



Let's Talk Housing
SANTA CLARA COUNTY

Talk with Your Community: Morgan Hill

1. What We Value and Love

In the chat, share a word or two about what you value or love about your community and it's housing. Who wants to talk about what they wrote?

- Our hills and parks!
- Been happy living here for 40 years

2. Key Housing Needs, Challenges or Opportunities

In the chat, share a word or two about our key housing needs, challenges or opportunities. Who wants to talk about what they wrote?

- Challenge of finding sites - limited vacant land and policies against converting non-res to residential
- Extremely low-income housing is a challenge -- can low income be combined with extremely low? Seems they should be separated
- Live in apartment that was concerned about being converted to condos, but city policy helped to keep from happening
- Should focus on potential for housing the un-housed (tiny homes?)
- Apartments near single family housing - people concerned will bring down home prices -- need to address
- Have done good job of meeting higher income housing needs; want to make sure lower income needs met, including special needs (people w disabilities, etc.)



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- High AMI makes “affordable” housing very expensive for people who are on ELI fixed income housing, SSI
- City working to address - takes money, plus time to change policies and develop programs
- Section 8 voucher program open now - getting info out
- City partnering with county for project-based vouchers
- Challenge to get affordable housing developments through the process; get resources

3. Ideas or Suggestions

In the chat, share any ideas or suggestions you have to help meet our housing needs. Who wants to talk about what they wrote?

- Include nonresidential builders in inclusionary zoning program -- commercial development creates housing needs; should participate
- [also see points above]



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4. How to Better Hear from Our Community

How can we make sure we hear from our entire community?

- Having people/places that community trusts be conduits for getting out info and helping with participation
- Housing team very active reaching out to CBOs and getting them ready for Housing Element work and promote housing
- How to address people's opposition to new housing reducing their property value and inherently opposed
- Need to educate people about affordable housing -- who it serves, how it works
- Key message -- 48% of low-income renters are paying more than 50% for housing

5. What Kind of Housing Do We Have in the Future

Let's return to it being 2030, and how we've accomplished a lot! In the chat, share with us a word or two about your vision for the housing in our community. Who wants to talk about what they wrote?

- 100% of people are paying 30% or less of income on housing
- Have 4 100% affordable developments moving forward -- want to see them all succeed!
- Modular housing is overloaded - hard to keep up with demand
- Want to see more local serving businesses so don't have to drive across town to access services