Black/African American and Other and mixed-race residents is similar to the county, in that it is less than 4 percent for both groups.¹²

Monte Sereno’s residents have grown more racially diverse since 2000 largely due to the declining share of Non-Hispanic Whites (12 percentage point drop).

The median home value is more than \$2 million and there are few rental options, therefore access to housing in Monte Sereno requires extremely high income and ability to access homeownership. Communities of color in Santa Clara County have historically been excluded from homeownership. The Federal Housing Administration (FHA) determined loan eligibility based off maps that designated neighborhoods on a scale from desirable to hazardous. Homes in hazardous areas noted the number of low-income and non-white people and were not approved for mortgages. This system, known as redlining, effectively excluded individuals of color from accessing homeownership through government loans. Even when people of color were able to secure financing, restrictive covenants and discrimination by real estate agents often prevented them from purchasing homes. One real estate agent in the 1950s said of the region that it was “not a proper place” for “Negroes, Chinese and other racial minorities.” Emmitt Dollarhyde of the Santa Clara NAACP continued to confront similar statements with the emphasis that “Negro and other minority war veterans risked their lives to protect this country from foreign fascism” and deserved to access quality housing and obtain homeownership in the region.¹³

Geographic Concentrations

HCD maps that show the percent non-White population by census tract show only one area with a non-White population of between 20 percent and 40 percent of residents. All tracts in Monte Sereno are White majority. The neighborhood segregation map shows about one-third of the city—the northwestern portion—as “Mostly White,” parts of the northeast as “Latinx-White,” and the remainder and majority of the city as “Asian-White.” The diversity index is lowest to low throughout the city.

Monte Sereno is similar to immediately surrounding communities in lack of racial and ethnic diversity. Diversity increases in the communities of Sunnyvale, Campbell, and San Jose.

Older residents are less racially diverse than other age groups, with 78 percent of the population older than 65 years identifying as White compared to 75 percent of those aged 18 to 24 and 69 percent of children less than 18 years old. Black/African American, American Indian/Native Alaskan, and Other race/Multiple races each account for an increasing—albeit slight—share of the population but only in age groups under 65 years of age.

¹² The share of the population that identifies as American Indian or Alaska Native was zero in 2019.

¹³ Loewen, James W. (2006) *Sundown Towns: A Hidden Dimension of American Racism*. New York Press.

Poverty rates are very low for all residents and White and Asian residents experience no poverty according to census data. The highest poverty rate was 1.4 percent among Hispanic and Other race residents. Low poverty is a factor of a housing market that favors high income households. Monte Sereno has a lower share of very low-income residents than other jurisdictions in the Bay area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

Dissimilarity and Isolation Indices

The Association of Bay area Governments (ABAG) created a 2021 report on segregation in Monte Sereno, measuring racial and income segregation within the community. This report analyzes two common indices that measure segregation: the isolation index and the dissimilarity index.

The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI is an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a group's population that would have to move for each area in the county to have the same percentage of that group as the county overall.

DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100 and higher values of isolation tend to indicate higher levels of segregation.

The scores below represent the racial dissimilarity index values for Monte Sereno and the Bay area. Compared to the Bay area overall, Monte Sereno is less segregated, although this is likely a factor of lack of diversity within Monte Sereno than a product of integrated communities.

- Asian/API vs. White: .052 and .185 (both very low segregation);
- Black/African American vs. White: .112 and .244 (low segregation);
- Latinos vs. White: .026 and .207 (low segregation); and
- People of Color vs. White: .023 and .168 (very low segregation).

The report finds that, in Monte Sereno, White residents are the most segregated compared to other groups, and the most likely to live in neighborhoods where they are unlikely to come into contact with any other racial group.

Above moderate-income residents are the most segregated compared to other income groups in Monte Sereno. Very low-income residents have become more segregated between 2010 and 2015. Overall, since 2010, Monte Sereno’s racial segregation has declined, but the income segregation between moderate income residents and other groups has increased.

Disability Status

The share of the population living with at least one disability is 7 percent in Monte Sereno compared to 8 percent in Santa Clara County.

Geographic Concentrations

Monte Sereno has no Census tracts where the population of persons with disabilities exceeds 8 percent.

Familial Status

Monte Sereno’s households are mostly made up of 3-4 person households (38 percent) and 2-person households (38 percent).

Compared to the county and Bay area overall, Monte Sereno has half the share of 1-person households (10 percent in Monte Sereno compared to 20 percent in the county) and slightly more 5-person households (14 percent v. 12 percent). The Bay area and county are similar in household sizes, while Monte Sereno has larger household sizes.

Married couple households make up the vast majority of Monte Sereno households (85 percent) and most do not have children living at home, either because they do not have children or they are older adults. About 37 percent of all households have at least one child under the age of 18.

Monte Sereno has 1.5 times the share of married couple family households as the county and Bay area and half as many single person households. Monte Sereno also has no “non-family households”—roommates, unrelated persons living together, and one-third the share of single parent households.

Monte Sereno’s married couples overwhelmingly own housing: 96 percent of married couple families in the city own their homes. Renters are more likely to be living in 1- and 2-bedroom units than owners, and owners are more likely to be occupying 3-4- and 5-bedroom units. However, 52 percent of renters in Monte Sereno occupy a 3–4-bedroom housing unit, likely due to the city’s predominance of single family detached homes.

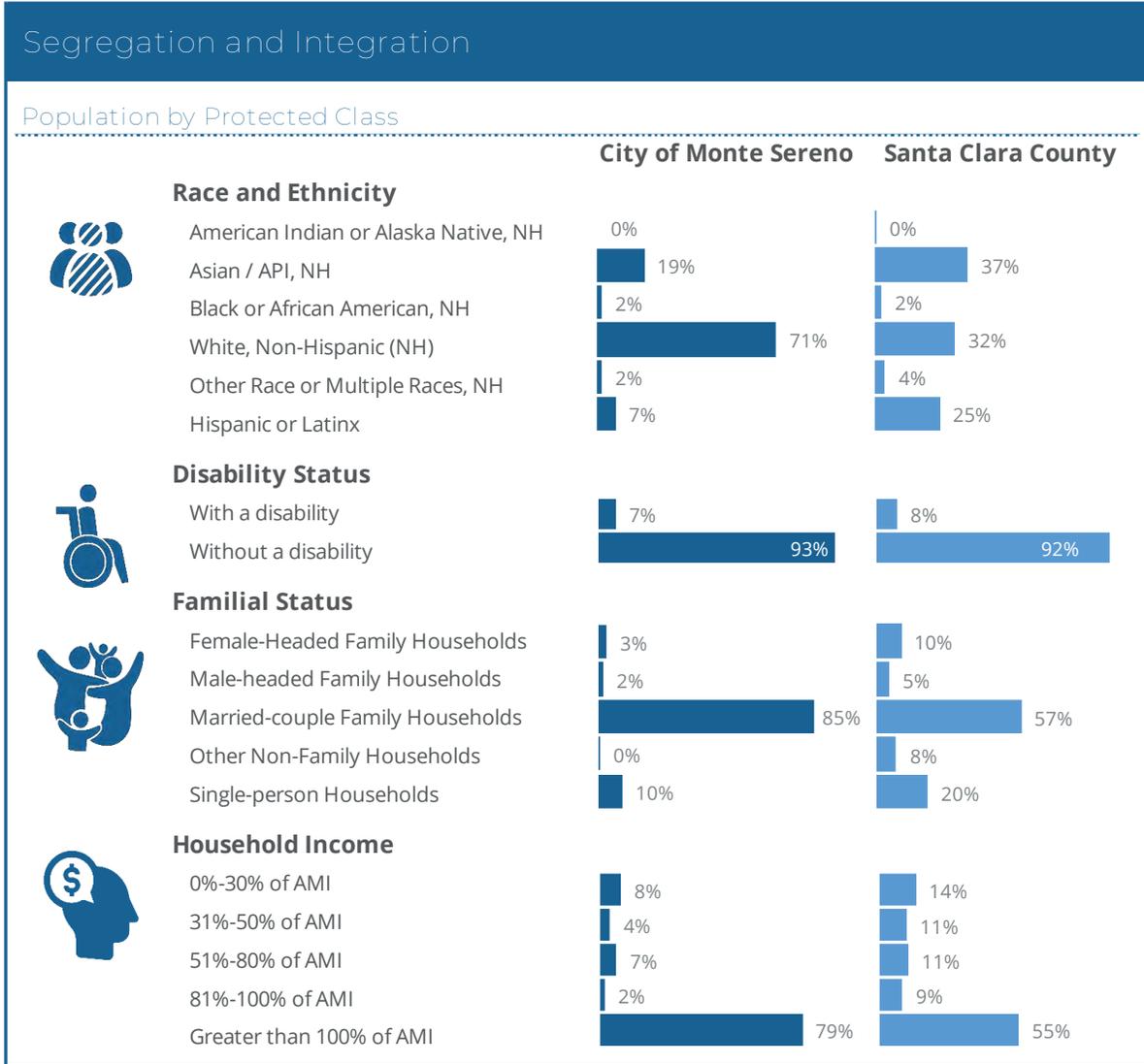
Geographic Concentrations

There are only concentrations of married couple households with and without children in Monte Sereno; no other household type is concentrated.

Household Income

Monte Sereno’s households are much higher-income than the county and Bay area overall: 79 percent of Monte Sereno households earn more than 100 percent of the AMI, compared to 55 percent for the county and 52 percent for the Bay area (Figure A-3 below).

Figure A-3 Segregation and Integration



SOURCE: United States Census

Monte Sereno also has fewer households in every other AMI category. Notably, the jobs to household ratio for Monte Sereno is significantly lower than the county or Bay area, indicating the city as a commuter town where higher income residents live but do not work.

Geographic Concentrations

Every block group in Monte Sereno with available data has a median household income of \$125,000 and more. The city has no concentrations of low-income households and no areas of concentrated poverty.

Racially or Ethnically Concentrated Areas of Poverty and Affluence

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.¹⁴

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is: A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

SOURCE: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 21.6 percent.

According to HCD, there were 11 census tracts in the county that qualify as R/ECAPs (19.4 percent poverty rate). All were located in San Jose. None of the R/ECAPs were located in Monte Sereno in 2013.

¹⁴ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124

RCAAs

An RCAA is a census tract 1) with a percentage of its total White population that is 1.25 times higher than the average percentage of the Council of Governments (COG) region’s White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI). Analysis of RCAAs is intended to help analyze how concentrations of affluent, majority white communities were established. As discussed previously, discriminatory behavior by lenders and real estate agents effectively excluded other races from accessing neighborhoods which today are still largely white and affluent. The story of concentrated poverty in neighborhoods of color cannot be told without the history of active exclusion from those with more political, social, and economic power.

On the following page, [Figure A-4](#) shows areas in the region where there are gaps between the white and non-white populations. Monte Sereno has a sizable gap of more than 50 percent. This means there are at least fifty percent more white people than non-white people. Directly to the west in Saratoga and similarly in the north in Campbell, there is more diversity.

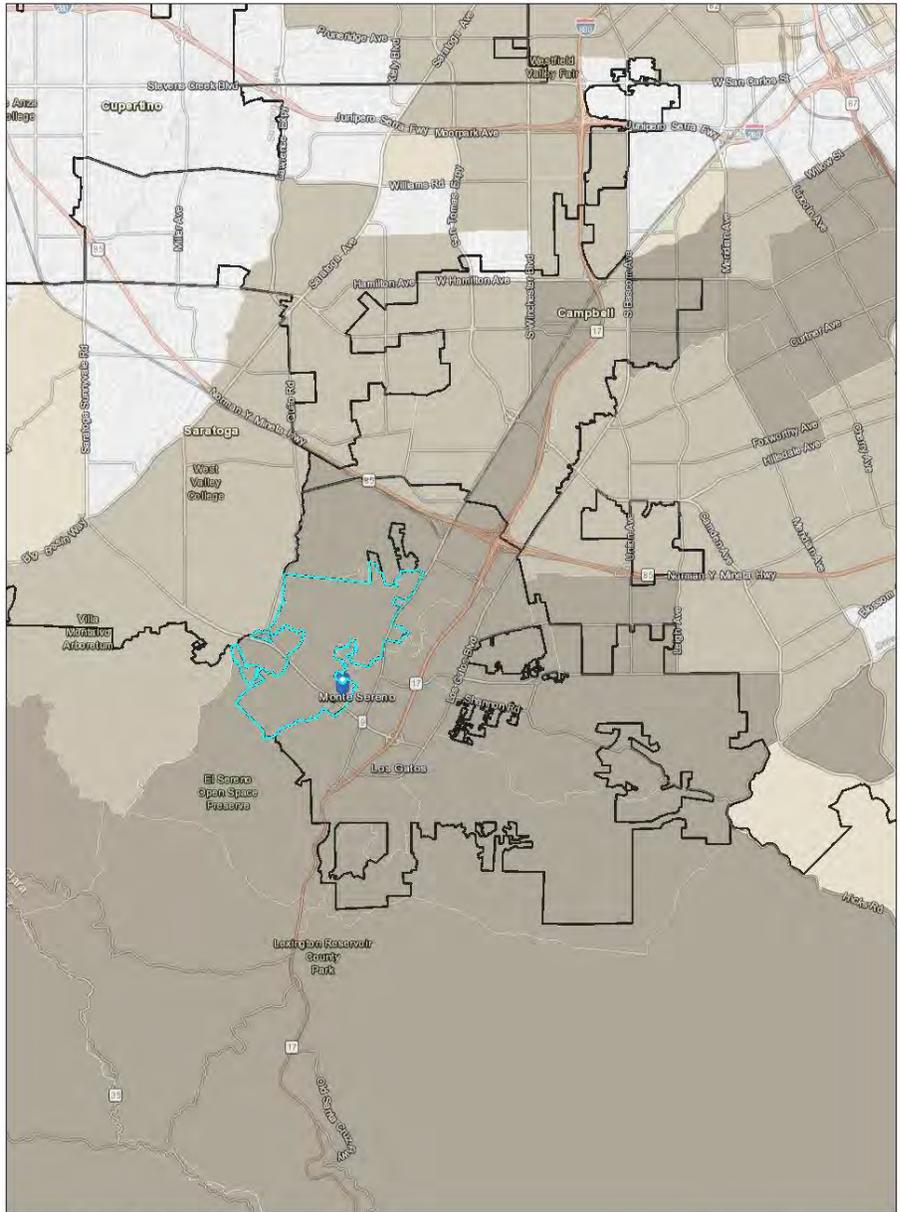
[Table A-1](#) below breaks down the median income and population by race in the City and County. All races and ethnicities in Monte Sereno are wealthier compared to Santa Clara County, although it should be noted that sample sizes are small. Monte Sereno has much smaller non-white populations compared to the county. High income across all races suggests that this community offers abundant opportunities for all people, as long as they have extremely high income to afford housing costs. Programs that reduce housing costs will allow more people to access economic opportunity in Monte Sereno.

Table A-1 Median Income Comparisons, City and County

Race/Ethnicity	Monte Sereno		Santa Clara County	
	Median Income	Population	Median Income	Population
White	\$250,000+	2,579 / 74.1%	\$122,079	857,092 / 44.5%
Hispanic	\$250,000+	247 / 7.1%	\$79,914	490,978 / 25.5%
Asian	\$250,000+	647 / 18.6%	\$148,942	702,881 / 36.5%
Black	-	64 / 1.8%	\$76,200	47,992 / 2.5%
Two or more races	\$203,750	69 / 2%	\$112,506	100,143 / 5.2%
All Households	\$250,000+	3,479 / 100%	\$124,055	1,972,470 / 100%

SOURCE: ACS 2019 5-Year Estimates

Figure A-4 Map Showing White Majority Tracts in Monte Sereno

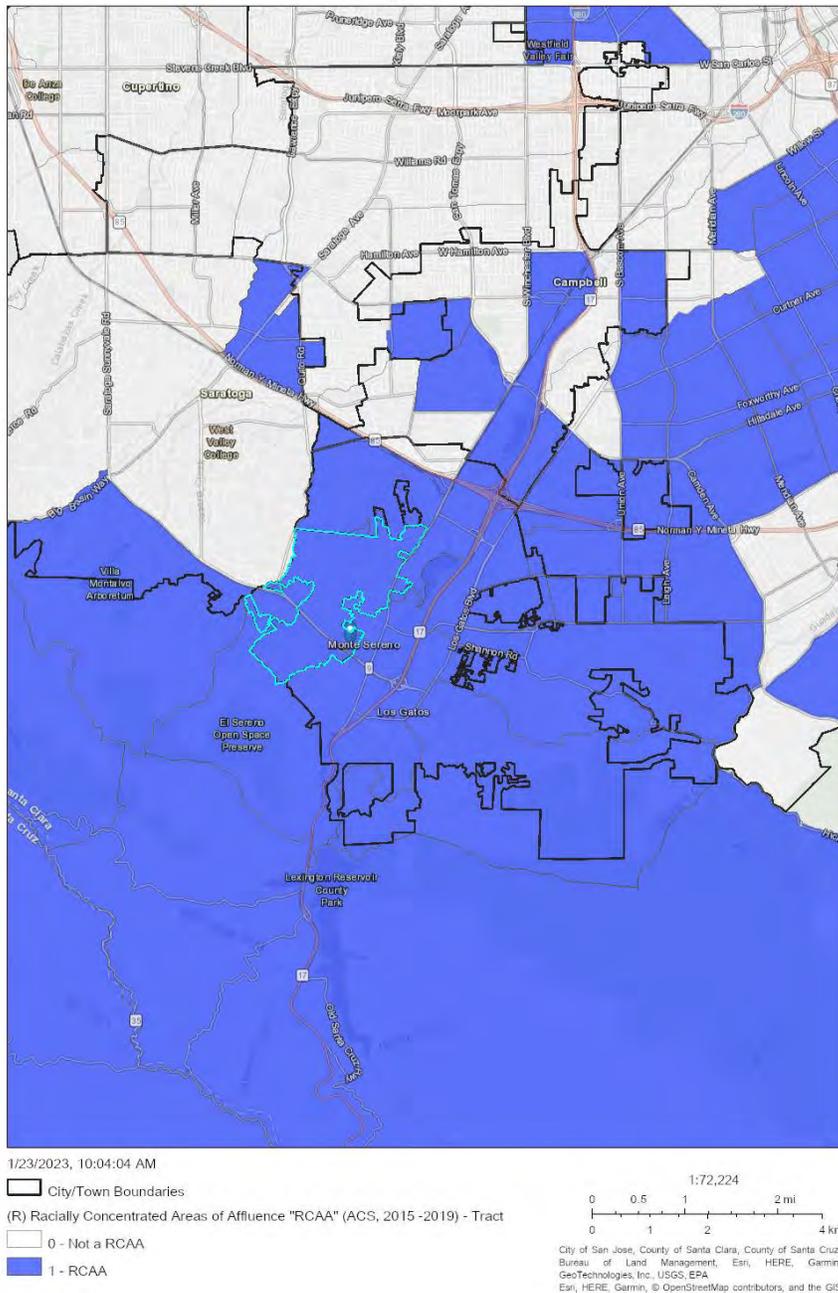


SOURCE: California Department of Housing and Community Development AFFH Data Viewer

The map below shows that all census tracts in Monte Sereno are designated as an RCAA. Again, this means that 1) its total White population is 1.25 times higher than the average percentage of the COG region’s White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI). Monte Sereno is surrounded by RCAAs except directly to the west in Saratoga. Farther north of Los Gatos, the community of Campbell has pockets that are not RCAAs.

Non-RCAAs likely offer more affordable housing options to non-white populations that, as shown in the table above, tend to have less income compared to the white population. It is important to note that there are no recorded properties accepting Housing Choice Vouchers in Monte Sereno according to HCD maps, which limits choices for low-income, non-white voucher users in the region and excludes this population from the city. Figure A-5 shows Monte Sereno outlined among RCAA's within the region.

Figure A-5 Map Showing RCAA's According to Census Tract



SOURCE: California Department of Housing and Community Development AFFH Data Viewer

A.4 Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

Access to Opportunity

“**Access to opportunity** is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 34.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

TCAC’s economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. All areas of Monte Sereno have high economic opportunity (> 0.75).

Education

TCAC’s education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC’s educational opportunity map, every census tract in Monte Sereno scores higher than 0.75—indicating the highest positive educational outcomes. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Monte Sereno is served by the Los Gatos-Saratoga Union High School District, the Los Gatos Union Elementary School, and the Saratoga Elementary School Districts with Campbell Union elementary and high school districts accounting for a small number of residents. The most complete data, due to halted data collection during the COVID pandemic, was from 2019 and highlights a 97.7 percent graduation rate among all students in the Los Gatos-Saratoga Union high school, about the same as in 2018 (97.1 percent).

Every census tract in Monte Sereno scores high on educational outcomes, meaning that all areas of the city provide access to strong educational environments. There is little variance in graduation rates among Monte Sereno high schoolers by race and ethnicity. Asian students graduated at a slightly higher rate (98.4 percent) than Hispanic and White students' graduation rates (95.3 percent and 96.5 percent, respectively). African American students did not have enough students enrolled to accurately measure (less than 11 total). The lowest graduation rate is among students with a disability at 88.1 percent-- still very high.

When broken down by race/ethnicity, Asian students graduated at a slightly higher rate (98.4 percent) than other students, although graduation rates are very high across races and ethnicities: Hispanic and White students' graduation rates were 95.3 percent and 96.5 percent, respectively. African American students did not have enough students enrolled to accurately measure (less than 11 total).

The lowest graduation rate was among students with a disability at 88.1 percent--still very high.

The Los Gatos Union Elementary served 2,710 students in 2021, down from 3,024 from 2019, the last year with complete data. White students accounted for 64 percent of all students, with Asians (18.8 percent) and Hispanics (8.7 percent) students accounting for the majority of the remainder. The school included 4.2 percent socioeconomically disadvantaged students, one homeless student, and 7.2 percent students with a disability.

Saratoga Elementary had 1,657 students in 2021 and 1,765 in 2019. Even though Los Gatos and Saratoga feed into the same high school district, Saratoga is significantly different demographically than Los Gatos elementary school. At Saratoga, 57 percent of students are Asian with White students accounting for 25.7 percent, Hispanics another 6.1 percent. Saratoga Elementary served a student population with 10.8 percent disabilities, 2.4 percent socioeconomic disadvantages, and no homeless students.

San Mateo Union enrollment by race and ethnicity is similar to the countywide distribution. However, there is a higher proportion of Asian students in San Mateo Union (23 percent compared to 17 percent countywide), a smaller proportion of Filipino students (5 percent compared to 8 percent countywide) and Hispanic students (32 percent compared to 38 percent countywide).

Employment

There is a disconnect between the jobs servicing Monte Sereno and the type of jobs residents of the city perform. The Professional & Managerial Services industry dominates the employment of residents, while jobs located in Monte Sereno are dominated by the Health & Educational Services. The Professional & Managerial Services industry overtook the Health & Educational Services industry for job holders in Monte Sereno in 2007 and has been the dominant employment industry of Monte Sereno residents since 2011.

For those working in Monte Sereno, there has been a slow but steady shift toward Arts, Recreation & Other Services with a steady supply of Health & Education Services jobs.

Monte Sereno is a city of out-commuters. Notably, the city had 449 jobs in 2018 but 1,855 job holders. The City's jobs to household ratio is 0.37, meaning there are fewer than one job for each household. This compares to 1.5 for the Bay area and 1.75 for Santa Clara County.

Monte Sereno has more higher wage workers than jobs. This is also true for low- and moderate-income wage workers but less so, indicating that jobs in Monte Sereno are more likely to be low and moderate wage.

HUD's job proximity index shows that Monte Sereno offers a moderate proximity to jobs. On a scale from zero to 100 where 100 is the closest proximity to jobs half of the block groups in the city score 60-80 (high proximity) while the other half scores 40-60 (moderate proximity).

Those who work jobs with lower wages in Monte Sereno, such as maintenance, construction, and caretaking of homes in the town, likely have to commute in from other areas given the high housing prices.

Environment

TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Monte Sereno scores low to moderate on positive environmental outcomes, with the lowest environmental scores in the southwest. The city also scores low on California Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California (PHASC). It is not clear which is more reflective of the area's environmental health, but Monte Sereno scores poorly due to groundwater contamination and traffic pollution.

The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.¹⁵

Disparities in Access to Opportunity

Because Monte Sereno offers high opportunity neighborhoods throughout, all residents live in highly resourced areas, regardless of race or ethnicity. Los Gatos and other surrounding areas are also entirely high opportunity cities. Nearby, San Jose is a low resource community likely with many communities that are unable to access housing in Monte Sereno and therefore are unable to access high opportunity neighborhoods in the surrounding area.

¹⁵ <https://healthyplacesindex.org/about/>

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Monte Sereno scores well on the SVI; no neighborhoods are ill equipped to respond to disasters.

Monte Sereno does not have any disadvantaged communities as defined under SB 535 as “the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”¹⁶

Disparities Specific to the Population Living with a Disability

Seven percent of the population in Monte Sereno is living with at least one disability, compared to 8 percent in the county. The most common disabilities in the city are ambulatory (3.9 percent), self-care (3.6 percent), and independent living difficulty (3.0 percent). For the population 65 and over, the share of the population with ambulatory difficulties increases to 11.4 percent while hearing difficulty becomes a top three issue at 9.4 percent. There were no unemployed persons with a disability in Monte Sereno.

Geographic Concentrations

There are no concentrations of persons with disabilities in Monte Sereno.

Disability

“**Disability types** include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.”

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 36.

Figure A-6 on the following page summarizes access to housing opportunities.

A.5 Disproportionate Housing Needs

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

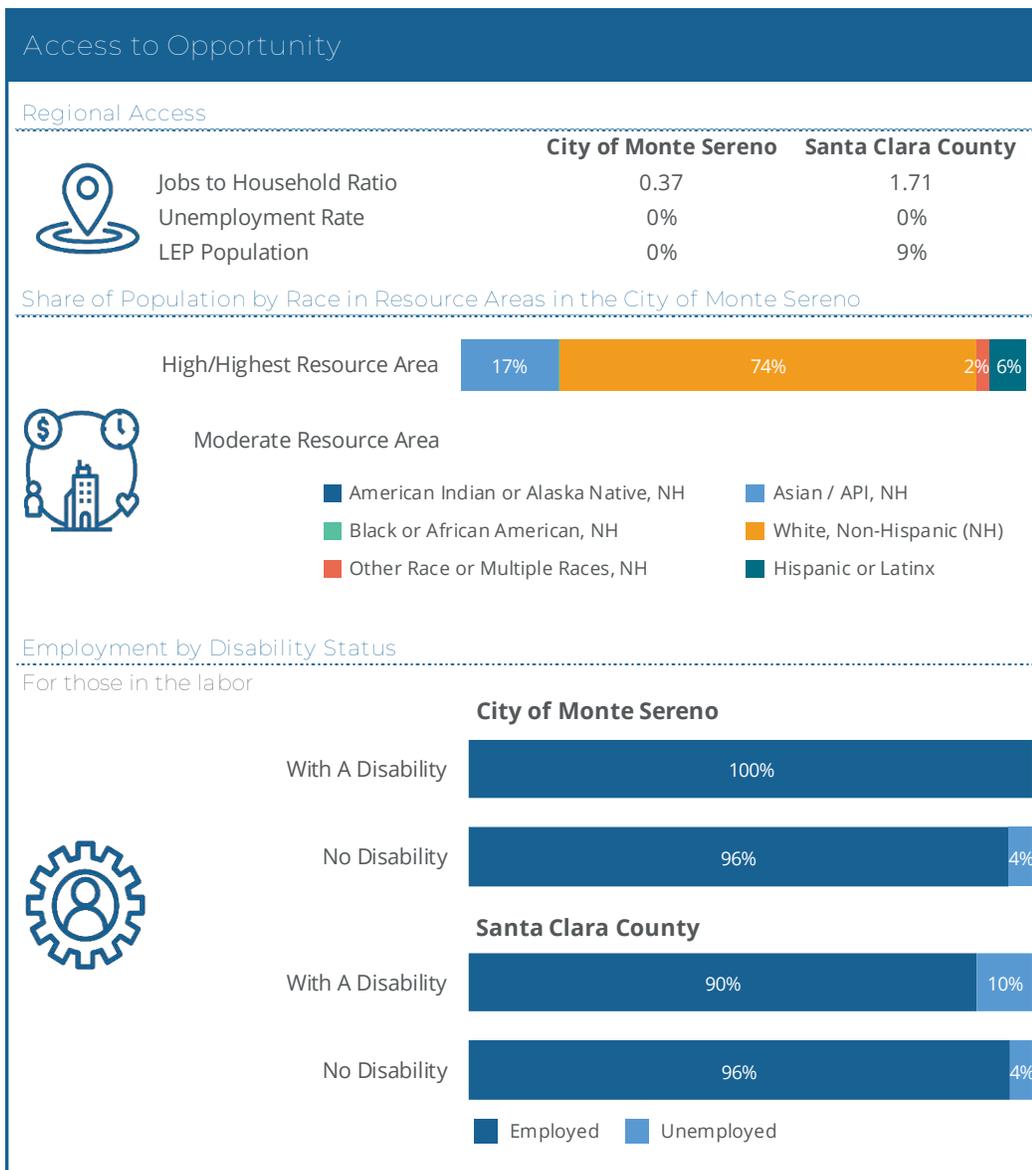
¹⁶ <https://oehha.ca.gov/calenviroscreen/sb535>

Disproportionate Housing Needs

“**Disproportionate housing needs** generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

SOURCE: California Department of Housing and Community Development Guidance, 2021, page 39.

Figure A-6 Access to Opportunity



SOURCE: United States Census

Housing Needs

Population growth trends in Monte Sereno have followed county and Bay area trends; however, the rate of growth has been significantly lower.

Since 2015, the housing that has received permits to accommodate growth has largely been priced for the lowest income households, with 43 units permitted for very low-income households—representing 57 percent of all permits. Another 30 permits were issued for housing for above moderate-income households. This is vastly different than nearby Los Gatos, which permitted 134 units, of which none served low or very low-income households and 59 percent served above moderate income households. This is likely why Monte Sereno continues to maintain highest resource status, high median incomes, and high home values.

Most of the city’s homes were built between 1940 and 1979. After this period, housing production slowed significantly, with the production halving every 10 years. Since 2010, only 57 housing units have been built.

Monte Sereno offers a little to no variety of housing types with 96 percent single family detached units. The next highest category of housing unit was single family attached (3 percent); there are no mobile/manufactured homes in Monte Sereno.¹⁷

Owning a home in Monte Sereno requires very high incomes and ownership housing costs much more than in the county or Bay area overall: 97 percent of owner-occupied homes in the city are valued over \$1 million with 84 percent valued above \$2 million. This compares to 48 percent for the county and 35 percent for the Bay area overall of homes over \$1 million. According to the Zillow Home Value Index, Monte Sereno is almost three times more expensive than the county and the Bay area.

Renting is more attainable in Monte Sereno, with 37 percent of units renting below \$1,500 per month. This is on par with the Bay area overall (35 percent renting below \$1,500/month) and better than county (22 percent). Monte Sereno has a large share of luxury rentals (42 percent rent for \$3,000 and more) and few moderately priced rentals. It is worth noting, however, that only 6.5% of units are renter-occupied, therefore there are few options for renters despite its reasonable price point.

Cost Burden and Severe Cost Burden

Cost burden, which occurs when households spend more than 30 percent of their gross income on housing costs, is about the same as the county and Bay area.

¹⁷ Housing Needs Data Report: Monte Sereno, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

Cost burden does vary by tenure (renter or ownership) in Monte Sereno in two distinct ways. Renters are more likely to be extremely cost burdened (23 percent v. 12 percent for owners), although owners are more likely to be burdened overall (32 percent of owners experience cost burden compared to 23 percent for renters). The relatively low level of burden among renters is related to the large share of rental units that are affordable.

Cost burden also varies by income, with 90 percent of extremely low-income households severely burdened. The majority of households with incomes of less than 80 percent experience cost burden.

There are disparities in housing cost burden in Monte Sereno by race and ethnicity. Seventy-three percent of Hispanic households are cost burdened, with 59 percent using over half of their income on housing costs. This compares to 33 percent of non-Hispanic White households and 30 percent of Asian households. There were no data for Black or African American or Native American/Alaskan residents.

Geographic Concentrations

There is a higher concentrations of cost burdened renters in the city south of Highway 9, but the concentrations of burdened owners apply uniformly to the entire city.

Overcrowding

The vast majority of households (99 percent) in Monte Sereno are not overcrowded—indicated by more than one occupant per room. Owner households are more likely to be overcrowded, with 1.5 percent of households with more than one occupant per room, compared to 0 percent of renter households.

Only White households experience overcrowding (1.8 percent). The city's wealthiest households (100 percent+ AMI) are the only households with overcrowding.

Geographic Concentrations

There are no geographic concentrations of overcrowded households in Monte Sereno.

Substandard Housing

Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. No renter households in Monte Sereno report living in substandard housing. About 1 percent of owner households are lacking complete kitchens and 1 percent lack complete plumbing. The City has not received code enforcement complaints regarding substandard housing. Although substandard housing is not an issue in Monte Sereno, Program T (Housing Maintenance) has been included to ensure that the housing stock in the city continues to be maintained.

Homelessness

In 2019, 9,706 people were experiencing homelessness in the county during the One-Day Count (Point-In-Time), with only 18 percent of people in emergency or transitional shelter while the remaining 82 percent were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

People who identify as American Indian or Alaskan Native (8 percent of the homeless population compared to less than 1 percent of the total population), Black (19 percent, 2 percent), White (44 percent, 32 percent), and Hispanic (43 percent, 25 percent) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (35 percent), severe mental illness (42 percent), and post-traumatic stress disorder (33 percent) represented a substantial share of the homeless population in 2019. Losing a job or being evicted was reported to be the causal events that led to homelessness in 44 percent of incidents of homelessness.¹⁸

Displacement

According to the Sensitive Communities map of vulnerable communities, none of the city's census tracts are vulnerable to displacement.

Displacement Sensitive Communities

“According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - Share of very low-income residents is above 20 percent, 2017
 - AND
 - The tract meets two of the following criteria:
 - Share of renters is above 40 percent, 2017
 - Share of people of color is above 50 percent, 2017
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - ♦ Percent change in rent above county median for rent increases, 2012-2017
- OR
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017”

SOURCE: <https://www.sensitivecommunities.org/>.

¹⁸ According to Santa Clara County's Homeless Census & Survey (2019); [2019 SCC Homeless Census and Survey Exec Summary.pdf \(sccgov.org\)](#).

Access to Mortgage Loans

In many communities, disparities by race and ethnicity are prevalent for home mortgage applications, particularly in denial rates. This is less true in Monte Sereno. Mortgage denial rates are relatively modest—ranging from 17 percent to 20 percent—with the exception of Hispanic applicants (33 percent). It should be noted that only 5 applicants from Hispanic applicants were received out of 162 in 2018 and 2019.

Figure A-7 summarizes information on disproportionate housing needs. It is likely that the extremely high housing prices deter applicants of color from seeking homes in Monte Sereno, therefore the low denial rates are less a reflection of equity than they are exclusion from the expensive market.

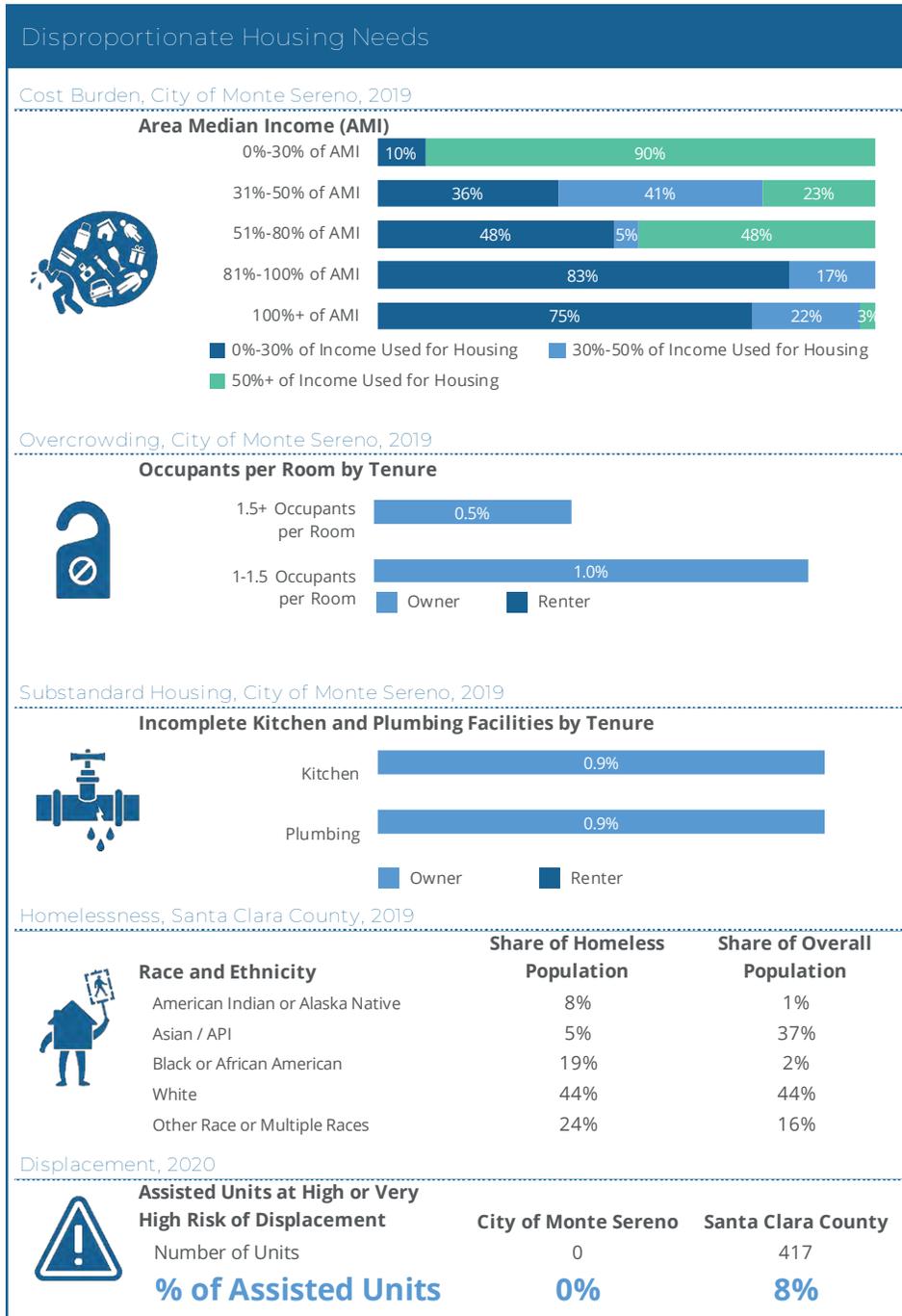
A.6 Conclusion

To address the fair housing issues as identified and prioritized in the analysis above, the following Programs are intended to reverse patterns of exclusivity and segregation:

- C (Facilitate Parcel Maps);
- D (Flag Lots);
- E (Review SB9 Regulations);
- G (Development Incentives);
- H (Employee Housing);
- I (Accessory Dwelling Units);
- J (Special Needs Households);
- K (Seniors and Accessory Dwelling Units);
- L (Shared Housing Options);
- M (Countywide Cooperation);
- N (Reasonable Accommodation);
- O (Fair Housing);
- P (Low Barrier Navigation Center);
- Q (Implement Multi-Family Housing Re-zoning);
- R (Participate in Regional Homelessness Program);
- S (Allow Single Room Occupancy Units in all Zoning Districts);
- T (Housing Maintenance);

- U (Infrastructure Capital Improvements);
- V (Energy Conservation);
- W (Water Conservation); and
- X (Fair Housing Enforcement) are included in this Housing Element.

Figure A-7 Disproportionate Housing Needs



SOURCE: United States Census

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Housing Needs Assessment

B

APPENDIX

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Appendix B

Housing Needs Assessment

B.1 Population, Employment, and Household Characteristics

Population

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.

In 2020, the population of Monte Sereno was estimated to be 3,622. The population of Monte Sereno makes up approximately 0.2 percent of Santa Clara County.¹ In Monte Sereno, roughly 4.9 percent of its population moved during the past year, a number 8.5 percentage points smaller than the regional rate of 13.4 percent. [Table B-1](#) shows population growth trends for Monte Sereno, Santa Clara County, and the Bay Area as a whole.

Table B-1 Population Growth Trends

Geography	1990	2000	2010	2020
Monte Sereno	3,287	3,483	3,341	3,411
Santa Clara County	1,497,577	1,682,585	1,781,642	1,936,274
Bay Area	6,023,577	6,783,760	7,150,739	N/A

SOURCE: bayareacensus.gov, census.gov

From 1990 to 2000, the population of Monte Sereno increased by 6.0 percent, while the population of Santa Clara County increased by 12.3 percent over the same time period. In the most recent decade, Monte Sereno’s population increased by 2.1 percent compared with an 8.7 percent increase for Santa Clara County. [Figure B-1](#) shows a graph of population growth trends in percentages.

¹To compare the rate of growth across various geographic scales, Figure B-1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Figure B-1 Population Growth Trends



SOURCE: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

Age

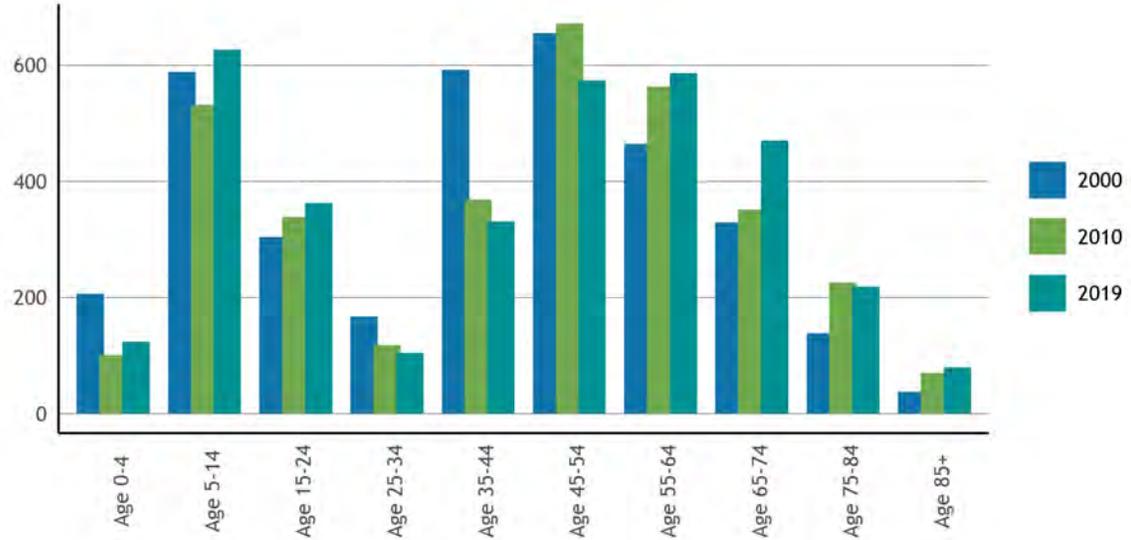
The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Monte Sereno, the median age in 2000 was approximately 42 years. By 2019, the median age increased to approximately 48 years. More specifically, the population of those under 15 has increased since 2010, while the 65-and-over population has increased. [Figure B-2](#) shows population by age for the years 2000, 2010, and 2019.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color² make up 21.7 percent of seniors and 31.4 percent of youth under 18. [Figure B-3](#) shows population age by race.

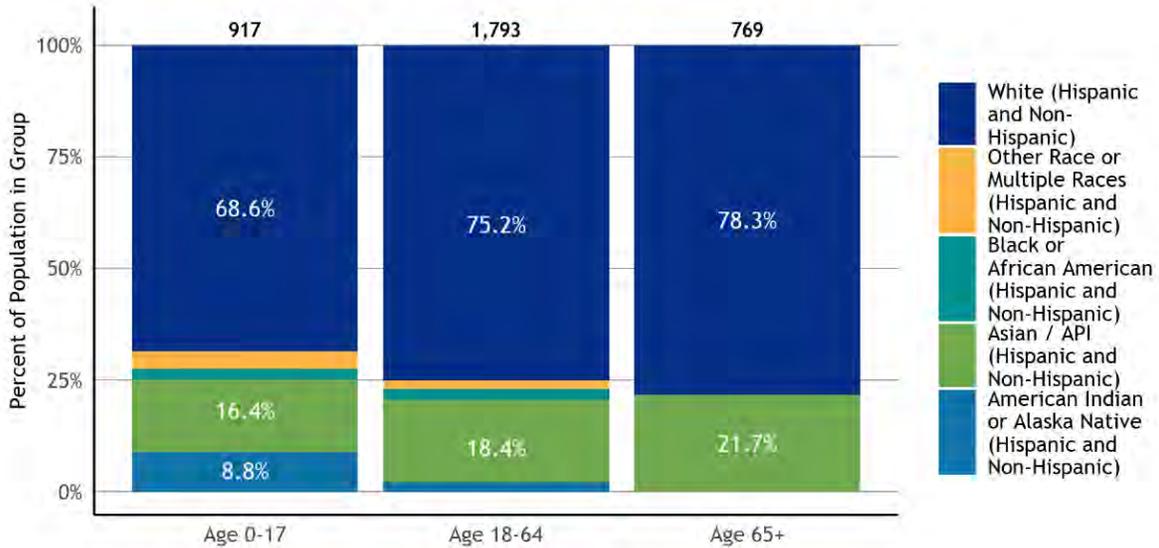
² Here, all non-white racial groups are counted.

Figure B-2 Population by Age, 2000-2019



SOURCE: 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. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.
NOTE: Universe: Total population

Figure B-3 Population Age by Race



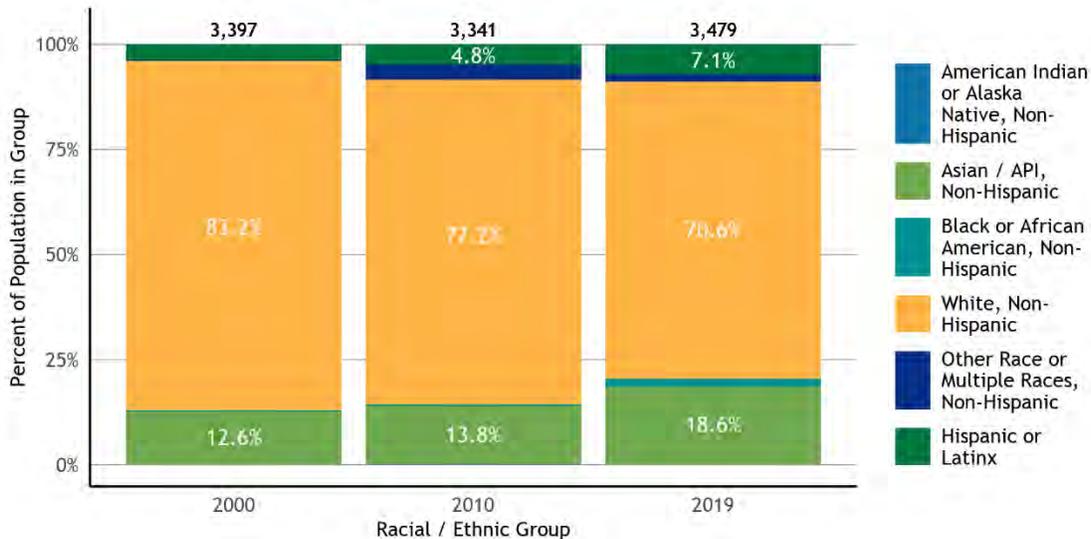
SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G). For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.
NOTE: Universe: Total population. In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

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 today³.

Since 2000, the percentage of residents in Monte Sereno identifying as *White, Non-Hispanic* has decreased by 12.6 percentage points, with the 2019 population standing at 2,456. By the same token the percentage of residents of all other races and ethnicities has increased. In absolute terms, the *Asian / API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most. Figure B-4 shows population by race for 2000, 2010, and 2019.

Figure B-4 Population by Race, 2000-2019



SOURCE: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

NOTE: Universe: Total population. Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Employment Trends

Balance of Jobs and Workers

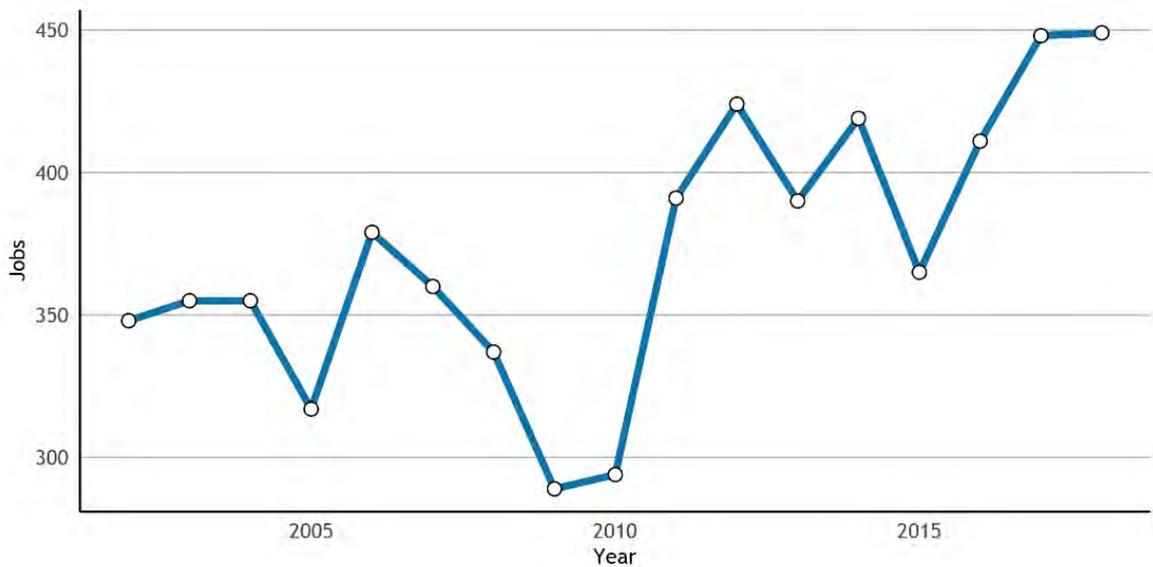
A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a

³ 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.

surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers 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 *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Monte Sereno increased by 29.0 percent. [Figure B-5](#) shows jobs in Monte Sereno from 2002 through 2018.

Figure B-5 Jobs in a Jurisdiction



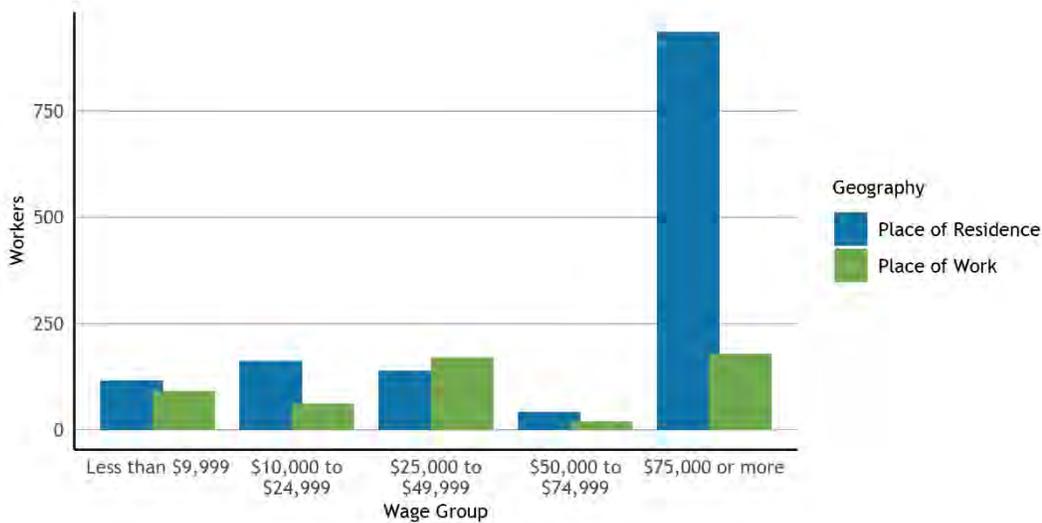
SOURCE: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

NOTE: Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment. The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

The next figure shows the balance when comparing jobs to workers, 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. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. 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.

Monte Sereno has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000).⁴ Figure B-6 shows workers by earners and place of work and residence.

Figure B-6 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

NOTE: Universe: Workers 16 years and over with earnings

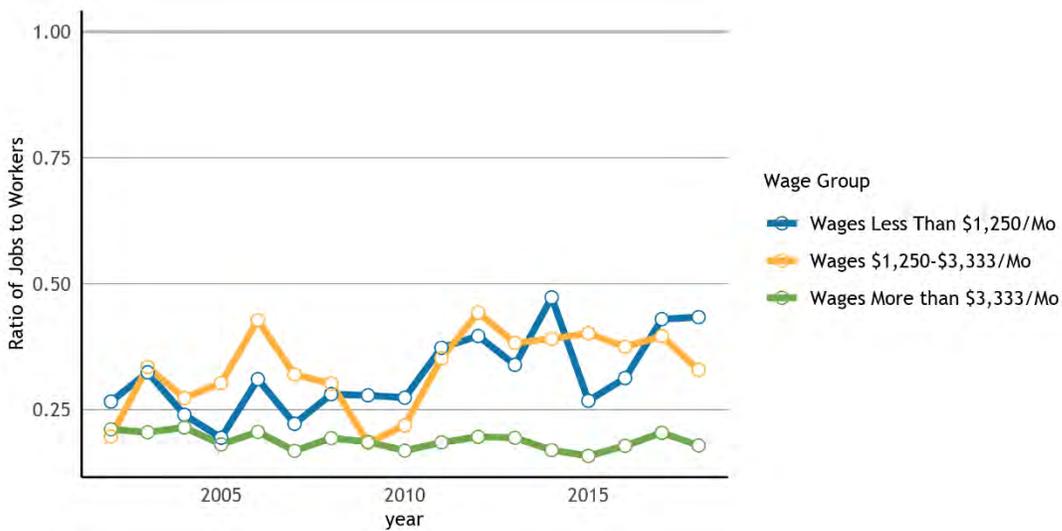
Figure B-7 shows the ratio of jobs to workers, by wage group for Monte Sereno. A value of one (1.00) means that a city has the same number of jobs in a wage group as it has resident workers, in principle, a balance. Values below one (1.00) indicate a jurisdiction that exports workers for jobs in a given wage group.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. Thus, bringing housing into the measure, the jobs-household ratio in Monte Sereno has increased from 0.29 in 2002, to 0.37 jobs per household in 2018. In short, Monte Sereno is a net exporter of workers. Figure B-8 shows Monte Sereno’s jobs-household ratio.

⁴ The source table is top-coded at \$75,000, precluding more fine-grained analysis at the higher end of the wage spectrum.

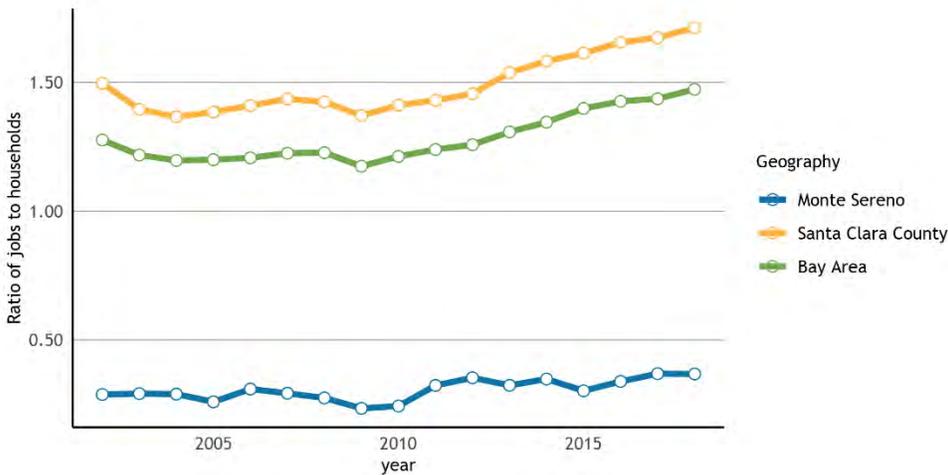
Figure B-7 Jobs-Worker Ratios, By Wage Group



SOURCE: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

NOTE: Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment. The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Figure B-8 Jobs-Household Ratio



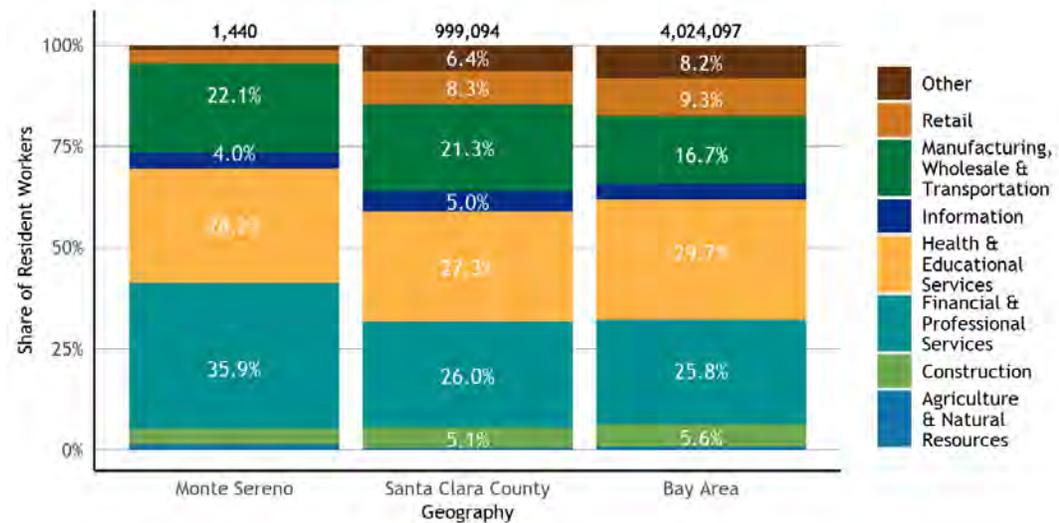
SOURCE: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households). For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

NOTE: Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction. The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Sector Composition

In terms of sectoral composition, the largest industry in which Monte Sereno residents work is *Financial & Professional Services*, and the largest sector in which Santa Clara residents work is *Health & Educational Services*. For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers. [Figure B-9](#) shows resident employment by industry.

Figure B-9 Resident Employment by Industry



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

NOTE: Universe: Civilian employed population age 16 years and over. The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Household Characteristics

Household Income

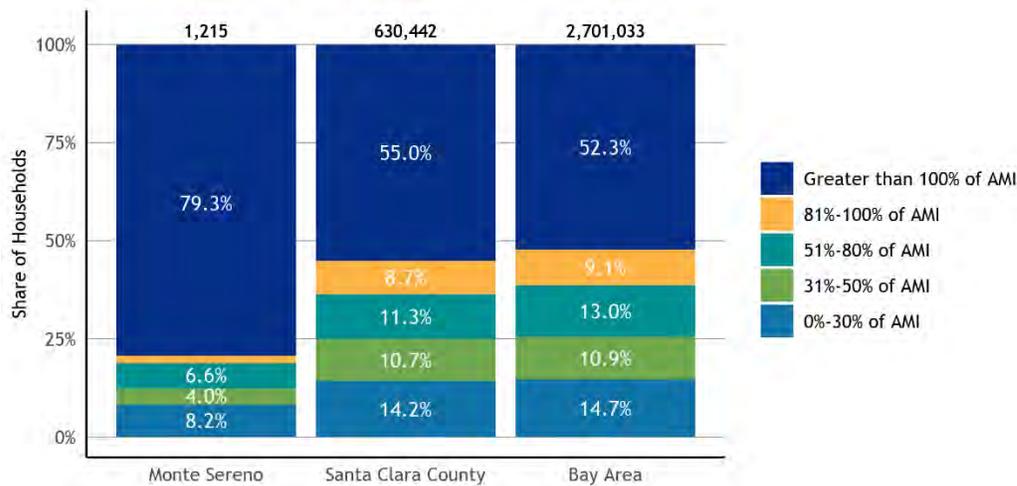
Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.⁵ In Monte Sereno, 79.3 percent of households make more than 100 percent of the Area Median Income (AMI)⁶, compared to 8.2 percent making less than 30 percent of AMI, which is considered extremely low-income.

⁵ Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

⁶ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa

Regionally, more than half of all households make more than 100 percent AMI, while 14.7 percent make less than 30 percent AMI. In Santa Clara County, 30 percent AMI is the equivalent to the annual income of \$39,900 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 B-10](#) shows households by income level.

Figure B-10 Households by Household Income Level



SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2018-2019 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

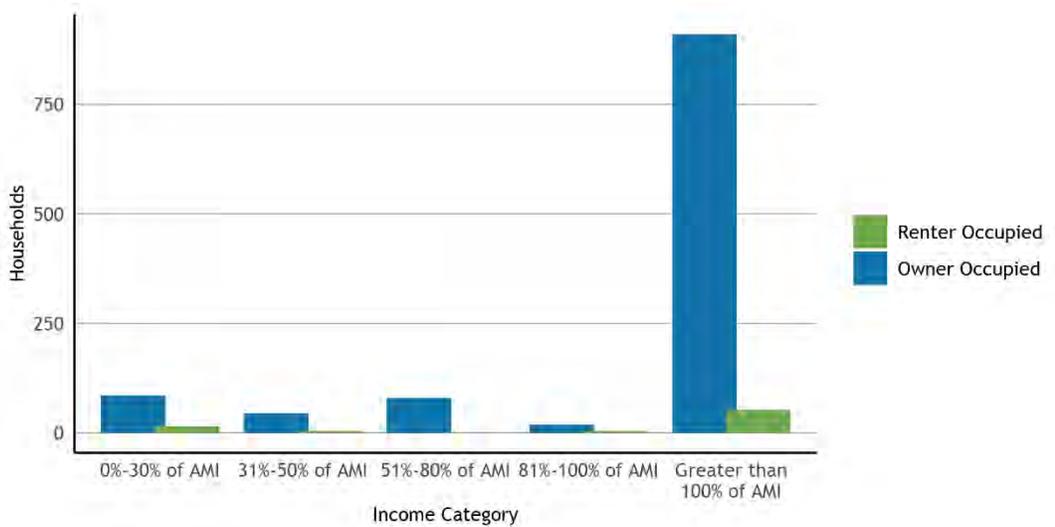
NOTE: Universe: Occupied housing units. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI, but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their **Housing Elements**. HCD's official **Housing Element** guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Monte Sereno, the largest proportion of both homeowners and renters falls in the *Greater than 100 Percent of AMI* group. [Figure B-11](#) shows household income by tenure.

Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

Figure B-11 Household Income Level by Tenure



SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 201B-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

NOTE: Universe: Occupied housing units. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

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.⁷ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness.

In Monte Sereno, Asian/API (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents. [Figure B-12](#) shows poverty status by race.

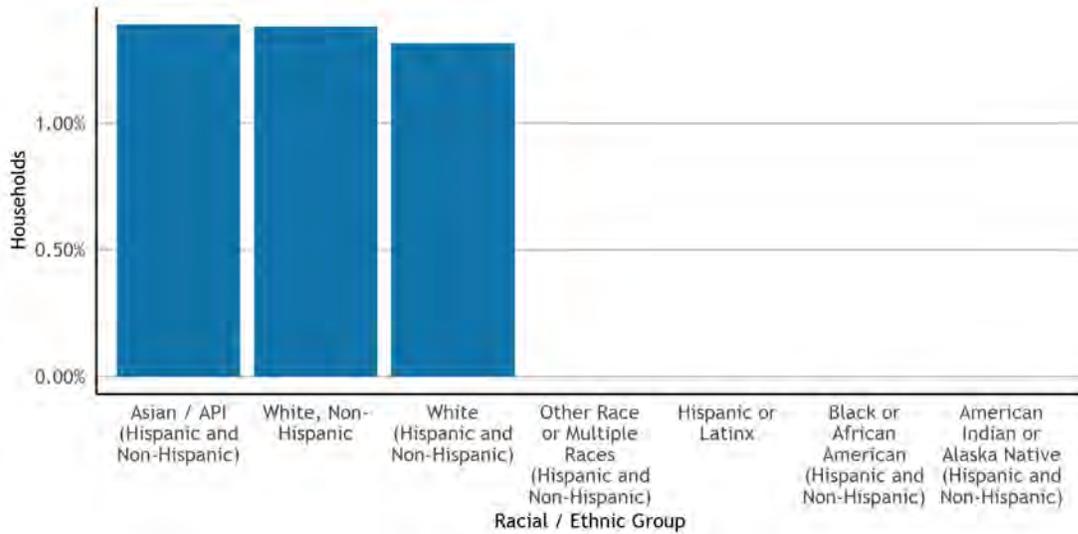
Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., the ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase.

In Monte Sereno there are a total of 1,128 housing units, and fewer residents rent than own their homes: 6.5 percent versus 93.5 percent. By comparison, 43.6 percent of households in Santa Clara County are renters, while 43.9 percent of Bay Area households rent their homes. [Figure B-13](#) on the following page shows housing tenure for Monte Sereno, Santa Clara County, and the Bay Area as a whole.

⁷ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

Figure B-12 Poverty Status by Race



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

NOTE: Universe: Population for whom poverty status is determined. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labeled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Figure B-13 Housing Tenure



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

NOTE: Universe: Occupied housing units

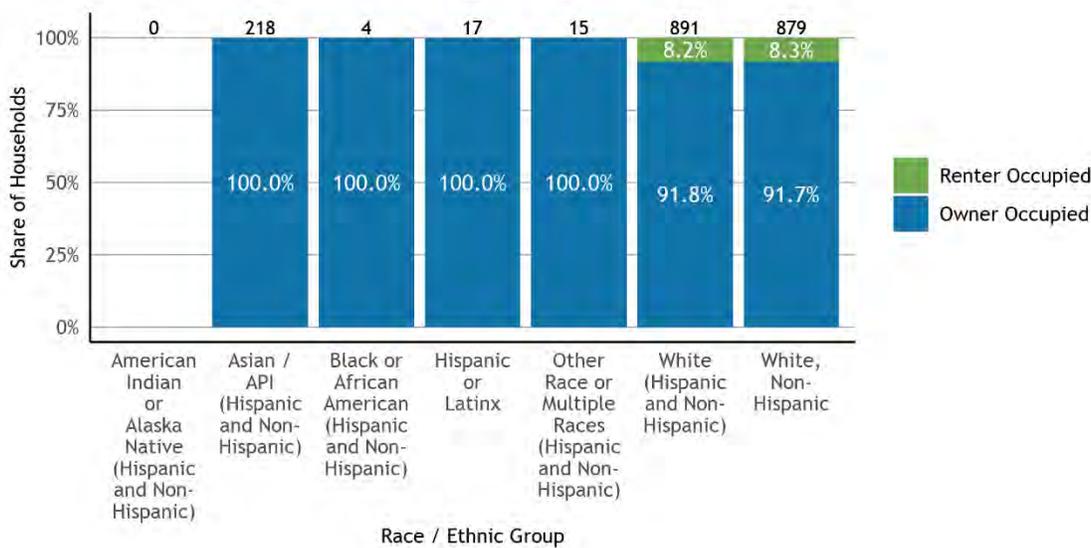
Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth, but also stem from federal, state, and local policies that limited access to homeownership for communities of color

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.⁸

In Monte Sereno, all non-White households owned their homes, while homeownership rates were 91.8 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

Figure B-14 on the following page shows housing tenure by race of householder.

Figure B-14 Housing Tenure by Race of Householder



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

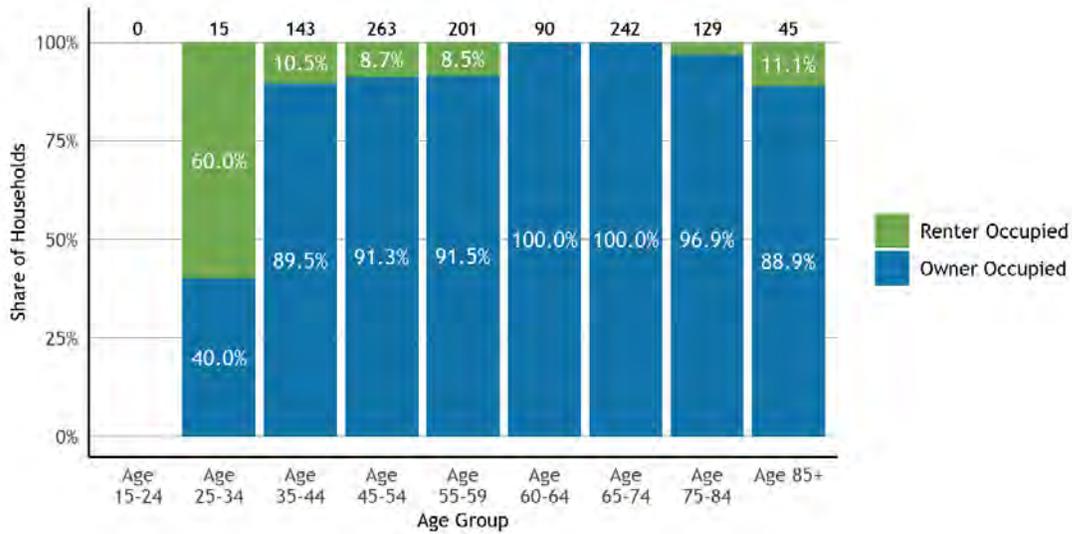
NOTE: Universe: Occupied housing units. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

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.

In Monte Sereno, 60.0 percent of householders between the ages of 25 and 34 are renters, while 11.1 percent of householders over 85 are renters. Figure B-15 on the following page shows housing tenure by age.

⁸ 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.

Figure B-15 Housing Tenure by Age

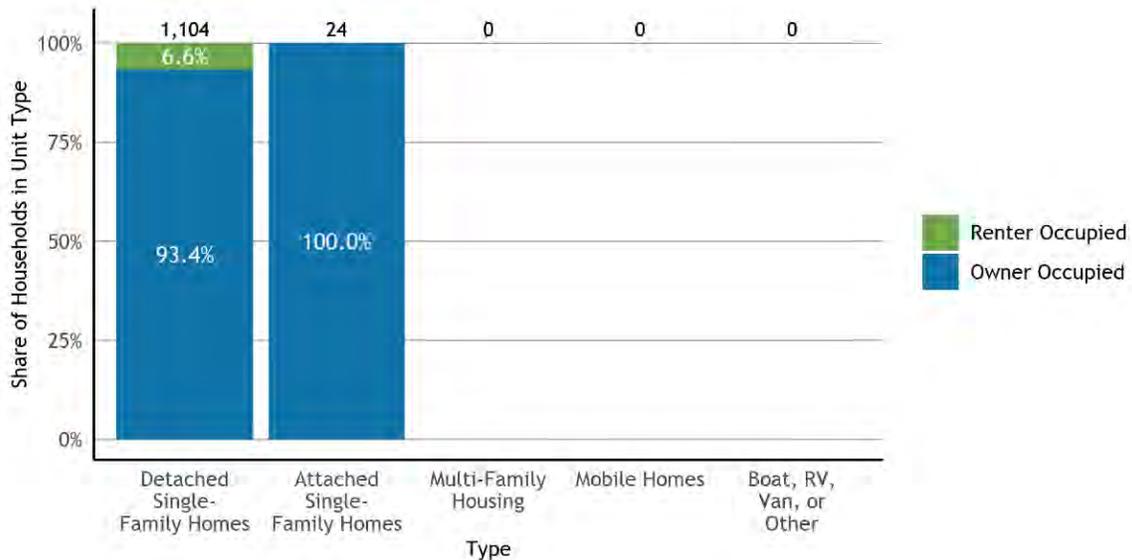


SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

NOTE: Universe: Occupied housing units

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Monte Sereno, 93.4 percent of households in detached single-family homes are homeowners. [Figure B-16](#) shows housing tenure by housing type.

Figure B-16 Housing Tenure by Housing Type



SOURCE: Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

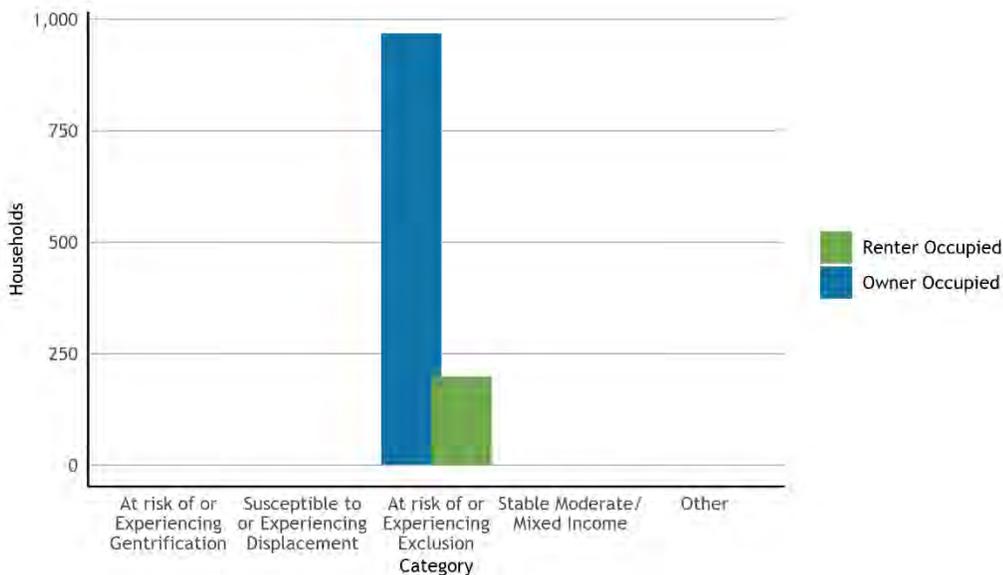
NOTE: Universe: Occupied housing units

Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Monte Sereno, no households live in neighborhoods that are susceptible to or experiencing displacement and none live in neighborhoods at risk of or undergoing gentrification. Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that all households in Monte Sereno live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.⁹ Figure B-17 shows household displacement risk and tenure.

Figure B-17 Households by Displacement Risk and Tenure



SOURCE: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

NOTE: Universe: Households. Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification: Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data

⁹ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

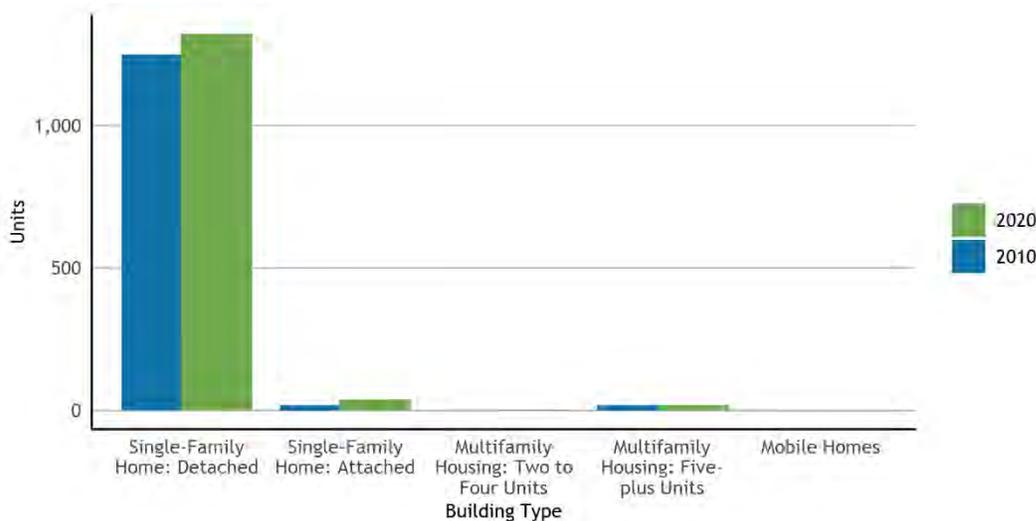
B.2 Housing Stock Characteristics

Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing,” including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units. These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Monte Sereno in 2020 was made up of 95.6 percent *Single-Family Homes: Detached*, 2.7 percent *Single-Family Homes: Attached*, 0.3 percent *Multifamily Housing: Two to Four Units*, and 1.4 percent *Multifamily Housing: Five-Plus Units*. There were no *Mobile Homes* in Monte Sereno. In Monte Sereno, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*. [Figure B-18](#) shows housing type trends.

Figure B-18 Housing Type Trends

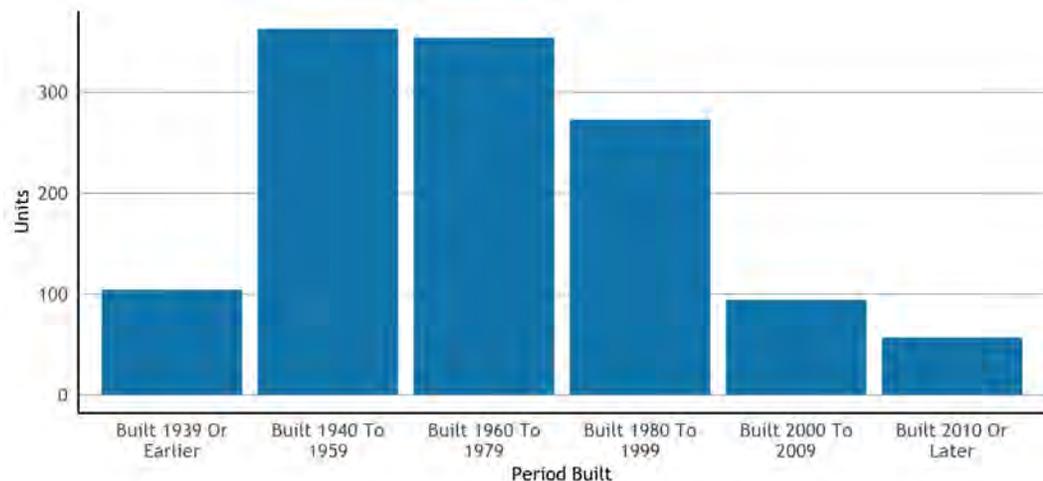


SOURCE: California Department of Finance, E-5 series. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

NOTE: Universe: Housing units

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Monte Sereno, the largest proportion of the housing stock was built 1940 to 1959, with 363 units constructed during this period. Since 2015, 9.2 percent of the current housing stock was built, which is 122 units. [Figure B-19](#) shows housing units by the year built.

Figure B-19 Housing Units by Year Structure Built



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034.
NOTE: Universe: Housing units

Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. 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.¹⁰ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.¹¹

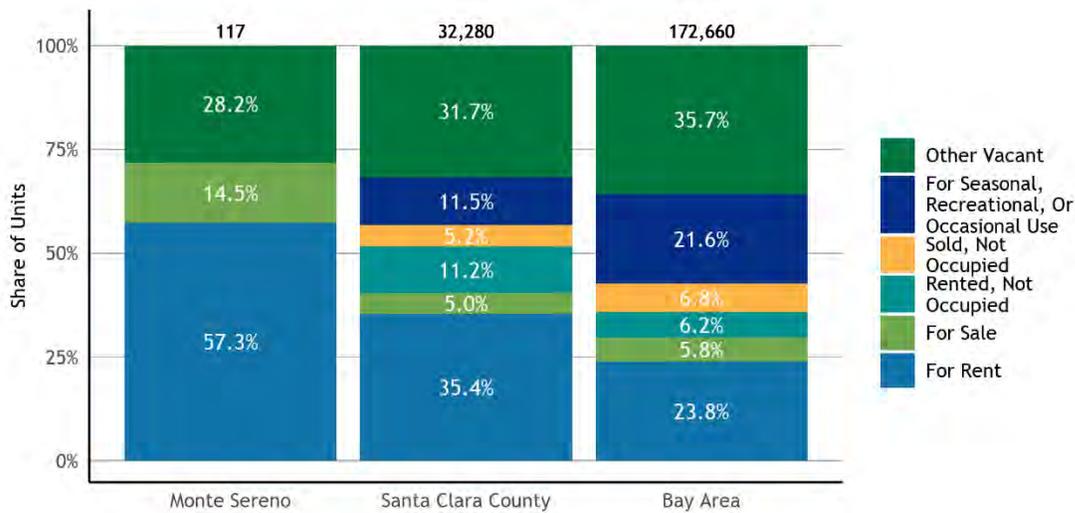
Of the total 1,245 housing units in Monte Sereno in 2022, there were 117 vacant units (9.4 percent). Of the vacant units, the most common type of vacancy was *For Rent* (57.3 percent).¹² Figure B-20 shows vacant units by type.

¹⁰ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

¹¹ See Dow, P. (2018). *Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department*. University of California, Berkeley.

¹² The vacancy rates by tenure are for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (9.4%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant), but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

Figure B-20 Vacant Units by Type



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004.
 NOTE: Universe: Vacant housing units

Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

Between 2015 and 2022, 139 housing units were issued permits in Monte Sereno.¹³ Of these, 41.7 percent were for very low-income housing, 7.2 percent were for low- and moderate-income housing, and 51.1 percent were for above moderate-income housing. [Table B-2](#) shows housing permits issued by the City of Monte Sereno by income group.

The data below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. According to the database, there were no assisted units in Monte Sereno in 2020. [Table B-3](#) summarizes assisted units at risk in Monte Sereno, Santa Clara County, and the Bay Area as a whole.

¹³ Source: HCD APR Dashboard (<https://www.hcd.ca.gov/apr-data-dashboard-and-downloads>) Page 10, as of August 3, 2022

Table B-2 Housing Permits by Income Group

Income Group	Permits	Percent
Very Low-Income Permits	58	41.7%
Low-Income Permits	9	6.5%
Moderate-Income Permits	1	0.7%
Above Moderate-Income Permits	71	51.1%
Total	139	100.0%

SOURCE: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020). This table is included in the Data Packet Workbook as Table HSG-11.

NOTE: Universe: Housing permits issued between 2015 and 2022. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Table B-3 Assisted Units at Risk of Conversion

Income	Monte Sereno	Santa Clara County	Bay Area
Low	0	28,001	110,177
Moderate	0	1,471	3,375
High	0	422	1,854
Very High	0	270	1,053
Total Assisted Units in Database	0	30,164	116,459

SOURCE: California Housing Partnership, Preservation Database (2020). This table is included in the Data Packet Workbook as Table RISK-01.

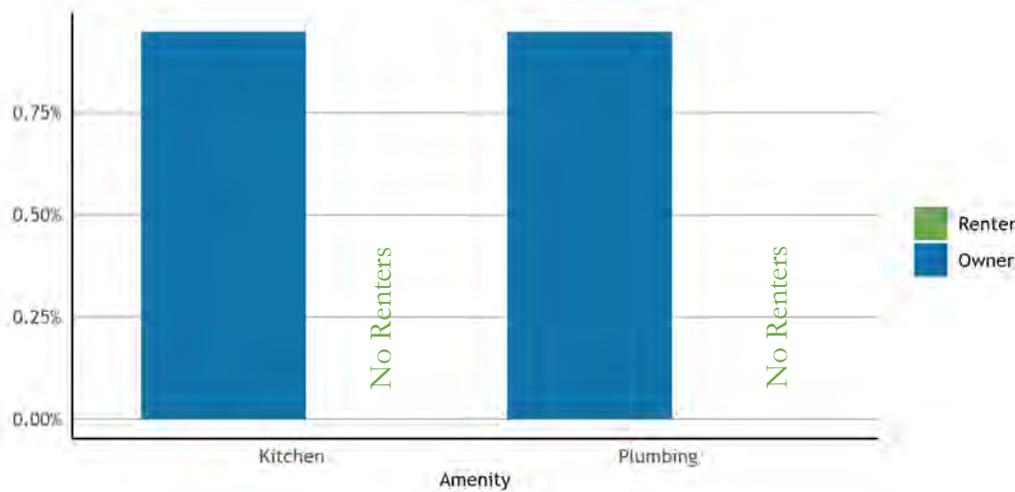
NOTE: Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the **aforementioned financing sources may not be included. While California Housing Partnership's Preservation Database is the state's most comprehensive** source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: 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 large/stable non-profit, mission-driven developer. 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 large/stable non-profit, mission-driven developer. 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 large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Substandard Housing

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. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Monte Sereno.

None of the renters in Monte Sereno reported lacking a kitchen or plumbing, compared to 0.9 percent of owners who lacked a kitchen and 0.9 percent of owners who lacked plumbing. [Figure B-21](#) shows substandard housing issues in Monte Sereno.

Figure B-21 Substandard Housing Issues



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

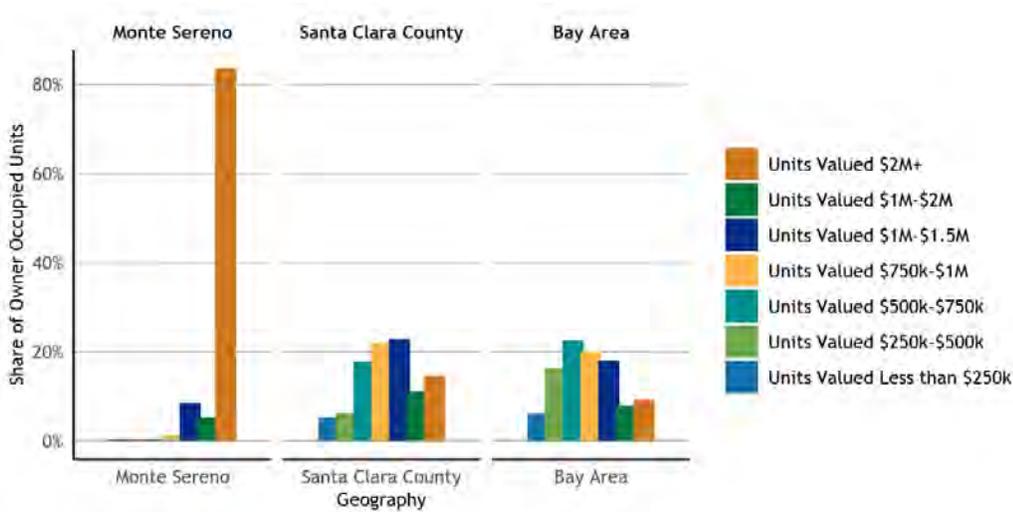
NOTE: Universe: Occupied housing units. Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Home and Rent 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 typical home value in Monte Sereno was estimated at \$3,974,465 by January 2023, per data from Zillow. The largest proportion of homes were valued between \$2M+. 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 \$1M to \$1.5M (county) and \$500k to \$750k (region). [Figure B-22](#) shows home values for owner-occupied housing units in Monte Sereno, Santa Clara County, and the Bay Area as a whole.

Figure B-22 Home Values of Owner-Occupied Units



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

NOTE: Universe: Owner-occupied units

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 117.5 percent in Monte Sereno from \$1,537,510 to \$3,344,480. This change is considerably greater than the change in Santa Clara County and for the region as a whole. Figure B-23 shows the Zillow Home Value Index for Monte Sereno, Santa Clara County, and the Bay Area as a whole.

Figure B-23 Zillow Home Value Index



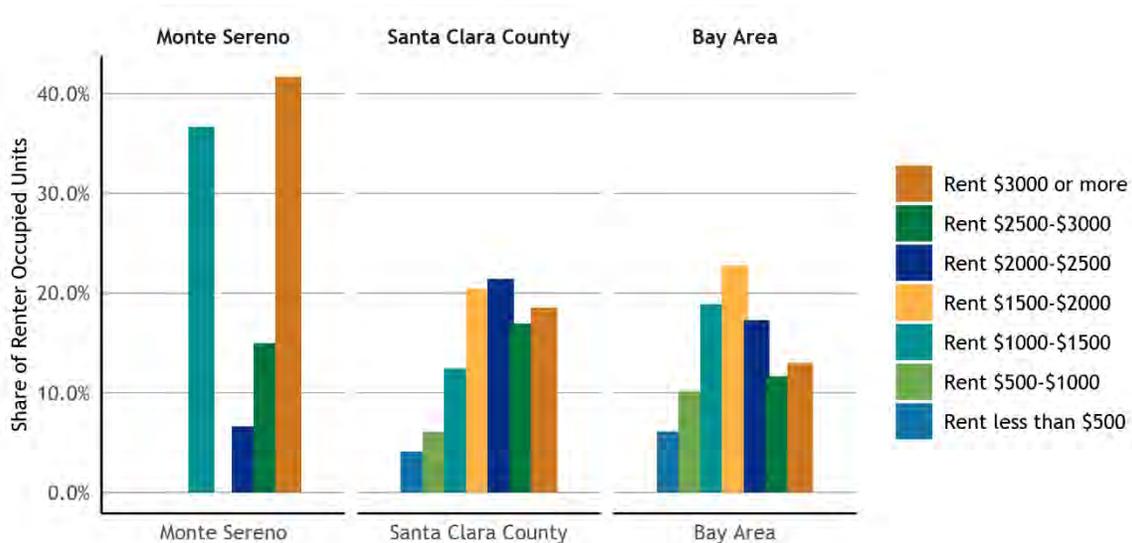
SOURCE: Zillow, Zillow Home Value Index (ZHVI). For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

NOTE: Universe: Owner-occupied housing units. Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF’s E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Typical rents in Monte Sereno and the surrounding area were estimated between \$2,350 and \$6,750 in January 2023, per data from Zillow. 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.

Based on the U.S. Census Bureau’s American Community Survey (2015-2019). in Monte Sereno, the largest proportion of rental units rented in the *Rent \$3000 or More* category, totaling 41.7 percent, followed by 36.7 percent of units renting in the *Rent \$1000-\$1500* category. Looking beyond the city, the largest share of units is in the *Rent \$2000-\$2500* category (county) compared to the *Rent \$1500-\$2000* category for the region as a whole. [Figure B-24](#) shows contract rents for renter-occupied units in Monte Sereno, Santa Clara County, and the Bay Area as a whole.

Figure B-24 Contract Rents for Renter-Occupied Units



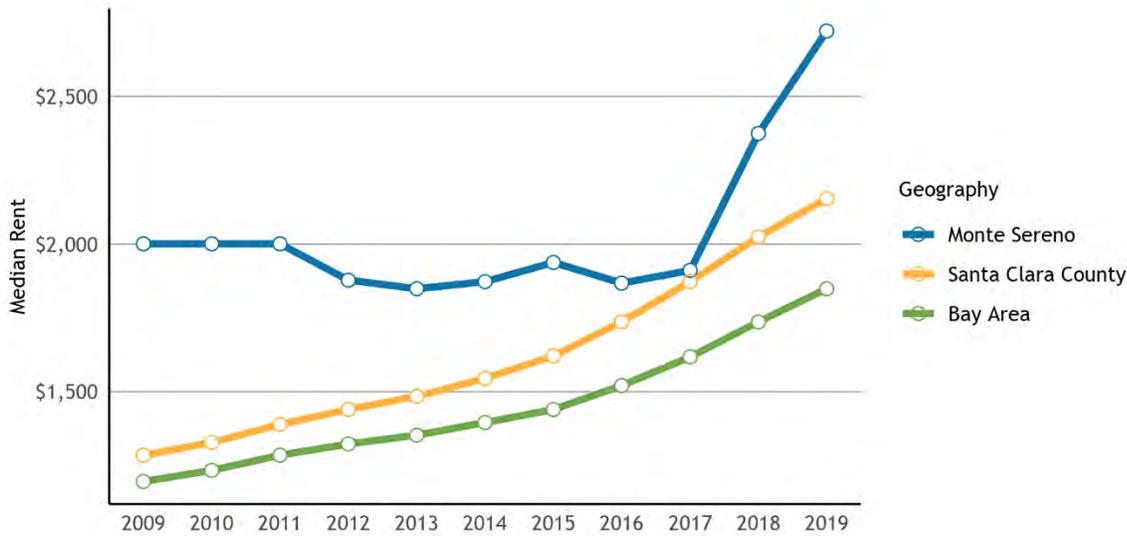
SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

NOTE: Universe: Renter-occupied housing units paying cash rent

Since 2009, the median rent has increased by 45.5 percent in Monte Sereno, from \$1,870 to \$2,720 per month. In Santa Clara County, the median rent has increased 39.6 percent, from \$1,540 to \$2,150. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54.2 percent increase.¹⁴ [Figure B-25](#) shows median contract rent in Monte Sereno and Santa Clara County.

¹⁴ While the data on home values shown in Figure B-23 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent

Figure B-25 Median Contract Rent



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

NOTE: Universe: Renter-occupied housing units paying cash rent. For unincorporated areas, median is calculated using distribution in B25056.

Overpayment and Overcrowding

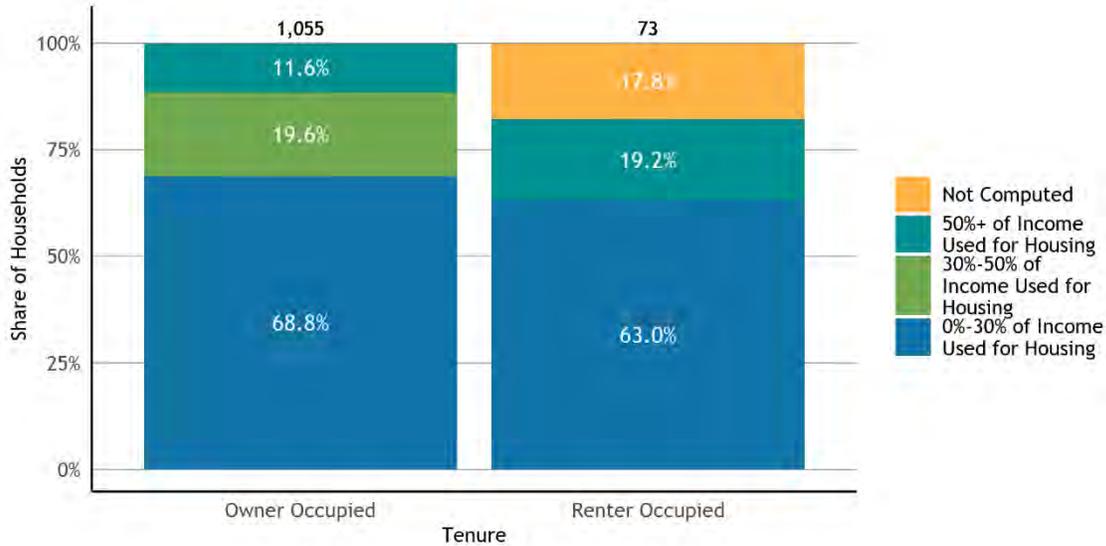
A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and 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.

When looking at the cost burden across tenure in Monte Sereno, 19.2 percent of renters are severely cost-burdened (i.e., spend 50 percent or more of their income on housing), while 11.6 percent of owners are severely cost-burdened. [Figure B-26](#) shows cost burden by tenure.

When one looks at both renters and owners together in Monte Sereno, 12.1 percent of households spend 50 percent or more of their income on housing. However, these rates vary greatly across income categories. In Monte Sereno, 90.4 percent of households making less than 30 percent of AMI spend the majority of their income on housing, while only 3.0 percent of residents making more than 100 percent of AMI spend the majority of their income on housing. [Figure B-27](#) shows cost burden by income level.

data in this document comes from the U.S. Census Bureau’s American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

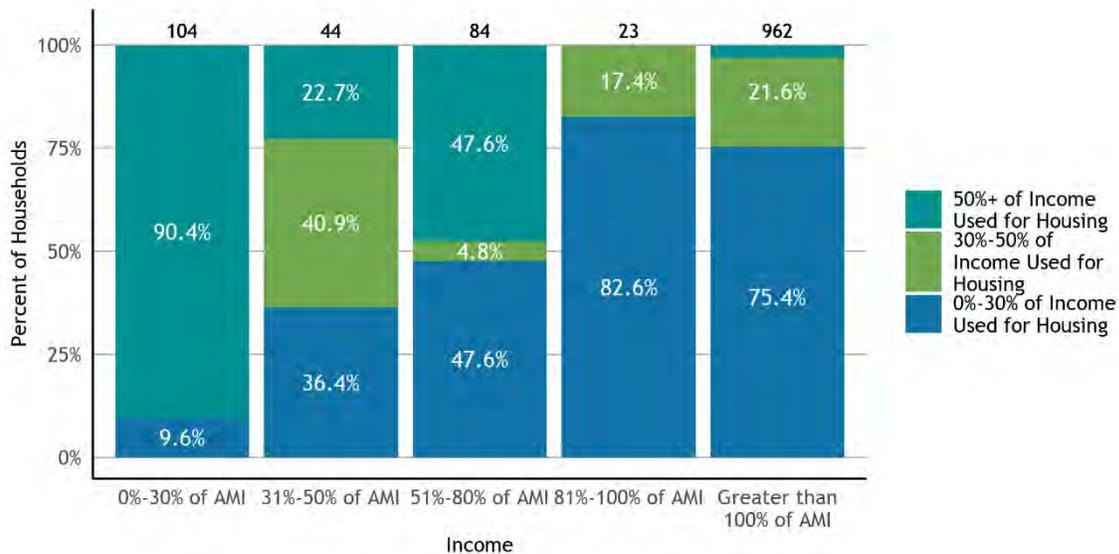
Figure B-26 Cost Burden by Tenure



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

NOTE: Universe: Occupied housing units. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Figure B-27 Cost Burden by Income Level



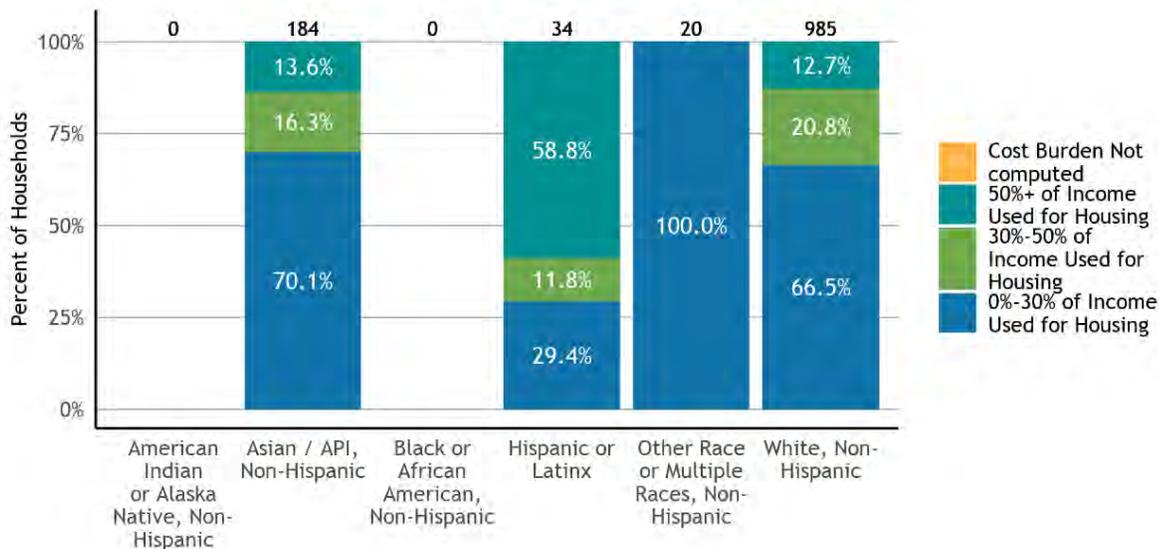
SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 201B-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

NOTE: Universe: Occupied housing units. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

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. 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.

Hispanic or Latinx residents are the most severely cost burdened with 58.8 percent spending more than 50 percent of their income on housing. [Figure B-28](#) shows cost burden by race.

Figure B-28 Cost Burden by Race



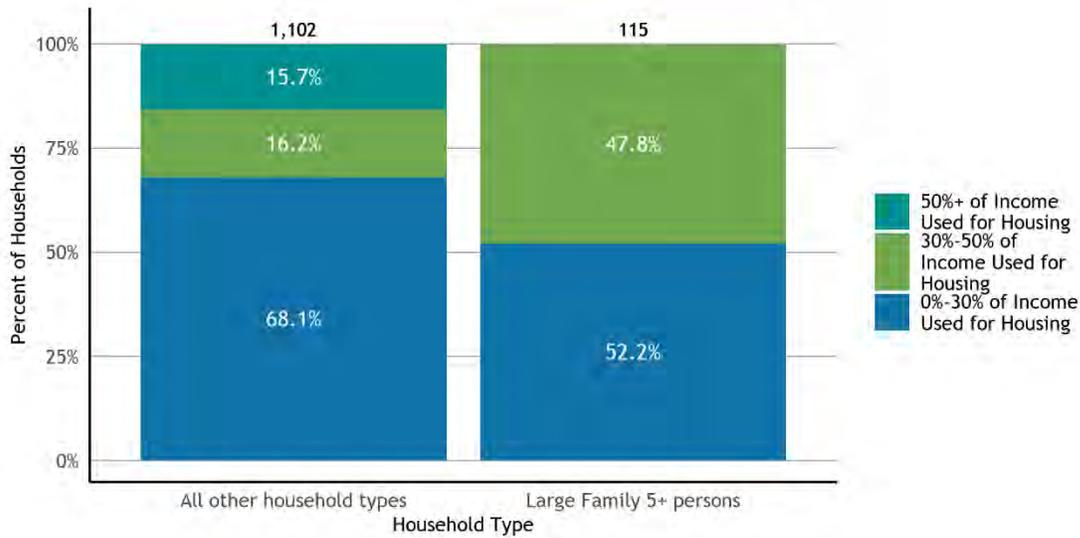
SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 201B-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

NOTE: Universe: Occupied housing units. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Monte Sereno, 47.8 percent of large-family households experience a cost burden of 30 to 50 percent, but none spend more than half of their income on housing. [Figure B-29](#) shows cost burden by household size.

Figure B-29 Cost Burden by Household Size



SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 201B-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

NOTE: Universe: Occupied housing units. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

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.

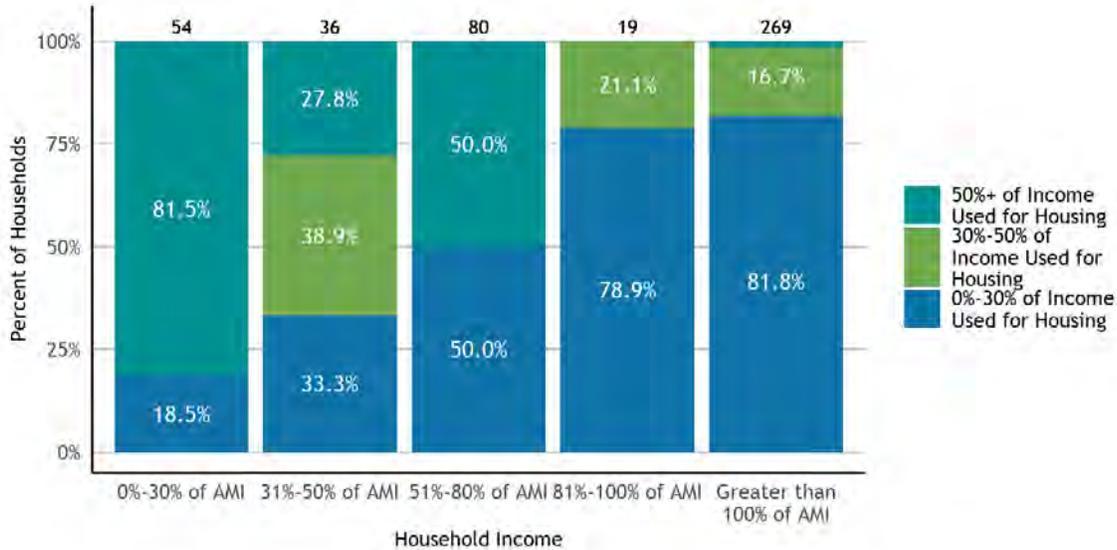
In Monte Sereno, 81.5 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 81.8 percent are not cost-burdened and spend less than 30 percent of their income on housing.

Figure B-30 shows cost-burdened senior households by income level.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

In Monte Sereno, there are no rental households that experience moderate or severe overcrowding. Ownership households, on the other hand, experience severe overcrowding (i.e., more than 1.5 occupants per room) at a rate of 0.5 percent and moderate overcrowding (i.e., 1.0 to 1.5 occupants per room) at a rate of 1.0 percent. Figure B-31 shows overcrowding by tenure and severity.

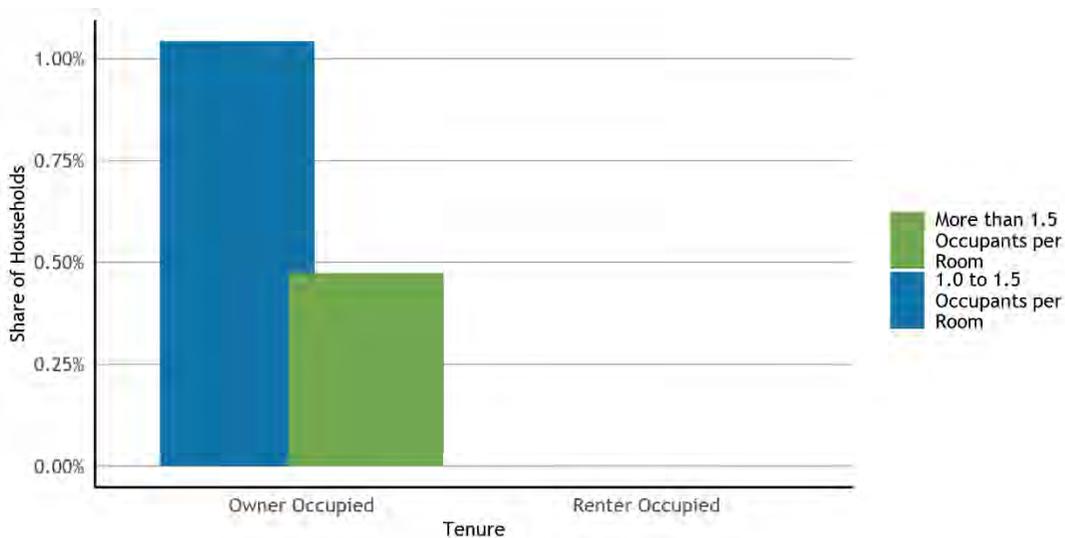
Figure B-30 Cost-Burdened Senior Households by Income Level



SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 201B-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

NOTE: Universe: Senior households. For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Figure B-31 Overcrowding by Tenure and Severity

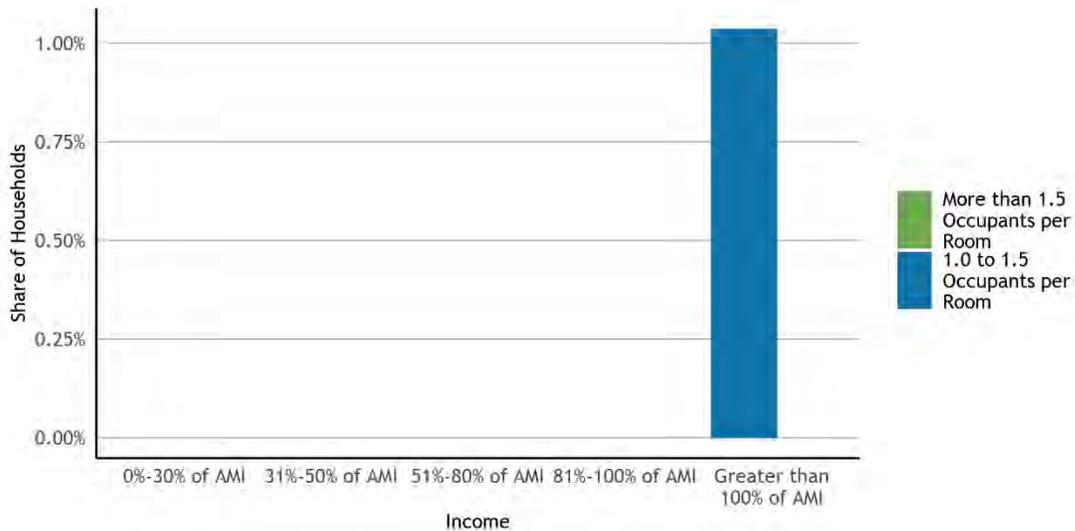


SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 201B-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

NOTE: Universe: Occupied housing units. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Overcrowding often disproportionately impacts low-income households. In Monte Sereno, however, there are neither very low-income households (i.e., below 50 percent Area Median Income), nor above-moderate income (i.e., above 100 percent Area Median Income) that experience severe overcrowding. [Figure B-32](#) shows overcrowding by income level and severity.

Figure B-32 Overcrowding by Income Level and Severity



SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

NOTE: Universe: Occupied housing units. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

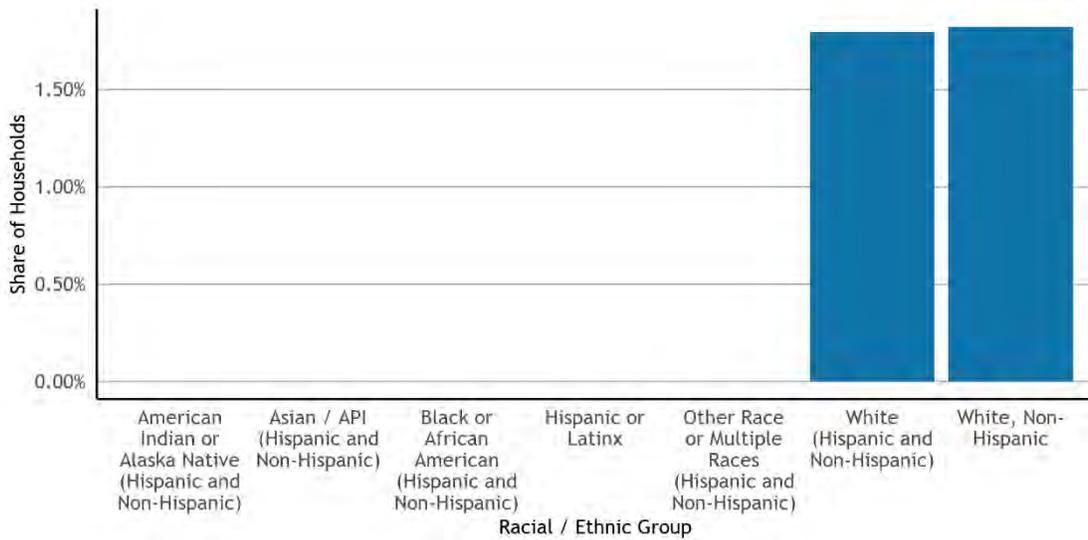
Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Monte Sereno, the racial group with the largest overcrowding rate is *White, Non-Hispanic*. [Figure B-33](#) on the following page shows overcrowding by race.

B.3 Special Needs Groups

“Special Needs” refers to the following categories: large households, female-headed households, seniors, residents with disabilities, the homeless population, farmworkers, etc. Each of these Special Needs groups face unique challenges with respect to the availability of affordable housing. In [Chapter 2](#) of the Housing Element, the City of Monte Sereno proposes to enact various programs that are designed to provide housing that is suitable for the Special Needs groups, and accessibility to much needed services. Some of these programs include, but are not limited to: “Accessory

Dwelling Units” (Program I), “Special Needs Households” (Program J), “Seniors and Accessory Dwelling Units” (Program K), “Shared Housing Options” (Program L), “Fair Housing” (Program O), “Low Barrier Navigation Center” (Program P), and “Participate in Regional Homelessness Program” (Program R), etc. For an in-depth analysis of these programs, refer to Chapter 2 of the Housing Element.

Figure B-33 Overcrowding by Race



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

NOTE: Universe: Occupied housing units. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. **However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.**

Table B-4 provides a brief overview of special needs groups in Monte Sereno.

Table B-4 Overview of Special Needs Groups

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Total population	3,479	--	100%
Total occupied units (households)	1,130	100%	--
Extremely Low-income (0-30% of HAMFI) households	85 households	8%	--
Total Senior Population	416 persons	--	12%
Senior Owner-Households	407 households	36%	--

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
<i>Senior Renter-Households</i>	9 households	0.8%	--
Persons with Disabilities	236 persons	--	6.8%
<i>Persons with Developmental Disabilities¹</i>	12 persons	--	--
Large Households	158 households	14%	--
Female-Headed Households	35 households	3.1%	--
<i>Single-Parent, Female Headed Households with Children (under 18)</i>	0 households	--	--
Farmworkers ²	4,175 persons	--	--
<i>Migrant Farmworkers</i>	216 persons	--	--
<i>Seasonal Farmworkers</i>	1,757 persons	--	--
<i>Permanent Farmworkers</i>	2,418 persons	--	--
Persons Experiencing Homelessness ³	0 persons	--	--

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019; U.S. Census Bureau CHAS 2015-2019 Data; USDA Statistics Services; California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).

NOTE: 1. California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020).

2. Agriculture, forestry, fishing and hunting and mining industry. Farmworker data is taken of the population 16 years and older. Data provided by USDA Statistics Services and taken at the County level (2017).

3. Total results from County of Santa Clara PIT Report (2022).

Extremely Low-Income Households

Extremely low-income (ELI) households are those that earn less than 30 percent of the median family income (MFI). Very low-income households are those that earn 50 percent or less of the MFI. Extremely low-income households typically face a combination of housing challenges related to income status, family size/type, disability status, access to housing opportunities and other household characteristics. Additionally, ELI households are more likely to experience overcrowding, cost burden, and substandard housing conditions. Extremely low-income households are typically minimum-wage workers, disabled persons, farmworkers, and seniors on fixed incomes.

The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 85 ELI households (8 percent of total households) in Monte Sereno (Table B-5). Of the extremely low-income households in Monte Sereno, 23 percent are renter-occupied households and 76 percent are owner-occupied households, or 2 percent and 6 percent of all households, respectively.

When analyzing cost burden by ELI households, approximately 75 ELI households experience severe cost burden (paying more than 50 percent of median gross income on housing) and 79 experience moderate cost burden (paying more than 30 percent of median gross income on housing). Of the ELI households experiencing some form of cost burden, the majority are owner-occupied households. There are no ELI households that experience overcrowding (Figure B-32).

Table B-5 Extremely Low-Income Households, Monte Sereno, 2015-2019

Households	Number	Percentage of Total Households
Total occupied units (households)	1,130	100%
Total Lower-income (0-80% of HAMFI) households	195	17%
Extremely Low-income (0-30% of HAMFI) households	85	8%
<i>Extremely Low-income renters</i>	20	2%
<i>Extremely Low-income owners</i>	65	6%
Lower-income households paying more than 50%	105	9%
Extremely Low-income paying more than 50%	75	7%
<i>ELI Renter HH severely cost burdened</i>	15	1%
<i>ELI Owner HH severely cost burdened</i>	60	5%
Lower-income households paying more than 30%	139	12%
Extremely Low-income paying more than 30%	79	7%
<i>ELI Renter HH severely cost burdened</i>	15	1%
<i>ELI Owner HH severely cost burdened</i>	64	6%
Lower-income households experiencing 1 of 4 Housing Problems	145	13%
Extremely Low-income households experiencing 1 of 4 Housing Problems	80	7%
<i>ELI Renter HH experiencing 1 of 4 Housing Problems</i>	15	1%
<i>ELI Owner HH experiencing 1 of 4 Housing Problems</i>	65	6%

SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.

NOTE: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as Census number), due to a series of adjustments that are made.

The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

***Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

The Census Bureau Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 dataset provides in-depth analysis on housing needs by income level according to types of households. According to CHAS, housing problems are defined as having one or more of the following variables:

- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than one person per room; and
- Cost burden greater than 30 percent.

When analyzing housing problems in Monte Sereno, there are approximately 345 households experiencing at least 1 housing problem, of which 80 are ELI households. It is important to note that the majority of ELI households in Monte Sereno are owner-occupied households, and the predominant household type is married-couple family households. This may be indicative of a lack of housing variety to adequately meet the needs of households, which may exacerbate housing issues such as cost burden, substandard housing conditions, etc.

In partnership with West Valley Community Services (WVCS), a report was published highlighting the needs of Monte Sereno's ELI residents. Many individuals that fall within the ELI category face housing insecurity and homelessness, food insecurity, and other extreme socio-economic issues. The issue of homelessness presents specific challenges, and those that are unhoused may experience challenges including safety, sobriety, food insecurity, etc.

It is imperative that the City of Monte Sereno continue to engage in outreach with residents that fall into the ELI category and/or are facing housing insecurity in order to understand that homelessness is a condition, rather than a choice; and requires specific strategies to address the challenges that come with these conditions. Without identifying these challenges, it is difficult to get people experiencing homelessness into housing.

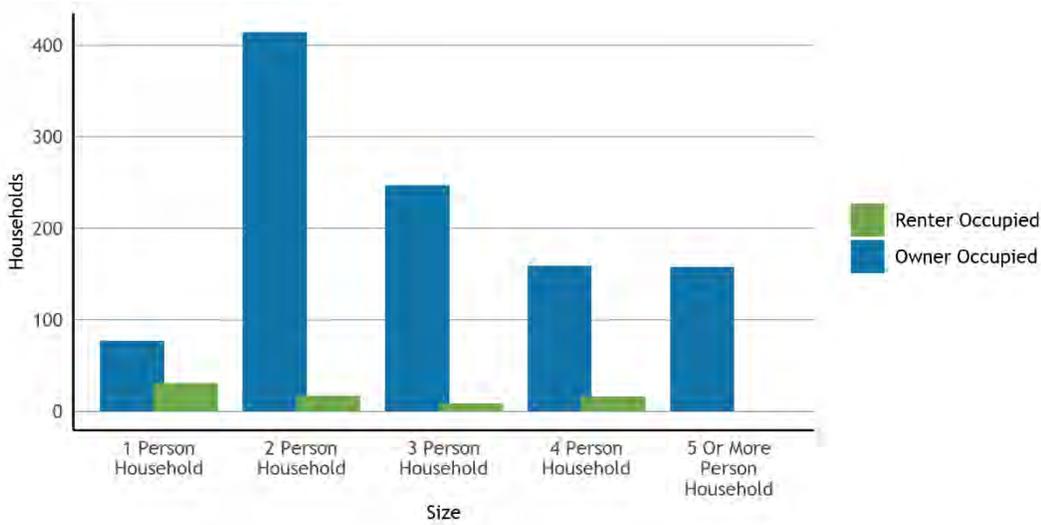
In an effort to address these challenges, the City of Monte Sereno has crafted strategic programs and policies that are designed to provide housing and services for City residents that identify as ELI and/or are housing insecure. Program I (Accessory Dwelling Units), Program L (Shared Housing Options), and Program L.2 (Facilitate the Development of Affordable Housing for Extremely Low-Income Housing Residents) specifically target the ELI population to construct affordable housing suitable for this particular demographic. For an in-depth analysis of these programs, refer to Chapter 2 of the Housing Element Update.

Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Monte Sereno, all units occupied by large households (i.e., five (5) or more persons) are owner occupied. In 2017, there were no large households in Monte Sereno that were very low-income (i.e., earning less than 50 percent of the area median income). [Figure B-34](#) shows household size by tenure.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three (3) or more bedrooms, of which there are 1,035 units in Monte Sereno. Among these large units with three (3) or more bedrooms, 4.4 percent are renter-occupied and 95.6 percent are owner occupied. [Figure B-35](#) summarizes housing units by the number of bedrooms.

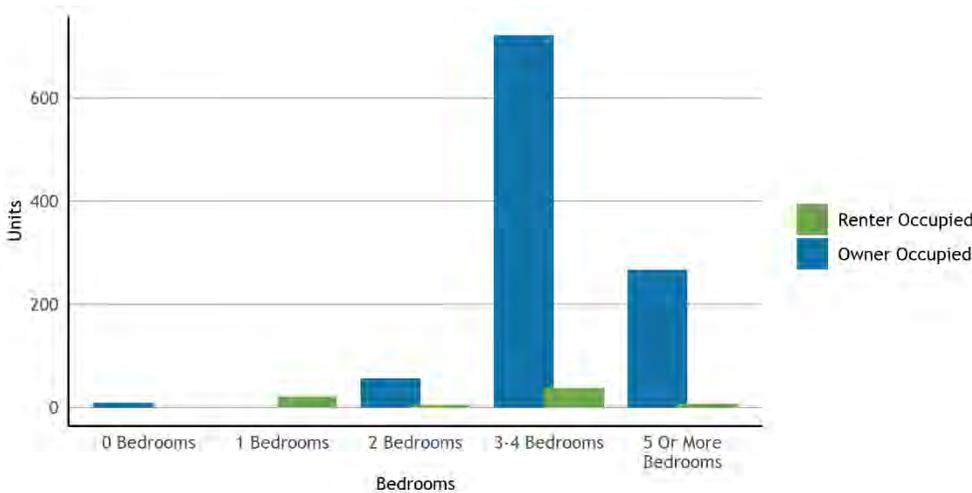
Figure B-34 Household Size by Tenure



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009. For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

NOTE: Universe: Occupied housing units

Figure B-35 Housing Units by Number of Bedrooms



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

NOTE: Universe: Housing units

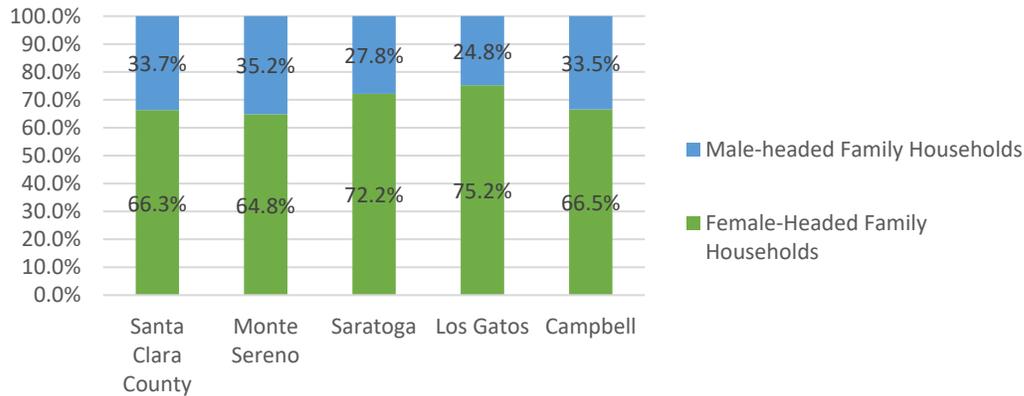
Female-Headed Households

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.

Figure B-36 illustrates single-parent households in Monte Sereno, the County and neighboring cities/town. In Monte Sereno, female-headed family households make up 65 percent of single-parent households and male-headed households makeup 35 percent (Figure B-36). Compared to the

County and neighboring cities/town, Monte Sereno has a slightly lower percentage of female-headed family households. The Town of Los Gatos and City of Saratoga have the highest percentages of female-headed family households at 75 percent and 72 percent, respectively. This reflects an average 8 percent higher than the County and 9 percent higher than Monte Sereno.

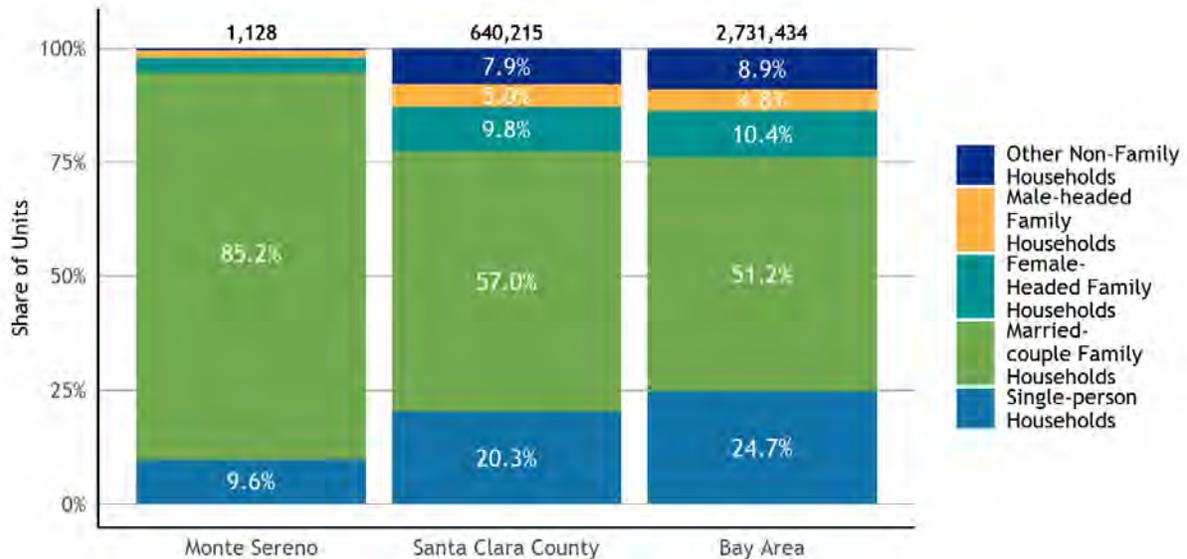
Figure B-36 Single-Parent Households by Jurisdiction, 2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2019

In Monte Sereno, the largest proportion of households is *Married-Couple Family Households* at 85.2 percent of total, while *Female-Headed Households* make up 3.1 percent of all households. Figure B-37 summarizes household types in Monte Sereno.

Figure B-37 Household Type

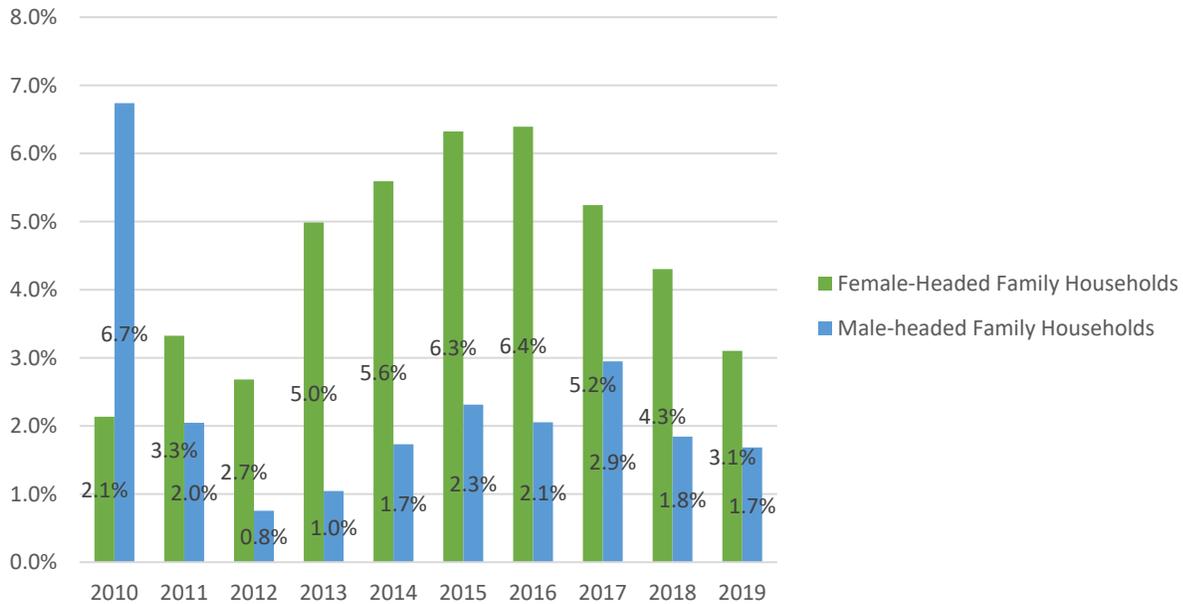


SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

NOTE: Universe: Households. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Over the last decade, female-headed family households have increased and male-headed family households have decreased in Monte Sereno. [Figure B-38](#) illustrates trends in single-parent households in Monte Sereno between 2010-2019¹⁵. During this period, female-headed households climbed from 2 percent in 2010 to its highest at 6.4 percent in 2016. In 2017, the trend began to steadily fall reaching 3 percent by 2019.

Figure B-38 Trends in Single-Parent Households, Monte Sereno, 2010-2019



SOURCE: U.S. Census Bureau, ACS 5-Year Estimates, 2010-2019

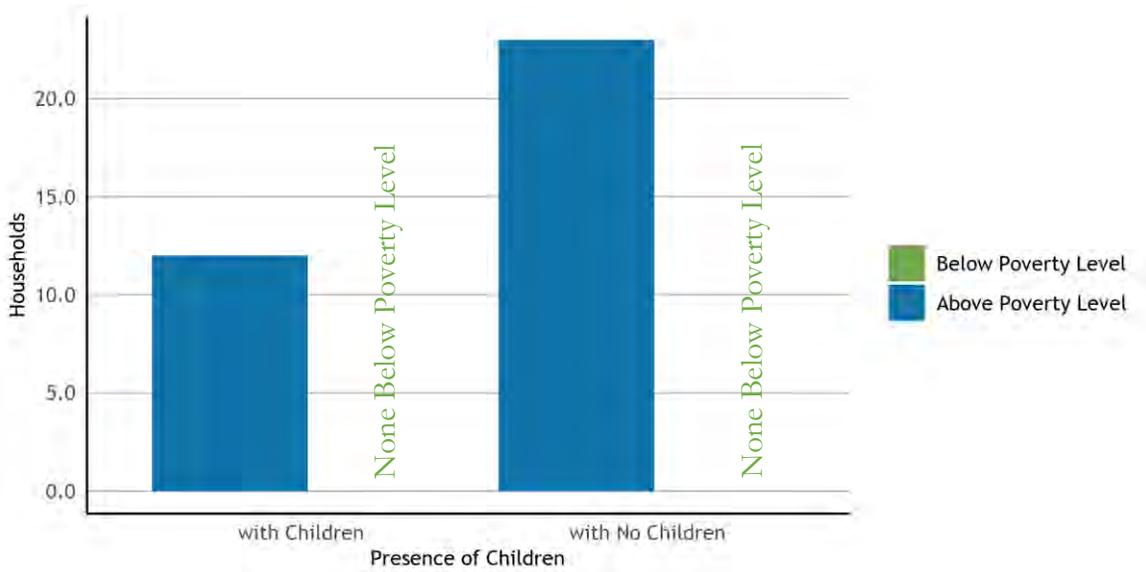
NOTE: This table reports female- and male-headed family households as a percentage of total households in Monte Sereno.

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 a home that is affordable more challenging.

In Monte Sereno, there were no female-headed households (with or without children) that fell below the federal poverty line. [Figure B-39](#) on the following page shows female-headed households by poverty status.

¹⁵ The data reports female- and male-headed family household as a percentage of total households in Monte Sereno.

Figure B-39 Female-Headed Households by Poverty Status



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012. For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

NOTE: Universe: Female Households. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

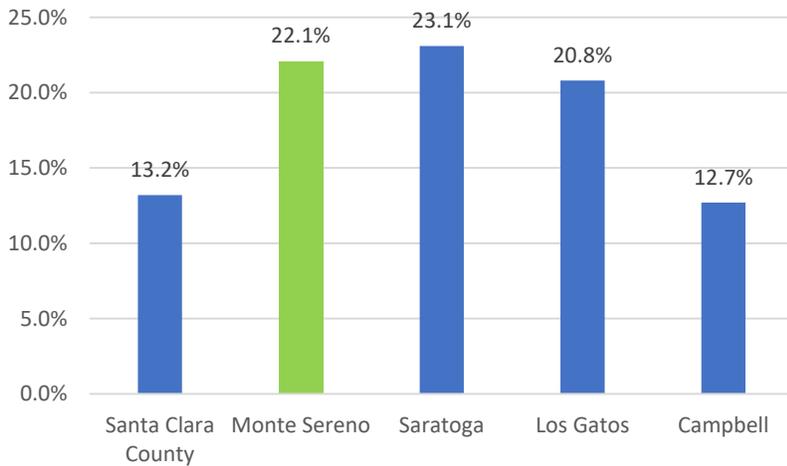
Despite female-headed households in Monte Sereno reaching a relatively average level compared to the region (Figure B-36), the City should prioritize the housing needs of female-headed family households as they are typically disproportionately impacted by housing challenges.

Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

Figure B-40 illustrates the senior population in Monte Sereno, the County, and neighboring cities. Regionally, the City of Saratoga has the highest senior population (23 percent) and Monte Sereno has the second highest senior population (22 percent). The County’s senior population is substantially smaller at approximately 13 percent.

Figure B-40 Senior Population by Jurisdiction

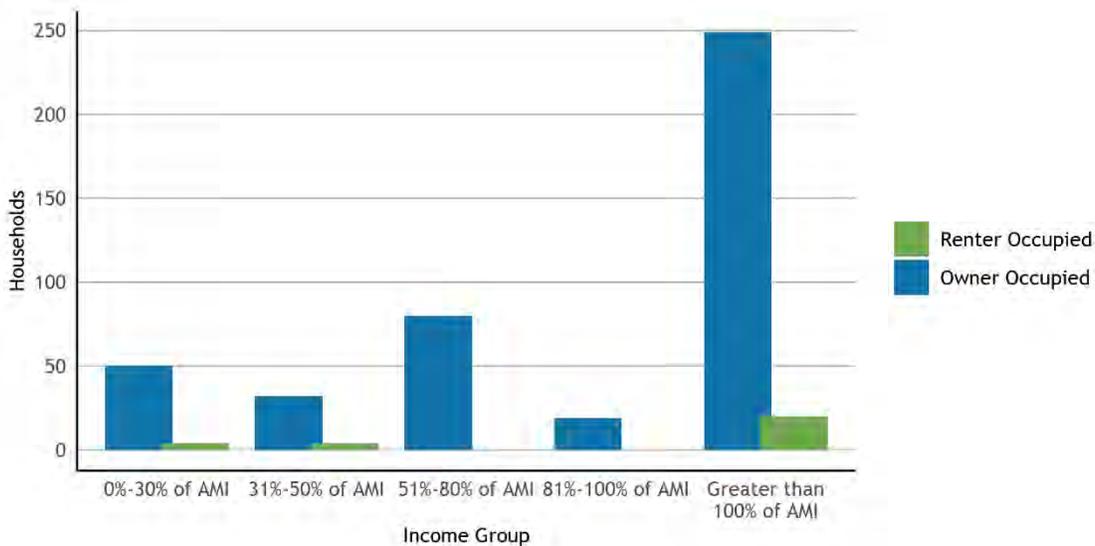


SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data, 2019

NOTE: Senior population is defined as persons 65 years and older.

In Monte Sereno, the largest proportion of senior households who rent and the largest proportion who own both earn *Greater than 100 percent of AMI*. Figure B-41 shows senior households by income and tenure.

Figure B-41 Senior Households by Income and Tenure



SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 201B-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

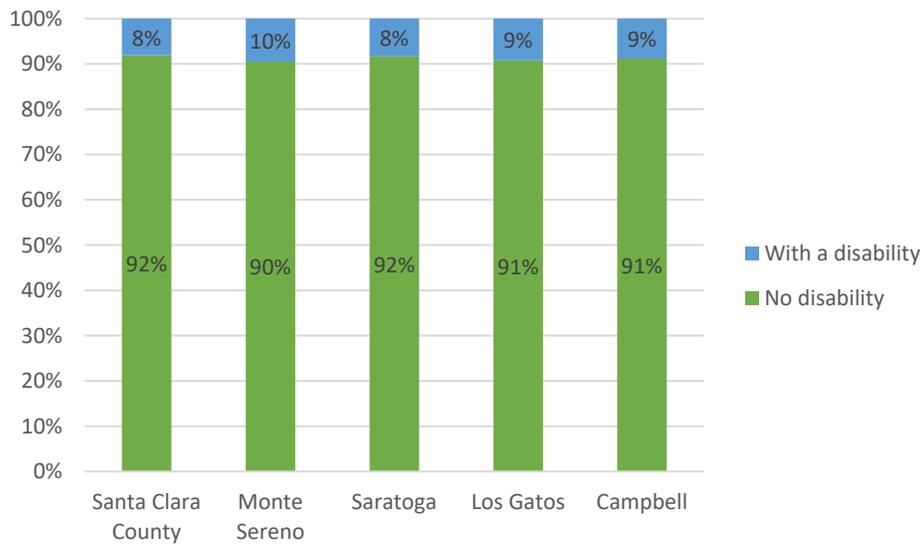
NOTE: Universe: Senior households. For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, 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. 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 a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers.

Figure B-42 illustrates population by disability status in Monte Sereno, the County, and neighboring cities in 2020. Ten (10) percent of the population in Monte Sereno has some form of disability, which is on par with neighboring cities. The County and City of Saratoga have the lowest percentages of persons with a disability at 8 percent.

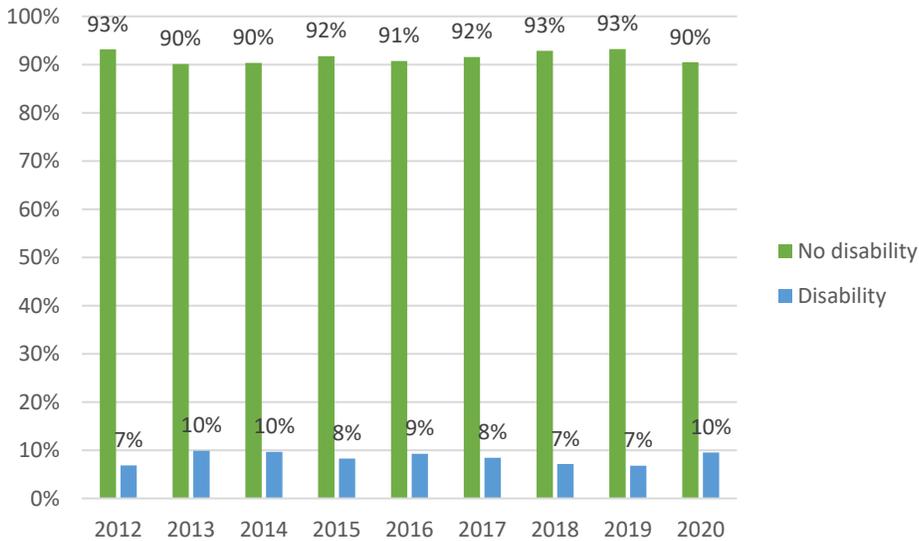
Figure B-42 Population by Disability Status by Jurisdiction, 2020



SOURCE: U.S. Census Bureau, 2021

Over the last decade, the population of persons with disabilities has slightly increased in Monte Sereno. Figure B-43 illustrates trends in persons with disabilities in Monte Sereno between 2012-2020. Since 2012, the population with a disability in Monte Sereno has increased 3 percent. Between 2016 to 2018, the trend began to steadily fall reaching 7 percent in 2018. However, it experienced a 3 percent rise in 2020. This is likely in part due to the population being comprised of nearly a quarter of senior residents.

Figure B-43 Trends in Persons with Disabilities, Monte Sereno, 2012-2020



SOURCE: U.S. Census Bureau, 2021

Table B-6 provides an overview of disability by type and age in Monte Sereno during 2020. Hearing difficulty is the most widespread disability in Monte Sereno (27 percent) with the highest concentration in persons 65 years of age and older. Vision difficulty is the least common disability with 7 percent experiencing this in Carmel-by-the-Sea. Overall, seniors (persons aged 65+) reported the most disabilities in Monte Sereno. Additionally, it is important to note, that 18 percent of persons with a disability experience self-care difficulty and 14 percent experience independent living difficulty. This indicates a need for housing options that facilitate assisted living and aging in place.

Table B-6 Disability Status by Age, Monte Sereno, 2020

Disability Type	Under 18	18-64	65 and Over	Total	Percent of Population with a Disability
Hearing Difficulty	0	8	180	188	27%
Vision Difficulty	0	0	50	50	7%
Cognitive Difficulty	16	20	42	78	11%
Ambulatory Difficulty	16	37	102	155	22%
Self-care Difficulty	16	44	61	121	18%
Independent Living Difficulty	0	57	42	99	14%
Total	48	166	477	691	100%

SOURCE: U.S. Census Bureau, ACS 5-Year Estimate, 2020

NOTE: 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.

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 mental retardation. Some people with developmental disabilities are unable to 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.¹⁶

In Monte Sereno, there are seven (7) children under the age of 18 make with a developmental disability (58.3 percent), while there are five (5) adults with a developmental disability (41.7 percent). [Table B-7](#) shows Monte Sereno’s population with developmental disabilities by age.

Table B-7 Population with Developmental Disabilities by Age

Age Group	Number
Age 18+	7
Age Under 18	5

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020). This table is included in the Data Packet Workbook as Table DISAB-04.

NOTE: Universe: Population with developmental disabilities. NOTE: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

The most common living arrangement for individuals with disabilities in Monte Sereno is the home of parent/family/guardian. [Table B-8](#) shows Monte Sereno’s population with developmental disabilities by residence.

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 or homeless 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.

¹⁶ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Table B-8 Population with Developmental Disabilities by Residence

Residence Type	Number
Home of Parent /Family/Guardian	11
Independent /Supported Living	1
Other	0
Foster /Family Home	0
Intermediate Care Facility	0
Community Care Facility	0

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020). This table is included in the Data Packet Workbook as Table DISAB-05.

NOTE: Universe: Population with developmental disabilities. NOTE: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Table B-9 show changes in the homeless population between 2017-2022 in Monte Sereno, the County and neighboring jurisdictions. According to the 2017 Santa Clara County Homeless Census and Survey Report and the 2022 Santa Clara County PIT Report, Monte Sereno has seen a decrease in homeless persons since 2017, totaling zero in 2022. Conversely, incorporated Santa Clara County overall has seen an increase in homeless populations since 2015 by approximately 61 percent.

Table B-9 Homeless Population by Jurisdiction, 2017-2022

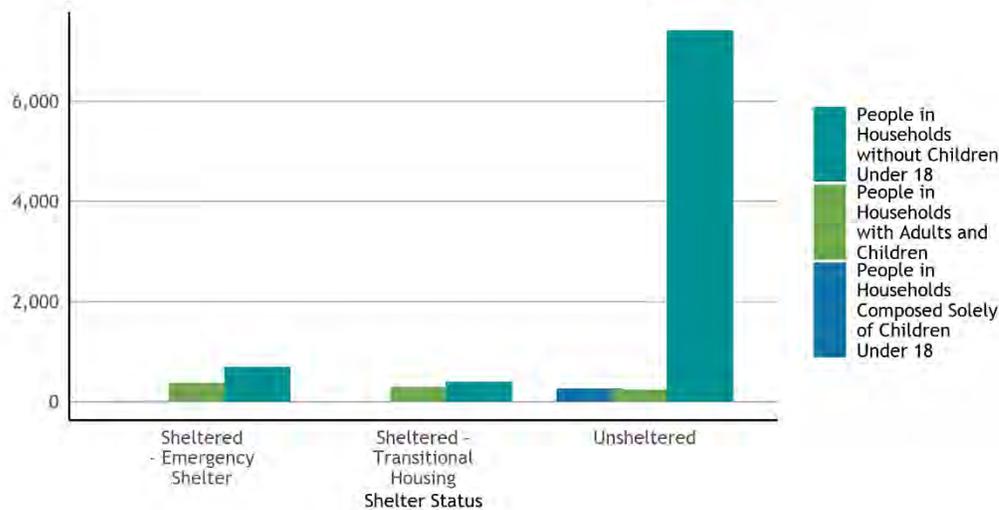
Jurisdiction	Unsheltered				Sheltered				Total				2015-2022 % Change
	2015	2017	2019	2022	2015	2017	2019	2022	2015	2017	2019	2022	
Incorporated Santa Clara County	4,204	5,259	7,652	7,454	1,817	1,775	1,594	2,230	6,021	7,034	9,246	9,684	61%
Monte Sereno	1	0	0	0	0	0	0	0	1	0	0	0	*
Saratoga	10	12	10	0	0	0	0	0	10	12	10	0	*
Los Gatos	1	52	16	58	0	0	0	0	1	52	16	58	*
Campbell	53	94	74	216	0	0	0	0	53	94	74	216	307%
Total	65	158	100	274	0	0	0	0	65	158	100	274	368%

SOURCE: 2022 Monterey Homeless Count and Survey Comprehensive Report

NOTE: % change was not calculated when jurisdiction was below 25 individuals.

In Santa Clara County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 87.1 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter. [Figure B-44](#) shows household type and shelter status in Santa Clara County.

Figure B-44 Homelessness by Household Type and Shelter Status, Santa Clara County



SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

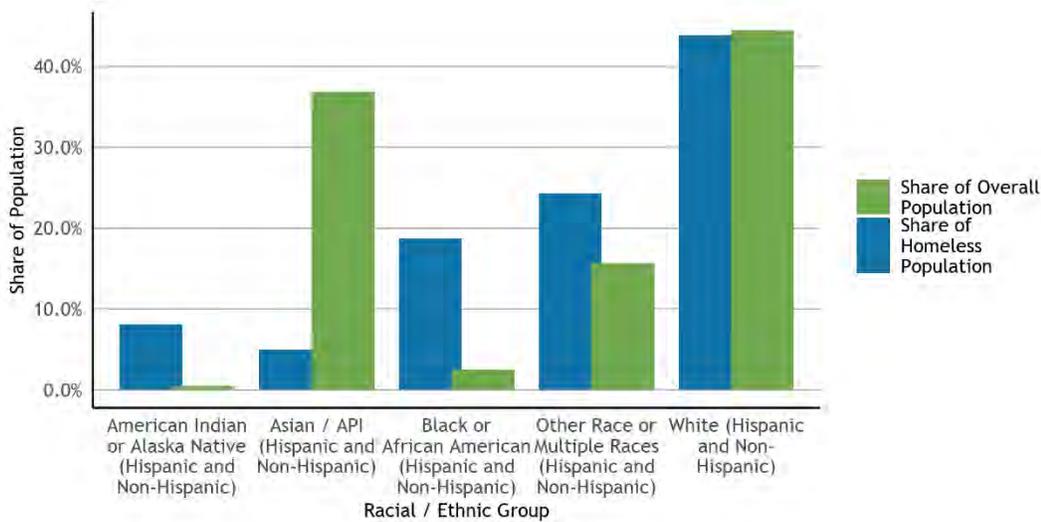
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

NOTE: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. **Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.**

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. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area.

In Santa Clara County, *White (Hispanic and Non-Hispanic)* residents represent the largest proportion of residents experiencing homelessness and account for 43.9 percent of the homeless population, while making up 44.5 percent of the overall population. [Figure B-45](#) shows the racial group share of homeless population.

Figure B-45 Racial Group Share of General and Homeless Populations, Santa Clara County

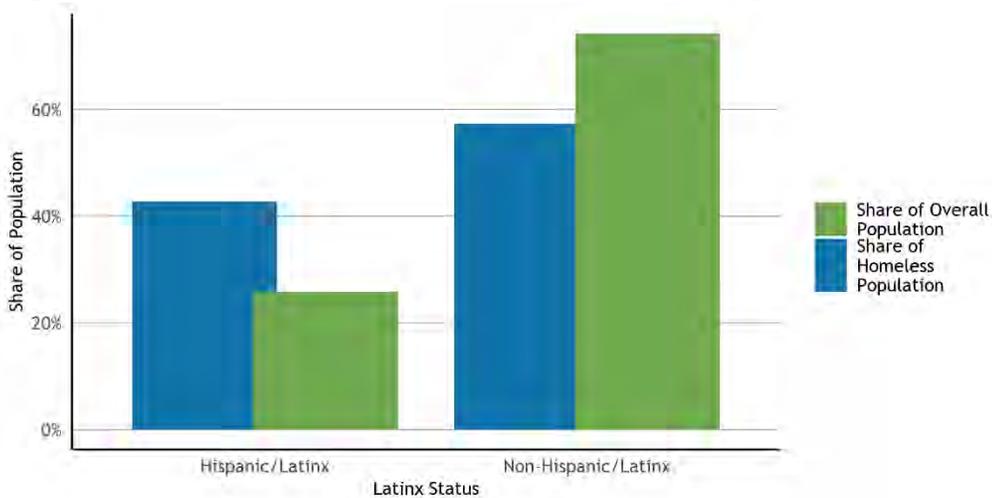


SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-02.

NOTE: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. **Per HCD's requirements, jurisdictions** will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

In Santa Clara, Latinx residents represent 42.7 percent of the population experiencing homelessness, while Latinx residents comprise 25.8 percent of the general population. [Figure B-46](#) on the following page shows the Latinx share of the homeless population in Santa Clara County.

Figure B-46 Latinx Share of General and Homeless Populations, Santa Clara County



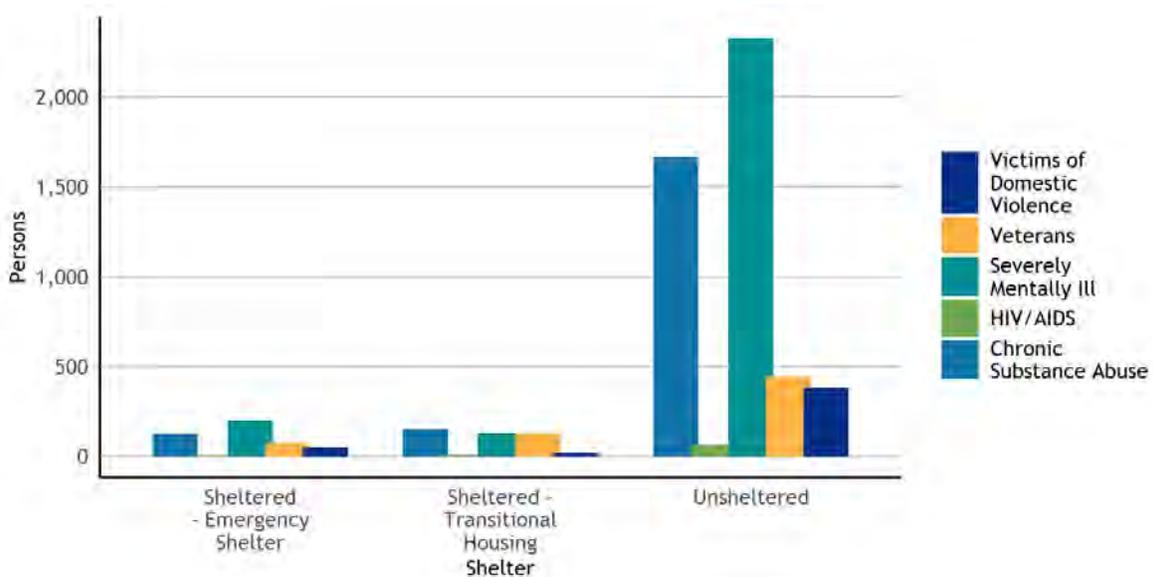
SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-03.

NOTE: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Many of those experiencing homelessness are dealing with severe issues, including mental illness, substance abuse and domestic violence, which are potentially life threatening and require additional assistance.

In Santa Clara County, homeless individuals are commonly challenged by severe mental illness, with 2,659 reporting this condition. Of those, some 87.6 percent are unsheltered, further adding to the challenge of handling the issue. Figure B-47 on the following page shows the selected characteristics of the homeless population in Santa Clara County.

Figure B-47 Characteristics for the Population Experiencing Homelessness, Santa Clara County



SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-04.

NOTE: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

In Monte Sereno, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, Santa Clara County has seen a 3.5 percent increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5 percent. During the 2019-2020 school year,

there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

[Table B-10](#) summarizes students in public schools experiencing homelessness.

Table B-10 Students in Local Public Schools Experiencing Homelessness

Academic Year	Monte Sereno	Santa Clara County	Bay Area
2016-17	0	2,219	14,990
2017-18	0	2,189	15,142
2018-19	0	2,405	15,427
2019-20	0	2,297	13,718

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). This table is included in the Data Packet Workbook as Table HOMEELS-05.

NOTE: Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools. The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Santa Clara County has approximately 23 emergency shelters, providing close to 800 beds year-round, with an additional 300 beds available during the winter months (November through March). There are also over 1,100 transitional housing beds throughout the County that offer a combination of stable housing and intensive, targeted support services for the mentally ill, those with chronic substance abuse, developmental disabilities, and other factors that prevent the homeless from returning to permanent housing situations. Transitional housing includes both single site and "scattered site" programs. [Table B-11](#) provides a summary of emergency shelters and transitional housing near the City of Monte Sereno.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Monte Sereno, 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. [Table B-12](#) summarizes migrant worker student population in Monte Sereno, Santa Clara County, and the Bay Area as a whole.

Table B-11 Homeless Facilities Near Monte Sereno

Facility	Beds	Target Population	Location
Emergency Shelters			
Asian Americans for Community Involvement	12	Women with Children	San Jose
City Team Rescue Mission	52	Single men	San Jose
Hospitality House, Salvation Army	24	Single men	San Jose
Our House Youth Services HomeFirst	10	Homeless and run-away youth	San Jose
San Jose Family Shelter	143	Families	San Jose
Support Network for Battered Women	18	Domestic violence shelter- women and children	San Jose
Emergency Shelter/Transitional Housing			
InnVision	178	Working men, women & children, mentally ill men & women	San Jose
James Boccoardo Reception Center	370	Families and single adults	San Jose
Transitional Housing			
Next Door- Women with Children	19	Domestic Violence Shelter -Women and children	San Jose
St. Josephs Cathedral	45	Worker housing- men, women and children	San Jose
YWCA- Villa Nueva	126	Women and children	San Jose

SOURCE: Santa Clara County Consolidated Plan, 2010-20

Table B-12 Migrant Worker Student Population

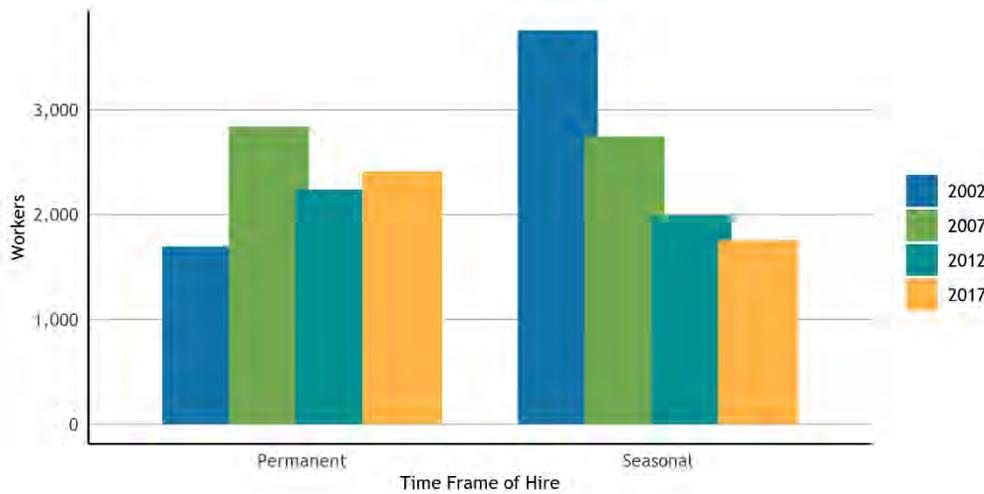
Academic Year	Monte Sereno	Santa Clara County	Bay Area
2016-17	0	978	4,630
2017-18	0	732	4,607
2018-19	0	645	4,075
2019-20	0	492	3,976

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). This table is included in the Data Packet Workbook as Table FARM-01.

NOTE: Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

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. [Figure B-48](#) on the following page shows farm operations and labor in Santa Clara County.

Figure B-48 Farm Operations and Farm Labor by County, Santa Clara County



SOURCE: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor. For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

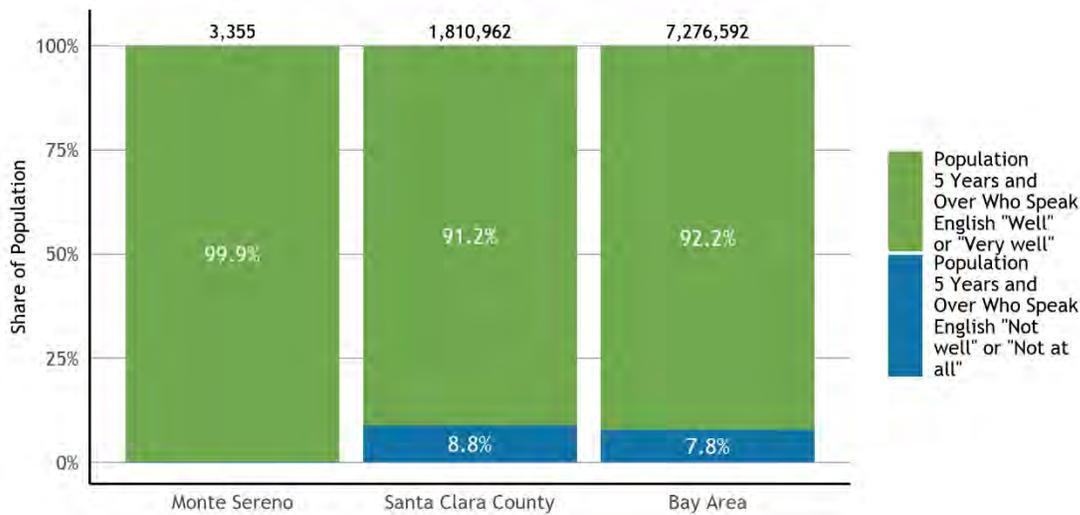
NOTE: Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns.

In Monte Sereno, 0.1 percent of residents five (5) years and older identify as speaking English not well or not at all, which is below the proportion for Santa Clara County. Throughout the region the proportion of residents five (5) years and older with limited English proficiency is eight (8) percent. [Figure B-49](#) below shows population with limited English proficiency in Monte Sereno, Santa Clara County, and the Bay Area as a whole.

Figure B-49 Population with Limited English Proficiency



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005. For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

NOTE: Universe: Population 5 years and over.

Conclusion

Among special needs populations, access to a variety of unit sizes would serve needs not currently addressed within Monte Sereno. Accessory Dwelling Units (ADUs) would provide the most efficient strategy to increase access to living among the large lots in Monte Sereno.

Large Households. The unit sizes available for rent in Monte Sereno do not currently serve large families. In order to serve this population better, it is important to listen to the needs of those who are willing to construct ADUs to analyze and consider incentives to encourage units suitable for larger households.

Female-Headed Households. Fewer Female-Headed Households live in Monte Sereno (3.1 percent) than those in Santa Clara County (9.8 percent) or in the Bay Area (10.4 percent). Finding ways to prioritize inclusion of this group with affirmative marketing for future rental opportunities may reduce this geographic disparity.

Seniors. Senior households who rent or own homes in Monte Sereno earn Greater than 100 percent of AMI, this could be an indication that there are not enough rental units affirmatively marketed to seniors within the region.

People with Disabilities. Because it is widely understood that the need for housing for this special needs group typically outweighs what is available, affirmative marketing and greater awareness of universal design may positively impact the number of units that residents may construct to serve this population. Outreach may focus on the community of people with disabilities now living in Monte Sereno to grow community partners to mitigate risk for future loss of aging caregivers.

Unhoused People. Although unhoused people have not been counted within Monte Sereno city boundaries, it is understood that the most common type of household in Santa Clara County experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 87.1 percent are unsheltered. Monte Sereno can become more aware of this problem and engaged in a regional solution.

Farmworkers and Non-English Speakers. Although the numbers of Farmworker families are decreasing in the area and there are few to no Non-English Speakers currently living in Monte Sereno, it is essential that Fair Housing practices become more widely understood throughout the region to decrease potential housing discrimination.

To address the fair housing issues identified in the analysis above for special needs populations, Programs G (Development Incentives), I (Accessory Dwelling Units), J (Special Needs Households), K (Seniors and Accessory Dwelling Units), L (Shared Housing Options), M (Countywide Cooperation), N (Reasonable Accommodation), O (Fair Housing), P (Low Barrier Navigation Center), Q (Implement Multi-Family Housing Re-Zoning), R (Participate in Regional Homelessness Program), and T (Housing Maintenance) are included in [Chapter 2](#) of this Housing Element.

Housing Constraints

C
APPENDIX

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Appendix C Housing Constraints

C.1 Introduction

State law requires that Housing Elements include an analysis of governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels. Governmental constraints include land use controls, building codes and their enforcement, fees and exactions, and permitting procedures. Nongovernmental constraints are primarily market-driven and include land costs, construction costs and the availability of financing.

C.2 Governmental Constraints

General Plan Land Use

The *Monte Sereno General Plan*, adopted in 2008, is the City's primary land use control policy document. The General Plan Land Use Element identifies permitted land uses and development intensities for all land within city boundaries. Permitted uses in Monte Sereno include residential, public and open space. The general plan does not designate any areas in Monte Sereno as commercial or mixed-use. [Table C-1](#) identifies the residential land use designations and their maximum permitted densities.

Table C-1 Residential Land Use Designations

Designation	Maximum Density
Low Density Residential (R-1-44)	0-1 dwelling unit per acre
Medium Density Residential (R-1-20)	1-2 dwelling units per acre
Higher Density Residential (R-1-8)	3-5 dwelling units per acre
Multifamily Residential (RM)	3-8 dwelling units per acre

SOURCE: City of Monte Sereno

The age of the *Monte Sereno General Plan* may be a constraint to development, as the document represents the policy direction of the 2008 City Council. State housing law has changed dramatically since 2008 with land prices, development costs, and housing costs significantly more costly and constrained. Given the age of the general plan and the changes in the community and region since the plan's adoption, the document is a constraint and should be updated. A program to initiate a general plan update is included in Chapter 2 of this housing element.

Zoning Code

The Monte Sereno Zoning Code (Monte Sereno Municipal Code Title 10 - Planning and Zoning) implements the general plan by establishing standards and regulations for all development in Monte Sereno. To this end, the Zoning Code establishes four residential zoning districts: R-1-8, R-1-20, R-1-44 and RM, and development standards for these districts are summarized in [Table C-2](#). Single-family homes are permitted uses in all districts. In the RM zone, multi-family housing is also a permitted use. The Municipal Code also includes a "Public" zone category, and in 2016 and 2020 the Public Zoning District standards were amended to allow residential uses, which facilitated additional opportunities for multi-family housing in the City.

In general, housing development standards such as the ones in place in Monte Sereno, would be inadequate to provide lower-income housing. The maximum allowable density in Monte Sereno's RM District (its highest density, multi-family district), for example, is eight (8) dwelling units per acre, which even with applicable density bonus is significantly below the level typically needed to facilitate lower-income housing. In fact, HCD has determined that a minimum of 30 dwelling units per acre is typically required to facilitate affordable housing in Santa Clara County. Nonetheless, the City of Monte Sereno was able to meet and surpass its RHNA for the 2015-2023 planning period—even with such development regulations in place. It did so through the development of accessory dwelling units (ADUs), and this topic is discussed in full later in this chapter.

Given the City's accomplishments under its zoning regiment, it is apparent that in Monte Sereno's specific case, low residential development densities do not constitute a governmental constraint on the development of affordable housing.

Structural Coverage

The City's structural coverage limits of 20 to 40 percent, with higher coverage allowed on smaller lots, are not a constraint on the maintenance, improvement, and development of housing. Applying the structural coverage limit to the various zoning districts throughout the City would result in allowable structural footprints of at least 3,200 sq. ft. on the smallest single-family lots permitted in the City.

In the RM multifamily zone, the structural coverage maximums are applied on a sliding scale and depending on the size and topography of the lot. Maximum coverage is 40 percent but shall be decreased by 2 percent for each 2,000 square feet by which the area of the parcel exceeds 12,000 square feet. Additionally, coverage is decreased by two percent (2 percent) for each five percent (5 percent) of slope that the parcel exceeds a ten percent (10 percent) average slope, whichever formula reduction is greatest.

The limited structure coverage is not considered a constraint to development because the large lot sizes in the City afford a sizeable development footprint.

Table C-2 Residential Development Standards

Zoning	Minimum Lot Area (sq ft)	Setbacks			Maximum Height		Maximum Building Size (sq ft)	Maximum Structural Lot Coverage	Maximum Units/ Acre
		Front	Side	Rear					
R-1-8	8,000*	25' First & 30' Second- story	6' First & 10' Second- story	30' First & 30' Second-story	Single-story bldg.	21'	3,300	40 percent	5
					Two-story bldg.	30'	3,000		
					Accessory bldg.	12'	600		
R-1-20	21,780	30' First & 40' Second- story	15' First & 20' Second- story	30' First & 40' Second- story	Single-story bldg.	21'	4,950	30 percent	2
					Two-story bldg.	30'	4,500		
					Accessory bldg.	21'	800		
R-1-44	43,560	30' First & 45' Second-story	30' First & 40' Second- story	30' First & 40' Second-story	Single-story bldg.	21'	6,600	20 percent	1
					Two-story bldg.	30'	6,000		
					Accessory bldg.	21'	1,000		
RM	14,520	25' First & 30' Second- story	6' First & 10' Second- story	30' First & 30' Second-story	Single-story bldg.	21'	2,600	40 percent	8
					Two-story bldg.	30'	2,600		
					Accessory bldg.	12'	Included in maximum structural coverage		
P	8,000	25' First & 30' Second- story	6' First & 10' Second- story	30' First & 30' Second-story	Single-story bldg.	21'	3,300	40 percent	8
					Two-story bldg.	30'	3,000		
					Accessory bldg.	12'	Included in maximum structural coverage		

SOURCE: City of Monte Sereno NOTE: *Reduction in minimum lot sizes resulting from clustering of units is allowed in the R-1-8 and RM zone districts.

The development standards and land use controls have historically not acted on constraints to produce single-family ownership units and ADUs. There are very few vacant and underutilized lots in Monte Sereno and consistently strong ADU production (see Chapter 4 for more information). The Sixth Cycle Housing Element has introduced new programs to draw multifamily development to the town through Program Q (Implement Multifamily Housing).

Lot and Unit Size

Originally, Monte Sereno developed as a large lot, residential community with minimum lot sizes of one acre and one-half acre. Requirements for lots of this size can act as a constraint to housing. The majority of the City has been subdivided and already built at this density, with well-maintained housing, the majority of which is not likely to feasibly redevelop in the near future. Within the eastern part of the City, residential districts were designated with smaller minimum lot sizes, with three to five units per acre and 8,000 sq. ft. lots permitted. The R-1-8 and RM zones also allow for clustering which can reduce the minimum lot size even further depending on slope calculations and street improvements. Though these eastern residential sites are close in proximity to amenities, the small size lots act as a constraint for increased density at this location over time because it would likely be difficult and expensive for a developer to consolidate lots for multi-family construction.

Density designated with Monte Sereno zoning has been historically limited due to single-family use constraints as well as flag-lot prohibitions. Parking standards are more of a secondary constraint because there is not a demand for parking reductions to meet lesser standards, given the typical ample parcel size. However, these large lots have the ability to provide on-site parking for SB-9 and ADU housing types, and this type of development is more appropriate due to existing infrastructure and concerns over fire hazard severity and potential evacuation constraints due to the large number of single-egress road networks throughout the city.

There is no multifamily zoning available for new construction within the city. None of the residential zoning districts allow more than eight units per acre. The City has a single-family zone allowing five units per acre, though most single family zoning is zoned to allow not more than two units per acre.

To facilitate additional development, the Housing Element includes programs to: 1) incentivize ADU construction (program I), 2) facilitate parcel maps (Program C); 3) revise flag lot development standards in an effort to encourage new flag lots for residential development (Program D); and 4) modify SB 9 regulations to increase allowed building square footage requirements and incentive SB 9 production (Program E). These programs will also encourage a variety of lot sizes by removing constraints to creating flag lots and streamlining the review of parcel map applications as well as reducing constraints to SB 9 Urban Lot Splits.

Clustering of Units

Section 10.05.050 of the City's Municipal Code allows special residential development exception to the minimum development standards generally required in the R-1-8, RM, and P/RM districts by allowing the clustering of homes on smaller sites. This provision can assist in providing a variety of housing types and affordability levels.

Accessory Dwelling Units (ADUs)

Accessory dwelling units (also known as second units) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including “by right” approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process. ADUs are allowed in the four residential districts and the City adopted substantial changes to its Accessory Dwelling Unit ordinance to comply with State law.

Over the last three years, the City has issued 53 building permits for ADUs (January 2019 through September 2022). Of the ADU constructed, over 80 percent were affordable to lower-income households.¹ The City estimates that it will permit 225 ADUs in the 2023-2031 planning period based on the written letters of intention received by 225 property owners throughout the city. This is more than enough to accommodate housing for very low-, low-, and moderate-income households through the 2023-2031 planning period.

Although not a constraint, the City has identified improved tracking of ADUs as a goal in the 2023-2031 planning period and will continue to collect information on affordability of ADUs and use of the units after construction is completed. Additionally, the City will continue to publish incentives through the City website and City Hall front counter, provide the ADU Handbook published by the State Department of Housing and Community Development directly to residents, and continue to evaluate the program for potential constraints and implement improvements to remove constraints.

¹ Source: City of Monte Sereno post-construction surveys

Two issues were identified as constraints to ADU construction and these were addressed with Ordinance NS-232 on December 20, 2022, which removed the owner-occupancy requirements for past and future ADUs as well as provides a strong amnesty program that exceeds the minimum timeframes required by state law. Program I implements on-going monitoring of the ADU requirements, including feedback and questions received by property owners, to determine where additional constraints can be removed.

Design Guidelines and Objective Design Standards

The City of Monte Sereno applies design guidelines and direction to homeowners and their architects or designers for the preparation of building and landscape places. The Design Guidelines apply predominantly to single-family residences. On January 18, 2022, the Monte Sereno City Council adopted Objective Design Standards as an addendum to the City’s Design Guidelines. The purpose of the Objective Design Standards is to provide property owners and developers with a clear understanding of the City’s design requirements for development of projects that qualify for ministerial approval pursuant to state law.

Objective design standards apply to building design for all proposed residential development subject solely to ministerial review, specifically projects submitted under Monte Sereno Municipal Code section 10.05.080 and Government Code section 65852.21; Monte Sereno Municipal Code chapter 13.06 and Section 66411.7 of the Government Code; projects subject to streamlined, ministerial review under Government Code section 65913.4, and accessory dwelling unit (ADU) projects submitted under Monte Sereno Municipal Code section 10.06.140, except those subject to mandatory approval under Government Code Section 65852.2(e). All proposed projects must also comply with all applicable development requirements in the Municipal Code, including but not limited to building permit requirements, zoning code requirements, grading permit requirements, and development standards such as height and setbacks.

Multi-Family Units

The City allows multi-family units and a wider diversity of housing types in the RM Multi-Family and Public (“P”) Zoning District/Public/Residential Multi-Family District.

Residential uses allowed in RM include single-family, duplex, triplex, renting of rooms, residential care homes, supportive housing and transitional housing and accessory dwelling units. Within the Public P Zoning District, the number of units is limited to up to three attached dwelling units.

Triplexes represent “missing middle” housing types and the City will continue to encourage this type of development in multi-family zoning districts.

Transitional and Supportive Housing

Municipal Code Section 10.05 allows residential care homes, supportive housing, and transitional housing as a use “by right” in all residential zoning districts.

Emergency Shelters

In Monte Sereno, emergency shelters are now allowed as a use “by right,” only subject to the objective standards allowed under State law with no discretionary review, in areas zoned as "Public" according to Municipal Code Section 10.05.045. Emergency shelters are those that meet the definition as contained in California Health and Safety Code 50801 (e). There is one area in the City with a zoning designation of "Public," a public elementary school 17770 Daves Avenue.

This site is appropriate and meets the emergency shelter needs of Monte Sereno. The City will establish written objective standards in its Zoning Ordinance compliant with State law addressing:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need;
- Size and location of exterior and interior onsite waiting and client intake areas;
- Proximity to other shelters;
- Length of stay;
- Lighting; and
- Security during hours the emergency shelter is not open.

As described in Section 3 of this document ("Special Needs"), the 2013 Santa Clara County biennial count of homeless persons did not find any homeless persons in Monte Sereno. A regional approach to the regional experience of homelessness is how Monte Sereno believes will be the most impactful and successful way to contribute to a solution for emergency shelter needs. Programs J (Special Needs Households) and R (Participate in Regional Homelessness Programs) address working regionally to support unhoused populations.

Again, should there be a future need for homeless assistance in Monte Sereno, Emergency Shelters are allowed as a use "by right" in Public Zones ("P") in the City and only subject to the state allowed objective standards with no discretionary review. There is one parcel in the City with a Public Zone designation, comprising approximately 8.5 acres. Given the only other zoning categories in the City are residential, the Public Zoning category is the most appropriate for an Emergency Shelter. Only one site is zoned Public, a public school. City Hall is zoned R-1-8, is less than 0.5 acres and does not have capacity in excess of municipal service needs.

Emergency shelters currently have the following standards:

- a) Up to three (3) beds shall be permitted on the premises;
- b) No more than three (3) clients shall be permitted on the premises at any time. Families consisting of not more than three (3) individuals shall be permitted on the premises. A family consisting of three (3) individuals must include at least one (1) adult and at least one (1) member under the age of eighteen (18);
- c) An on-site management plan is subject to review and approval by the City Manager and shall include, but not be limited to, the number of employees, hours of operation, provision for transporting residents, provisions for providing personal hygiene, and provision for supplying food;
- d) All waiting and client in-take areas shall be entirely within the building enclosing the emergency shelter;
- e) On-site management of the operation shall be present at all times that the facility is in operation;
- f) Clients are limited to stays of no more than thirty (30) days;
- g) One (1) parking space per employee of the emergency shelter shall be provided; and
- h) The facility shall comply with all the health and safety requirements of County, State and Federal governments.

Emergency shelters are otherwise subject to the development standards that apply in the P district generally (there are no parking requirements specific to the P district).

The parcels where emergency shelters are allowed by-right are subject to a site analysis, reviewing proximity to transit and services, hazardous conditions, habitability, and feasibility of emergency shelter construction.

The 17770 Daves Avenue school site is appropriate for use as an emergency shelter, despite being a nonvacant, government owned site in part because of its proximity to Transportation and Services.

The site is near Winchester Boulevard, which has the most frequent bus services near Monte Sereno.

Standard (a), setting a limit of up to 3 beds, will be revised by program R to increase the maximum number of beds allowed by right to 15 beds.

Hazardous Conditions

There are no identified hazardous conditions on this parcel.

Human Habitability

The site is near local grocery stores, parks, and other key services along Winchester Boulevard.

Feasibility

The site includes both an approximately 0.5-acre asphalt surface (currently used for play courts) and an approximately 2-acre open green space. Both of these areas have more than substantial capacity for an emergency shelter with suitable capacity.

Employee Housing

Generally, employee housing is privately-owned housing that houses five (5) or more employees and meets one of the following:

- Living quarters provided in connection with any work, whether or not rent is involved; and
- Housing in a rural area which is:
 - ✓ Provided by someone who is not an agricultural employer; and
 - ✓ Provided for agricultural workers employed by any agricultural employer.

Program H-2.6 in Chapter 2 of this housing element includes an action item for the City to amend the Municipal Code to allow employee housing serving six (6) or fewer employees in any residentially zoned area (Program H).

Single Room Occupancy (SRO)

Single Room Occupancy residences consist primarily of very small studio units with minimal kitchen facilities that serve single persons. These facilities would be considered multi-family housing. They are permitted in all residential zoning districts.

Additionally, the City's Municipal Code (Chapter 10.05) specifies that "renting of rooms and/or the providing of table board to not more than two (2) persons so long as no kitchen facilities, other than those of the single kitchen of the main dwelling are installed or used" is an allowable use in residential districts.

Low Barrier Navigation Centers

AB 101, adopted in 2019, requires approval "by right" of low barrier navigation centers that meet the requirements of State law. "Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by State law. Program P has been included in the Element to develop by-right procedures for processing low barrier navigation centers without discretionary review.

Farm Employee Housing

There were no reported residents employed in the industries of farming, fishing or forestry, in the City. Given the lack of presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

Mobile Home Parks

There are no mobile home parks located in Monte Sereno. The Municipal Code does not prohibit manufactured homes, and a new manufactured ADU was recently permitted. The city complies with Government Code Section 65852.3 in allowing manufactured homes in the same manner as conventional structures. When the city updates the Objective Design Standards, a specific standard will be added to further confirm that manufactured homes will be reviewed as required by this Government Code Section (Program B).

SB 35 Streamlining

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their RHNA, requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements.

The City has remained in compliance with RHNA according to the specific requirements of this law and is not subject to SB 35. Program Q.2 directs Monte Sereno to develop written procedures for SB 35 applications so the City is prepared should it be subject to SB 35 streamlining in the future.

SB9 California Housing Opportunity and More Efficiency (HOME) Act

SB9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit onto parcels zoned for single-dwelling units.

Since the adoption of this section of the Government Code, the City has adopted regulations to permit duplexes in qualifying single family zoning districts and is actively working to further update its Zoning Code to review current standards regarding subdivision under SB9. Program E is included in the Housing Element to update the City's SB9 ordinance to ensure it complies with State laws and remove the current 800 square foot building size maximum allowed for SB9 projects.

A total of four dwelling units (main house, ADU, JADU, and SB9 unit) are allowed on all single family zoned lots regardless of lot size. The City will conduct a mid-cycle check-in (beginning in late 2027) to identify and mitigate any constraints encountered in the program preventing the utilization of SB9. If there are not at least 2 SB9 projects in development, the City will consider

incentives to development, including allowing a Supplemental ADU in addition to the ADU and JADU allowed on each split parcel.

SB10 Local Modifications

SB10 is a recent (2022) state bill that allows for jurisdictions to adopt an ordinance that provides for multifamily housing of up to 10 units on any parcel. In 2023, Monte Sereno identified two parcels that would be rezoned to allow for multifamily housing at a minimum of 20 du/ac by June 2025: 15785 Winchester Boulevard (APN: 410-10-045) and 15791 Winchester Boulevard (APN: 410-10-046). The parcels are approximately 0.4 acres each (25 dwelling units per acre on an 0.4-acre site makes for a 10-unit multifamily housing development). Additionally, the City will establish a process by which any property owner can request consideration of an SB10 multifamily rezone of their property. These rezones will be the same density range as above. Larger lots that could not meet the density range using SB 10 will be encouraged to consider a lot split. This will allow for additional multifamily opportunities throughout the City. This is a new process for a locally modified SB10 ordinance, beyond Monte Sereno's rezoning process. The SB10 rezone application will have a minimal permit fee and, as described by the SB10 legislation, will be reviewed without the need to analyze environmental impacts as required by the California Environmental Quality Act (CEQA). This will result in a more streamlined review process than the current rezone application, which would be subject to CEQA review and costly special studies.

The local SB10 ordinance will modify development standards (such as setbacks or height) so as not constrain the development of up to 10 units on SB10 parcels. The ordinance will also go further than state law by allowing for applications for property owners to request consideration of an SB10 rezone. This will be a streamlined and ministerial process and with minimal fees.

This will be combined with a two-pronged outreach effort that will find property owners who may be interested in an SB10 process for their property and for potential renters. To identify property owners, the City will have outreach materials at City Hall and at local events, as well as convene outreach meetings annually. In addition, the City will affirmatively market to rental applicants that may be large households, female-headed households, farmworkers, or seniors.

SB10 is a new law, and the City may need to modify its ordinance or outreach in order to meet development goals. Program Q includes a mid-Cycle check-in (beginning in late 2027) to identify and mitigate any constraints encountered in the program, including additional outreach and/or additional incentives to the local SB 10 ordinance.

Constraints for People with Disabilities

State law requires the Housing Element to include an analysis of governmental constraints upon the maintenance, improvement or development of housing for persons with disabilities. Housing Elements also must include programs to remove these constraints to the extent possible and to

provide reasonable accommodations for housing designed for and occupied by persons with disabilities.

Chapter 10.23 of the Monte Sereno Municipal Code provides reasonable accommodation to people with disabilities, and complies with the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act in the application of the City's zoning, land use laws, regulations, rules, standards, policies, procedures, and practices.

Reasonable Accommodation: A request for reasonable accommodation may include a request for modification or exception to the land use rules for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of that person's choice. To request a reasonable accommodation, a property would submit an application to the City. The application would be reviewed by the Planning Director. A hearing would be held on the request and the Director would render a decision on the application subject to the following factors:

- A. Special need created by the disability;
- B. Potential benefit that can be accomplished by the requested modification;
- C. Potential impact on surrounding uses;
- D. Physical attributes of the property and structures;
- E. Alternative accommodations which may provide an equivalent level of benefit;
- F. In the case of a determination involving a one-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;
- G. Whether the requested accommodation would impose an undue financial or administrative burden on the City; and
- H. Whether the requested accommodation would require a fundamental alteration in the nature of a program.

The requirement of a public hearing and decision-making surrounding factors A, B, C, and F could be considered constraints to reasonable accommodation. Program N directs the revision of the municipal code to remove these factors.

- Family Definition: The City's definition of 'family' does not limit the number of unrelated persons who reside in a residence. Below is the City of Monte Sereno's the definition of family. While the City is considering revising the definition, this current definition does not create a constraint on the development or use of housing;
- "Family" means one (1) or more persons occupying a single one-family dwelling and living together as a single nonprofit housekeeping unit, as distinguished from a group occupying a rooming or boarding house other than as permitted herein, or a hotel or club. A family shall be deemed to include necessary servants; a family shall not be deemed to consist of persons

occupying a one-family dwelling and/or its permitted accessory buildings and living as two (2) or more nonprofit housekeeping units; and

- Typically, these kinds of definitions of “family” are used to prohibit boardinghouses and SRO occupancies in residential districts. The City currently allows SRO occupancies and individual room rentals in residential zoning districts.
- Group Homes: Chapter 10.05 of the Monte Sereno Municipal Code allows residential care homes, supportive housing and transitional housing as uses "by right" in residential districts. The City does not have siting, separation, or separate parking requirements for residential care homes, supportive housing, or transitional housing. Residential care homes, supportive housing and transitional housing are permitted in the following residential zones with the issuance of a building permit, only:
 - R 1-44 Residential District;
 - R 1-20 Residential District;
 - R 1-8 Residential District; and
 - RM Residential Multi-Family District.

Below are the definitions for these uses allowed by right. These definitions are applicable to groups homes including six or fewer as well as seven or more people.

BC. "Residential care homes" means state-licensed facilities that provide care, services, or treatment in a community residential setting for adults, children, or adults and children and which are required by state law to be treated as single housekeeping units for zoning purposes. Residential care facilities shall be subject to all land use and property development regulations applicable to single-family dwellings.

BD. "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months (Cal Health and Safety Code § 50675.2).

BE. "Supportive housing" means housing: (a) with no limit on length of stay; (b) that is linked to on-site or off-site services that assist 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; and (c) that is occupied by the following (as defined in subdivision (d) of Health and Safety Code Section 53260):(1)Adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless

people; or(2)Individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code), who include individuals with a disability that originated before the individual was eighteen (18) years old, but not including handicapping conditions that are solely physical in nature.

Program N.2 will revise Monte Sereno’s definition of Residential Care Homes to include both state-licensed facilities and facilities that do not require a state license to operate.

Fees and Exactions

Housing development is subject to permit processing and impact fees. These fees help to compensate the public for any impact associated with the new development. These fees are collected by the City as well as other agencies providing public services in Monte Sereno. [Table C-3](#) presents Monte Sereno development and planning fees.

Table C-3 Monte Sereno Development and Planning Fees

Planning Fees	Cost
New Home/Demo Rebuild/addition 50 percent or more of existing	\$2,800
Remodel/addition less than 50 percent of existing	\$1,900
Hillside development (av. Slope 10 percent or greater)	\$3,100
Permit amendment	\$1,300
Administrative Building Site Approval	\$2,800
CEQA Exemption	\$350
CEQA Initial Study/Negative Declaration	\$3,400
CEQA EIR (prepared by consultant)	Actual cost + 10 percent admin. fee
Tentative Map – 4 lots or fewer	\$3,000
Tentative Map – 5 lots or more	\$10,000
Use Permit – General	\$2,800
Use Permit – Special/Historic	\$2,800
Building/PW/Misc Fees	Cost
Building – dependent on valuation	\$23.50 - \$5,608+\$4.75 for each additional \$1,000 over \$1M
Electrical, Plumbing or Mechanical	\$159 + 0.11 per sq. ft.
Solar	\$159
Demolition	\$159
Plan Review	65 percent of building permit fee
Grading and Drainage depending on cubic yards	\$265-\$6,360 + \$31 for each additional 1,000 cubic yards
Storm Drain	\$1,704

Planning Fees	Cost
Construction Tax	\$2,996
School Fees (\$3.20/sq. foot)*	\$6,400
Sewer Connection	\$510
Water Connection*	\$7,300
Road Impact Fee (per \$1000 of valuation of permitted work)	\$0.49
Microfilm, Copies and Miscellaneous Other Fees	\$5 per page

SOURCE: City of Monte Sereno NOTE: * Indicates a fee paid to another entity

As a comparison, [Table C-4](#) lists estimated fees from neighboring communities within Santa Clara County.

Table C-4 Comparison of Development Fees

Jurisdiction	Single Family	Small Multi-Family	Large Multi-Family
Campbell	\$72,556	\$20,599	\$18,541
Cupertino	\$136,596	\$77,770	\$73,959
Gilroy	\$69,219	\$40,195	\$39,135
Los Altos Hills	\$146,631	N/A	N/A
Los Gatos	\$32,458	\$5,764	\$3,269
Milpitas	\$77,198	\$74,326	\$59,740
Monte Sereno	\$33,445	\$4,815	\$4,156
Morgan Hill	\$55,903	\$41,374	\$36,396
Mountain View	\$90,423	\$69,497	\$82,591
San Jose	\$9,919	\$23,410	\$23,410
Santa Clara	\$14,653	\$6,733	\$2,156
Saratoga	\$64,272	\$17,063	\$15,391
Sunnyvale	\$133,389	\$126,673	\$98,292
Unincorporated County	\$25,166	N/A	N/A

SOURCE: Santa Clara County Constraints, Fees, & Processing Times Survey Quick Summary, 2022 NOTE: Total Fees (includes entitlement, building permits, and impact fees) per Unit; and Monte Sereno staff.

Total fees in Monte Sereno are generally below other Santa Clara County jurisdictions for both single-family and multi-family housing developments. This fee structure appears reasonable and comparable to other surrounding communities and, as such, is not considered a constraint to development.

Transparency of zoning and fees: The City is in compliance with new transparency requirements and posts all zoning and development standards for each parcel on the jurisdiction’s website. Information required by Government Code section 65940.1(a)(1) is available on the following web pages:

- <https://www.montesereno.org/DocumentCenter/View/3754/Fee-Schedule>
- <https://www.montesereno.org/2339/ApplicationForms>
- <https://www.montesereno.org/2342/Zoning-and-Development-Standards>
- <https://www.montesereno.org/2339/ApplicationForms>
- <https://www.montesereno.org/2187/Finance-Department>

Processing and Permit Procedures

The construction of new single-family homes, major remodels of existing homes, and new multi-family uses in the RM zone require a Site Development Permit and a public hearing before the City Site and Architecture Commission. It does not apply to ADUs, SB9, SB10, and SB330 developments.

Table C-5 Development Pathways

Development Type	Pathways	
	Objective/Ministerial	Discretionary
Single-Family Home*		X
Major Remodel of Existing Home		X
New Multi-Family (not including SB10 or SB330)		X
Accessory Dwelling Units (including ADUs, JADUs, and Supplementary ADUs)	X	
SB9*	X	X
SB10	X	
SB330	X	

**=Municipal Code 10.08.040 outlines when a Site Development Permit is required. Only single-family homes and SB9 developments of two or more stories will require such a permit.*

Multifamily Housing and the Site Development Permit

Monte Sereno currently has two multifamily zoning districts: RM and P. Each only apply to a single parcel:

- **RM:** Montalvo Oaks (18840 Saratoga-Los Gatos Road) – Development complete in 2022
- **P:** Daves Avenue Elementary School (17770 Daves Avenue) – School site

Multifamily development in these zones has historically occurred through a discretionary process. Interested property owners could request a rezone to allow multifamily development on their property, either through the SB10 process or by requesting a rezone to a multifamily zoning district (Program Q).

If either zoning district allowing multifamily (RM or P) is applied to a new address, or a new multifamily zoning designation allowing a minimum density of at least 20 du/ac, the RM or P zoning standards will be modified to allow objective/ministerial development using objective design standards.

Permit Processing Times

Typical permit processing times are one to two months for a remodel and two to three months for a new home, including a 10-day public notice period. Additional processing time would be required if the project is not exempt from the California Environmental Quality Act.

Permit processing procedures for single family dwelling units require a design review approval. The design review does not pose a significant cost impact because the cost of application ranges from \$1,900 for a basic remodel to \$3,100 for a complex hillside home construction project. Compared with other construction costs such as the cost of materials, this application fee is nominal.

Site Development Permit Findings

Projects subject to the discretionary permit review process require the Commission to find the application consistent with site and building design requirements and to find that the proposed design retains the character of the neighborhood, mitigates significant visual impacts, meets City design guidelines, and meets other standards regarding landscaping, grading, tree removal, and drainage. However, applications for a new single-family house or new multi-family housing can be made through the objective review process of SB9, SB10, and SB330 which requires compliance with only objective design and development standard rather than discretionary review.

The Site Development Permit process is required for projects listed in 10.08.040 of the municipal code. Applications are followed by a hearing before the Site and Architectural Commission, which is noticed to all property owners within 300 feet of the proposed project. The Commission is required to make the following findings:

1. Whether the proposed improvement and/or use is compatible with the character of the surrounding neighborhood in which it would be located.
2. Whether the orientation and location of the buildings take into consideration the visual impact which could result from the proposed improvement and/or use.
3. Whether the proposed improvements, including architecture, are consistent with the City's design guidelines.
4. If applicable, whether the proposed improvement and/or use will provide for minimum grading and retention of the natural contours of the land then existing in order to protect the natural slope of the lot.
5. If applicable, whether the proposed improvement and/or use provides for:
 - a. Retention of significant trees as defined elsewhere in the Code, unless the findings required by Section 10.15.070 of the Code can be made; and
 - b. Preservation of solar access.
6. If applicable, whether the landscaping for the proposed improvement and/or use emphasizes the use of native materials in the area.

Site Development Permit Analysis

For discretionary site development permits, there are findings that allow for discretion. Staff has encourages applicants to submit preliminary plans for an pre-application review prior to the formal submittal in order to assist applicants with meeting the development standards early in the design phase to reduce any necessary re-designs. There is a single point of contact for the applicant throughout the discretionary review process as the Planning Department consists of one planner. This also results in reducing the formal application review time and scheduling the project for any required public hearings within one to two months of the formal application submittal. The application of these findings are generally limited to design, massing, as well as landscaping and screening to address potential privacy issues. These issues are somewhat objective in nature, and the City promotes certainty in meeting these findings through design guidelines and pre-application meetings with planning staff.

Since 2020, over 60 Site Development Permits for new houses (excluding ADUs) were submitted and approved. None were denied. This process does not place a significant cost on the applicant, but more often requires minor architectural alterations and/or landscaping to minimize unreasonable impacts on surrounding properties. The majority of design review applications are approved within one month from the date of submittal. The permit process does not constrain housing development. The Site Development permit does not impact certainty for objective or

ministerial approval, i.e. for projects involving an ADU or JADU, SB 10, SB 330, or SB 9 developments or two stories or more.

The Site and Architectural Commission findings have not posed a constraint historically on housing development in Monte Sereno, but rather requires minor alterations as stated above. The findings are only required for single-family and SB 9 projects of two stories or more, major remodels of an existing home, and new multi-family that is not developed through SB 10 or SB 330. Consequently, permit processing procedures and fees do not appear to be a constraint to housing development.

As a comparison, listed in Table C-5 are estimated permitted processing time from neighboring communities within Santa Clara County.

Inclusionary Ordinance and Short-Term Rental

The city does not have an inclusionary ordinance and does not allow short term rentals. Therefore, these items do not directly impact the cost and supply of residential development within the city. [Table C-5](#) compares permit processing times by jurisdiction across the region.

Building Codes and Enforcement

Monte Sereno has adopted the 2022 editions of the California Building, Fire, Plumbing, Mechanical, Electric and Health and Safety Codes. The City has not adopted any amendments to these codes that significantly increase housing costs; the amendments recognize the City's location in a high fire hazard area near the San Andreas Fault and require fire-resistant roofs in the Wildland-Urban Interface Fire Area, additional bracing in certain situations, and fire sprinklers. The City Council adopted reach codes requiring all new construction to use electrical appliances within a building (except for cooking appliance), provide electrical infrastructure for up to three electrical vehicle chargers, and provide a water recirculating system. The City Building Official regularly inspects development projects to ensure compliance with all applicable codes. Inspections and approvals are completed promptly and do not add unnecessary delays in the construction of new housing. Code enforcement is pursued as a result of Building Official inspections and resident complaints and typically involves minor deferred maintenance. Building Codes and Code Enforcement are not considered a constraint to development.

Table C-6 Comparison of Permit Processing Times

Jurisdiction	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Campbell	1	1	3	N/A	5	8
Cupertino	1-3	1-6	2-4	2-4	3-6	6-12
Gilroy	1-2	1-2	2-4	N/A	4-5	5-6

Los Altos Hills	1-2	0.5-2	2-3	3-4	4-6	5-8
Los Gatos	No Data	3-6*	1-2	2-4	4-6	6-12
Milpitas	3-5	4-6	2-3	6-18	N/A	12-24
Monte Sereno	0.75	0.75	1	1-2	N/A	1-2
Morgan Hill	1-2	1-3	2-3	2-3	4-6	4-6
Mountain View	3-5	4-6	2-3	6-18	N/A	12-24
San Jose	2	1-3	7	7	7-11	5-12
Santa Clara	0-1	0-1	0-3	4-9	6-9	6-12
Saratoga	1	1-2	2-3	N/A	4-6	6-12
Sunnyvale	1-3	1-3	3-6	6-9	9-18	9-18
Unincorporated County	4-6	6-8	9-12	12-15	15-18	15-18

SOURCE: Santa Clara County Constraints, Fees, & Processing Times Survey Quick Summary, 2022 NOTE: Permit processing times indicated in months *Time to first review; and Monte Sereno staff.

On- and Off-Site Improvement Standards

Due to the low-density and semi-rural character of Monte Sereno, the City typically requires only minimal on- and off-site improvements as a condition of approval for new residential development, particularly compared to the requirements of neighboring communities. Most new housing development occurs on existing lots that are already served by necessary infrastructure. The City may require a gutter, curb and gutter, or curb and gutter and sidewalk for a new housing unit depending on the location. Improvement standards are not considered a constraint to development.

Parking Requirements

In Table C-6, parking requirements are presented according to zoning designation.

Table C-7 Parking Requirements

Zoning Designation	Lot with on street parking	Lot without on street parking
R-1-8	2 covered/2 uncovered	2 covered/3 uncovered
R-1-20	2 covered/2 uncovered	2 covered/4 uncovered
R-1-44	2 covered/2 uncovered	2 covered/5 uncovered
RM	1 covered/1 uncovered	1 covered/1 uncovered
P	1 covered/1 uncovered	1 covered/1 uncovered

SOURCE: City of Monte Sereno

For single-family homes located on streets with on-street parking, the parking requirement can be met by a typical two-car garage and two parking spaces on the driveway apron. The additional

requirement for uncovered driveway parking for lots without on-street parking is designed to ensure that fire access is not impaired. The requirement applies only to above moderate-income housing.

The reduced parking requirement in the RM zoning designation is important to note and is designed to ensure that parking does not serve as a constraint to multi-family development. Consequently, parking requirements appear reasonable and are not considered a constraint.

Summary of Governmental Constraints

Given the City's already developed land use pattern, the governmental regulations identified above are a responsible and thoughtful effort to maintain the character of already developed areas while providing opportunities for additional types of housing that can be more affordable. The clustering provision for R-1-8 and RM properties, which allows smaller lot sizes, is especially important in reducing constraints to the development of all housing types. Reduced parking requirements for RM lots also make housing more affordable.

Those constraints that were identified have been addressed with specific program actions. In order to encourage more lots available for development. Further, the City intends to continue to reduce identified constraints to the development of ADUs.

C.3 Non-Governmental Constraints

Land and Construction Costs

Land is expensive in Monte Sereno due to the limited availability of buildable sites, as well as the scenic setting and the area's existing upscale character. The current market price for unimproved land ranges from \$6-\$10,000,000 per acre. Similarly, high construction costs in the Bay Area also contribute to the high cost of housing in Monte Sereno. Based upon City building permit data, construction costs for new single-family homes typically range from \$1,000,000-\$2,000,000. Land and construction costs in Monte Sereno represent the primary barrier to affordable housing in the community. The difficulty of building in Monte Sereno virtually guarantees that, even in the absence of governmental constraints, housing in Monte Sereno will be very expensive. Except for ADUs, it is extremely unlikely that housing affordable to low- and moderate-income households can be constructed in Monte Sereno under any circumstances without considerable subsidy, public or private.

Availability of Financing

As a stable and affluent community, private housing mortgage financing is readily available in Monte Sereno. There are no mortgage-deficient areas in the City and no identifiable underserved groups in need of financing assistance. At the time this Housing Element was drafted, interest rates for homebuyers were increasing from a low of 2.75 percent in 2020 to 5.75 percent in 2022 for a fixed

rate, 30-year mortgage. The current economic climate is uncertain and still affected by the COVID-19 pandemic, increasing inflation, and the supply chain disruptions.

History of Referendum

The city incorporated in 1957 in an effort to protect its semi-rural atmosphere against neighboring annexation pressure. In May 2016, the City Council approved Resolution 3621 to amend the General Plan designation of 17765 Daves Avenue to Public/Multi-Family Residential. The City experienced submission of a referendum petition, which was certified, requiring the City to either rescind Resolution 3621 or hold an election. As a consequence, the City Council approved Resolution 3706 in August of 2018, which repealed the Public/Multi-Family General Plan Designation for 17665 Daves Avenue, and instead zoned other land that was subsequently annexed into the City for development of 18840 Saratoga-Los Gatos Road. Given prior history and the limited number of parcels that are realistically capable for development into multi-family housing in the City, the potential that local zoning decisions regarding additional multifamily housing may be subject to referendum represents a potential constraint.

Requests to Develop Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory.

In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the Housing Element sets forth a program (#19) to ensure that there are adequate sites available throughout the planning period to accommodate the City's regional housing needs, "or "RHNA". The City has not received requests to develop at densities below those permitted.

Length of Time Between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The majority of residential permits in Monte Sereno are for single-family homes, with building permit issuance generally taking 8-14 months after Planning approvals. Hillside properties may take

a few months longer due to the need for technical and engineering studies. In Monte Sereno most approved projects are constructed in a reasonable time period.

Environmental Constraints

This section contains information on current risks due to natural and human-made hazards.

Wildfire

Open space areas that are heavily vegetated and grassy are especially vulnerable to fire hazards. The risk of fire is highest in the steep, heavily vegetated hillside area south of Highway 9. The risk of fire is also highest during the summer and fall dry seasons. Because most wildfires are caused by people, increased accessibility to fire hazard areas further increases the risk of fire. [Figure C-1](#) exhibits that approximately half of Monte Sereno is located within a very high fire hazard area, and even those areas not designated as high fire hazard are subject to wildfire, because one or more large trees are present on practically every lot in the community.

When housing is built close to forests or other types of natural vegetation, the structures pose two problems related to wildfires. First, there will be more wildfires due to human ignitions. Second, wildfires that occur will pose a greater risk to lives and homes, they will be hard to fight, and letting natural fires burn becomes impossible. Development in wildland urban interface areas will exacerbate wildfire problems in the future. State laws generally do not make an exception for fire hazard with laws allowing ADUs, and requiring SB 9 development to provide some mitigation measures either under existing building standards or state fire mitigation measures. A housing Sites Inventory reliant on Accessory Dwelling Units enable distribution throughout a community which increases AFFH opportunities, though distribution of sites also means distribution of fire risk for new housing units, particularly those with single egress, as shown with [Figure C-2](#) and [Figure C-3](#).

Lack of evacuation routes exponentially compounds the risk from natural hazards in Monte Sereno. If a fire comes over the neighboring Santa Cruz Mountains, Highway 9 would likely be affected, which for many is the only way out of Monte Sereno. The primary evacuation route for the community is Saratoga-Los Gatos Road (Highway 9)—a two-lane highway, and according to a report by Hexagon Transportation Consultants, Inc. prepared for the Hacienda Project in 2018, the intersection at North Santa Cruz Avenue and Saratoga-Los Gatos Road operates at a very poor Level of Service E during peak hour². During an emergency evacuation (e.g., during a wildfire event), this key intersection would be expected to be unpassable for extended periods of time. Those that can get to Highway 17 would encounter an unmoving traffic bottleneck. Highway 17, has experienced tremendous traffic delays because of the additional 40 units being built adjacent to the on ramp at Lark Avenue, and access to this entrance will be completely clogged in an emergency.

² Hexagon Transportation Consultants, Inc., 2018. “18840 Saratoga-Los Gatos Road Residential Development: Transportation Impact Analysis.”

Adding more housing to the area significantly increases the risk of trapped residents in a wildfire event to an unacceptable level.

The City's General Plan include policies to mitigate against fire hazards; however, the extent and danger of the fire severity zones within Monte Sereno pose a significant constraint to development.

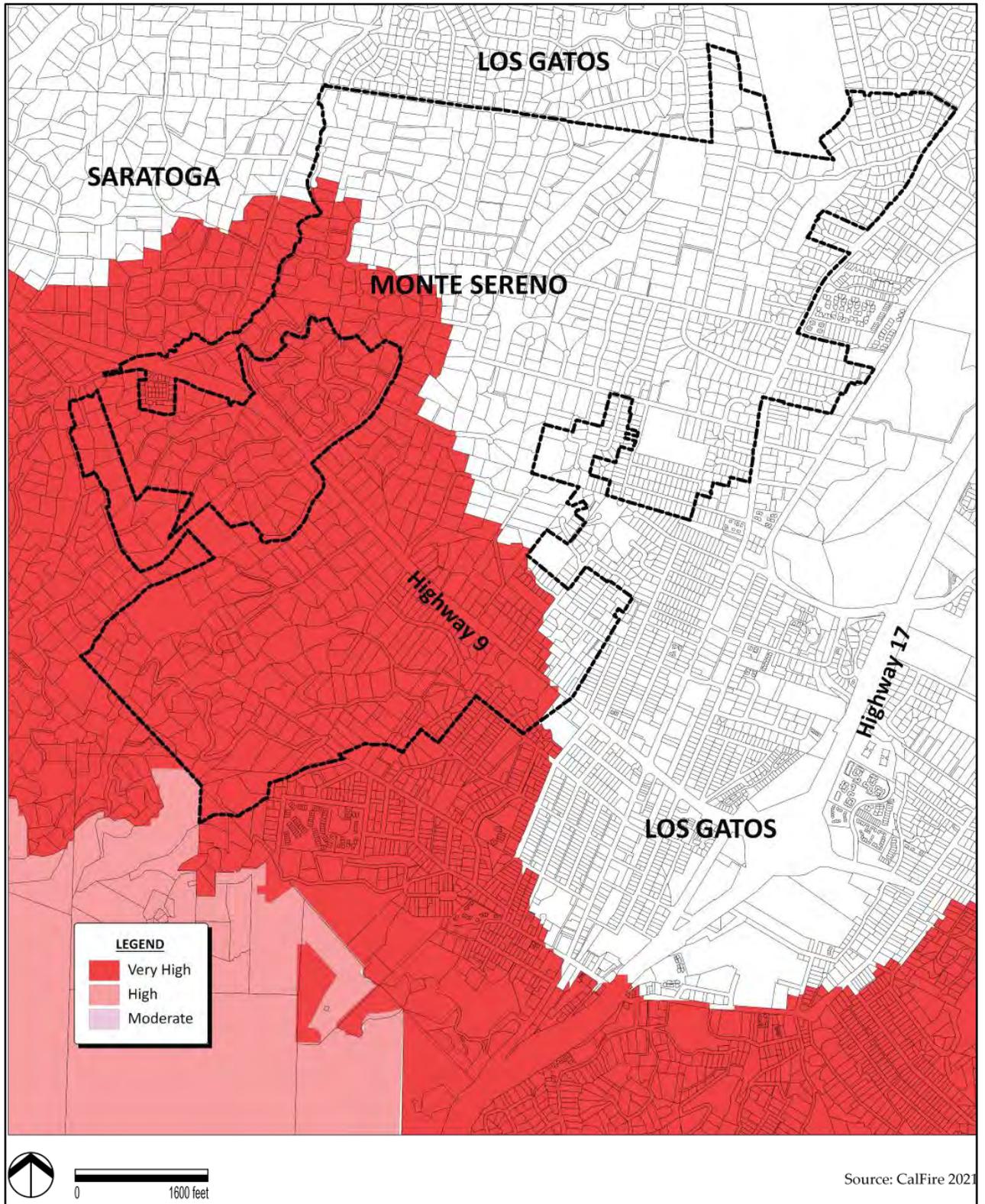
Seismic Activity

Monte Sereno is located within the seismically active San Francisco Bay region, one of the most seismically active zones in the United States. The faults in the San Francisco Bay region are capable of generating earthquakes of at least 8.0 in magnitude on the Richter Scale, producing very strong ground shaking in Monte Sereno. The closest major fault is the San Andreas Fault, which passes through Monte Sereno's SOI southwest of Lyndon Canyon. A portion of Monte Sereno also is near the potentially active Shannon Fault, just north of Monte Sereno in Los Gatos.

Landslides and slope instability are the major geologic hazards in Monte Sereno. The hillside region of the city contains some rock formations conducive to landslides. The landslide zone is also present within the Sphere of Influence. Landslides and unstable slopes may occur in this area and can create hazards within the city as the slide debris and rock move down the incline toward the city's valley floor. According to the County of Santa Clara, approximately 75 percent of Monte Sereno is located in an area with a high potential for earthquake induced landslides.

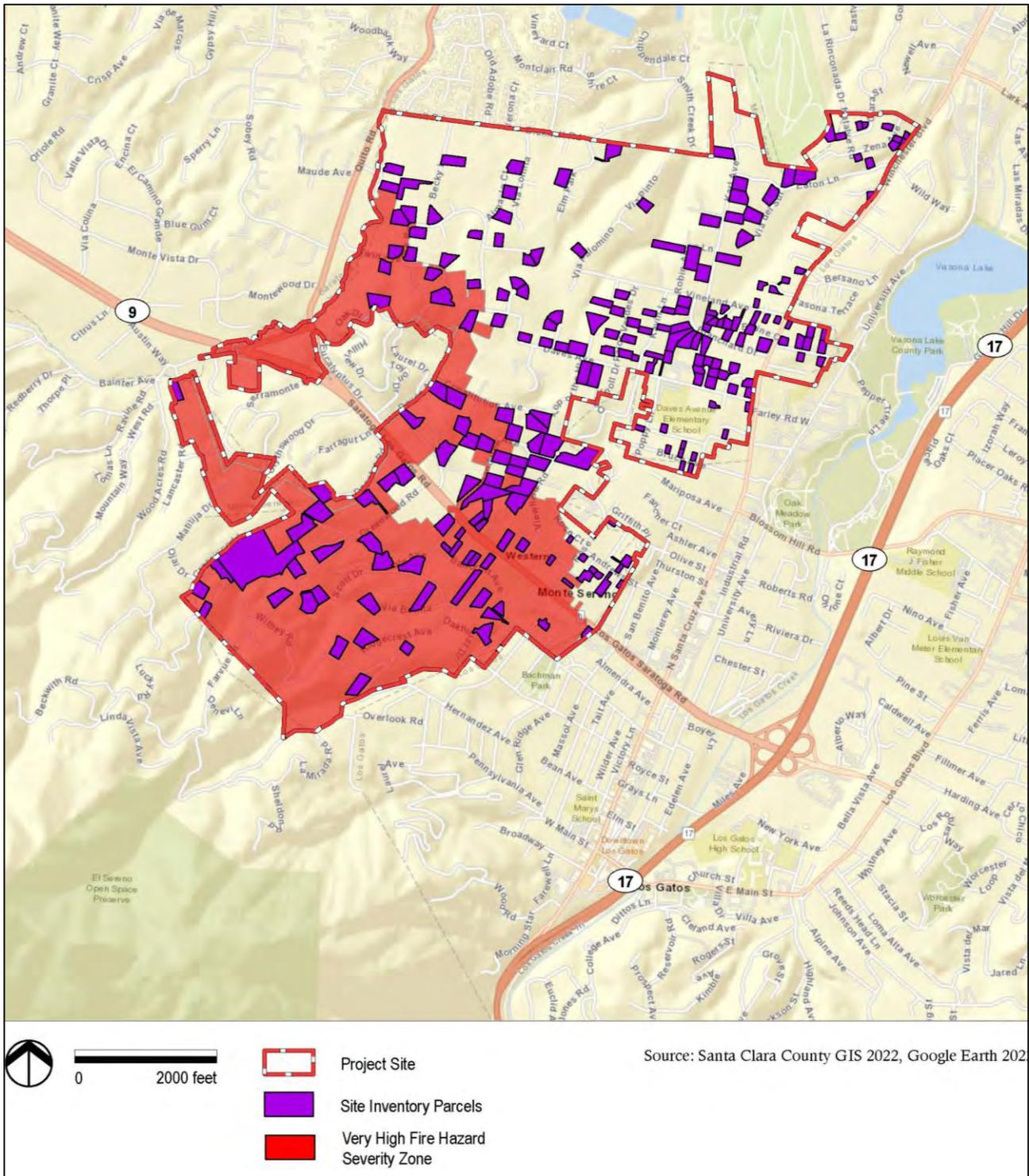
To address these seismic hazards the City includes policies in the General Plan to reduce the threat of seismic activity including requiring new construction to be built using the most recent building codes to minimize potential damage to structures as a result of an earthquake. Development or substantial renovations in Monte Sereno must comply with the Uniform Building Code (UBC), which outlines standards for seismic design, foundations and drainage and requires that geotechnical engineering studies be undertaken for all major new buildings or earth works.

Figure C-1 Wildfire Severity Zones



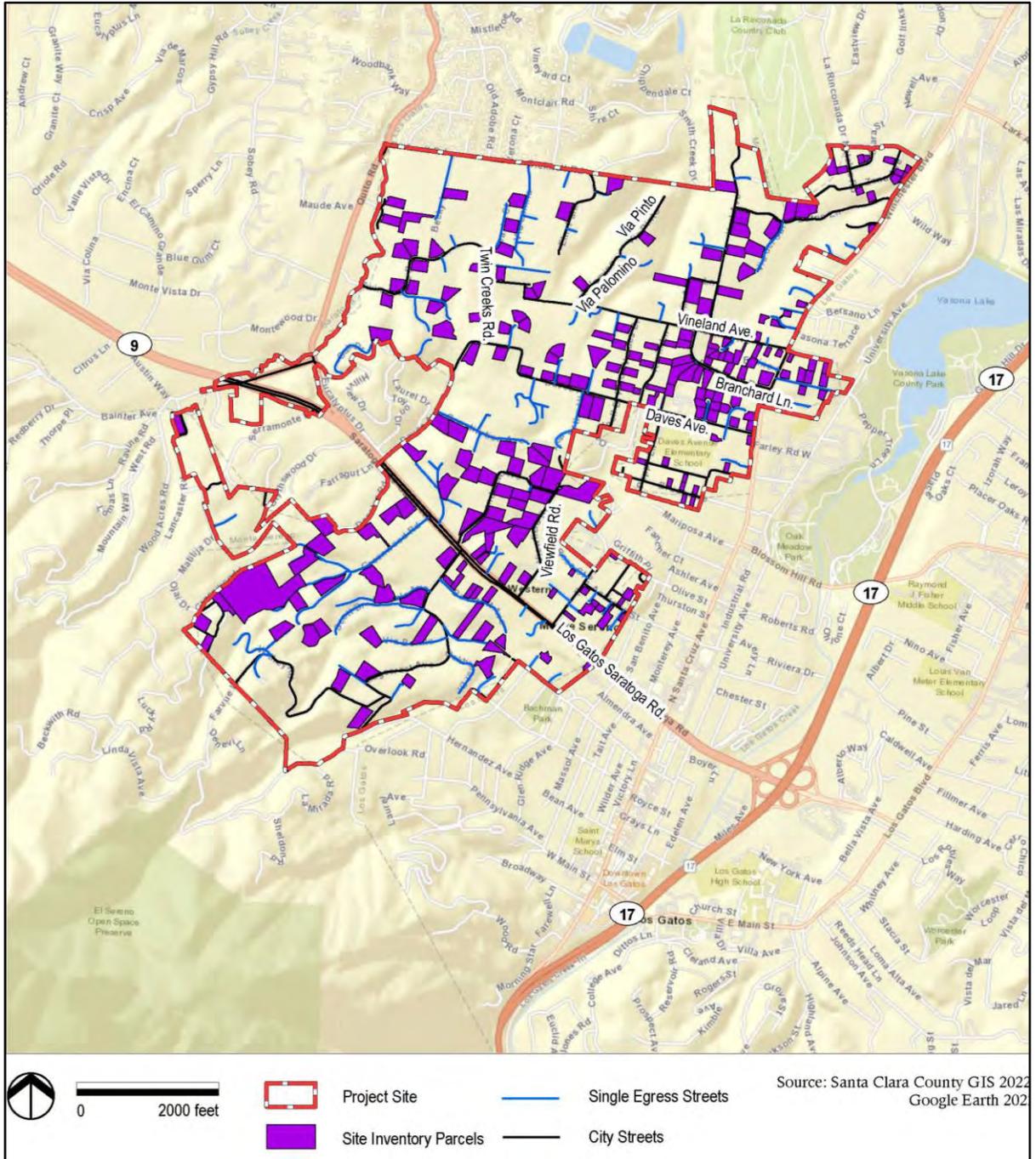
SOURCE: EMC Planning Group

Figure C-2 Wildfire Severity Zones and ADU Housing Sites



SOURCE: EMC Planning Group

Figure C-3 Single Egress and ADU Housing Sites



SOURCE: EMC Planning Group

Flood Hazards

Large-scale flooding is not a significant hazard in Monte Sereno. Most of the properties in Monte Sereno are built above the base flood elevation. However, both surface and subsurface local drainage problems do exist in some parts of Monte Sereno, and there is currently no drainage plan for Monte Sereno. Due to its minimal danger of flooding, the City is not included in the Federal Emergency Management Agency (FEMA) emergency program list of the National Flood Insurance Program.

Hazardous Materials and Hazardous Waste

Hazardous material usage and hazardous waste are primarily associated with residential uses in Monte Sereno. Household hazardous materials including pesticides, fertilizers and oil are the most commonly occurring hazardous material in the city. The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) is authorized by the Environmental Protection Agency to enforce and implement federal hazardous materials laws and regulations, including disposal and transportation of hazardous materials. Santa Clara County operates a Household Hazardous Waste disposal program for incorporated and unincorporated residents and small businesses. Household hazardous waste includes flammable, corrosive, toxic and oxidizer material and can be dropped off at facilities located in Sunnyvale, San Jose and San Martin.

The City's General Plan and Municipal Code include policies and regulations prohibiting accumulation of hazardous materials.

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Efforts to Locate Vacant Sites

D

APPENDIX

Appendix D

Efforts to Locate Vacant Sites

D.1 Introduction

The City of Monte Sereno undertook extensive efforts to locate vacant, partially vacant, and underutilized sites available for housing development in the community. This appendix provides details on:

- Recent actions by the Monte Sereno City Council to reduce fees for ADUs;
- Outreach to the First Baptist Community Church; and
- Letters sent to 20 property owners whose sites had been identified as possible candidates for rezoning to allow housing development.

**7-21-2022 City Council
Consider ADU Building Permit Fee Reduction**

Title

Consider Reducing Building Permit and Plan Check Fees for Accessory Dwelling Units When the Property Owner has Formally Notified the City of their Intention to Construct an Accessory Dwelling Unit for the Next RHNA Cycle

Recommendation

Staff recommends the City Council adopt the draft resolution to approve a 50% reduction of plan check and building permit fees for new Accessory Dwelling Units (ADUs) and other secondary dwelling units for a maximum of 225 properties where the property owner has formally notified the City in writing of their intention to construct an ADU by December 15, 2022, and submitted a complete building permit application by July 1, 2029, so that such building permits will be issued during the current RHNA cycle ending December 31, 2029.

Background Information

The Housing Element is part of the City's General Plan and identifies policies and programs to meet the housing needs of the city's current and future residents. State law (Government Code Sections 65580-65589.8) requires that every city and county in California adopt a Housing Element, approximately every five or eight years. In addition, the State Department of Housing and Community Development (HCD) reviews and certifies that each Housing Element meets all the requirements of the law. Monte Sereno's current Housing Element was adopted in 2015 and the new document must be adopted by January 2023, but the state's approval process can take several months.

Regional Housing Needs Allocation (RHNA)

Every city in California receives a required number of homes to plan for in the updated Housing

Element. This is called the Regional Housing Needs Allocation (RHNA). Monte Sereno's RHNA for this upcoming Housing Element is 193, an over 300% increase from last cycle's RHNA of 61. Under state law, cities do not need to ensure these homes are built, but do need to identify adequate housing sites, as part of their sites inventory, and put in place the proper zoning and address development constraints, so that the private sector can build the housing. The RHNA is broken down by income category, Monte Sereno's income specific RHNA is:

Very Low Income:	53
Low Income:	30
Moderate Income:	31
Above Mod Income:	79
Total:	193

There are three main options for the Council to consider in order to plan for the required number of additional housing units: ADUs, projects constructed under the new SB-9 regulations, and rezoning sites to a higher density to allow for additional housing units. These options were discussed at the Joint Special Meeting of the City Council and Site and Architectural Commission on May 24, 2022, the consensus from the Council and Commissioners was that efforts should be focused on meeting the RHNA requirements through the construction of ADUs.

Analysis

The standard methodology to estimate the number of ADUs that will be constructed during the 2023-2031 planning period is based on the average number of such units constructed since 2019, when the state law made it easier to construct such units. This is described in Attachment 1, the Association of Bay Area Governments (ABAG) Technical Memo for Using ADUs to Satisfy RHNA. The following table shows the number building permits that were issued for construction of new ADUs each calendar year since 2019:

Year	Building Permits Issued for New ADUs
2019	14
2020	9
2021	14
2022 (Projected based on 9 units issued through June 15)	18
<i>Average</i>	<i>13.75</i>

A straight projection of the average above would total 110 ADU which could be planned for the update Housing Element. However, as shown above, the number of building permits issued in 2020 for new ADUs was low. This is likely due to the beginning of the Covid 19 Pandemic and local health orders which required non-essential construction to cease for several months. The attached Technical Memo does indicate that a small amount of flexibility may be allowed to the straight average projection. If 2020 is excluded, the total number of ADU permits issued in 2019, 2021, and projected for 2022 is 46, which would project to 122 for the eight-year planning period of 2023-2031 in the updated Housing Element.

As noted in the Attachment 1, the Association of Bay Area Governments (ABAG) Technical Memo for Using ADUs to Satisfy RHNA, a jurisdiction may project a higher number of ADUs that will be constructed during the 2023-2031 planning period if a robust, funded, and clear plan is developed to increase the production of ADUs.

As part of such program to justify an increased ADU projection, the City Council directed staff to schedule this special meeting to consider a fee reduction of 50% of the permitting and plan review fees for the construction of a new ADU or the conversion of an existing structure to an ADU. Depending on the size of the ADU, these fees total approximately \$7,200 for each new ADU, which would be reduced by \$3,600 if the 50% reduction is approved. It is important to note that there are other fee items that are not part of the proposed reduction program such as the City's adopted Construction Tax and other fees that are state mandated. The Construction Tax is a voter approved tax that cannot be altered without an approved ballot measure. The other fees are not considered user fees as they are collected to cover the costs of specific impacts and state mandates.

The fee reduction would be available to a maximum of 225 properties. This was determined by applying a 15% buffer on the RHNA allocation of 193 (as recommended by the HCD), which results in 222 and adding a few more to round off the number.

The City Council Ad Hoc Committee and the Site and Architectural Commission Ad Hoc Committee for the Housing Element Update are developing a community-wide outreach program that will include neighborhood canvassing where residents will be informed of the updated Housing Element and the RHNA allocation as well as, if approved, the fee reduction program for ADUs. The intent of this effort is to inform the community of the Housing Element issues and request written intention from those residents interested in constructing an ADU or secondary dwelling unit by December 31, 2029.

Fiscal Impact

A 50% reduction in the permitting and plan review fees would result in approximately \$3,500 to \$4,000 per ADU permit, depending on the size on the building. If 225 permits were issued under the fee reduction program, this would result in decreased revenue of up to \$900,000 over the eight-year period, or \$112,500 on average each year.

Public Noticing

The City of Monte Sereno's council meeting agenda was posted on the bulletin board outside of Monte Sereno City Hall and the agenda with this staff report can be accessed on The City of Monte Sereno's website located at www.montesereno.org.

Attachments

1. ABAG Technical Memo - Using ADUs to Satisfy RHNA
2. Draft Resolution

From: [Martin Carver](#)
To: [Martin Carver](#)
Subject: FW: Letters Sent to Property Owners of Potential Sites
Date: Friday, July 15, 2022 10:16:30 AM
Attachments: [Sites Letters Mailed 4-6-2022.pdf](#)

[Letters Mailed 5-19-2022 Bicknell Rd.pdf](#)
[Letters Mailed 5-19-2022 Vineland Av.pdf](#)

From: Diana Perkins <diana@cityofmontesereno.org>

Sent: Wednesday, July 13, 2022 1:00 PM

To: Ande Flower <flower@emcplanning.com>

Subject: Letters Sent to Property Owners of Potential Sites

Hello. Attached are the letters that were mailed to property owners of the sites on Vineland and Bicknell to see if property owners were interested in being considered for a re-zone. Very little response was received from the property owners (I think one person contacted me to discuss), but we did receive strong feedback from several neighborhood residents that they were not interested in rezoning in their neighborhood.

Thank you,

Diana Perkins | City Planner

City of Monte Sereno, California

18041 Saratoga-Los Gatos Road | Monte Sereno, CA 95030

Office 408.498.5283

diana@cityofmontesereno.org | www.cityofmontesereno.org

Ande Flower

From: Roger McCarty <1stpastor@gmail.com>
Sent: Monday, April 18, 2022 10:47 AM
To: Javed Ellahie
Cc: Pastor Daniel Sternquist; Steve Leonardis; Diana Perkins
Subject: Re: Meeting?

Dear All,

I want to thank Mayor Ellahie for reaching out to us concerning the RHNA numbers. I had written this to him the other day. "In the meantime, I was a bit surprised to receive a registered letter from the City of Monte Sereno concerning the Housing Element and the potential designation of our property as a possible spot for being re-zoned. I will continue to remind you all that we have always been opposed to this move. We do not have now, nor have we had in the past, any interest in being re-zoned"

I would like for this to serve as our stated position. Thank you for understanding our position and removing us from any current or future consideration.

Roger G. McCarty, Pastor
First Baptist Community Church
17765 Daves Ave.
Monte Sereno, CA 95030

On Fri, Apr 15, 2022 at 6:04 PM Javed Ellahie <jellahie@cityofmontesereno.org> wrote:

Pastor McCarthy:

Staff has advised me that the letter sent to you was intended to let you know that the Church parcel is part of the inventory of lots that can be rezoned - such a notice is required to be given to all property owners whose property could help satisfy the housing element requirements.

The notice also provides **that if you do not wish your property to be considered** – which we know this case - **you simply have to so advise staff.** Once your response gets to staff your property will not be considered for rezoning.

I hope this helps

Javed I. Ellahie

Mayor



City of Monte Sereno

18041 Saratoga-Los Gatos Road
Monte Sereno, California 95030-4299
Telephone: (408)354-7635
Fax: (408)395-7653
www.cityofmontesereno.org

May 19, 2022

Dennis Collins
18540 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Dennis Collins,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18540 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

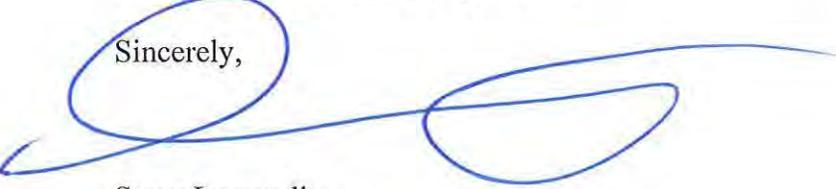
Please note that inclusion in the sites inventory list does not prevent the existing uses of the site, require that housing be constructed, or trigger a reassessment of the property value.

I invite you to join the joint meeting of the City Council and the Site and Architectural Commission on Tuesday, May 24 at 6pm where potential re-zoning will be discussed. The meeting will be held remotely via Zoom. The agenda and log-in information are available at the following web page by clicking on the May 24 date on the calendar at the upper right side of the page:

<https://montesereno.civicweb.net/portal/>

Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

James and Sandra Sproch
18480 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear James and Sandra Sproch,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18480 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

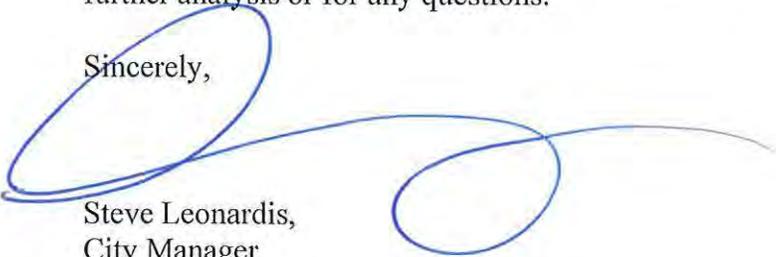
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Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,


Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Stephen and Harumi Bibby
18450 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Stephen and Harumi Bibby,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

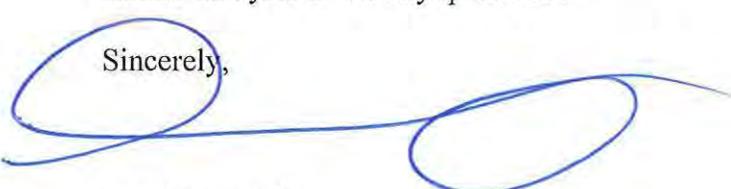
The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18450 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

Please note that inclusion in the sites inventory list does not prevent the existing uses of the site, require that housing be constructed, or trigger a reassessment of the property value.

I invite you to join the joint meeting of the City Council and the Site and Architectural Commission on Tuesday, May 24 at 6pm where potential re-zoning will be discussed. The meeting will be held remotely via Zoom. The agenda and log-in information are available at the following web page by clicking on the May 24 date on the calendar at the upper right side of the page:
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Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Nora Alberico
18420 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Nora Alberico,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18420 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

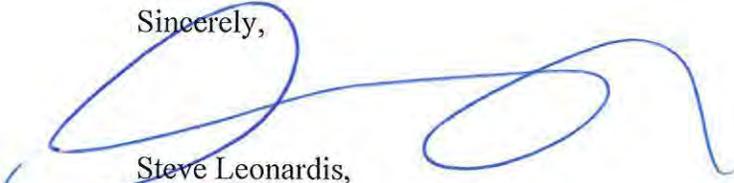
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Charles and Sherry Shepardson
18400 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Charles and Sherry Shepardson,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18400 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,

Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Donald and Christine Bollinger
15010 Becky Ln
Monte Sereno, CA 95030-2106

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Donald and Christine Bollinger,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15010 Becky Lane has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

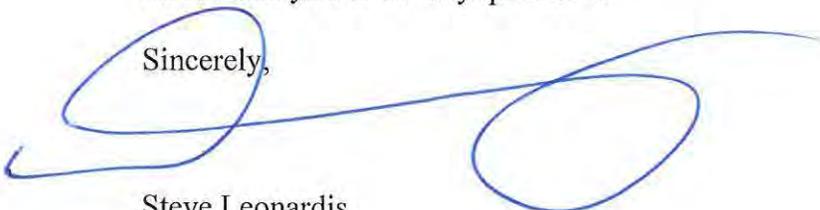
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Sandra Terry
18360 Bicknell Rd
Monte Sereno, CA 95030-2114

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Sandra Terry,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18360 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,

Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Nilda Vergara
18330 Bicknell Rd
Monte Sereno, CA 95030-2114

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Nilda Vergara ,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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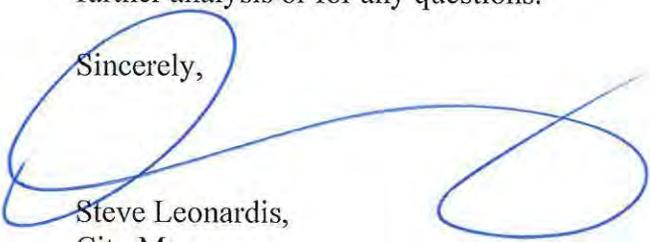
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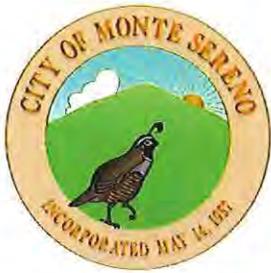
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Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Omar and Kawai Billawala
19310 Bicknell Rd
Monte Sereno, CA 95030-2114

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Omar and Kawai Billawala,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 19310 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Wasef and Sahar Balbaky
19190 Bicknell Rd
Monte Sereno, CA 95030-2114

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Wasef and Sahar Balbaky,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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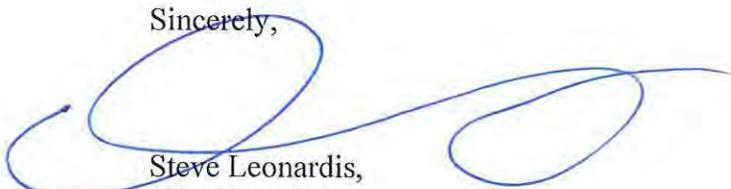
The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 19190 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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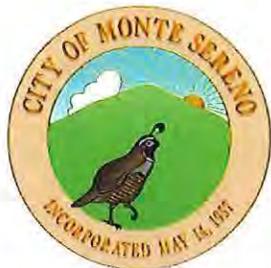
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Mohammad Tamjidi
15116 Via Lomita
Monte Sereno, CA 95030-2113

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Mohammad Tamjidi,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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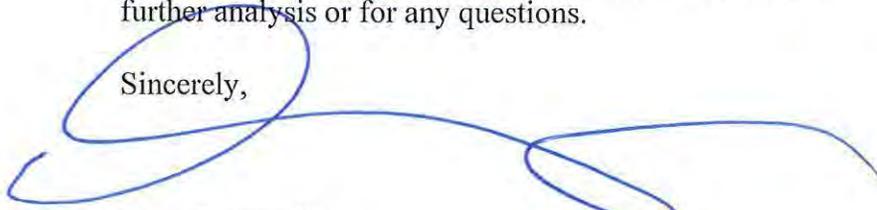
The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15116 Via Lomita has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Kent Sinching
15050 Danielle Pl
Monte Sereno, CA 95030

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Kent Sinching,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15050 Danielle Place has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

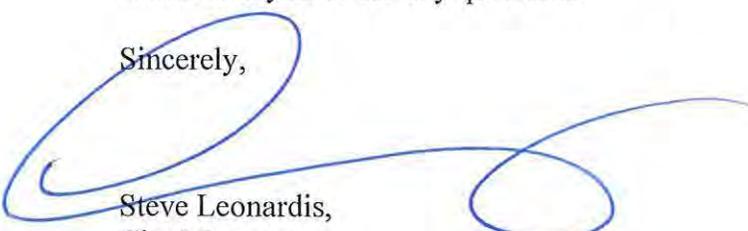
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Douglas and Kelly Britt
15012 Danielle Pl
Monte Sereno, CA 95030-2136

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Douglas and Kelly Britt,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15012 Danielle Place has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

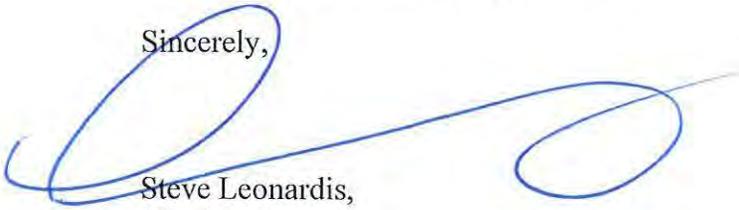
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

18041 Saratoga-Los Gatos Road
Monte Sereno, California 95030-4299
Telephone: (408)354-7635
Fax: (408)395-7653
www.cityofmontesereno.org

May 19, 2022

Huang Wei and Pang Linyoung
17705 Vineland Avenue
Monte Sereno, CA 95030-2247

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Huang Wei and Pang Linyoung,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 17705 Vineland Avenue has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,


Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Robert and Stephanie Comeau
15445 Karl Avenue
Monte Sereno, CA 95030-2233

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Robert and Stephanie Comeau,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15445 Karl Avenue has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Stanley and Lavada Peterson
15420 Karl Avenue
Monte Sereno, CA 95030-2234

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Stanley and Lavada Peterson,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15420 Karl Avenue has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Patrick Donahue
17597 Vineland Avenue
Monte Sereno, CA 95030-2253

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Patrick Donahue,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Richard and Julie Hood
17585 Vineland Avenue
Monte Sereno, CA 95030-2253

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Richard and Julie Hood,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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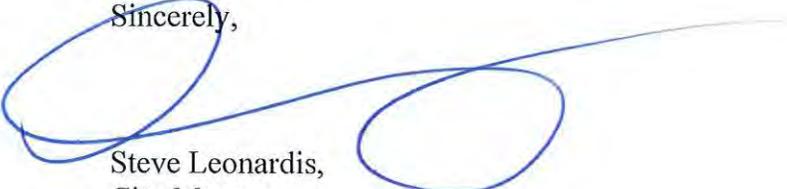
The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 17585 Vineland Avenue has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

Please note that inclusion in the sites inventory list does not prevent the existing uses of the site, require that housing be constructed, or trigger a reassessment of the property value.

I invite you to join the joint meeting of the City Council and the Site and Architectural Commission on Tuesday, May 24 at 6pm where potential re-zoning will be discussed. The meeting will be held remotely via Zoom. The agenda and log-in information are available at the following web page by clicking on the May 24 date on the calendar at the upper right side of the page:
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Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Sarah and Anthony Robinson
17551 Vineland Avenue
Monte Sereno, CA 95030-2253

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Sarah and Anthony Robinson,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 17551 Vineland Avenue has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

Please note that inclusion in the sites inventory list does not prevent the existing uses of the site, require that housing be constructed, or trigger a reassessment of the property value.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Kumar Sripadam
17821 Vineland Avenue
Monte Sereno, CA 95030-2249

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Kumar Sripadam,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 17821 Vineland Avenue has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

Please note that inclusion in the sites inventory list does not prevent the existing uses of the site, require that housing be constructed, or trigger a reassessment of the property value.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Kathryn Stillinger
15360 Robin Ann Lane
Monte Sereno, CA 95030

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Kathryn Stillinger,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 17771 Vineland Avenue has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

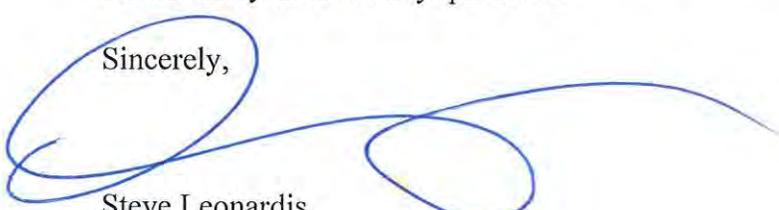
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Alex Qiao and Johnny Zhang
17795 Vineland Avenue
Monte Sereno, CA 95030-2222

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Alex Qiao and Johnny Zhang,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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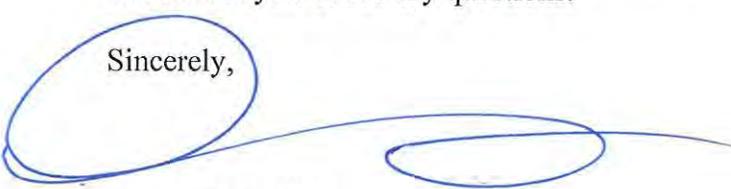
The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 17795 Vineland Avenue has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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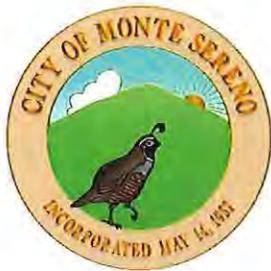
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

18041 Saratoga-Los Gatos Road
Monte Sereno, California 95030-4299
Telephone: (408)354-7635
Fax: (408)395-7653
www.cityofmontesereno.org

May 19, 2022

Dennis Collins
18540 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Dennis Collins,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18540 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,

Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

James and Sandra Sproch
18480 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear James and Sandra Sproch,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18480 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

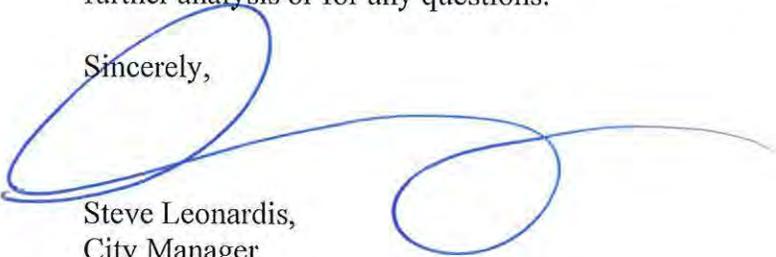
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Stephen and Harumi Bibby
18450 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Stephen and Harumi Bibby,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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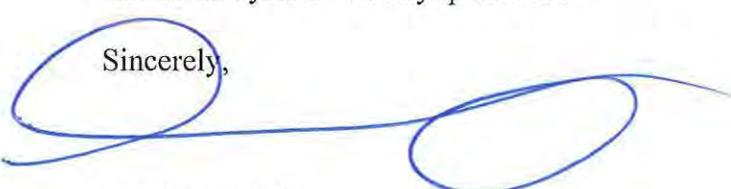
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Nora Alberico
18420 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Nora Alberico,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18420 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

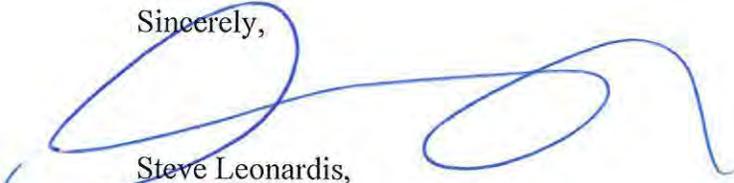
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Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Charles and Sherry Shepardson
18400 Bicknell Rd
Monte Sereno, CA 95030-2115

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Charles and Sherry Shepardson,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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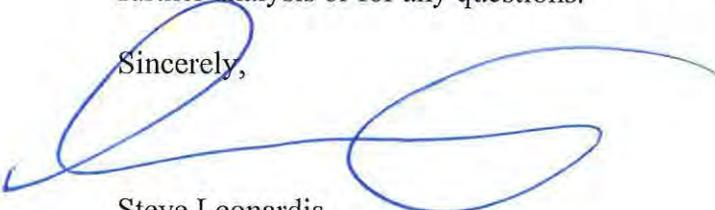
The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18400 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Donald and Christine Bollinger
15010 Becky Ln
Monte Sereno, CA 95030-2106

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Donald and Christine Bollinger,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15010 Becky Lane has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

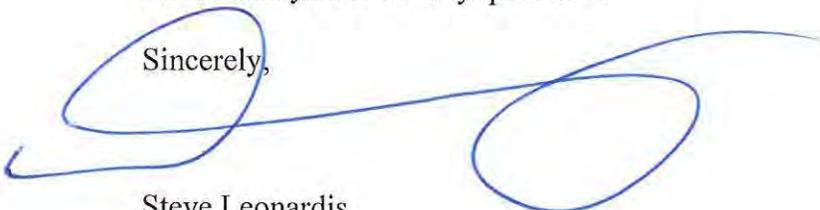
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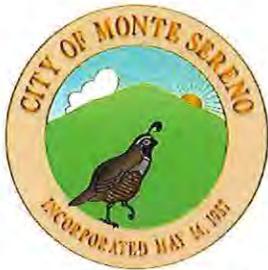
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Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Sandra Terry
18360 Bicknell Rd
Monte Sereno, CA 95030-2114

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Sandra Terry,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18360 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,

Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Nilda Vergara
18330 Bicknell Rd
Monte Sereno, CA 95030-2114

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Nilda Vergara ,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 18330 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

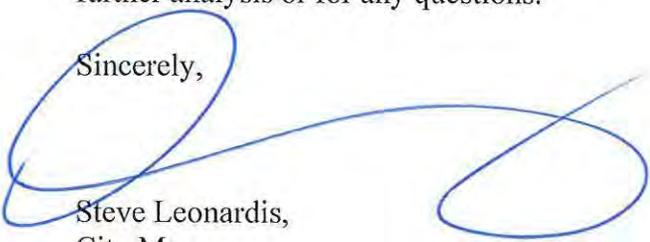
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Omar and Kawai Billawala
19310 Bicknell Rd
Monte Sereno, CA 95030-2114

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Omar and Kawai Billawala,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 19310 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Wasef and Sahar Balbaky
19190 Bicknell Rd
Monte Sereno, CA 95030-2114

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Wasef and Sahar Balbaky,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

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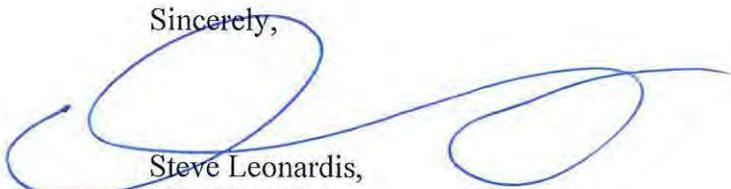
The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 19190 Bicknell Road has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

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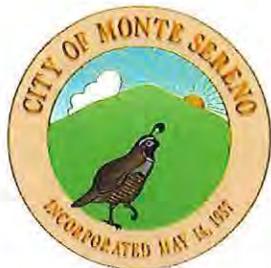
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Mohammad Tamjidi
15116 Via Lomita
Monte Sereno, CA 95030-2113

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Mohammad Tamjidi,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

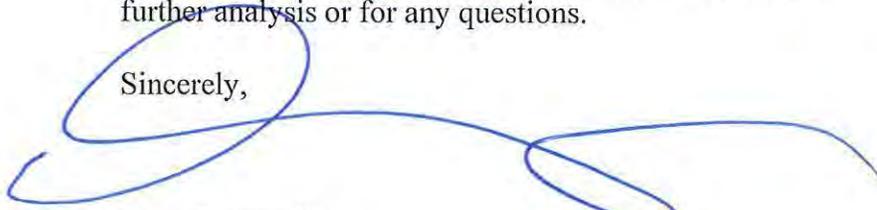
The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15116 Via Lomita has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

Please note that inclusion in the sites inventory list does not prevent the existing uses of the site, require that housing be constructed, or trigger a reassessment of the property value.

I invite you to join the joint meeting of the City Council and the Site and Architectural Commission on Tuesday, May 24 at 6pm where potential re-zoning will be discussed. The meeting will be held remotely via Zoom. The agenda and log-in information are available at the following web page by clicking on the May 24 date on the calendar at the upper right side of the page:
<https://montesereno.civicweb.net/portal/>

Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Kent Sinching
15050 Danielle Pl
Monte Sereno, CA 95030

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Kent Sinching,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15050 Danielle Place has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

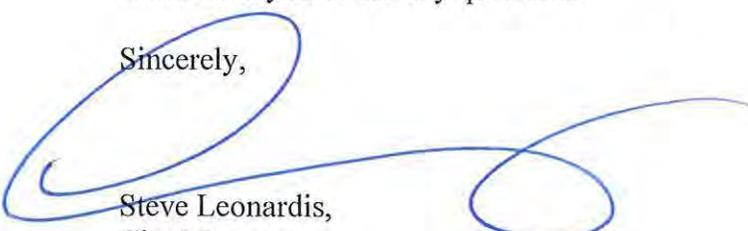
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Sincerely,



Steve Leonardis,
City Manager



City of Monte Sereno

May 19, 2022

Douglas and Kelly Britt
15012 Danielle Pl
Monte Sereno, CA 95030-2136

Re: City of Monte Sereno Housing Element Update 2023-2031

Dear Douglas and Kelly Britt,

The City of Monte Sereno, like many jurisdictions across California, is in the process of updating its Housing Element of the General Plan. State law requires that the Housing Element be updated every eight years. The City's deadline to adopt a California Department of Housing and Community Development certified Housing Element is January 31, 2023, which will cover the period from 2023 through 2031.

One required portion of the Housing Element is to identify an inventory of land that is adequately zoned or is planned to be zoned to accommodate Monte Sereno's requirement to plan for 193 new residential units.

The City has completed an analysis of sites that may potentially be re-zoned to allow for additional residential units and your property at 15012 Danielle Place has been identified as one such site. It will be helpful to know whether you wish to have this property included in any further analysis.

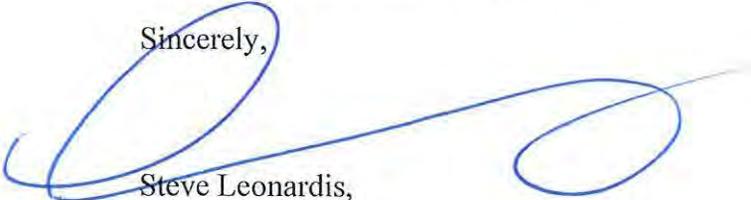
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Please contact me at steve@cityofmontesereno.org or Diana Perkins, City Planner, at diana@cityofmontesereno.org to confirm if you would like your property to be considered in any further analysis or for any questions.

Sincerely,



Steve Leonardis,
City Manager

Review of Previous Housing Element

E
APPENDIX

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Appendix E

Review of Previous Housing Element

E.1 Introduction

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in Implementation; and
- Appropriateness in Goals, Objectives and Policies.

E.2 Effectiveness of Element

The City's 2015 Housing Element identified the following goals:

- Goal H-1: Provide Housing Consistent with The Character of The Community;
- Goal H-2: Construct Additional Housing to Meet the Identified Needs of All Income Groups in Monte Sereno;
- Goal H-3: Maintain and Improve Existing Housing Stock;
- Goal H-4: Support A Continuum of Housing Opportunities for Members of The Monte Sereno Community in All Stages of Life, Including Those with or without Special Needs; and
- Goal H-5: Ensure Equal Housing Opportunities.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and actions. The policies covered a range of housing concerns, including support for the development of accessory dwelling units, providing appropriate zoning for lower and moderate-income households, removing governmental constraints, maintaining public infrastructure, and promoting equal housing opportunities for all persons. The policies complied with the State Housing Law guidelines in place at the time.

Cumulatively, the past goals, policies, and related actions were somewhat effective in meeting the ownership housing needs of special needs populations such as the elderly and persons with

disabilities, but less effective in meeting the rental needs of families with large households, seniors, farmworkers, female-headed households, and those experiencing homelessness. Several programs have been revised with this draft update as appropriate to increase and broaden the number of units available to those with special needs.

E.3 Progress in Implementation

To assess the City’s progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of “At Risk” Units;
- Rehabilitation of Existing Units; and

Each of these areas is discussed in detail below.

Overview of Adopted Programs

Table E-1 identifies all of the actions the City committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period. Overall, the City is working to improve programs to increase the variety of housing types including increasing production of multi-family units and affordability programs.

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation of 61 housing units in Monte Sereno between January 1, 2015 and June 30, 2023. The Regional Housing Needs Allocation (RHNA) was divided into the following income categories:

- Allocation of 23 units affordable to very low-income households; 58 units constructed
- Allocation of 13 units affordable to low-income households; 9 units constructed
- Allocation of 13 units affordable to moderate-income households; 1 unit constructed
- Allocation of 12 units affordable to above moderate-income households; 71 units constructed

With a total of 61 units allocated, Monte Sereno succeeded with construction of 139 housing units, over 200% of the RHNA. There was a shortfall in production of moderate-income and low-income housing units relative to the RHNA for Monte Sereno’s 5th Housing Cycle.

Table E-1 Overview of Adopted Program

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
Program H-1.1	Continue to require Site Development Permit approval for all new homes and to require project consistency with the City Design Guidelines.	Site Development Permits are required for all new development, except where a discretionary hearing or permit is prohibited by State Law (i.e., ADUs, SB 9). In January 2022, the City Council adopted Objective Design Standards that are applicable to ministerial projects in accordance with State laws.	Modify The City has modified its code to provide for ministerial approval where required by applicable law; otherwise this program remains in place.
Program H-2.1	Continue to administer and improve the Second Unit Program in order to encourage the construction of additional Second Units affordable to lower income households. Specific tasks that the City will undertake include: <ul style="list-style-type: none"> ▪ Continue to survey affordability and use of Second Units; ▪ Revise the approval process for Second Units; ▪ Publicize incentives for construction of new Second Units; ▪ Continue the Second Unit amnesty program; ▪ Review and revise Second Unit Program to remove constraints to Second Unit development; ▪ Explore other innovative uses of Second Units; and ▪ Further amend the Second Unit Program, such as by permitting junior second units, if necessary, to achieve RHNA production goals. 	The City continues to administer and improve the Second Unit Program, now referred to as Accessory Dwelling Units (ADUs), and has taken the following actions: <ul style="list-style-type: none"> ▪ Continue to survey affordability and use of ADUs; ▪ Continue to publish incentives for ADUs through the City website and at City Hall front counter (ongoing), and such incentives include waiver of permit fees; ▪ Provide residents the Accessory Dwelling Unit Handbook published by the State Department of Housing and Community Development (HCD); ▪ The City recently amended the local zoning code to stay current with state regulations regarding ADU construction; ▪ The City recently enacted a revised amnesty program to encourage property owners to legalized non-permitted ADUs without code enforcement penalties; and 	Modify The City recently amended its ADU regulations to comply with new state law coming into effect January 1, 2023 under SB-897 and AB-2221. This program will continue as it is required by state law under Government Code section 65852.2.

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
		<ul style="list-style-type: none"> ▪ The permitting process for ADUs was streamlined to no longer require a Planning Permit, only a building permit is required. <p>Additionally, the City has adopted an ordinance to allow an additional residential unit on each single-family lot in accordance with SB 9.</p> <p>The annual ADU survey has found that 93% of ADUs constructed are used as dwelling units. And 74% are rented at very low- or low-income levels.</p> <p>ADU construction contributed significantly to Monte Sereno meeting the RHNA requirements for both the number of new dwelling units and the affordability categories for the 5th Cycle Housing Element.</p>	
Program H-2.2	Explore and implement if appropriate other options to provide additional affordable housing opportunities within its existing housing stock.	<p>The City continues to explore shared housing opportunities and programs. The City continues to coordinate and participate with the Santa Clara County Housing Authority to seek opportunities for affordable housing within Monte Sereno. However, there has been no interest from developers to construct such projects in Monte Sereno.</p> <p>Due to staff turnover, proactively contacting affordable housing providers proved difficult. The city did not proactively contact agencies.</p> <p>New Program L ensures that annual agency outreach to encourage affordable housing opportunities will be conducted in the future by requiring such actions be reported on with each Annual Progress Report. City Planning Staff will track outreach measures and their results and include a reporting out to Council and to HCD via the Annual Progress Report.</p> <p>Staff will continue to listen and track inquiries that include increasing housing units within the City and bring innovative concepts forward for Council's consideration.</p>	Modify to increase accountability and effectiveness

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
		As ADU construction has been the most successful way Monte Sereno has seen new housing units constructed, focus continues to be placed on further encouraging and incentivizing ADU construction as noted in Program H-2.1 above.	
Program H-2.3	Evaluate progress towards meeting its RHNA, in particular new construction objectives for extremely low, very low-, low- and moderate-income households. If the City determines that fewer than 12 Second Units are constructed every two years, the City will evaluate and implement revisions to the Second Unit program.	<p>As noted in section 6.4 below, the City greatly exceeded the RHNA requirements for the 5th Cycle Housing Element. Accessory Dwelling Units (Second Units) were constructed filling the Very Low RHNA numbers surpassing the City's objectives</p> <p>The permitting process for ADUs has been streamlined to no longer require a separate Planning application; ADUs submit for building permit only.</p> <p>The City successfully constructed 12 or more ADUs every two years during the 5th Cycle Housing Element with a total of 86 ADUs permitted between 2015 and 2022. The very low and low income affordability levels of new ADUs exceeded the RHNA requirements with 65 rented at level of Very Low Income (23 required) and 13 at Low Income (13 required). Six ADUs that were permitted were used for Moderate Income Level, where 13 were required. Also, 2 ADUs permitted were used for Above Income Level where 12 were required; however, the 74 new single-family houses that were permitted were all Above Moderate Income Level, so the total new dwelling units at this level were 76.</p> <p>As 12 or more ADUs were constructed every two years and the Very-Low and Low-Income affordability levels were exceeded, revisions to the ADU (Second Unit) standards were not required as part of this Program. However, the City made many changes to the ADU development standards and permitting</p>	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
		process to further incentivize their construction and compliance with intervening state law during the 5th Cycle and in preparation for the 6th Cycle. These items are discussed in Program H-2.1 above.	
Program H-2.4	Work with nearby communities to explore countywide housing needs and solutions. Provide a summary report of activities in cooperation with other jurisdictions/agencies.	<p>The City currently participates with the Housing Trust of Santa Clara County, the Housing Authority of Santa Clara County and the Santa Clara County Office of Affordable Housing. Activities and programs include:</p> <ul style="list-style-type: none"> *Mortgage Credit Certification Program for first time homebuyers *2016 Housing Bond to fund housing needs of the community's poorest and most vulnerable residents *Information about how to get connected to long-term housing *Information about emergency shelters *Plan to tackle homelessness *Rental assistance 	Continue
Program H-2.5	Revise the Municipal Code (Section 10.05.045) Public ("P") zoning district by December 2016 to allow multifamily residential uses by right on the First Baptist Church site (17765 Daves Avenue). Make specific outreach with developers of housing affordable to lower income and special need households.	<p>17765 Daves Avenue</p> <p>In May 2016, the City Council approved Resolution 3621 to amend the General Plan designation of 17765 Daves Avenue to Public/Multi-Family Residential, which would have allowed up to 5 dwelling units per acre on the approximately 3.5-acre First Baptist church site. The zoning standards discussed in the 5th Cycle Housing Element for this site did not specify development on this site should be attached housing, rather it specified the density of up to 5 dwelling unit per acre.</p> <p>Multi-family zoning was instead established at an alternative site (18840 Saratoga-Los Gatos Road, see</p>	Completed

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
		<p>below) as a result of a referendum petition that was filed and certified to require an election on Resolution 3621 or its repeal. As a consequence, the City Council approved Resolution 3706 in August of 2018, which repealed the Public/Multi-Family General Plan Designation for 17665 Daves Avenue. This site is currently zoned for two units an acre.</p> <p>Instead of this First Baptist church site becoming the destination for new multi-family housing during the 5th Housing Element Cycle, the City welcomed an alternative opportunity to support housing construction at 18840 Saratoga Los Gatos Road.</p> <p>Representatives from the church site at 17765 Daves Avenue expressly requested to have their site included with the 6th Cycle Housing Element.</p> <p>18840 Saratoga-Los Gatos Road</p> <p>The City amended its General Plan and Zoning Ordinance to allow multi-family residential uses at 18840 Saratoga-Los Gatos Road, the Hacienda site, in June of 2018. This allowed for a new development of 36 housing units.</p> <p>In June 2018, the City Council adopted a series of resolutions (3692 through 3697) which approved annexation and development, of an approximately 4.5-acre site to construct 36 dwellings at a density of 9 dwelling unit per acre at 18840 Saratoga Los Gatos Road. As part of these actions, the City Council amended the Multi-Family General Plan designation to allow 9 dwelling units per acre instead of the maximum 5 dwelling units per acre that was previously allowed.</p>	

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
		<p>The project approved at 18840 Saratoga Los Gatos Road resulted in a higher density than what was approved for the 17765 Dave Avenue site and contributed to housing diversity within Monte Sereno. Only detached single-family homes existed in Monte Sereno before this project was developed. The multi-family re-zoning locational change also resulted in overall more dwelling units constructed than what was projected with the 5th Cycle Housing Element, as the Saratoga Los Gatos Road site is 4.5 acres compared with the Daves Avenue suite of 3.5 acres.</p> <p>While the 5th Cycle Housing Element did not include a requirement for the new multi-family uses to be attached units, this project included one 4-unit building, one 3-unit building, four 2-unit buildings, and 21 detached houses. This development resulted in limited expansion of housing variety available within Monte Sereno.</p> <p>Staff encouraged the 18840 Saratoga Los Gatos Road developer to include affordable units. However, the developer was not interested in constructing affordable units at this site. Moving forward, with Program G, the City will include outreach to affordable housing/non-profit housing developers to increase likelihood of construction of affordable units.</p> <p>The Final Map for development on the 18840 Saratoga Los Gatos Road site (named Montalvo Oaks), was approved on November of 2019. Demolition of the site occurred in fall of 2019 and grading and improvements were approved and began in 2019. Building permits for the model homes and sales office were issued in December of 2019. Building Permits for the remaining 35 single-family dwellings and one accessory dwelling unit were issued in August and November 2020. Construction was completed at the end of 2022</p>	

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
		<p>Outreach to Multi-Family Developers</p> <p>Due to staff turnover, proactively contacting affordable housing agencies proved difficult. There is a lack of evidence from former City staff that proactive outreach occurred during the 5th Cycle and the Program lacked accountability measures. New Program L ensures that annual agency outreach to encourage affordable housing opportunities will be conducted in the future by requiring such actions be reported on with each Annual Progress Report. City Planning Staff will track outreach measures and their results and include a reporting out to Council and to HCD via the Annual Progress Report.</p> <p>New Programs G and L ensures that annual outreach is conducted in the future by requiring such actions be reported on with each Annual Progress Report.</p> <p>Lessons Learned</p> <p>City Staff has discovered through analysis of what has occurred in Monte Sereno through the 5th Cycle re-zoning efforts, the importance of regularly working together with affordable housing agencies and deepening relationships with property owners who desire to be part of the housing crisis solution before adding sites to the Sites Inventory. Through understanding the needs of agencies who produce and manage housing units, additional opportunities may be discovered and implemented to increase the likelihood that Monte Sereno will broaden the variety of housing options.</p> <p>Going forward with SB-10 to allow multi-family units within single-family neighborhoods (Program Q), City Staff will include a housing-type requirement. Only apartments will be allowed to be developed within these newly zoned multi-family sites. To encourage</p>	

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
Program H-2.6	<p>The City will revise the Municipal Code to:</p> <ul style="list-style-type: none"> ▪ Allow employee housing that provides housing for 6 or fewer employees in all residential zoned areas; ▪ Include residential care homes, supportive housing and transitional housing as a "use by right" in RM zones; and ▪ Include Municipal Code Chapter 10.05 regarding SRO use as allowable in RM zones. 	<p>Modification to allow for residential care homes, supportive housing and transitional housing in all residential zoning districts was completed in November 2016.</p> <p>Municipal Code Chapter 10.05 now also authorizes rental of single rooms in all residential districts.</p>	Delete
Program H-3.1	Continue to pursue code enforcement on homes that are not maintained in compliance with City codes.	<p>On-going based on staff observations during routine visits and in response to complaints.</p> <p>The City has a contract Code Enforcement Officer who responds to code compliance complaints/issues.</p>	Continue
Program H-3.2	Review and revise on a biannual basis the Capital Improvement Program (CIP) to identify public infrastructure priorities that will maintain the community's older residential neighborhoods.	<p>Annually the Capital Improvement Program (CIP) and priorities are set and approved by the City Council during the budget setting process. The City Council also conducts mid- year budget review to make adjustments as needed to the CIP. Beginning with Fiscal Year 2017-2018, the City embarked on a five-year Pavement Management Program to improve the overall condition of the City's neighborhoods and focused on streets using a Pavement Condition Index (PCI) rating of 63 (fair) to a rating of 70 (good). In Fiscal Year 2019-2020 this goal was revised to meet the Metropolitan Transportation Commission's goal of for the average PCI on local roads to be a rating of 75. As of December 2021, the City's PCI rating is 72. 59 of the City's 87 street segments have been resurfaced since Fiscal Year 2017-2018.</p>	Continue
Program H-3.3	<p>Encourage energy conservation practices for new and existing residential dwelling units. Suggested actions include:</p> <ul style="list-style-type: none"> ▪ Continue to offer streamlining and fee waivers for solar panel installations; ▪ Continue the "Build It Green" program and checklists; 	The City has adopted and enforces the California Green Building Code. The City on an ongoing basis provides resource material on green building and conservation programs through the Planning and Building Departments.	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
	<ul style="list-style-type: none"> ▪ Provide information regarding rebate programs and energy audits available through PG&E; and ▪ Provide resource materials regarding green building and conservation programs. 	<p>In December of 2019 the City adopted the new Residential Building Code with a local amendment requiring pre-wiring for electric appliances regardless of the use of gas.</p>	
Program H-4.1	<p>Support special need households (including physically and developmentally disabled) in securing affordable and appropriate housing. The City will:</p> <ul style="list-style-type: none"> ▪ Promote the use of Second Units; ▪ Continue to allow transitional housing, supportive housing and residential care facilities, including group homes for six or less persons, as a use by right in all R-1 neighborhoods; ▪ Annually contact nonprofit housing sponsors to coordinate and implement a strategy for developing or making housing available; and ▪ Amend the Municipal Code to allow supportive housing, transitional housing and residential care facilities in the RM zone. 	<p>The City continues on an ongoing basis to promote the use of Accessory Dwelling Units (second units) to potential applicants. The City continues to allow transitional housing, supportive housing and residential care facilities in the R-1 zoning districts. Modification to the Municipal Code to allow transitional housing, supportive housing and residential care facilities in the RM zoning district was completed in July 2016.</p> <p>The City continues to coordinate and participate with the Santa Clara County Housing Authority to seek opportunities for affordable housing within Monte Sereno. However, there has been no interest from developers to construct such projects in Monte Sereno.</p> <p>As ADU construction has been the most successful way Monte Sereno has seen new housing units constructed, focus was placed on further encouraging and incentivizing ADU construction as noted in Program H-2.1 above.</p> <p>Due to staff turnover proactively contacting non-profit housing providers proved difficult. New Programs G (Development Incentives), Program J (Special Needs Housing), and Program L (Shared Housing Options) ensure that annual outreach is conducted in the future by requiring such actions be reported on with each Annual Progress Report.</p>	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
Program H-4.2	Work to develop a plan to meet the changing needs of seniors.	<p>The City of Monte Sereno is partnering with Santa Clara County Department of Aging and Adult Services to become part of the World Health Organization's Global Network of Age-Friendly Cities & Communities.</p> <p>Construction of ADUs and interest in ADUs has come from many senior members of the community who would like to continue living on their property but can no longer afford or maintain their main house. The construction of ADUs provide an opportunity for senior members of the community to remain in the community and on their property while down-sizing.</p> <p>Further, the ADU program has allowed other property owners to provide a place for their aging parents to live nearby, but still allowing for some level of independence.</p> <p>ADU construction has been the most successful way Monte Sereno has seen new housing units constructed. Focus was placed on further encouraging and incentivizing ADU construction as noted in Program H-2.1 above. Staff has heard repeatedly from senior members of the community of their desire to age-in-place on their property and downsize into an ADU. Reducing the constraints to ADU construction as noted in Program HE-2.1, has resulted in a significant increase in ADU construction over this Planning Period. To continue to encourage ADU construction for seniors, Programs I (Accessory Dwelling Units) and K (Seniors and Accessory Dwelling Units) is established to continue to encourage this option and remove constraints.</p> <p>Home-sharing opportunities as an innovative approach to expanding housing variety for seniors. Program L in Chapter 2 commits the City to pursuing</p>	Modify

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify /Delete
		this option in partnership with agencies such as Project Sentinel.	
Program H-4.3	Review existing procedures and identify revisions to the City's procedures in order to expedite the development review process.	<p>The City implemented a Permit Tracking system for the Building Permit process in July of 2020. The system enables the electronic tracking of the Building Permit process including multi-departmental review and scheduling of inspections. The system streamlines the review of permits and dissemination of comments to the applicants from the various departments' review of the permit.</p> <p>Additionally, the City added an electronic Planning permit tracking system which tracks the status of all Planning applications, pending reviews, and items scheduled for public hearing. This streamlines the application tracking for staff by providing automated project status and reporting.</p>	Continue
Program H-5.1	Continue to implement its "Reasonable Accommodations" procedures as contained in the Municipal Code.	The City continues to implement its Reasonable Accommodation procedure. During the 2021 calendar year the City did not receive any requests for Reasonable Accommodation.	Continue
Program H-5.2	Provide written information on fair housing laws and resources at the Planning Department counter as well as on the City's website.	Written information on Fair Housing is available at the planning front counter and City's website. The City will continue to promote Project Sentinel as a resource for fair housing information and advisory services. The City has received no complaints of discrimination in calendar year 2021.	Continue

According to HCD’s Annual Progress Report Summary (August 3, 2022), Monte Sereno was on pace to achieve its housing program goals. It surpassed its total RHNA by 61 units for a total of 139 housing permits issued. To date, accessory dwelling units permitted and constructed or under construction serve as very low-income units. According to a post-construction City survey, the majority of the units rented at an amount affordable to very low-income households. [Table E-2](#) provides details of Monte Sereno’s success in housing element implementation.

Table E-2 Housing Permits Issued, 2015-2023

	RHNA	Permits	Percent
Very Low	23	58	41.7%
Low	13	9	6.5%
Moderate	13	1	0.7%
Above Moderate	12	71	51.1%
Total	61	139	100.0%

SOURCE: HCD Annual Progress Report Summary, September 28, 2021

Preservation of “At Risk” Units

According to data from the California Housing Partnership’s Preservation Database that was included in the 2015 Housing Element, there were no assisted units in Monte Sereno in the Preservation Database.

Rehabilitation of Existing Units

The City had identified no quantified objective for housing rehabilitation in the 2015-2013 planning period.

Providing for Unhoused Individuals and Families

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. While the City’s unhoused population is extremely low, nonetheless the City participated in local and regional programs to improve the housing options and pathways for individuals experiencing homelessness.

Locally, Program P dictates a zoning amendment to permit low barrier navigation centers without discretionary action and in compliance with state law. Program R commits the City’s participation in regional Homelessness programs. As shown in the Santa Clara County 2022 Point-In-Time survey, the unhoused population has increased in the West Valley region. Regional efforts include pursuing a HomeKey Permanent Supportive Housing project, supporting safe parking programs, cold weather shelter, and hiring an unhoused specialist.

Legislative Changes

For the 5th cycle Housing Element update, as part of its commitment to reach substantial compliance with California Department of Housing and Community Development regulations. Several programs included the adoption of ordinance amendments to meet the housing needs of the Monte Sereno community: Programs E (Review SB 9 Regulations), Program H (Employee Housing), Program I (Accessory Dwelling Units), Program P (Low Barrier Navigation Center), and Program S (Allow SRO Units in all Zoning Districts) all include ordinance changes that provide legal authority and ability to act towards the City's housing goals.

Partnership Efforts

The City has worked in partnership with other West Valley cities to pursue and support HomeKey Permanent Supportive Housing project, support safe parking programs, cold weather shelter, and hiring an unhoused specialist. The City has also worked with the Housing Trust of Santa Clara County, The Housing Authority of Santa Clara County and the Santa Clara County Office of Affordable Housing.

Programs Not Completed

During the 5th Housing Element Update cycle, the City of Monte Sereno pursued 15 programs to meet its housing objectives. Of those 15, 13 are not yet completed or are ongoing. The following programs are ongoing:

- Program H-1.1-2.4 is ongoing and shall continue into the 6th Element Housing Element Update cycle;
- Program H-2.5 was modified and completed in the 5th Element cycle;
- Program H-2.6 was completed in the 5th Element cycle;
- Programs H-3.1-4.1 are ongoing and shall continue into the 6th Element cycle;
- Program H-4.2 is on-going and shall continue int the 6th Element cycle; and
- Programs H-4.3-5.2 are ongoing and shall continue into the 6th Element cycle.

Housing and Services for Special Needs Populations

The City continues to coordinate and participate with the Santa Clara County Housing Authority to seek opportunities for affordable housing within Monte Sereno. However, there has been no interest from developers to construct such projects in Monte Sereno. As ADU construction continues to be the most successful way Monte Sereno has seen new housing units constructed, the City remains focused on further encouraging and incentivizing ADU construction.

E.4 Appropriateness in Goals, Objectives and Policies

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015-2023 timeframe because they directly relate to the program requirements listed by the California Department of Housing and Community Development. The net result of the City's goals, objectives, and policies was that Monte Sereno was able to achieve 228 percent of its regional housing needs allocation. While the City fell short on low- and moderate-income units, it exceeded its very low-income allocation by 252 percent (23 needed v. 58 produced) and its above moderate-income allocation by 591 percent (12 needed v. 71 produced).

As for removing governmental constraints, the City successfully amended its development regulations, providing no separate Planning review for ADUs or JADUs. These are reviewed as part of the building permit process. This saves time for the applicant as a separate ministerial review by Planning is not required, the Planning and Building reviews occur concurrently.

E.5 Summary – Overall Effectiveness of Programs

The City of Monte Sereno experienced more development than projected in its Quantified Objectives (139 permits issued v. 61 projected). It met or exceeded its RHNA allocation for very low-income and above moderate-income households. For other income segments, the City has modified our programs to improve effectiveness in these categories.

Additionally, Monte Sereno approved the first multi-family project within the newly annexed area of the city, which was at a density almost twice what was previously allowed in the multi-family zoning district. This is an important step, acknowledging the depth and importance of facilitating multifamily housing within jurisdiction boundaries and Monte Sereno is committed to continually improving Monte Sereno's programs and policies to promote these ideals.

Programs geared toward promoting housing variety, mobility, and affordability the 5th Cycle attempt has galvanized the primacy and effectiveness for expanding on an ADU approach for the 6th Cycle Housing Element. The City has clear goals for pursuing increased density through tools such as the optional SB-10 state law, within Program Q. Further, the following are excerpted evaluations for the most meaningful programs from the prior cycle and how the Sixth Cycle Housing Element includes modifications to increase efficacy (if applicable):

- **Program HE-2.1** (Evaluate ADU): ADU construction contributed significantly to Monte Sereno meeting the RHNA requirements for both the number of new dwelling units and the affordability categories for the 5th Cycle Housing Element. The City has recently adopted current state ADU law and remains open to continue proactively resolving community constraints to development;

- **Program HE-2.2** (Explore Other Affordable Housing Options) The City continues to explore shared housing opportunities and programs. The City continues to coordinate and participate with the Santa Clara County Housing Authority to seek opportunities for affordable housing within Monte Sereno. However, there has been no interest from developers to construct such projects in Monte Sereno. The City acknowledges staff turnover has been an issue and shall implement new internal processes to preserve institutional knowledge to ensure proactive outreach continues to be done and innovative exploration of affordable housing opportunities is not stalled. **Program HE-2.3** (ADU Monitoring): Many changes were made to the ADU development standards and permitting process to further incentivize their construction; Specifically, the 6th Cycle includes an ADU amnesty program, establishes new incentives (including a permit fee waiver/reduction program), and augments outreach including pre-approved ADU plans;
- **Program HE-4.1** (Special Needs; Elderly, Persons with Disabilities, Farmworkers, Persons Experiencing Homelessness): The City continues to coordinate and participate with the Santa Clara County Housing Authority to seek opportunities for affordable housing within Monte Sereno. However, there has been no interest from developers to construct such projects in Monte Sereno. As ADU construction continues to be the most successful way Monte Sereno has seen new housing units constructed, the City remains focused on further encouraging and incentivizing ADU construction. City residents shall be informed through our outreach efforts that ADUs are particularly beneficial in a community for meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness), for reasons similar to Monte Sereno residents who have gravitated to single-family homes on large lots;
- As mentioned in Table E-1 on page E-10, the City has implemented new tracking processes to prevent staff turnover from reducing the effectiveness of the program;
- **Program HE-4.2** (Senior Housing - Elderly): Monte Sereno remains open to supporting innovative housing opportunities for seniors. Construction of ADUs and interest in ADUs has come from many senior members of the community who would like to continue living on their property but can no longer afford or maintain their main house. The construction of ADUs provide an opportunity for senior members of the community to remain in the community and on their property while down-sizing. ADUs enable new construction to include universal design and single-story units that enable passive income through primary home rentals. Further, the ADU program has allowed other property owner to provide a place for their aging parents to live nearby, but still allowing for some level of independence. The City also continues to explore other options to further meet the needs of its senior population such as Shared Housing;

- **Program H** (page 2-8; Farmworkers): This program confirms the City’s commitment to increase the allowed zoning areas for employee housing serving six or fewer agricultural employees. Under Program H, this affordable housing type shall now be allowed in all residentially zoned areas. Given that this promotes an increase in affordable rental housing opportunities, the City has deemed this program effective for this segment of the population;
- **Program L** (page 2-12; Large households -Shared Housing Options): The City commits to explore and implement other options to provide additional affordable housing opportunities within its existing housing stock, including Shared Housing Options. Shared Housing or renting rooms would be most appropriate for a community such as Monte Sereno that has many large housing units capable of housing more people. Via Program L, the City has committed to contacting shared housing agencies annually and publicize opportunities on the City website to share housing, including the new Silver Nest program through Project Sentinel; and
- **Program P** (page 2-14; Low Barrier Navigation Center – Persons Experiencing Homelessness): Program P dictates a zoning amendment to permit low barrier navigation centers without discretionary action and in compliance with state law.

Again, as ADU construction has been the most successful way Monte Sereno has seen new housing units constructed. Taking this data into consideration, focus was placed on further encouraging and incentivizing ADU construction as noted in Program H-2.1 above. The cumulative effectiveness of the 5th Cycle goals, policies, and related actions has overall positively impacted the number and types of housing units available within Monte Sereno, with any issues affecting program’s effectiveness being resolved with needed modifications. These modifications address community input and were done in preparation for a nimble mid-cycle revision for re-zoning considerations.

List of Contacted Organizations

F

APPENDIX

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Appendix F

List of Contacted Organizations

F.1 Introduction

This appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Monte Sereno’s 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: “At Home in Monte Sereno” which can be found at <https://athomeinmontesereno.com/>. This website provides a portal to all of the housing-element-related public engagement activities that were available to members of the public during the update process. This includes information on housing element basics, site surveys, an SB 9 survey, and materials from community workshops.

F.2 List of Contacted Organizations

This section provides contact information for organizations and agencies in the San Francisco Bay Area that were contacted during housing element preparation.

- Association of Bay Area Governments
Bay Area Metro Center
375 Deale Street, Suite 700
San Francisco, CA 94105
housingTA@BayAreaMetro.gov
415-820-7900

- Aleli Sangalang
Deputy Executive Director of Housing
Santa Clara County Housing Authority
505 W Julian St,
San Jose, CA 95110
408-275-8770

- Santa Clara County Social Services Agency
353 West Julian,
San Jose, CA 95110
clientcomments@ssa.sccgov.org
408-755-7100

- African American Community Service Agency
 304 N. 6th Street
 San Jose, CA 95112
 info@sjaacsa.org
 408-292-3157

- Susan Alexander Kim
 Secretary
 Korean American Community Services
 1800-B Fruitdale Ave.
 San Jose, CA 95128
 info@kacssv.org
 408-920-9733

- Lindsey Caldwell
 Division Director of Emergency Programs & Housing Services
 Catholic Charities of Santa Clara County
 2625 Zanker Road
 San Jose, CA 95134-2107
 Info@Catholiccharitiesscc.org
 408-468-0100

- Poncho Guevara
 Executive Director
 Sacred Heart Community Service
 1381 South First St.
 San Jose, CA 95110
 408-278-2160

- Bay Area Legal Aid
 4, N 2nd St #600
 San Jose, CA 95113
 408-283-3700

- United Way Bay Area
 1400 Parkmoor Ave
 San Jose, CA 95126
 408-345-4300

- Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

- City of Saratoga
13777 Fruitvale Avenue
Saratoga, CA 95070

- City of Campbell
70 N. First Street
Campbell, CA 95008

- Los Gatos-Saratoga Union High School District
17421 Farley Road W
Los Gatos, CA 95030

- Campbell Union School District
155 N. 3rd Street
Campbell, CA 95008

- Saratoga Union School District
20460 Forrest Hills Drive
Saratoga, CA 95070

- Los Gatos Union School District
17010 Roberts Road
Los Gatos, CA 95032

- Santa Clara County Valley Water
5750 Almaden Expressway
San Jose, CA 95118

- San Jose Water
1251 S. Bascom Avenue
San Jose, CA 95128

- California State Water Resources Control Board
1001 I Street
Sacramento, CA 95814

- Bay Area Air Quality Management District
375 Beale Street, #600
San Francisco, CA 94105

- Santa Clara County Fire Department
14700 Winchester Boulevard
Los Gatos, CA 95032

- California Board of Forestry and Fire Protection
715 P Street
Sacramento, CA 95814

F.3 City Contact List

This section provides contact information for City officials that were contacted during housing element preparation.

- Steve Leonardis
City Manager
citymanager@cityofmontesereno.org
408-354-7635

- Diana Perkins, AICP
City Planner
diana@cityofmontesereno.org
cityplanner@cityofmontesereno.org
408-354-7635 x116

- Engineering Department.
engineering@cityofmontesereno.org
408-354-7635

- Reynold Samoranos
Finance Officer
financemanager@cityofmontesereno.org
408-354-7635

- Building Department
buildingofficial@cityofmontesereno.org
408-354-7635

- Peter Decena
Chief of Police
Los Gatos-Monte Sereno Police
Police@LosGatosCA.gov
408-354-8600

F.4 Tribal Consultation

This section provides contact information for tribal consultation that were contacted during housing element preparation

- Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272 Galt, CA, 95632
Phone: 916-743-5833
vlopez@amahmutsun.org

- Amah Mutsun Tribal Band of Mission San Juan Bautista
Irene Zwielerin, Chairperson
789 Canada Road Woodside, CA, 94062
Phone: 650-851-7489
Fax: 650-332-1526
amahmutsuntribal@gmail.com

- Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Hollister, CA, 95024
Phone: 831-637-4238
ams@indiancanyon.org

- Muwekma Ohlone Indian Tribe of the SF Bay Area
 Charlene Nijmeh, Chairperson
 20885 Redwood Road, Suite 232
 Castro Valley, CA, 94546
 Phone: 408-464-2892
 cnijmeh@muwekma.org

- Muwekma Ohlone Indian Tribe of the SF Bay Area
 Monica Arellano
 20885 Redwood Road, Suite 232
 Castro Valley, CA, 94546
 Phone: 408-205-9714
 marellano@muwekma.org

- North Valley Yokuts Tribe
 Timothy Perez, MLD
 Contact P.O. Box 717
 Linden, CA, 95236
 Phone: 209-662-2788
 huskanam@gmail.com

- North Valley Yokuts Tribe
 Katherine Perez, Chairperson
 P.O. Box 717 Linden, CA, 95236
 Phone: 209-887-3415
 canutes@verizon.net

- The Ohlone Indian Tribe Andrew Galvan
 P.O. Box 3388 Fremont, CA, 94539
 Phone: (510) 882-0527
 Fax: 510-687-9393
 chochenyo@AOL.com

- The Confederated Villages of Lisjan Corrina Gould, Chairperson
 10926 Edes Avenue Oakland, CA, 94603
 Phone: 510-575-8408
 cvltribe@gmail.com

Public Comments Received



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Appendix G

Public Comments Received

G.1 Introduction

This appendix provides a listing of each public comment received during the preparation of Monte Sereno’s 6th Cycle Housing Element as well as a response as to how each comment has been addressed.

G.2 Public Comments Received and Responses

Table G-1 Public Comments Received and Responses

Comments	Response and Reference in Housing Element
<p>#001 Posted by Chuongv on 08/27/2022 at 7:27pm Typo, it's RHNA, not RHND</p>	<p>Accepted and resolved. Page 1-3</p>
<p>#002 Posted by Edgardo on 08/10/2022 at 2:36pm It would be nicer if you replace the word "Latinx". It looks, sounds, and is ridiculous for most native Spanish speaking people like my family, friends and myself. "Latinos" is the grammatically correct word that includes all.</p>	<p>Accepted and resolved. Page 1-4</p>
<p>#003 Posted by Heidi Aggeler on 08/19/2022 at 10:50am Recommend utilizing the primary findings section in the AFFH here instead of the segregation analysis (which is a bit overly technical for a summary section). Those findings more directly MS demographics to housing choice.</p>	<p>Primary findings added as a new section in Appendix A.</p>
<p>#004 Posted by Edgardo on 08/10/2022 at 2:37pm See above comment on replacing the ridiculous Latinx word by the correct word: Latinos.</p>	<p>Accepted and resolved. Page 1-6</p>
<p>#005 Posted by Qiaodan412 on 09/07/2022 at 12:53am As much as I wanted to agree the digital tools and technology could bring The city of Monte Sereno and their residents closer, unfortunately, the outreaching was far from enough based on my own experience. As a resident that is very interested in and trying to closely follow up the</p>	<p>Revised the Community Engagement section to include more details about the outreach efforts. Page 1-10</p>

Comments	Response and Reference in Housing Element
<p>housing element updates, I found myself hard to navigate among multiple resources to get the latest updates. The website is not very dynamic with not much engagements. I would be curious to see how much actual activities there has been from the website since the creation. 'Bang the Table' sounds a great integrated tools except unfortunately this is the first time I've heard of this through this documentation, although I've attending counsel meetings, browsing City's websites periodically. Apparently, there has been little advertising about any of the communication routes that mentioned here and that makes them not accessible to most of the residents. I just can't see how this is inclusive and meaningful.</p>	
<p>#006 Posted by Chuongv on 08/27/2022 at 7:34pm Why is there no information on the current permit processing timelines? I think it would be important to identify it now, rather than create a program to review it later. This is important to the success of the Housing Element.</p>	<p>Permit processing timelines are discussed in Appendix C, page C-13 "Processing and Permit Procedures" Appendix C, Page C-13</p>
<p>#007 Posted by Heidi Aggeler on 8/19/2022 at 11:03am This should be done immediately. The additional restrictions to SB 9 developments added by the City Council in 2022 should be repeal without delay, to show that the city really intents to meet its RHNA obligations.</p>	<p>The timeline for Program E, to review the SB9 regulations, has been prioritized to be reviewed in 2023-2024. Page 2-4</p>
<p>#008 Posted by Edgardo on 8/12/2022 at 11:16am Recommend separating special populations' access to housing and enforcement of fair housing laws as these can be two distinct efforts. Also include all protected classes under CA law: Race, national origin, citizenship/immigration status, primary language, age, religion, disability, sex (including gender identity and sexual orientation), genetic information, marital status, family status (including pregnancy), source of income, and military or veteran status.</p>	<p>Accepted and resolved. Page 2-5</p>
<p>#009 Posted by Heidi Aggeler on 08/19/2022 at 11:38am Seniors in Monte Sereno are disproportionately white (see figure II-3) yet the need in the city is to expand housing choice for Hispanic persons and families and other people of color, as the city has much lower representation than the county or region overall. There needs to be policies that directly address the contributing factors identified in the AFFH, which include:</p> <ol style="list-style-type: none"> 1. Lack of housing that accommodates the lower incomes of people of color, resulting in a lack of diversity in the city. 2. The predominance of single family detached housing in the city has led to an exclusive and high-priced ownership housing market relative to Santa Clara County and the Bay area overall. 	<p>We agree with Heidi's suggestion to add the following:</p> <p>Policy 2.1, Support expansion of housing choice for persons and families who are underrepresented in the city relative to the county by developing affordable housing, more diverse and affordable housing types, and affirmatively market availability of units constructed to under-represented households in the county (e.g., through local employers, nonprofit partners,</p>

Comments	Response and Reference in Housing Element
<p>Both of these CFs should be high priority. Recommend turning the recommendations in the AFFH into specific policies AND modifying Policy 2.1 and Policy 2.2 to be more responsive to the AFFH needs. For 2.1, make into two policies with the first being: Support expansion of housing choice for persons and families who are underrepresented in the city relative to the county by developing affordable housing, more diverse and affordable housing types, and affirmatively marketing availability of those units to under-represented households in the county (e.g., through local employers, nonprofit partners, affordable housing listing services).</p> <p>Policy 2.2 could be strengthened with a statement that the housing options are affirmatively marketed to under-represented households in the county (e.g., nonprofit partners who serve seniors of color).</p>	<p>affordable housing listing services).</p> <p>Policy 2.2 [please add that] housing options are affirmatively marketed to underrepresented households in the county (e.g., nonprofit partners who serve seniors of color).</p> <p>Page 2-5</p>
<p>#010 Posted by Heidi Aggeler on 8/19/2022 at 11:11am This would be great! Let's do it now. No good reason to wait for the 2025-6 period, if the city is serious about meeting the RHNA goals. [Editor's note- following is the text referred to with this comment: "Establish preapproved ADU plans that meet all building, fire, and zoning codes. This would assist property owners with the planning of a new ADU by lowering design costs and streamlining the architectural work. Monte Sereno will work with the Santa Clara County Housing Collaborative on the option of coordinating this program with other local jurisdictions."]</p>	<p>Meetings to achieve this program have been initiated. Many jurisdictions are included with this effort and Monte Sereno is committed to supporting the earliest timeline available through this effort. Since Monte Sereno is one of many jurisdictions who are collectively working to achieve this program, there is a limited amount of impact that Monte Sereno may have for the project timeline.</p> <p>No change to the Housing Element.</p>
<p>#011 Posted by HAYES on 09/08/2022 at 3:47pm We have tried unsuccessfully to find any reference to SB9 in this document so are adding our comment here. Apologies if this is not the correct location! The City of Monte Sereno (CoMS) has effectively frustrated the letter of the law and the intent of SB9 by only allowing two (2) 800 square foot MAXIMUM buildings on a split lot. We attended the CoMS meetings that came to this decision - a decision clearly 180° to the recommendations of their own professional staff - and it was obviously driven by a clear NIMBY intent. We find it galling that CoMS did not take this opportunity to add housing in Monte Sereno via the SB9 option - what they have come up with was designed and intended to fail. Professional developers have estimated that the number of lots in Monte Sereno that a proper implementation of SB9 was available to was in the low single digits percentage-wise. Forgive us them if we are then skeptical of the sincerity of this Monte Sereno 6th Cycle Housing Element Update.</p>	<p>As noted in response to comment 007, The timeline for Program E, to review the SB9 regulations, has been prioritized to be reviewed in 2023-2024.</p> <p>Page 2-4</p>

Comments	Response and Reference in Housing Element
<p>#012 Posted by Edgardo on 8/12/2022 at 11:17am Use person first language: "people with disabilities"</p>	<p>Accepted and resolved. Page 2-4</p>
<p>#013 Posted by Edgardo on 08/12/2022 at 11:12am Again, the extra restrictions imposed by the City Council on ADUs beyond state law should be removed immediately if the city is serious about meeting its RHNA obligations.</p>	<p>An item has been added to Program I to review local ADU regulations that are more restrictive than State laws. Page 2-7</p>
<p>#014 Posted by Heidi Aggeler on 8/19/2022 at 11:18am Yes, this is an obvious one! The city should not be limiting house sharing or room rentals at all, if it is serious about helping mitigate the housing crisis, and/or if it respects the owner's property rights.</p>	<p>Thank you for your support for Shared Housing Options. Between the public and HCD draft, we have learned about a new program that Project Sentinel is initiating: Silver Nest. This has now been incorporated with "Shared Housing Options." Page 2-8</p>
<p>#015 Posted by Edgardo on 8/12/2022 at 11:20am Should also include an evaluation of the infrastructure improvements needed to reduce barriers to the construction of affordable and workforce housing. As it reads, this could have the effect of prioritizing infrastructure investments that support the status quo and do not expand housing choice.</p>	<p>Thank you for this comment. Most utility infrastructure (water, sewer) are separate agencies (Valley Water, and West Valley Sanitation). The city does not currently have any traffic signals in the city. No change to the Housing Element</p>
<p>#016 Posted by Heidi Aggeler on 08/19/2022 at 11:21am See earlier comment on including all protected classes.</p>	<p>Accepted and resolved. Page 2-12</p>
<p>#017 Posted by James Hall on 08/10/2022 at 3:01pm Monte Sereno also has many self-employed, remote workers since COVID-19, and retirees.</p>	<p>Comment noted</p>

Comments	Response and Reference in Housing Element
<p>#018 Posted by Edgardo on 08/12/2022 at 11:26am Please delete "of people of color" since this affects all people.</p>	<p>Accepted and resolved. Page 3-6</p>
<p>#019 Posted by qiaodan412 on 09/07/2022 at 1:39am The city do has many vacant lot that capable of building additional housing unit. But the constrain is the zoning that won't allow to build multi family or lot subdivision. The individual lot size in Monte Sereno is significant greater comparing to other city in Santa Clara County. The bigger lot zoning such as R144 is obsolete zoning that is not practical in nowadays any more. Down zoning will provide opportunities to house owners to have an option to subdivision and having permit to build multiple single families.</p>	<p>Comment noted</p>
<p>#020 Posted by edgardo on 08/12/2022 at 11:35am Again, please replace the weird/wrong word Latinx by Latinos, which is not only the grammatically correct word, but also the word used by almost all people identified by that category.</p>	<p>Accepted and resolved. Page 3-2</p>
<p>#021 Posted by James Hall on 08/10/2022 at 3:09pm Annual property taxes likely are a significant factor in the number of renters versus home owners.</p>	<p>Comment noted. No change to the Housing Element</p>
<p>#022 Posted by qiaodan412 on 09/07/2022 at 1:19am Is there any number to show how much of the rental inventory? Rental in Monte Sereno is generally very low.</p>	<p>According to Census data, there are approximately 73 renter-occupied households in Monte Sereno, or 6.5 percent of the total households. Page 3-7</p>
<p>#023 Posted by James Hall on 08/10/2022 at 3:11pm In 2020, based on current zoning:</p>	<p>The section commented on the 2020 status of housing variety in Monte Sereno. No change to the Housing Element</p>
<p>#024 Posted by James Hall on 08/10/2022 at 3:13pm Many senior homeowners in Monte Sereno are long-time residents and have a pre- Prop 13 property tax basis.</p>	<p>Comment noted. No change to the Housing Element</p>

Comments	Response and Reference in Housing Element
<p>#025 Posted by qiaodan412 on 09/07/2022 at 2:12am The decision based on the feedback seems biased. You do get at least one interest from the 22 property owners and no objection from any of property owners. So it can be interpreted as they either not getting the information or they have no objection for doing the rezoning. On the other hand, you get several against the rezone and those are not even the property owner, then why their opinion takes precedence over property owners?</p>	<p>Section 4.3 revised.</p>
<p>#026 Posted by qiaodan412 on 09/07/2022 at 1:48am As you've mentioned earlier of this documentation, 5th cycle has a significant increased RHNA comparing to 5th cycle due to the increased housing demand. So the success of ADU strategy in 5th cycle can not be a good preview of what it would be for 6th cycle any more. Monte Sereno need more variety of housing choices. solely ADU strategy is not a sincerely spirit to address the housing element. The number of ADU may seems meet the requirements. But if looking deeper into the rental inventory and ADU usability, it is hard to justify ADU alone is the best effort and the necessary intention for Monte Sereno to do providing enough affordable houses. Monte Sereno definitely should consider a combination of multiple strategy to better server the need.</p>	<p>Section 4.3 revised.</p>
<p>#027 Posted by qiaodan412 on 09/07/2022 at 1:53am The survey Monte Sereno had been collected about SB9 clearly showed that the reason SB9 is not getting enough interest in Monte Sereno was because of the current ordinance, mainly because of the size limitation for building a SB9 unit. Without the modification, it is hard for home owner to develop with SB9 because it is not economically practical.</p>	<p>As noted in response to comment 007, The timeline for Program E, to review the SB9 regulations, has been prioritized to be reviewed in 2023.</p>
<p>#028 Posted by James Hall on 08/10/2022 at 3:20pm Zoning flexibility will be key to meeting RHNA targets. However, lot conversion through re-zoning is not always easy. Neighbors of adjoining lots must also agree to changes.</p>	<p>Comment noted. No change to the Housing Element</p>
<p>#029 Posted by Anne on 08/27/2022 at 9:43pm Sending letters to 20 homeowners and one church is not "extensive effort." If you want to know whether properties would be developed, you ask developers. Ask some local for profit developers if they'd want to develop some of those one acre and one and a half acre plots, if they could put up to 30 du/acre with appropriate development standards. I'm confident they would, and the City Council feels the same way, judging by the way they are trying to avoid rezoning. If Monte Sereno is so confident that no one would redevelop in their city if they were allowed to, then you have only to upzone the entire city to 75 du/acre, no setbacks, no parking minimums. With your expressed confidence that no one would redevelop if they could, you could do that with safety. And</p>	<p>Comment noted. No change to the Housing Element</p>

Comments	Response and Reference in Housing Element
<p>since HCD would disagree, you'd have your Housing Element accepted easily. No, no, nobody is fooled here. You're not rezoning because you know that if you did, developers would develop.</p>	
<p>#030 Posted by edgardo on 08/12/2022 at 11:44am If this is true, all restrictions beyond state law should be immediately removed.</p>	<p>As noted in response to comment 007, The timeline for Program E, to review the SB9 regulations, has been prioritized to be reviewed in 2023.</p>
<p>#031 Posted by Anne on 08/27/2022 at 9:33pm 20 property owners. 19310 Bicknell Rd and 19190 Bicknell Rd are not addresses in Monte Sereno.</p>	<p>Section 4.3 revised.</p>
<p>#032 Posted by chuongv on 08/27/2022 at 9:07pm The city has something like ~1200 single family homes, you think close to 10% of the homes will develop an ADU? What about an overlap with SB 9.</p>	<p>It is possible for property owners to use the ADU allowances in conjunction with the SB9 allowances. As noted in response to comment 007, The timeline for Program E, to review the SB9 regulations, has been prioritized to be reviewed in 2023.</p>
<p>#033 Posted by chuongv on 08/27/2022 at 7:43pm This seems like a very weak attempt of getting more housing. There are many things the city could do that could facilitate more housing. The city could go above and beyond SB 9 and develop their own program that allows more units to be built than SB 9. Why is the city simply giving up here?</p>	<p>As noted in response to comment 007, The timeline for Program E, to review the SB9 regulations, has been prioritized to be reviewed in 2023.</p>
<p>#034 Posted by Edgardo on 8/12/2022 at 11:52am This is a red flag likely to invite litigation and rejection of this document. Where is the clear plan for those missing 71? If it's in this document, please add a reference to that/those page/s.</p>	<p>The HCD draft includes a full Site Inventory to meet RHNA.</p>
<p>#035 Posted by qiaodan412 on 09/07/2022 at 1:54am table title is misleading. these are just estimated unit allocation. But the title makes it sounds they are available site that toward the 193 units, which may not be true</p>	<p>Accepted and resolved. Page 4-8</p>

Comments	Response and Reference in Housing Element
<p>#036 Posted by chuongv on 08/27/2022 at 7:46pm How many SFH lots are actually eligible for SB 9? It be good to get a general idea of how many lots are eligible so HCD can get a picture of the chances of success with SB 9. Can the city update their zoning ordinance to allow more lots to be split rather than just relying on SB 9?</p>	<p>All single family lots can use the SB9 provisions. As noted in response to comment 007, The timeline for Program E, to review the SB9 regulations, has been prioritized to be reviewed in 2023.</p>
<p>#037 Posted by edgardo on 8/12/2022 at 11:47am Easy to solve: Immediately remove all SB 9 limitations beyond state law.</p>	<p>As noted in response to comment 007, The timeline for Program E, to review the SB9 regulations, has been prioritized to be reviewed in 2023</p>
<p>#038 Posted by Edgardo on 8/12/2022 at 11:49am This is absolutely not true. Although politically difficult for council members, rezoning is also a practical solution.</p>	<p>Comment noted. No change to the Housing Element.</p>
<p>#039 Posted by edgardo on 8/12/2022 11:56am Again, please fix this.</p>	<p>Accepted and resolved. Page A-17</p>
<p>#040 Posted by edgardo on 8/12/2022 11:57am Again, please fix this error.</p>	<p>This image is controlled by a group who is not able to make a quick fix to the graphic. We will honor this request with future iterations.</p>
<p>#041 Posted by edgardo on 8/12/2022 12:00pm Again, please fix this error.</p>	<p>This image is controlled by a group who is not able to make a quick fix to the graphic. We will honor this request with future iterations.</p>
<p>#042 Posted by edgardo on 8/12/2022 12:03pm Another instance to fix.</p>	<p>This image is controlled by a group who is not able to make a quick fix to the graphic. We will honor this request with future iterations.</p>
<p>#043 Posted by edgardo on 8/122022 12:03pm And here too.</p>	<p>This image is controlled by a group who is not able to make a quick fix to the graphic. We will honor this request with future iterations.</p>

Comments	Response and Reference in Housing Element
<p>#044 Posted by Anne on 8/27/2022 9:27pm Why are we seeing Zillow data from December of 2020? On Aug. 26, 2022, Zillow says the typical Monte Sereno house was worth \$4.1 million, and prices had gone up 11.3% in the last year. Why is stale data being reported here?</p>	<p>Comment noted. This information and all data sources for demographic data were provided through ABAG and their sub-consultants and the data sources and timeline has been considered relevant and appropriate for the 6th Cycle Housing Element update.</p>
<p>#045 Posted by Anne on 8/27/2022 9:31pm Wait, what? 46 units in three and a half years is ~13 units a year, or 105 for eight years. Not 120. This is simple math. $8 \times 46 / 3.5 = 105.142857143$</p>	<p>Revised. Page C-8</p>
<p>#046 Posted by Anne on 08/27/2022 at 9:24pm We need to see the results of that survey, with the numbers, and with an indication of how many of the new ADUs are being used for homes for people. A lot of ADUs in Monte Sereno are home offices and pool houses. So how can 80% of them be low income housing? Pool houses are not low income housing.</p>	<p>Historic ADU affordability and use of the structures was reported based on surveys conducted by the city and completed by the property owners constructing the ADU. ADU affordability is projected based on methodology provided by ABAG.</p>
<p>#047 Posted by Anne on 8/27/2022 9:19pm SEVEN parking spaces? Requiring seven parking spaces is a constraint, and should be mitigated by removing that constraint. Six parking spaces and five parking spaces are also constraints.</p>	<p>The parking requirements commented on are for lots that do not have any on-street parking. The un-covered parking spaces can be in tandem, within the setback areas, and include driveway spaces. Staff has not received feedback from project applicants stating this requirement is a constraint.</p>
<p>#048 Posted by Anne on 08/27/2022 at 9:19pm So, two parking spaces for a studio apartment? That's more space for the cars than for the people.</p>	<p>The parking standards commented on are for single-family houses, duplexes, and triplexes.</p>
<p>#049 Posted by Anne on 8/27/2022 at 9:17pm 8-14 months on the flat, and more on hillsides? That is slow. That is a constraint. The Housing Element should explain how the city plans to mitigate it.</p>	<p>See the Appendix C Table 5 “Comparison of Permit Processing Times” for a comparison to other Santa Clara County jurisdictions. Also note, Chapter 2 has Program A to Improve Permit Processing Timelines.</p>

Comments	Response and Reference in Housing Element
<p>#050 Posted by Anne on 8/27/2022 9:15pm This is letters sent to 20 property owners. Two of the letters on Bicknell, the two that start with 19, are not actual addresses on Bicknell. And 13 of the letters are listed twice. So, 20 property owners.</p>	<p>Accepted and resolved. Page D-1</p>
<p>Email from Valley Water dated August 30, 2022 This comment has resulted in an expansion of Monte Sereno Housing Element Programs. The new program is a <i>Reach Code</i> for water conservation, which will be incorporated with the City's 2022 Building Code adoption in late 2022.</p>	<p>Program W</p>
<p>Letter from West Valley Community Services dated September 21, 2022</p>	<p>Programs have been updated as recommended.</p>
<p>Letter from Anne Paulson, South Bay YIMBY dated September 8, 2022</p>	<p>The sites inventory has been updated in Chapter 4 to include other housing types in addition to newly created ADUs. Additional details have also been added to Chapter 4 to describe the annual survey of ADU usage that is conducted by the City. The City has committed to zoning for multifamily by January 2024. Programs have been updated with more specific commitments and revised prioritization of completion for each program,</p>
<p>Letter from Keith Diggs, YIMBY Law dated September 8, 2022</p>	<p>The sites inventory has been updated in Chapter 4 to include other housing types in addition to newly created ADUs. Additional details have also been added to Chapter 4 to describe the annual survey of ADU usage that is conducted by the City. The City has committed to zoning for multifamily by January 2024.</p>
<p>Email from Salim Damerджи, South Bay YIMBY dated February 1, 2023</p>	<p>The City has committed to zoning for multifamily by January 2024. RHNA strategy is detailed in Chapter 4.</p>

Comments	Response and Reference in Housing Element
Email from Salim Damerdji, South Bay YIMBY dated August 8, 2022	The City has committed to zoning for multifamily by January 2024. RHNA strategy is detailed in Chapter 4.
Email from Salim Damerdji, South Bay YIMBY dated September 8, 2022	Additional details have also been added to Chapter 4 to describe the annual survey of ADU usage that is conducted by the City to justify the projections for future ADU usage.
Email from Kevin, East Bay for Everyone Dated September 30, 2022	Comment noted.
Email from David Kellogg dated November 18, 2022	Permit processing timeframes described and detailed in Appendix C are inclusive of all environmental review.

From: [Lisa Brancatelli](#)
To: [Diana Perkins](#)
Cc: [Colleen Haggerty](#)
Subject: FW: City of Monte Sereno Draft Housing Element
Date: Tuesday, August 30, 2022 9:58:34 AM
Attachments: [image002.png](#)

Hello Diana,

Valley Water has reviewed the Draft Monte Sereno 6th Cycle Housing Element Update, received by Valley Water on August 15, 2022.

Valley Water is responsible for wholesale water supply throughout Santa Clara County and is working to ensure there are adequate supplies to meet future demands. The Housing Element includes a few policies regarding energy conservation (Policy H-3.3 / Program S) which touch on water use. However, Valley Water encourages the City to include specific language regarding water conservation given the potential for increased drought in the future. Valley Water has been working with jurisdictions in the county on a Model Water Efficient New Development Ordinance that the City may consider for new and remodel housing.

Thank you for the opportunity to review this document. If you have any questions or need further information, you can reach me by email at LBrancatelli@valleywater.org or by phone at (408) 630-2479. Please reference Valley Water File No. 23996 on future correspondence regarding this project.

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:



Clean Water • Healthy Environment • Flood Protection

5750 Almaden Expressway,
San Jose CA 95118
www.valleywater.org

From: Diana Perkins <diana@cityofmontesereno.org>

Sent: Friday, August 12, 2022 11:53 AM

To: Diana Perkins <diana@cityofmontesereno.org>

Subject: City of Monte Sereno Draft Housing Element

The City of Monte Sereno’s draft 2023-2031 Housing Element is available for public review and comment. The document is available on-line at: www.AtHomeinMonteSereno.com.

A public comment period on the draft Housing Element is required before the City can submit the Housing Element to the California Department of Housing and Community Development (HCD) for preliminary review. Written comments on the draft Housing Element can be made through September 8, 2022 and can be provided in the on-line document, emailed to CityPlanner@cityofmontesereno.org, or mailed to:

City Planner
City of Monte Sereno
18041 Saratoga-Los Gatos Road
Monte Sereno, CA 94030

The draft Housing Element is also scheduled for review and comment by the City Council at their meeting on September 6, 2022. The meeting agenda and staff report will be available the week before the meeting at: <https://montesereno.civicweb.net/portal/>

An updated draft Housing Element will be available towards the end of the year which will be revised to address comments provided by HCD. Public meetings with the Site and Architectural Commission and City Council will be scheduled for final review and adoption of the Housing Element in early 2023.

Thank you,

Diana Perkins | City Planner
City of Monte Sereno, California
18041 Saratoga-Los Gatos Road | Monte Sereno, CA 95030
Office 408.498.5283
diana@cityofmontesereno.org | www.cityofmontesereno.org



September 21, 2022

City of Monte Sereno
18041 Saratoga - Los Gatos Road
Monte Sereno, CA 95030

Monte Sereno 2023-2031 Housing Element
West Valley Community Services comments regarding Initial Draft

Dear Monte Sereno Mayor and City Council,

On behalf of West Valley Community Services staff, board and clients, we are incredibly grateful for all of the hard work, time, and thought that the Council and staff put into this document. We know that your Housing Element incorporates hundreds of public comments, hours of deliberation, and even more hours of research and consideration outside of City Council meetings. We're happy to see the City working to provide more equitable housing, as this will directly impact the lives of our clients.

As you know, West Valley Community Services (WVCS) is a nonprofit organization that has been providing safety net services to low-income and homeless individuals and families in the west valley region of Santa Clara County for more than 48 years. As the designated service provider of Monte Sereno and a Housing Element outreach partner, WVCS is excited to provide our comments regarding the Initial Draft of the 2023-2031 Housing Element.

We would first like to express our overall support for the Monte Sereno Housing Element. We are proud and happy to see the City working to become more inclusive and build housing that is affordable, attainable, and community-oriented. It is crucial for Monte Sereno to make an authentic effort to welcome people of a variety of income levels, and we hope to see the City do this despite inevitable pushback from some residents.

We have two overarching and several specific comments regarding the Housing Element draft. First, there is an over-focus on ADUs. While we agree that this is clearly the primary strategy the City should utilize in meeting its RHNA allocation, it is important that there is at least one non-ADU development included in the plan. Second, we would like to see the draft become more tangible. For example, the policies listed under **Goal H-1: Facilitate Housing Construction** do not specify what constraints will be removed or how it will be ensured that sites are provided as needed.

In terms of specific policies, we are glad to see **Program A: Improve Permit Processing Timelines**. Risk, costs, and time are major barriers to development, but there are ways to reduce these barriers. You demonstrate this in your Housing Element. In **Program C: Facilitate Parcel Maps**, we would like to see the timeline moved up from 2025. However, we are not sure if there is a reason why this has to be the timeline, so either a change in the timeline or a justification is warranted.

Policy H-2.3: Accessory Dwelling Units is crucial, as without incentives and robust outreach, affordable and utilized ADUs are unlikely to be built. Please work to ensure that the focus on meeting the need for

lower income housing is strong. It is a little unclear to us how **Program G: Development Incentives** is relevant, as the City plans to utilize ADUs to meet its housing numbers. Developers of affordable housing



aren't really being brought in if there are not designated sites in the Housing Element. We strongly encourage the City to add sites where developers might utilize these density bonuses, fee waivers, or other incentives to stimulate development. Luckily, we do know that these are effective tactics for doing so.

Program H: Employee Housing is incredibly important. Thank you for including this. At WVCS, we are well aware of the difficulty people who work in the area have affording to live here. These are valuable, and essential, members of our community, and thank you for remembering and including them. Under **Program J: Special Needs Households**, we were thrilled to see WVCS included! Please do contact us regularly. We would love to work with you on building a strategy for housing development and incentivizing lower-income housing. Last, **Program M: Countywide Cooperation**, is very important, especially for a small City like Monte Sereno. Regional solutions are absolutely necessary if we are going to solve our housing crisis. WVCS serves five cities in the west valley - Monte Sereno, Los Gatos, Saratoga, Cupertino, and West San Jose - so we are well aware of the power of a regional approach. We are happy to support you in this endeavor.

Again, we are thrilled to see Monte Sereno working to make your City affordable and accessible. We are very supportive of this Housing Element, and we look forward to continuing to participate in Monte Sereno's Housing Element process. We hope you find our insights and thoughts helpful. We again want to voice our immense gratitude to everyone who worked on this for your dedication to the community and the hundreds of hours of work you have put into this Housing Element. We are incredibly grateful for your dedication and hard work. You can contact Josh Selo at (408) 956-6113 or joshs@wvcommunityservices.org. You can contact Kylie Clark at 408-471-6122 or kyliec@wvcommunityservices.org.

In community,

Josh Selo
Executive Director
West Valley Community Services

Kylie Clark
Public Policy Coordinator
West Valley Community Services

September 8, 2022

Dear HCD, Mayor Ellahie, and members of the Monte Sereno City Council,

South Bay YIMBY has reviewed the Monte Sereno draft Housing Element and appreciates the chance to comment on it.

For the 6th cycle housing element update, Monte Sereno is required to affirmatively further fair housing and plan for 193 new homes. The current draft element does not meet those statutory requirements.

The draft Housing Element has a deficient site inventory

Monte Sereno’s draft Housing Element doesn’t have a plan to fulfill the city’s RHNA minimums of 193 net new homes. Table 4-3 shows a plan for 117 ADUs, plus five SB 9 units, for a total of 122 homes. No upzoning of any kind is planned for any part of the city. So, the draft Housing Element is only planning for about two thirds of Monte Sereno’s RHNA allocation; it fails in the basic requirement to plan to meet the city’s housing needs.

Monte Sereno’s scheme for “letters of intention” will not fulfill RHNA

The Monte Sereno City Council has been open about their detestation of upzoning. Instead, to “avoid the need for large swathes of rezoning which as we’ve already heard from our residents is very unpopular,”¹ the Council has come up with a scheme for residents to sign *non-binding* letters of intention to build an ADU, in exchange for a ~\$3,600 reduction in ADU fees. They intend to get 225 households, over a fifth of all the households in the city, to sign these letters, and present them as evidence to HCD that they can achieve their RHNA with ADUs, plus the 5 SB 9 units. This letters of intention scheme has not yet been included in the draft Housing Element, but apparently presenting it in a revision will be the strategy to make up the current draft’s RHNA deficit.

The scheme was presented at the City Council meetings of June 21, 2022 and July 21, 2022, and is under way right now. City Council repeatedly emphasized that the letters will be non-binding, that the purpose of the letters is to “alleviate the problem of rezoning the city for much higher densities,”² and that “the last thing that council wants to do is go through a rezoning process.”³

¹ Councilmember Leuthold, June 21, 2022 council meeting, <https://youtu.be/3feO76L59zA?t=3660>

² Councilmember Leuthold, July 21, 2022 council meeting, https://youtu.be/WljMf_cBqrg?t=2946

³ Mayor Pro Tem Mekechuk, July 21, 2022 council meeting, https://youtu.be/WljMf_cBqrg?t=3581

The Council video⁴, prepared to publicize the scheme, is open about the motivation: residents should sign the letters so that the city doesn't have to rezone, and residents should not feel bound in any way by their signatures:

All you need to do is sign up to build an ADU or accessory dwelling unit on your property....If Monte Sereno can get two hundred and twenty five signatures, we can meet the state requirements...There's no time limit or requirement to build an ADU.⁵

The message is clear: Sign this letter so the city doesn't have to upzone.

Councilmembers personally are going door-to-door telling people that if they sign up, it will help prevent rezoning. The nominal incentive is the \$3,600 fee reduction, but when even a 490 sq ft prefabricated ADU from Abodu costs \$275,000 and up, and most Monte Sereno ADUs will cost well in excess of half a million dollars, the fee reduction is a drop in the bucket, unlikely to be enough to induce a significant number of households to build.

This is not a plan to get residents to build ADUs. It is a ploy to evade state requirements by having residents say they want to build ADUs when they actually have no intention of doing so. We should expect a substantial percentage of signatories not to follow through. The city of Monte Sereno is not going to increase ADU production by two thirds by offering an insignificant cost reduction. This will not satisfy Monte Sereno's RHNA.

The income assignment of ADUs is not justified by data

Monte Sereno's draft Housing Element assigns 30% of their ADUs to the Very Low Income category, 50% to the Low category, 20% to Moderate Income and 0% percent to Above Moderate, based on a post-construction rent survey.⁶

The city needs to disclose the results of that survey. It is difficult to find evidence that 80% of recently-built ADUs in Monte Sereno are available to Low/Very Low Income residents. As of writing, there are no Monte Sereno ADUs listed online as available for rent at a Low or Very Low income level, and we can find no evidence of any having been available. The one ADU that is currently available for rent in Monte Sereno, on 17920 Daves Avenue, is asking \$3,450/month, which is not a Low Income rent.⁷

⁴ Video (Monte Sereno page):

https://athomeinmontesereno.com/interested-in-creating-an-accessory-dwelling-unit/widgets/51800/video_s/3768,
retrieved Sept. 1, 2022

Video (cached, loads faster):

https://drive.google.com/file/d/1jq2vrM2F-tYOjKfQ8w2hq7FR0jWSfFP9/view?usp=sharinghttps://athomeinmontesereno.com/interested-in-creating-an-accessory-dwelling-unit/survey_tools/adu-intent-to-construct⁵ See

Appendix for the full transcript of the video

⁶ Draft Housing Element, pC-6, footnote

⁷ <https://www.redfin.com/CA/Monte-Sereno/17920-Daves-Ave-95030/home/1615201>, retrieved Sept. 1, 2022

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\$3,450
Available **NOW**

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17920 Daves Ave, Monte Sereno, CA 95030
 MONTE SERENO - Freestanding cottage in the heart of Monte Sereno.

17920 Daves Ave, Monte Sereno, CA 95030
 Type: Free standing cottage with off street parking
 Address: 17920 Daves Ave, Monte Sereno, CA 95030
 Location: Winchester
 Rooms: 1 bedroom, 1.2 bathrooms, two story, off street parking
 Sq. feet: 1,000+ approx
 Details: Freestanding cottage in the heart of Monte Sereno. Nestled in the back of a well manicured estate. Two blocks from Daves Elementary. Washer and dryer in

Currently three ADUs in Monte Sereno are offered on AirBnB, at \$175, \$157 and \$152 per night.⁸ These are also not Low or Very Low Income homes; they are vacation rentals.

Top-rated vacation rentals in Monte Sereno

Guests agree: these stays are highly rated for location, cleanliness, and more.



Entire guesthouse · Monte Sereno ★ 4.90
 Greenwood Guest House, a Peaceful Oasis
 Welcome to Greenwood Guest House, a 1 bedroom, 1 bath private house situated in a peaceful and expansive backyard with a pool, tennis court, and beautiful scenery. Our space...
 \$175 night



Entire guesthouse · Monte Sereno ★ 4.86
 Private Cozy Suite in Monte Sereno
 This private suite with private entrance, bathroom, high speed internet & living room is the part of 1940's magical Mediterranean house. It is ideal for Silicon Valley...
 \$157 night



Entire guesthouse · Monte Sereno ★ 4.98
 Quiet Poolside Cottage for Solitude
 Newly constructed 800 square foot Cottage in Los Gatos. Off-street parking for one car. 16 miles from Levi's Stadium. Cathedral ceilings with skylight. Custom-built cabinetry with...
 \$152 night

ADUs alone do not Affirmatively Further Fair Housing

It may be that 80% of recently constructed ADUs are Low and Very Low Income housing, if we include ADUs that are not anyone's home—AirBnB units, pool houses, home offices, yoga studios, guesthouses and other uses—and if we also include ADUs that are used for

⁸ <https://www.airbnb.com/monte-sereno-ca/stays>, retrieved Sept. 1, 2022

homeowners' families, or rented to friends at a discount. Non-housing uses should not be considered Low/Very Low Income units, but Monte Sereno may be categorizing them that way.

However, under GOV §8899.50(a)(1), Monte Sereno is required to undo historic patterns of segregation and achieve racial equity in its Housing Element (i.e. Affirmatively Furthering Fair Housing or AFFH). Whether or not pool houses, ADUs for Grandma, home offices and other non-housing uses count as low income housing, they are not available to people historically prevented from living in Monte Sereno because of their race or income. A pool house is not housing for underrepresented groups. The all-ADU strategy does not affirmatively further fair housing, and therefore fails to satisfy Monte Sereno's AFFH requirement.

Monte Sereno's claims that no one would redevelop are unpersuasive

Monte Sereno sent letters to 20 homeowners⁹, informing them that Monte Sereno was considering their properties for rezoning. Only one of these owners responded to their letter¹⁰. Monte Sereno also contacted the pastor of the one church in the city, who also said that his church was not going to redevelop. Monte Sereno offers these two responses as their only evidence that even if they upzoned, no one would redevelop.

The city is going to considerable effort to avoid rezoning for a city that supposedly thinks it wouldn't make a difference. If the city actually wants to know whether developers would develop multifamily housing in Monte Sereno if the city upzoned to make it possible, they should ask developers, not homeowners. Developers build multifamily housing in neighboring Saratoga and Los Gatos, in the few areas where it is allowed; there's no obvious reason why they would not do so in Monte Sereno, if they were able to.

A survey of 20 homeowners and a pastor, that gets only two responses, is not evidence that developers wouldn't develop multifamily housing in Monte Sereno if the city rezoned for multifamily housing.

Housing Constraints section has lack of quantitative evidence

Appendix C provides a listing of various city regulations on housing development. However, it lacks evidence, such as pro-formas, to back up its various claims of what is or is not a constraint on development. For example, it marks the General Plan's age as a constraint but makes no analysis of what inside the plan is affecting housing production and how. Yet a separate section marks the "low residential development densities" derived from the General Plan and zoning as not a constraint, arguing that the ADUs are enough, as reported in previous APRs.

The Constraints for People with Disabilities section merely is a statement of what processes the city currently has, with no responses from those in the Disability community.

⁹The number is variously stated as 22 letters to property owners (p. 4-3) and 35 letters (p. D-1), but the letters listed in Appendix D only have 22 distinct addresses—13 of the letters are included twice—and two of those addresses, 19310 Bicknell Avenue and 19190 Bicknell, are typos and not actual addresses in Monte Sereno. The true number of letters sent to property owners at Monte Sereno address is 20.

¹⁰suggesting that the other 19 homeowners were perfectly amenable to their properties being upzoned

Programs provided lack specificity

The programs provided generally lack details of when they will occur, how they will be conducted, and what outcomes they should be measured on. Program A (Improve Permit Processing Timelines) defers analysis of this type of constraint to an unspecified date, despite such analysis being required to occur in this Housing Element process. Program G (Development Incentives) defers outreach to affordable housing developers to an unspecified date, despite such outreach also being required to occur in this process.

In particular, given the heavy reliance on ADU production, Program I (ADUs) is not scheduled to complete until the midpoint of the Housing Element cycle, as well as missing analysis of the barriers to ADU production.

Lack of public participation in this process

Housing Element law requires “diligent effort by the local government to achieve public participation of all economic segments of the community.” Appendix F merely lists various organizations the city made contact with and does not mention how comments from those organizations, if any, were incorporated into the draft. Moreover, the city evidently did not consult any developers about their potential interest in properties that might become available.

Conclusion

Monte Sereno proposes ADUs for virtually all their RHNA. The draft Housing Element does not project enough ADUs to satisfy their RHNA; the scheme to have residents sign non-binding letters saying they might build ADUs will not generate nearly enough ADUs to satisfy the RHNA; the assignment of ADUs to income levels is incorrect; and even if all of the ADUs the city projects were built, the city would not satisfy their mandate to affirmatively further fair housing.

The constraints section of the document is inadequate, and the programs are vague and unspecified.

Monte Sereno needs to go back to the drawing board.

Sincerely,

Anne Paulson
South Bay YIMBY

Appendix A: Transcript of Monte Sereno “letters of intention” video

Councilmember Lawler: Monte Sereno Residents, please listen. This year, the state adopted new regulations requiring our city to drastically expand our housing capacity.

Councilmember Leuthold: Would Monte Sereno still feel like the same town for you if we added hundreds of new houses? I didn't think so.

Mayor Pro Tem Mekechuk: But you can help. All you need to do is sign up to build an ADU or accessory dwelling unit on your property.

Councilmember Turner: If Monte Sereno can get two hundred and twenty five signatures, we can meet the state requirements

Mayor Ellahie: And still do our part to relieve the California housing shortage

Councilmember Lawler: When a volunteer comes to your home, they'll help you fill out a quick and easy form.

Mayor Pro Tem Mekechuk: There's no time limit or requirement to build an ADU on your property when you sign up.

Councilmember Leuthold: But if you decide to build one before 2030, you can use the certificate the city will send you to reduce your permit fees as a thanks for helping out.

Councilmember Lawler: So, can we count on your signature?



The City of Monte Sereno

Via email: cityplanner@montesereno.org; flower@emcplanning.com

Cc: HousingElements@hcd.ca.gov; housing@doj.ca.gov

September 8, 2022

Re: **Monte Sereno's Draft Housing** Element

To the City of Monte Sereno:

The Campaign for Fair Housing Elements and YIMBY Law do not believe the City of Monte Sereno's draft [housing element](#) will achieve the low expectation of 193 new homes within the planning period. Neither, manifestly, does the City. (Draft, tbl. 4-3 [projecting 63% achievement].) The City must do better.

We condemn the City's plan to coast on State ADU law (Gov. Code § 65852.2) in the hope that it will relieve the City of its duty to accommodate affordable housing. (See Draft, pp.2-6 to -7, 4-4 [eschewing any "inventory of sites"].) The City openly touts this plan [on its website](#) as a device "to avoid having to rezone," when the maximum zoning density is by the City's own admission "inadequate for the development of affordable housing." (*Id.* p.3-11.) Likewise, the City's assertion that "[s]egregation is essentially absent" *because* "lower-income households are largely absent" (*Id.* p.3-3) is risible.

Failing to rezone for the lower-income households that are priced out of Monte Sereno will only perpetuate the City's segregated status, and fail to affirmatively further fair housing as State law requires. (See Gov. Code § 65583(a)(3), (c)(10).)

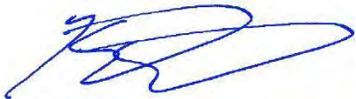
Indeed, the City does not even intend to observe the State laws it plans to coast on for several years. Its subdivision regulations will not be amended to follow State law until 2026. (Draft, p.2-4.) The same is true for ADUs. (*Id.* p.2-7.) Even when the City purports to comply with State law, as with this year's [addendum](#) to the City's [design guidelines](#),

the City does so with byzantine point systems and design restrictions that inhibit the kind of construction that underhoused Bay Area residents can actually afford. (See, e.g., Monte Sereno Objective Design Standards pp.2,7,9 [defining “mullions,” “muntins,” and “corbels,” then prohibiting them from being made of plastic or vinyl].) It is clear that the City simply wants to retain its “essential character” (Draft, p.3-1) of accommodating multimillionaires (*id.* p.A-26) while doing nothing for those living elsewhere in tents, vans, and overcrowded bedrooms. Heard.

YIMBY Law has been contacted by a Monte Sereno homeowner who has not been allowed to augment the housing on their property to accommodate another resident. We suspect this homeowner is not alone in experiencing this frustration, and we are monitoring the situation with an eye toward ensuring the City does its fair share in alleviating the housing shortage.

Californians expect and deserve “meaningful actions” to alleviate the severe inequality fostered by our policy-driven housing shortage. (See Gov. Code § 65584(e).) The City’s draft housing element fails to deliver what is required. We call on HCD not to certify the draft, and look forward to seeing a serious revision from the City later this fall.

Sincerely,



Keith Diggs
Housing Elements Advocacy
Manager, YIMBY Law
keith@yimbylaw.org



From: [Salim Damerdji](#)
To: [Javed Elshie](#); [Bryan Mekechuk](#); [Liz Lawler](#); [Rowena Turner](#); [Shawn Leuthold](#)
Cc: [Housing Elements@HCD](#); [Keith Duggs](#)
Subject: Re: Letter on ADUs and Monte Sereno's duty to AFFH.
Date: Wednesday, February 1, 2023 11:15:41 AM

Dear Monte Sereno City Council,

The adopted draft addresses none of the substantive concerns raised in the above letter, so I'm refreshing these concerns for HCD's consideration.

For your information, self-certification is not a substitute for substantial compliance with fair housing law.

Thanks,
Salim Damerdji

On Thu, Sep 8, 2022 at 11:59 PM Salim Damerdji <sdamerdji1@gmail.com> wrote:

Dear Monte Sereno City Council:

Please see the attached letter from South Bay YIMBY regarding ADUs and Monte Sereno's duty to AFFH in its 6th cycle Housing Element.

Best,
Salim Damerdji

From: [Salim Damerджи](#)
To: [Javed Elshie; Bryan Mekechuk; Liz Lewler; Rowena Turner; Shawn Leuthold](#)
Cc: [Housing Elements@HCD; Keith Clapp](#)
Subject: Letter on Monte Sereno's duty to AFFH in RHNA6.
Date: Monday, August 8, 2022 9:20:22 AM
Attachments: [Monte Sereno.pdf](#)

Dear Monte Sereno City Council:

Please see the attached letter from South Bay YIMBY regarding Monte Sereno's duty to AFFH in its 6th cycle Housing Element.

Best,
Salim Damerджи



August 04, 2022

Dear Monte Sereno City Council:

We are writing on behalf of **South Bay YIMBY** regarding Monte Sereno's 6th Cycle Housing Element Update. As a regional pro-housing advocacy group, South Bay YIMBY works to ensure cities adopt housing elements that are fair, realistic, and lawful.

Per §8899.50(a)(1) of state code, Monte Sereno's housing element must affirmatively further fair housing, which entails 'taking meaningful actions... that overcome patterns of segregation.'

The City of Monte Sereno is uniquely positioned to affirmatively further fair housing, as Monte Sereno is a wealthy, exclusionary city segregated from the rest of the Bay Area. This socioeconomic segregation is caused by the exclusionary cost of housing in your community, where an average home, as of April 30th, costs \$4,365,000, which is only affordable to someone earning a salary of \$644,000, meaning **only the richest 1% of households can afford to settle down in your community**. To put a finer point on the level of affluence in your city, the average home in your city costs more than French castles and private islands in the Caribbeans. It is thus no coincidence that your city is 74% whiter than the rest of the Bay, as well as 88% less black than the rest of the Bay Area.

In a 2021 report entitled 'Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market,' economic advisors for the White House outline how exclusionary zoning, like yours, causes segregation. Your exclusionary zoning pushes low income children to live in less resourced areas, which begets worse life outcomes from health to income. The research is clear: exclusionary zoning violates your duty to further fair housing.

To take meaningful actions that overcome patterns of segregation, we recommend you:

1. **End apartment bans in high opportunity areas.** This will give middle and working class families the opportunity to share in the resources your rich neighborhoods enjoy. As of 2020, **your city banned apartments in 100.0% of high opportunity residential areas.**
2. **Accommodate 360 low income homes in your site inventory.** While substantially larger than the floor of 83 low income homes required by RHNA, 360 is the number of homes required to bring the proportion of low income families in your city in line with the rest of the Bay Area. While this number is large enough to be politically challenging, it will always be politically challenging to overcome segregation, as AFFH requires.

Thank you,

Salim Damerджи, South Bay YIMBY

Keith Diggs, YIMBY Law

From: [Salim Damerdj](#)
To: jjlahle@cityofmontesereno.org; bmekachuk@cityofmontesereno.org; lawler@cityofmontesereno.org; turner@cityofmontesereno.org; aleuthold@cityofmontesereno.org
Cc: Housing.Elements@HCD; Keith.Diggs
Subject: Letter on ADUs and Monte Sereno's duty to AFFH.
Date: Thursday, September 8, 2022 3:59:38 PM
Attachments: [Monte Sereno.odf](#)

Dear Monte Sereno City Council:

Please see the attached letter from South Bay YIMBY regarding ADUs and Monte Sereno's duty to AFFH in its 6th cycle Housing Element.

Best,
Salim Damerdj



September 09, 2022

Dear Monte Sereno City Council:

We are writing on behalf of **South Bay YIMBY** regarding Monte Sereno's 6th Cycle Housing Element Update. As a regional pro-housing advocacy group, South Bay YIMBY works to ensure cities adopt housing elements that are fair, realistic, and lawful.

Per GOV §8899.50(a)(1), Monte Sereno's housing element must affirmatively further fair housing by 'taking meaningful actions... that overcome patterns of segregation.'

As our past letter showed, your city is segregated from the rest of the Bay, as only the richest 1% of households can afford an average home in your city. To grow into an integrated city, law requires you to provide low income (LI) folks with a range of housing options that meet their needs. Yet, your Draft falsely claims 100% of LI folks would have their needs met by ADUs built in Monte Sereno.

Few, if any, of your ADUs further fair housing goals. A 2020 survey from Berkeley's Center for Community Innovation found 40% of ADUs are held off the long-term rental market, often as home offices, while 32% of ADUs are rented to families or friends for discounted rents. Sweetheart deals to family and friends do not promote integration, as required by law. When your city is 74% whiter than the Bay Area, providing LI units disproportionately to family members reifies existing patterns of racial segregation.

Less than a third of ADUs are actually rented on the open market. But ABAG's general findings on ADU affordability don't extend to your city, where LI folks can't afford open market rate rents. **The cheapest Monte Sereno ADU on Zillow rents for \$3,450.**

To be clear, ADUs are a valuable part of a healthy mix of housing choices. But not every LI family wants to live in someone else's backyard. Not every LI family is small enough to live in a small ADU. And even those LI families who'd happily live in an ADU can't do it in Monte Sereno because virtually no ADUs are available to the public at an affordable rent.

To AFFH, your city should entirely lift its ban on Mullin-density housing. As of 2020, your city banned apartments in 100% of residential areas, effectively banning affordable housing built at-scale. Aside from creating more choice for LI families, lifting exclusionary zoning will also yield homeownership opportunities to build intergenerational wealth in a high opportunity community that ADUs, as rentals, cannot. Plus, more choice allows larger LI families to find 3+ bedroom units, rare among ADUs, that meet their needs.

Thank you,

Salim Damerджи, South Bay YIMBY

From: [East Bay for Everyone](#)
To: [Housing Elements@HCD](#)
Subject: AB 725 and Monte Sereno
Date: Friday, September 30, 2022 8:17:01 PM

Hi,

For the Monte Sereno HCD reviewer, I wanted to point out HCD's letter to Lafayette, which asks Lafayette to demonstrate compliance with AB 725. This law requires 25% of a city's upper income housing requirement to be met with sites that include 4 or more units, ie. fourplexes or multifamily housing.

As I understand it Monte Sereno is planning to meet its Housing Element target almost entirely with ADU's. This would potentially put it in violation of AB 725 and wanted to make sure to note that.

<https://eastbayforeveryone.org/wp-content/uploads/2022/09/2022-09-30-lafayette-hcd-determination.pdf> [eastbayforeveryone.org]

Best,
Kevin

From: [David Kellogg](#)
To: [Housing.Elements@HCD](#)
Subject: Public Comment on Housing Element
Date: Friday, November 18, 2022 5:41:09 PM
Attachments: [PNG Image](#)
[PNG Image](#)
[JPG Image](#)
[JPG Image](#)

Nov 18, 2022

On behalf of David Kellogg (a Contra Costa County resident), 350 Contra Costa, Greenbelt Alliance, CaRLA, Scott O'Neil (a resident of Palo Alto), Watson Ladd (a resident of Berkeley), Marvin Normal (a resident of San Bernadino), Dara Dadachanji (a resident of San Francisco), and George Grohwin (a resident of San Francisco), we provide the following comment on the Housing Element from MONTE SERENO.



Issue

- The Housing Element from MONTE SERENO fails to adequately analyze compliance with one of the state's fundamental streamlining laws.
- Under PRC 21080.1 & 21080.2, a lead agency must determine if a housing development is exempt from CEQA within 30 days of completeness, or if an EIR or other CEQA document will be required.
- For CEQA-exempt housing, this CEQA determination then triggers a 60-day approval clock (with deemed approved remedies) under the Permit Streamlining Act. Thus, if state housing laws were followed, CEQA-exempt housing projects should generally receive approvals in about 120 days.
 1. 30 days to determine completeness
 2. 30 days for CEQA review
 3. 60 days for approval.
- MONTE SERENO does not appear to issue determinations of CEQA-exemption within 30 days of completeness. As a result, **builders and the public are denied the right to the timely approval of housing**. Additionally, the builders are forced into an unreasonable bargaining position, as they lack the "deemed approved" options they should have. This improperly empowers jurisdictions to treat builders arbitrarily in the entitlement process.
- Moreover, MONTE SERENO has no apparent good-faith basis for delaying CEQA-exemption determinations beyond the allowance of Public Resources Code 21080.1 &

21080.2. In the vast majority of instances, these exemptions are uncontested and straightforward.

Recommendation

- The Housing Element from MONTE SERENO should include an analysis of compliance in its approval process with PRC 21080.1 & 21080.2.
- The Housing Element from MONTE SERENO should add a program to specify (i) who is responsible for making the CEQA determination of PRC 21080.1, specify (ii) that their decision will be made within the timeframe permitted by PRC 21080.2, and specify that (iii), when they determine a project is exempt from CEQA, their determination triggers the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)). If existing local practices or regulations are incompatible with these state laws, the program should commit to enacting reforms necessary to achieve compliance within a reasonable and definite timeline.

HCD Technical Assistance Letter

- The CEQA issues mentioned herein are discussed in the June 3, 2022 Technical Assistance letter sent to Berkeley by Shannan West, Housing Accountability Unit Chief (copy included below).
- In the letter, HCD notes that Berkeley had been issuing “recommendations” of CEQA-exemption and that the actual “determinations” were made more than 30 days beyond the completeness date. HCD notes that such practice was in violation of PRC 21080.1 & 21080.2 and “may act as a governmental constraint on housing.”