RESOLUTION NO. 23-9189

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, THE CITY OF SANTA CLARA, CALIFORNIA ADOPTING GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2023-2031 TO COMPLY WITH STATE HOUSING ELEMENT LAW.

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the California legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives." (Gov. Code Section 65589.5.); and

WHEREAS, the legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Gov. Code Section 65589.5.); and

WHEREAS, the legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita… California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years"; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Santa Clara (City) regional housing need allocation (RHNA) of 11,632 housing units, comprised of 2,872 very-low income units, 1,653 low-income units, 1,981 moderate-income units, and 5,126 above moderate-income units; and

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WHEREAS, to comply with State Housing Element Law, the City of Santa Clara has prepared its Housing Element Update for the years 2023-2031 (the Housing Element); and

WHEREAS, as provided in Government Code Section 65350 et. seq., the Housing Element constitutes a General Plan Amendment; and

WHEREAS, as provided in Government Code Sections 65352 – 65352.5, the City of Santa Clara referred the Housing Element to all California Native American tribes on the contact list provided by the Native American Heritage Commission, to cities abutting Santa Clara's borders and to Santa Clara County; to local school districts; to the Santa Clara Valley Water District and San Francisco Public Utilities Commission; and to other entities listed. No California Native American tribe requested consultation; and

WHEREAS, State law requires that the City take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

WHEREAS, State law requires that the City make zoning available for all types of housing, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the preparation, adoption, and implementation of the Housing Element and Zoning Code Update requires a diligent effort to include all economic segments of the community; and

WHEREAS, the City conducted extensive community outreach over the last 20 months, including 27 meetings and activities that included community meetings/events, stakeholder workshops, meetings/interviews with residents, and City task force meetings and study sessions; and

WHEREAS, in accordance with Government Code Section 65585 (b), on August 22, 2022, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on October 12, 2022, HCD and City staff had an introductory meeting, which included an informal conversation and feedback from HCD about the City's Initial Draft Housing Element; and

WHEREAS, on November 18, 2022, the City received a letter from HCD stating that while the draft Housing Element addresses many statutory requirements, revisions will be necessary to fully comply with State Housing Element Law (Article 10.6 of the Government Code); and

WHEREAS, on November 29, 2022, HCD and City staff had a meeting to discuss HCDs findings letter; and

WHEREAS, on January 20, 2023, the City published a revised draft Housing Element with the changes required by HCD (see Exhibit A – HCD Comments and Reponses) and requested public comment on the draft; and

WHEREAS, a notice of the public hearing on the proposed General Plan Amendment was published in the Santa Clara Weekly, a newspaper of general circulation for the City, on December 11, 2022, for the January 11, 2023 Planning Commission Meeting and the January 31, 2023 City Council meeting; and

WHEREAS, on January 11, 2023, the Planning Commission opened the public hearing to consider the proposed General Plan Amendment, and then continued the hearing to January 23, 2023; and

WHEREAS, on January 23, 2023, the Planning Commission opened the public hearing to consider the proposed General Plan Amendment, and then due to technical difficulties continued the hearing again to January 26, 2023; and

WHEREAS, the City has prepared an Addendum to the 2010-2035 General Plan Environmental Impact Report adopted by the City Council on November 16, 2010, and to the environmental review documents that were prepared for subsequent amendments to the General Plan that affected housing development in the City, all of which provide environmental clearance for all of the units in the 6th cycle Housing Sites Inventory; and

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WHEREAS, the Planning Commission held a duly noticed public hearing on January 26th, 2023, at the conclusion of which, the Planning Commission determined that the proposed 6th Cycle Housing Element would not result in any new or substantially more severe impacts than previously identified in the General Plan EIR and recommended that the City Council approve the Addendum to the 2010 - 2035 General Plan EIR prepared for the Housing Element Update; and

WHEREAS, on January 31, 2023, the City Council conducted a duly and properly noticed public hearing, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, the staff report and all attachments, and oral and written public comments.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.

2. General Plan Amendment Findings. That the City Council hereby finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

   A. The proposed Amendment is deemed to be in the public interest, in that the proposed Amendment is consistent and compatible with the rest of the City's General Plan and any implementation programs that may be affected, in that the Housing Element is consistent with the General Plan's Land Use and Circulation policies, and does not increase development capacity under the General Plan, as amended.

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B. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that the impacts of the Housing Element are disclosed by the General Plan EIR as addended by subsequent amendments to the General Plan that affected housing development in the City, including but not limited to the December 2013 Climate Action Plan Negative Declaration; the February 2016 Mission Town Center EIR; the 2016 Related Santa Clara EIR; the November 2016 Lawrence Station Area Plan EIR; the July 2018 575 Benton Project Addendum; the July 2019 Gateway Crossings EIR; the March 2022 Patrick Henry Drive Specific Plan EIR; the June 2022 Climate Action Plan Addendum; and the June 2022 Freedom Circle Future Focus Area EIR (collectively, the "Subsequent Documents").

C. The potential impacts of the proposed General Plan Amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that the Housing Element creates a policy framework that provides opportunities for the development of housing in the City through the year 2031. The impacts of the Housing Element have been disclosed through the CEQA process, and the Planning Commission has determined that any impacts from the Housing Element are within the scope of the General Plan EIR, as addended.

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3. The City Council approves the 6th Cycle Housing Element Update (2023-2031) in its entirety as provided in Attachment B, attached hereto, plus any non-substantive edits or corrections made as directed by the State Department of Housing and Community Development after their review of the adopted 2023-2031 Housing Element or Addendum to the 2010 General Plan Update EIR.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 31ST DAY OF JANUARY, 2023, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	Park
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

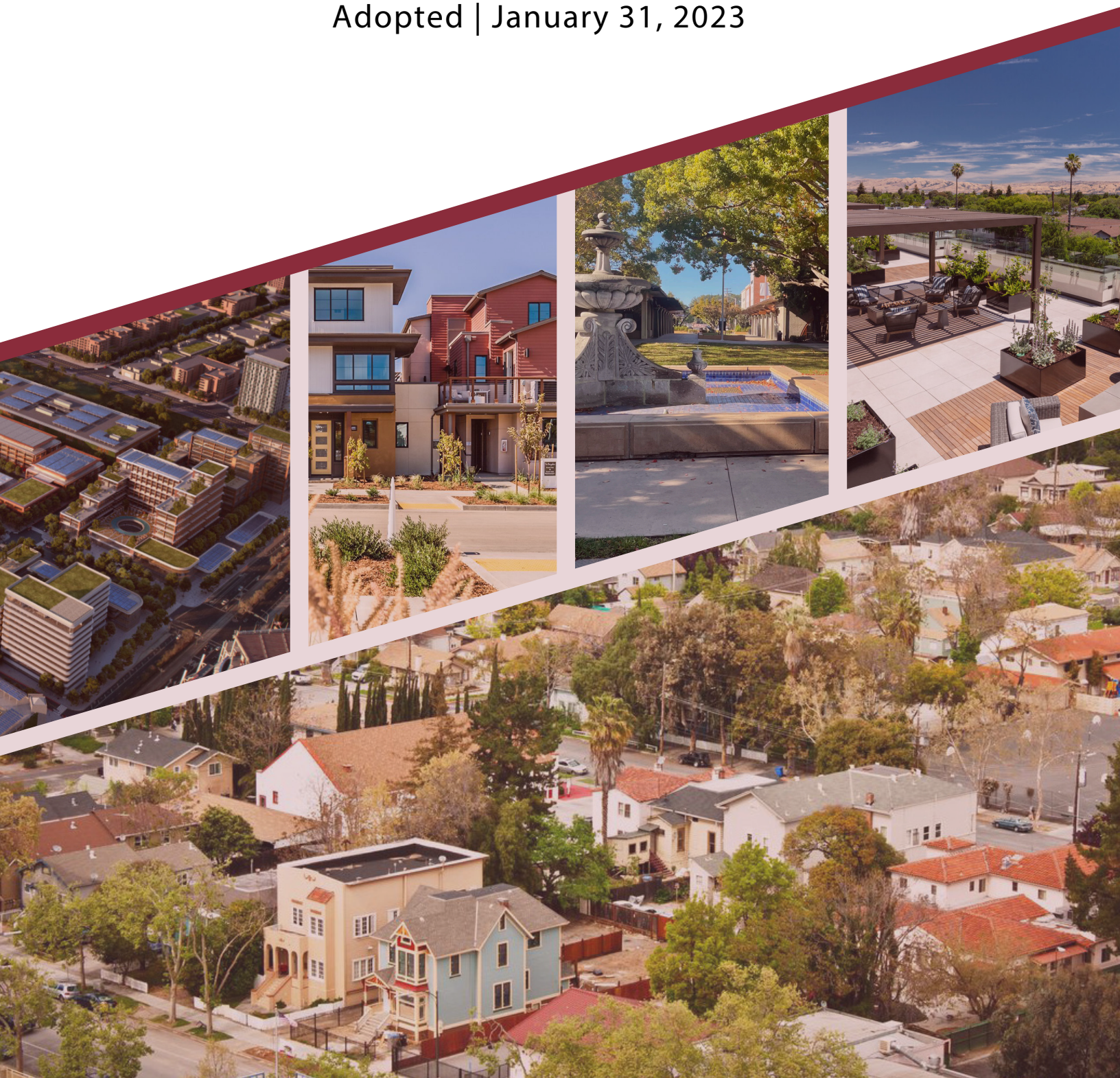
ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. 2023-2031 Housing Element

City of Santa Clara

2023-2031 Housing Element

Adopted | January 31, 2023



City of Santa Clara

2023-2031 Housing Element

Adopted | January 31, 2023

Acknowledgments

CITY COUNCIL

Lisa M Gillmor, *Mayor*

Sudhanshu "Suds" Jain, *Councilmember District 5*

Kathy Wantabe, *Councilmember District 1*

Raj Chahal, *Councilmember District 2*

Karen Hardy, *Councilmember District 3*

Kevin Park, *Vice Mayor Councilmember District 4*

Anthony J. Becker, *Councilmember District 6*

PLANNING COMMISSION

Priya Cherukuru, *Chair*

Ricci Herro, *Vice Chair*

Yashraj Bhatnagar, *Secretary*

Nancy A. Biagini, *Member*

Lance Saleme, *Member*

Mario Bouza, *Member*

PREPARED BY:

MIG, Inc.

City of Santa Clara Housing & Community Services Division

City of Santa Clara Planning Division

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Chapter 13.1 Introduction

Background and Purpose

The City of Santa Clara continues to be a desirable place to live and in recent years the City has adopted new policies and provided funding to achieve more affordable housing opportunities in the community, as well as preparing long range plans to add new high-density, amenity rich neighborhoods that provide a variety of affordability options.

The historic agricultural nature of Santa Clara was forever changed with the invention of the semiconductor chip in the 1950's. Since then, the growth of the technology industry has fueled job growth and propelled Santa Clara to the current population of about 127,000 residents.[1] Santa Clara's population is expected to grow by about 26 percent to 159,500 by 2040. The composition of the housing stock in Santa Clara has shifted, with more multi-family units being built than single family homes. This trend likely reflects the limited availability of land for development, the high cost of homeownership, and the growing number of young adults moving to this job rich area.

Demand for home ownership continues to exceed the supply and prices are increasingly out of reach even for moderate income households. As of 2019, 43 percent of homes were owner households and 57 percent were renter households, reflective of the high cost of home ownership in the area. Housing supply in general is tight with the vacancy rate of renter occupied homes only at 4.8 percent and owner homes at less than one percent.

The City's motto, the "Center of What's Possible", conveys the City's can-do commitment to addressing housing challenges and ensuring a high quality of life for current and future residents. In response to the daunting local and regional housing supply challenges, the City has been active in increasing housing access and choice, and removing barriers to development, as well as streamlining the development process to facilitate housing development. Additionally, the City is nearing completion of a comprehensive Zoning Code update which will further streamline processes with the inclusion of objective standards and new zoning districts that better align with the City's General Plan. In 2018, the City began implementing an affordable housing ordinance with inclusionary requirements for new housing development. The ordinance also includes a commercial linkage fee so that office, R&D, and data centers contribute fees to support affordable

[1] Census.gov

housing development. Since the fall of 2021, the linkage fee has generated over $5.6 million, and those funds will be used to address affordable housing needs in the City.

The City has also partnered with affordable housing developers providing gap financing and is working expeditiously to facilitate entitlements and building permits for construction, meeting tight financing deadlines and requirements. Infill areas of the City such as El Camino Real, Stevens Creek Boulevard, Winchester Boulevard, and Homestead Road with strong access to transit, retail, schools, and services are the sites of several new affordable, supportive, and transitional housing projects under construction which have benefited from new State laws that streamline processes and, in many cases, have also been financially supported by the City. New neighborhoods in the long-range planning areas of Lawrence Station, Tasman East, Patrick Henry Drive, Freedom Circle, and Downtown will have access to high quality transit, parks, community center(s), schools, and entertainment.

Through this updated Housing Element, the City puts forth strengthened housing goals, policies and actions that will support housing opportunities for new residents and existing residents facing displacement pressures so that Santa Clara can continue to be a vital and diverse city in the heart of the Silicon Valley.

Regulatory Framework

The Housing Element is one of the required components of a General Plan and must be consistent with all other elements of the General Plan. It identifies ways in which the housing needs of existing and future residents can be met. State law describes in great detail the necessary contents of the Housing Element: 1) identifying housing needs; 2) affirmatively furthering and assessing fair housing; 3) analyzing constraints to housing production; 4) examining past accomplishments from prior housing element planning efforts; 5) understanding how past planning practices may have excluded groups of people from housing opportunities; 6) documenting how the public has been engaged in the planning process; and 7) assessing and describing how land and financial resources will be marshalled to meet all housing needs. This Housing Element responds to those requirements and responds specifically to conditions and policy directives unique to Santa Clara.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:

1. To ensure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.

2. To ensure that counties and cities will prepare and implement Housing Elements which, along with federal and State programs, will move toward attainment of the State housing goal.
3. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs.
4. To ensure that each local government cooperates with other local governments to address regional housing needs.

Scope and Content of the Housing Element

The 2023-2031 City of Santa Clara Housing Element has been prepared to meet the intent and requirements of State law and is intended to be integrated into the City's 2010-2035 General Plan. The Housing Element covers the planning period that begins January 31, 2023, and ends January 31, 2031, focusing on ways to promote residential infill development, given land supply and cost constraints. The intent of this Element is to plan for an adequate variety of safe, appropriate, and well-built housing for all residents of Santa Clara.

To comply with State Housing Element Law the he Housing Element consists of:

- An overview of the housing element and its relation to other elements in the General Plan
- A review and assessment of the 2015-2023 Housing Element
- A summary of the housing needs assessment
- An assessment of Fair Housing
- An analysis of special housing needs
- A review of constraints to housing development
- An analysis of at-risk housing
- A sites analysis of land parcels suitable for housing
- Goals, policies, and actions that support the Housing Element

Acronyms

This element includes use of many acronyms to identify agencies, housing programs, funding sources, and planning terms. Commonly used acronyms are:

ABAG/MTC – Association of Bay Area Governments/Metropolitan Transportation Commission

ADU – Accessory Dwelling Unit

AFFH - Affirmatively Furthering Fair Housing

AI - Analysis of Impediments to Fair Housing

ACS - American Community Survey

AMI – Area Median Income

APR – Annual Progress Report

BMP – Below Market Purchase Program

BMR – Below Market Rental Program

CDBG – Community Development Block Grant

CEQA – California Environmental Quality Act

CHAS – Comprehensive Housing Affordability Strategy

CHDO – Community Housing Development Organization

COPA – Community Opportunity Purchase Act

DOF – State of California Department of Finance

HCD – State of California Department of Housing and Community Development

HOME – HOME Investment Partnership Program

HOME-ARP – HOME American Rescue Plan

HPS – Homelessness Prevention System

HUD – Federal Department of Housing and Urban Development

HVAC – Heating Ventilation and Air Conditioning

LIHTC – Low-Income Housing Tax Credit

LMI – Low to Moderate Income

MCC – Mortgage Credit Certificate

MFI – Median Family Income

MRB – Mortgage Revenue Bonds

NCIP – Neighborhood Conservation and Improvement Program

NOAH – Naturally Occurring Affordable Housing

NOFA – Notice of Funding Availability

PHLA – Permanent Local Housing Allocation

RHNA – Regional Housing Needs Allocation

SRO – Single Room Occupancy

SVP – Silicon Valley Power

TBRA – Tenant Based Rental Assistance

TCAC – California Tax Credit Allocation Committee

TOD – Transit-Oriented Development

Relationship to Other General Plan Elements

Since statutory requirements addressed in this Element overlap with other General Plan components, such as Land Use, Transportation, Environmental Quality, and Public Facilities and Services, it is necessary to look at the 2010-2035 General Plan in its entirety for an understanding of the relationship between the Housing Element and these topic areas. This Element meets the minimum standards required by State law for a housing element. Related housing issues can be found elsewhere in the General Plan. This Element incorporates and is intended to be consistent with the 2010-2035 General Plan, adopted in 2010.

Public Participation

The Housing Element must reflect the values and preferences of the community; therefore, public participation in the planning process is critical to ensuring this Housing Element represents community voices. Government Code Section 65583(c)(9) states: "Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

At its core, a Housing Element is an opportunity to have a community conversation about how to address local housing challenges, establish goals, develop policies, and find solutions. As such, the public engagement process for Santa Clara utilized several channels to solicit input from a variety of stakeholders. Key comments gathered from the engagement process are summarized in Appendix A: Community Outreach and a list of general outreach efforts are listed below:

- Community Meetings
- Stakeholders Meetings, Questionnaires, and Interviews
- Digital Surveys: English, Spanish, Vietnamese, Chinese (Simple)
- Community Events
- Community Pop-ups
- Tenant Listening Sessions
- Planning Commission and Community Council Meetings

At a high level, the community engagement was utilized to balance and align community input with State Housing Law requirements. With, consistent themes of affordability, housing type and tenure, housing choice, tenant protections, and homelessness the outreach process informed the Housing Plan actions, polices, and actions, and confirmed or highlighted trends identified by the demographic analysis. Specifically, outreach informed the creation of new efforts in the Housing Element as follows:

- Respondents to outreach and commentors were concerned that the designated levels of affordability in the city's existing inclusionary ordinance are increasingly not affordable for many residents. The Housing Element includes a planned effort to update the inclusionary ordinance to increase a greater number of units in the deeper affordability categories and to redefine the City's moderate affordability category to reflect a lower income range. Also proposed is including in the City's Notice of Funding Availability specifications criteria that would prioritize City funding of Extremely Low Income and Very Low Income units.
- Consistent feedback was received through all outlets and demographics of respondents highlighting the need to better address homelessness. The City's newly created Homelessness Task Force comprised of service providers, advocates, and individuals with lived experience of being unhoused have provided recommendations that are being pursued through the creation in a Homelessness Plan with implementation actions.
- Commentors provided feedback on the need for more displacement prevention. The Housing Plan includes the City Council future consideration of new policies and programs that would require no net loss of income restricted units during construction or rehabilitation of existing housing; replacement of existing affordable housing units at the same or lower affordability levels; landlord and City notification and information for tenants affected by efforts that would cause relocation; and require developers to provide relocation benefits beyond State requirements.
- Residents of affordable and special needs housing shared at listening sessions that they have been particularly affected by heat waves and wildfire smoke. As part of the City's CDBG program, the City will promote a Notice of Funding Availability process for installation of HVAC improvements for sensitive populations.

A summary of community engagement meetings and survey data are included in Appendix A: Community Outreach.

Public Review Draft and HCD Draft Housing Element

The Draft Housing Element was posted on the City's website on July 1, 2022. From July 1, 2022 through August 1, 2022, the draft Housing Element was advertised for public review by emails to the City's Housing Element Update email list (944 subscribers as of 8/9/2022), City's Planning

Developer Stakeholder list (110 subscribers as of 8/9/2022), Housing non-profit agencies and developers list (282), and emails to the Planning Commission and City Council. An online comment form was available for the public to provide feedback on the Draft Element. During this time, 24 public comments were received, as well as formal comment letters from Housing Choices, SV@Home, Partnership for the Bay's Future, Carpenters Local 425, Anne Paulson, Life Services Alternatives, TransForm, and Housing Action Coalition. A summary of public comments and the formal comment letters are included in Appendix A: Community Outreach. In response to these comments, the Housing Element was reviewed, and edits were made incorporating public comments including, but not limited to:

- additions and clarifications to the Housing Plan,
- additions and clarifications to the Affirmatively Furthering Fair Housing analysis and clarifications on the Housing Resources calculations
- edits to the Housing Resources parcel inventory
- and other minor edits and clarifications that were less substantive but were provided for readability.

The draft Housing Element was then submitted to HCD on August 22, 2022 for a 90-day review and formal comment. The draft Housing Element remained available on the City's website for additional public review and comment during the HCD review period. During the HCD review period the jurisdiction conducted additional public outreach and received additional public comment that was again incorporated into the draft Housing Element. And, upon receipt of the formal HCD comment letter the draft Housing Element was edited to address the findings specified in the letter and posted for public comment.

The Housing Element was revised in response to these comments and the public was invited to attend and comment on the Housing Element at hearings held before the Planning Commission and the City Council in January 2023. The revised Draft Housing Element was available on the website and at City Hall prior to each hearing.

General Plan Consistency

All properties and land use in the City are governed by the City's General Plan. The General Plan describes the long-term goals for the City's future and guides daily decision-making. The time frame of the General Plan is 2010-2035. The Plan contains the City's official policies on land use and community design, transportation, housing, environmental resources, and health and safety.

The Housing Element is part of the General Plan but operates on a state mandated schedule. The time frame for the Housing Element is 2023-2031, therefore it has been prepared to maintain internal consistency with the current 2035 General Plan as required by State law. Specifically, the sites inventory reflects the capacity under the land use designations of the 2035 General Plan, as amended.

The 6th-cycle Housing Element provides an opportunity to update the goals, policies, and actions identified in the 5th-cycle Housing Element (2015-2023), and with the increased focus on Affirmatively Furthering Fair Housing, which has heavily influenced the document, will provide a framework for how the City evaluates future General Plan amendments and the next comprehensive General Plan update.

13.1

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Chapter 13.2
Housing Plan

The goals, policies, and actions delineated in this chapter serve to support the City's vision of providing decent housing and a suitable living environment for every resident.

Goals and Policies

The Housing Plan identifies the City's goals for neighborhood conservation, housing production, housing support, and housing opportunities. The goals are supported by policies which are implemented through a series of actions.

Goal A Create and maintain high-quality, livable, and diverse housing stock within the City of Santa Clara.

Policy A-1: Maintain and improve the quality of residential housing stock, address housing deficiencies and prevent future blight through the encouragement of ongoing maintenance, rehabilitation, and conservation of existing housing stock.

Policy A-2: Provide residential code enforcement for conformance with City Code and Zoning Ordinance regulations.

Policy A-3: Utilize objective design standards to streamline the housing development process.

Policy A-4: Seek collaborative efforts with regional entities and utility service providers to subsidize and incentivize residential energy and water conservation.

Policy A-5: Proactively plan for sufficient housing capacity through infill development that is compatible with existing neighborhoods and through the preparation of neighborhood plans that will support the development of new, complete neighborhoods.

Goal B Designate suitable vacant or underutilized sites for new residential development.

Policy B-1: Identify potential sites for affordable housing units in areas of "high opportunity" as defined by the state.

Policy B-2: Encourage the building of high-density housing on appropriate vacant or underutilized sites.

Policy B-3: Identify and facilitate the award of local, regional, state, and federal funding sources to support housing development, housing infrastructure, and amenities.

Policy B-4: Identify and potentially designate surplus land that can accommodate low, very-low, and extremely low-income residential development.

Policy B-5: Encourage high density residential development utilizing the City's higher density and mixed-use residential designations in proximity to transit and other residential services.

Goal C Increase special needs housing opportunities for persons of all economic levels.

Policy C-1: The City shall collaborate with services agencies and community-based organizations to prioritize loans and grants toward housing for seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, victims of domestic violence, and people who are experiencing homelessness.

Policy C-2: Improve proximity and connections between special needs housing and high-quality transit stops, job centers, educational institutions, day care, open space, community services, and healthy food options.

Policy C-3: Participate in local, regional, State, and federal programs and efforts that support affordable, transitional, supportive, and permanent housing and address the needs of disadvantaged populations and those experiencing homelessness.

Policy C-4: Ensure compliance with all State and federal regulations relating to housing opportunities and the prevention of discrimination based on religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or mental or physical disability and any other protected classes under federal and State law.

Goal D Promote a variety of housing types, tenure, and location, including higher density where possible, especially for lower and moderate income and special needs households.

Policy D-1: Continue to identify and apply for funding that supports the development of housing for extremely-low and very low-income residents and special needs households.

Policy D-2: Continue to utilize General Plan land use and zoning updates to provide increased opportunity and flexibility in providing a variety of housing types and tenure.

Policy D-3: Periodically review the City's ordinances, policies, and procedures and make changes as necessary to reduce or remove constraints to housing development.

Policy D-4: Promote the use of density bonuses and development incentives to facilitate a variety of housing types and tenure.

Policy D-5: Encourage the construction of accessory and junior accessory dwelling units through outreach, education, and links to regional technical assistance.

Goal E Affirmatively further fair housing by increasing access to opportunity, reducing displacement impacts, reducing cost burden, targeting outreach to lower income residents, and rehabilitating substandard living conditions.

Policy E-1: Improve access to opportunity by working to improve the quality of life for residents of lower income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

Policy E-2: Work to reduce displacement of lower income residents from Santa Clara and to reduce the impact of relocation on low-income households.

Policy E-3: Conduct proactive outreach in areas of the City with less access to opportunity, to build awareness of services including fair housing complaint investigation, landlord tenant mediation, eviction and homelessness prevention counseling, and opportunities to apply for new affordable housing through the HouseKeys application portal.

Policy E-4. Conduct regular outreach, education, and affirmative marketing with community partners that have access to populations experiencing disproportionate housing problems and encourage early participation from a diverse set of residents and other stakeholders in the development of long-range plans and the review of new development proposals.

Policy E-5: Increase public participation by translating public outreach documents (e.g., flyers, surveys) as part of the public participation process and when marketing the City's affordable housing lotteries.

Policy E-6: Continue to provide, when appropriate and feasible, options for either virtual, in-person, or hybrid community meetings to allow for broader community participation.

Implementing Actions

Each Goal outlined in the Housing Plan is supported by one or more policies, which are often implemented by specific actions. Many of the identified actions below will implement multiple policies and goals. Some policies offer direction to Staff and appointed/elected officials in making decisions related to the provision of housing but are not implemented through specific housing programs.

Objectives for each action are either categorized as "Discrete" (objective to be completed during the timeframe of the Housing Element) or "Ongoing" (objective that happens throughout the timeframe of the Housing Element).

Action 1: Provision of a Variety of Housing Types

The City of Santa Clara supports and encourages the development of a variety of housing types to rent and to own in a variety of locations to maintain social and economic diversity in the community. During the Housing Element planning period, the City will promote the development of accessory units, affordable one- and two-story additions to single-family homes, and other lower income housing alternatives.

Funding Source: Departmental Budget

Responsible Agency:

Planning Division and Housing and Community Services Division

Discrete Objectives:

- By May 2023, adopt the comprehensive Zoning Ordinance update with revised provisions to allow a variety of housing types, including:

- Single-room occupancy and employee housing

- Emergency shelters, low barrier navigation centers, and by-right permanent supportive housing

- Acknowledging group homes (residential care facilities) for 7 or more residents and separately enumerating residential care facility uses with 6 or fewer residents.

- Complying with Accessory Dwelling Unit (ADU) law and incentivizing the creation of ADUs by removing parking requirements and providing more flexible height standards

- By January 1, 2024, the City of Santa Clara Building Division will:

  - Compile and post on the Building Division page a list of information needed to approve a post entitlement phase permit
  - Post on the Building Division page an example of a complete approved application and an example of a complete set of post entitlement phase permits for at least 5 types of housing development projects: ADU, duplex, multifamily, mixed use, and townhome.

- By 2026, or as funds become available, through the provision of a notice of funding availability (NOFA), prioritize loans for the development of extremely low and very low-income housing alternatives, such as single-room occupancy (SRO) units, senior housing, family housing, housing for persons with disabilities (including developmental disabilities), licensed residential care homes, etc. (This responds to community feedback that 80-120% AMI housing is no longer affordable enough for many residents in Santa Clara).

- By the end of 2026, reassess demand for urban farmworker housing (current and retired workers) and gauge the interest and feasibility among developers to utilize the Joe Serna Jr. Farmworker Housing Grant Program when funds become available.

Ongoing Objectives:

- On an annual basis, report on the production of ADUs through the City's Annual Progress Report (APR). If the pace of ADU production falls below the level necessary to achieve 340 ADUs during the 2023-2031 planning period (approximately 43 ADUs/year), present a plan to City Council to remove barriers and/or further incentivize ADU production.

Relevant Policies: Policy A-3, Policy B-1, Policy B-3, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-2, Policy D-3, Policy D-4, Policy D-5

Action 2: Affordable Housing Ordinance

The City's Affordable Housing Ordinance requires developers of residential developments of 10 or more units to provide the following:

- Rental projects - 15% of rental units must be affordable to renters of extremely low, very low, low, and moderate income households, as long as the distribution of affordable units averages to a maximum of 100% of AMI.
- For sale/ownership projects - 15% of units must be affordable to extremely low, very low, low, and moderate income households, as long as the distribution of affordable units averages to a maximum of 100% of AMI.

The Affordable Housing Ordinance has two components: Below Market Rental (BMR) program and Below Market Purchase (BMP) program. The City offers BMR and BMP units to income-qualified households. This program is an important tool for providing very low, low and moderate income housing opportunities.

Funding Source: Inclusionary Housing

Responsible Agency:

Housing and Community Services Division

Discrete Objectives:

- By the end of 2024:

  - Assess the feasibility of updating the citywide affordable housing ordinance to align with recent feasibility studies for the Patrick Henry Drive Specific Plan that support deeper affordability requirements (5% very low income, 5% low income, and 5% moderate income) for inclusionary rental and ownership projects.

  - Assess the feasibility of updating the ordinance's definition of "moderate income" units from 120% AMI to 100% AMI to further distinguish the difference between "moderate income" and market rents. This responds to stakeholder feedback that 120% AMI is not affordable for many residents and in some cases exceeds market rents.

- By the end of 2024, determine the feasibility and marketability of changes to the BMP program that would keep new BMP homes affordable, or deed restricted, for 20-30 years instead of just five years. Such changes could also make the City's BMP program compatible with the County's new Below Market Rate Partnership program which aims to assist low and very low-income first time homebuyers. This responds to stakeholder feedback that homeownership is desired but increasingly less attainable in Santa Clara.

Ongoing Objectives:

- On an annual basis, monitor and report the effectiveness of the Affordable Housing Ordinance in expanding affordable housing choices through the City's Annual Progress Report to HCD.

Relevant Policies: Policy B-1, Policy B-2, Policy B-3, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-4

Action 3: Affordable Housing Incentives and Facilitation

For-profit and nonprofit developers play a significant role in providing affordable housing in Santa Clara. The City will proactively encourage and facilitate the development efforts of developers and organizations for the construction of affordable housing for lower income households, particularly those with special needs including seniors, large households, extremely low income households, households with persons who have disabilities (including developmental disabilities), and licensed residential care homes.

Funding Source: CDBG; HOME; General Fund

Responsible Agency:

Planning Division and Housing and Community Services Division

Discrete Objectives:

- By March 2023, create an SB 35 checklist and written procedures for processing SB 35 applications.

- Prior to the end of 2024, the City will conduct public outreach and issue a request for proposals to develop mixed income or 100% affordable housing on the vacant former site of the King's Highway Motel on El Camino Real.

- By the end of 2024, establish a relationship and meet with interested property owners of naturally occurring affordable housing (NOAH) to facilitate possible connections between sellers, affordable housing developers, and funding sources.

Ongoing Objectives (on an annual basis, unless otherwise noted)**:**

- In 2025, 2027, and 2029, monitor the risk of conversion of naturally occurring affordable housing (NOAH) by contacting owners of the highest risk properties to determine their intentions and to explore options for conversion to income-restricted affordable housing.

- Encourage and assist in efforts to combine public and private funds in joint housing ventures that maximize affordability.

- As appropriate, support and/or partner with housing developers in the application for affordable housing funding, such as providing technical data, assistance in identifying available and appropriate sites, and expediting review and processing of affordable housing.

- Analyze parking reforms as part of proposed long-range plans, including the El Camino Real Specific Plan and the Santa Clara Station Area Plan, including transit pass requirements, and particularly how updated parking policies could positively impact housing, transportation, and other goals.

- As appropriate, collaborate with neighboring jurisdictions to pursue funding opportunities for affordable housing programs.

- Utilize CDBG and HOME funds in conjunction with other cities' funds to construct or rehabilitate shelters, public service facilities, and to provide housing services.

- Review best practices to identify appropriate incentives and policies to support affordable housing development in the City including fee deferral, reduction, or waivers.

Relevant Policies: Policy B-1, Policy B-2, Policy B-3, Policy B-4, Policy B-5, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-2, Policy D-3, Policy D-4, Policy D-5

Action 4: Maintenance of Housing Stock

Since 1976, the City of Santa Clara has assisted more than 1,000 homeowners to rehabilitate and increase the value of their homes through the Neighborhood Conservation and Improvement Program (NCIP). Under the direction of the City of Santa Clara Housing and Community Services Division and in partnership with Rebuilding Together Silicon Valley, NCIP offers technical and financial assistance to qualified homeowners. The program is designed for citywide households with gross incomes at or below 80 percent of County median income. Various types of minor and major repairs may be addressed, including accessibility improvements, re-roofing, plumbing, heating/cooling, electrical, termite damage, foundation, and weatherization. The costs for home repairs are covered through a grant or a loan depending on the size of the project.

The Multi-Family Affordable Energy Efficiency program allows for the City's special revenue funds in partnership with Silicon Valley Power (SVP) to pay for energy consultants to recommend and create a scope of work for specific SVP project rebates. The program also allows for the City to provide assistance for the cost of installation and facilitates the grant administration process.

Funding Source: CDBG, HOME / Special Revenue Funds (in partnership with SVP)

Responsible Agency:

Housing & Community Services Division

Discrete Objectives:

- By 2023, conduct outreach to single-family home residential care facilities that serve protected classes including persons with disabilities to determine interest in and the feasibility of including these properties in future CDBG/HOME Notices of Funding Availability to address rehabilitation and emergency repairs in these facilities. (This objective responds to feedback from Life Services Alternatives)

Ongoing Objectives:

- Assist approximately 200 low, very low, and extremely low income homeowners with rehabilitation and emergency repair assistance through loans and grants.

- Continue to conduct inspections of homes on a request and complaint basis, providing referrals to the NCIP and assistance where possible to correct identified issues and problems in both primary and secondary dwelling units.

- Through the CDBG program, to address rising average temperatures, promote NOFA process for installation of HVAC improvements for sensitive populations, including seniors in multifamily housing. (This response to feedback from seniors that live in apartments that do not have air conditioning).

Relevant Policies: Policy A-1

Action 5: Preservation of Assisted Rental Housing

To meet the housing needs of persons of all economic groups, the City is committed to guarding against the loss of housing units reserved for lower income households. Five assisted rental projects in Santa Clara are identified to be at potential low risk of conversion to market rate use in 2028-2031.

Funding Source: Departmental Budget

Responsible Agency: Housing and Community Services Division

Ongoing Objectives (on an annual basis, unless otherwise noted)**:**

- When funding is available, continue to assist property owners of income restricted housing to make periodic capital improvements to the property, to improve energy efficiency and to extend affordability.

- Continue to monitor at-risk income restricted projects by maintaining contact with the property owners annually regarding long-term plans for the projects.- Establish and maintain contact with public and nonprofit agencies interested in purchasing, managing, or financing the acquisition of at-risk units.

-When possible, work with owners of at-risk income restricted housing to restructure City loans in exchange for extended affordability restrictions.

Relevant Policies: Policy A-1, Policy A-2, Policy A-4, Policy B-1, Policy B-4, Policy C-4, Policy D-1, Policy D-2, Policy D-3, Policy D-4, Policy D-5

Action 6: Acquisition of Multi-Family Housing

As a strategy to expand the City's affordable housing inventory, Santa Clara will continue to explore opportunities for the acquisition/rehabilitation of multi-family housing. As funding permits, the City will work with nonprofit organizations to acquire and rehabilitate deteriorating and distressed properties and convert them into affordable rental housing for lower income households, including those with special needs.

Funding Source: CDBG; HOME

Responsible Agency:

Housing & Community Services Division

Discrete Objectives:

- By early 2027, present to the future Housing Commission the findings from an analysis of the need/benefit and resources required to implement a Community Opportunity Purchase Act (COPA) program in the City of Santa Clara. A COPA program gives a qualified nonprofit buyer the right to make a first offer on a residential property that is for sale covered by the program.

Ongoing Objectives (on an annual basis, unless otherwise noted)**:**

- Explore funding sources available at the regional, state, and federal levels to support affordable housing developers with acquisition/rehabilitation opportunities.

- Work with nonprofit entities to acquire properties and rehabilitate existing multi-family structures to be maintained as or converted into affordable rental housing.

Relevant Policies: Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1

Action 7: Code Enforcement Program

Code enforcement is essential to ensuring housing conservation and rehabilitation. The City maintains a strong housing inspection and code enforcement program to ensure adequate maintenance of the housing stock and quality of residential neighborhoods. In an average year, the City receives several thousand complaints related to possible code enforcement violations. In many cases, the responsible party for the code violation is given the opportunity to voluntarily correct the situation and comply with current codes without a penalty.

Funding Source: CDBG, General Fund

Responsible Agency:

Planning Division, Building Inspection, Police Department

Discrete Objectives:

- By the second half of 2024, establish pilot multi-family residential housing inspection and educational programs that are self-funded through fees.

Ongoing Objectives:

- Proactively and systematically respond to housing code violations.

- Provide special attention to maintaining the stability of residential neighborhoods through development and enforcement of minimum standards of allowed use of the City's streets, as well as maintenance of front and other yard areas visible from the public right-of-way.

- Explore using CDBG dollars to fund proactive code enforcement and place-based capital improvements to improve access to opportunities in HUD designated low-income and distressed areas of the City.

Relevant Policies: Policy A-1, Policy A-2, Policy A-3

Action 8: Neighborhood Relations Programs

Since 1990, the Neighborhood-University Relations Committee (NURC) (formerly Student Housing Committee) has been responsible for reviewing student housing issues. NURC meets regularly to facilitate on-going communication and problem solving among City officials, neighborhoods, property owners and Santa Clara University (SCU) officials and students. Santa Clara University has established a Residency Requirement for Freshman and Sophomore students, with some exceptions, to live on campus. In 2022, the City convened an ad hoc Homelessness Task Force which will be replaced in 2023 with a permanent Housing Commission. The new commission will advise on the use of the City's federal CDBG and HOME funds, and on the City's homelessness response efforts.

Funding Source: General Fund

Responsible Agency:

Housing and Community Services Division

Ongoing Objectives:

- Starting in early 2023, utilize the newly formed Housing Commission to advise on CDBG and HOME grant administration for capital projects and community services, and on the City's homelessness response efforts.

- Improve the maintenance of student-occupied homes and behavior of the occupants via owner outreach to minimize impacts on neighborhoods surrounding SCU.

- Enhance code enforcement and special police patrols to address the problems in the area.

- Continue to hold meetings three times per year with student tenants, landlords, SCU, residents, and the City to allow opportunities for stakeholders to discuss neighborhood issues and concerns.

- Continue to work with neighbors (residents, businesses, and institutions such as Santa Clara University) to ensure that development is compatible with existing neighborhoods and that neighbors are satisfied with the design, density, and parking requirements of projects.

Relevant Policies: Policy A-1, Policy A-2, Policy A-3, Policy C-4, Policy E-2, Policy E-3

Action 9: Zoning Ordinance

The City is currently undertaking a comprehensive update to its Zoning Ordinance to reflect the current goals and policies of the 2010-2035 General Plan. As part of this update, the City will reconsider, and revise, if appropriate, its provisions for parking, mixed use developments, residential care facilities, employee housing, and SRO housing. The update is expected to be completed in early 2023. The comprehensive Zoning update is intended to bring consistency between the Zoning Ordinance and the General Plan, implementing the General Plan goals by facilitating mixed use development and higher density residential development, protecting existing neighborhoods, and incentivizing redevelopment with appropriate development standards and streamlined procedures.

Funding Source: General Fund

Responsible Agency:

Planning Division

Discrete Objectives:

- Complete the comprehensive update to the Zoning Ordinance by early 2023. The Zoning Code will include provisions that:

  - Provide for by-right approval of a variety of housing types (see Action 1)
  - Reduce dependence on Planned Developments (PDs) by including new high-density residential and mixed-use zoning districts that conform to the General Plan and streamline the permitting process for projects that meet new objective development standards
  - Allow by-right expansion of single-family homes built with non-conforming side setbacks and/or one-car garages

- Bring the City into compliance with State Density Bonus Law (SDBL), including recently adopted legislation that goes into effect in 2023.
- Revamp residential parking requirements, including unbundling and make appropriate reductions in parking requirements according to housing type (i.e., reduced parking requirements for units for people with developmental and other disabilities)

Ongoing Objectives:

- On an annual basis, monitor the Zoning Ordinance for any potential constraints to the development of housing, particularly housing for persons with special needs (including those with developmental disabilities) and amend the Zoning Ordinance as necessary to address those constraints.

Relevant Policies: Policy B-2, Policy B-4, Policy B-5, Policy C-2, Policy D-2, Policy D-3, Policy D-4, Policy D-5

Action 10: Adequate Sites Inventory

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. The residential sites analysis completed for the 2023-2031 Housing Element indicates the City can accommodate its RHNA of 11,632 units, including 2,872 very low income units, 1,653 low income units, 1,981 moderate income units, and 5,126 above moderate income units.

Funding Source: Departmental Budget

Responsible Agency:

Planning Division

Discrete Objectives:

- To supplement the City's housing sites inventory and to prepare for the 7th Housing Element cycle:
  - By the end of 2025, to encourage transit-based development, complete the Santa Clara Station Area Plan.
  - By the end of 2025, to encourage mixed-use development, complete the El Camino Real Specific Plan.

Ongoing Objectives (on an annual basis, unless otherwise noted)**:**

- Maintain an inventory of housing sites appropriate for a range of income levels and housing types, including supportive housing for persons with disabilities and developmental disabilities.

- Provide information and technical assistance on Federal and State funding sources or referrals to appropriate agencies.

- Monitor and report on the dispersion of affordable units throughout the City.

- Review housing sites inventory at time of development proposal to determine consistency with proposed density and assumed density in the Housing Element.

- Maintain a no net loss of units identified in the sites inventory of this Housing Element. If the assumed density is not entitled, a finding must be made that the displaced units can be redistributed to other opportunity sites.

Relevant Policies: Policy B-1, Policy B-2, Policy B-3, Policy B-4, Policy C-2, Policy D-1, Policy D-2, Policy D-3, Policy D-4, Policy D-5

Action 11: Impact Fees

The City charges various impact fees to provide essential services and facilities to serve new development. The City will conduct an impact fee study to compare the City's fees with surrounding and similar jurisdictions.

Funding Source: Departmental Budget

Responsible Agency:

Planning Division

Discrete Objectives:

- By the end of 2025 conduct and present the results of an impact fee study to the City Council to assess if impact fees are constraining development or providing a competitive edge for the City. If City fees deviate significantly from those charged by comparable communities for either market rate or affordable developments, take actions to adjust fees as appropriate.

- By the beginning of 2030 conduct and present the results of an impact fee study to the City Council to assess if impact fees are constraining development or providing a competitive edge for the City. If City fees deviate significantly from those charged by comparable communities for either market rate or affordable developments, take actions to adjust fees as appropriate.

Relevant Policies: Policy B-2, Policy B-3, Policy B-5, Policy C-3, Policy D-1

Action 12: Affordable Housing Funding

The City will continue to explore gaining access to additional resources that provide a steady funding stream for affordable housing. These may include, funding from the Bay Area Housing Finance Authority, County, State, federal, housing or land trust funds, and private sector support, partnerships, or philanthropy.

Funding Source: Departmental Budget Planning

Responsible Agency:

Planning Division and Housing and Community Services Division

Discrete Objectives:

- By the end of 2025, staff will organize a City Council study session to explore new sources of funding for the development of extremely low income and very low-income affordable housing including strategies to compete for and leverage federal, state, county and philanthropic funds, financial contributions from large employers, local revenue measures and other funding sources.

Ongoing Objectives (on an annual basis, unless otherwise noted)**:**

- Annually, staff will evaluate Notices of Funding Availability (NOFAs) from State, federal, and regional programs and pursue funding applications as appropriate.

Relevant Policies: Policy B-3, Policy C-1, Policy C-3, Policy D-1

Action 13: Residential Displacement

Development in the City has primarily occurred as the recycling of existing marginal commercial and industrial uses into higher density multi-family housing. As such, the City has not yet experienced direct displacement of lower income households due to new development. As redevelopment of existing uses continues, the City will evaluate potential displacement of residents, and develop and adopt measures, as appropriate, to address the risk of direct or indirect displacement of those existing residents. The City will monitor such measures bi-annually for effectiveness and make necessary adjustments.

Funding Source: Departmental Budget

Responsible Agency:

Planning Division

Discrete Objectives:

- Within one year of Housing Element adoption, evaluate and provide recommendations to City Council on new programs and policies that prevent displacement and/or facilitate soft landings when relocation is unavoidable. This evaluation will include the following policy areas at a minimum:

    - Requiring no net loss of residential units during the construction of new housing or rehabilitation of existing housing.
    - Requiring the replacement of existing income-restricted, and unrestricted affordable units at the same or lower income level as a condition of development.
    - Requiring landlords to notify tenants and the City at least one year in advance of redevelopment and/or potential conversion of an income restricted property to market rate housing. Provide information regarding tenant rights and conversion procedures.
    - Require developers to provide relocation benefits beyond those required by the state.

- Within two years of Housing Element adoption, as necessary and appropriate, adopt programs and policies to address displacement with bi-annual monitoring and reporting of effectiveness.

Ongoing Objectives (on an annual basis, unless otherwise noted)**:**

- Continue to fund tenant landlord resources and dispute resolution services.

- Continue to fund the regional Homelessness Prevention System (HPS) lead by Destination Home which provides emergency rent and deposit assistance and housing counseling services.

- Continue to market new below market rate rental (BMR) and ownership (BMP) opportunities broadly, and especially to residents living in lower income areas of the City.

Relevant Policies: Policy B-1, Policy B-2, Policy B-3, Policy B-4, Policy B-5, Policy C-1, Policy C-3, Policy D-2, Policy D-3, Policy D-4, Policy D-5

Action 14: Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program extends rental subsidies to very low income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determinedby the Section 8 program. Vouchers permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area. The City's role in this action will be to advocate for more Housing Choice Vouchers for Santa Clara residents.

Funding Source: Section 8

Responsible Agency:

Housing Authority of the County of Santa Clara Continue to participate in and promote the Housing Choice Voucher Program.

Ongoing Objectives:

-Advocate for additional project and person-based vouchers for seniors and other special needs groups on fixed incomes in Santa Clara through partnerships with the affordable housing developers, Santa Clara County Housing Authority, and the County's Office of Supportive Housing. This responds to stakeholder feedback that seniors and households on fixed incomes cannot afford rent increases that are based on escalating HCD Income Limits.

- Annually assist the Housing Authority with the promotion of incentives that encourage landlords to accept Housing Choice Vouchers to ensure that voucher holders can find housing and avoid displacement or homelessness.

- Continue to refer households in need to the Housing Authority's Housing Choice Voucher Application Portal.

Relevant Policies: Policy B-3, Policy C-1, Policy C-3, Policy D-1

Action 15: Homeownership for First-Time Buyers

The City continues to create affordable ownership units through its Inclusionary Housing Policy. HouseKeys partners with Santa Clara staff to offer the units created through the Inclusionary Housing - Below Market Purchase (BMP) program to income-qualified households. The intent of the BMP program is to offer low and moderate income homebuyers an opportunity to purchase a home they would not ordinarily be able to afford. If a BMP homeowner wishes to sell the home between 6-20 years after purchase, they must pay back the City's remaining note value and a share of the equity increase.

Other resources for affordable homeownership are also available to Santa Clara residents. These include the Housing Trust Silicon Valley, Mortgage Credit Certificates, Habitat for Humanity, and Santa Clara County's Office of Supportive Housing.

The Housing Trust Silicon Valley Empower Homebuyers SCC program provides loans to low- and moderate-income homebuyers in Silicon Valley in the form of low-interest, second mortgages and down-payment assistance. Santa Clara residents are eligible for two types of assistance offered by the Housing Trust, mortgage assistance and gap assistance.

The Mortgage Credit Certificate Program (MCC), administered by the County of Santa Clara Office of Affordable Housing, provides financial assistance to first-time homebuyers. The Santa Clara County MCC tax credit reduces the federal income taxes of qualified borrowers purchasing qualified homes, thus having the effect of a mortgage subsidy. The current tax credit rate is up to 15 percent of the interest paid to the lender on the first loan.

Habitat for Humanity East Bay/Silicon Valley provides ownership opportunities for first-time homebuyers via a sweat equity and savings plan programs. Households, friends, and family contribute 250-500 hours of sweat equity into the construction of their homes.

Santa Clara County's Measure A also sets aside funds to assist first time homebuyers. In 2023, the County will roll out new programs that help low income households attain home ownership.

Additionally, SB 9, signed into law in September of 2021 and effective January 1, 2022, allows property owners within single-family residential zones to build two units and/or to subdivide an

existing lot into two parcels, for a total of four units that can each be sold as separate units, can help enable affordable home ownership for first time buyers.

Funding Source: Inclusionary Housing

Responsible Agencies: Housing and Community Services Division and HouseKeys

Discrete Objectives:

- By the end of 2024, explore and present to the Housing Commission changes to the BMP program to keep homes affordable for longer than 5 years by requiring resale to income eligible homeowners in the program. This change could also make Santa Clara's BMP program compatible with Santa Clara County subsidies that are intended to make homeownership attainable for low and very low income households.

Ongoing Objectives:

- Continue to promote homeownership for first time buyers through units that are income restricted and marketed under the City's inclusionary ordinance.

- Encourage program participation for all levels of household income that meet eligibility criteria.

- Continue to promote homebuyer assistance programs through the Housing Trust Silicon Valley, County of Santa Clara, Habitat for Humanity, and the County's Office of Supportive Housing (Measure A).

Relevant Policies: Policy B-3, Policy C-1, Policy D-1

Action 16: Fair Housing Program

The City contracts with a qualified fair housing services provider to provide fair housing services to its residents. Currently, the City utilizes Project Sentinel, a nonprofit agency that provides information and dispute resolution services to tenants, landlords, and roommates. Since 2009, Project Sentinel has assisted over 1,000 Santa Clara households and landlords to resolve disputes through counseling, conciliation, and mediation.

Funding Source: CDBG

Responsible Agency: Housing and Community Services Division

Discrete Objectives:

- By the end of 2024 analyze the feasibility of setting a rent deposit limit and present findings from that analysis to the Housing Commission and City Council.

Ongoing Objectives:

- Continue to refer tenant-landlord complaints to an agency offering meditation.

- Provide referral services and promotional support to linkthose experiencing discrimination in housing with public or private groups who handle complaints against discrimination.

- Seek state and federal enforcement of fair housing laws and continue to cooperate with local agencies investigating claims of discrimination in lending practices and predatory lending.

- Provide outreach and education materials about fair housing services and nonprofit partners (e.g., Project Sentinel).

- Continue to hold open house events and meetings to distribute fair housing information and resources to tenants and homeowners in need of assistance.

- Refer disputes between property owners to the County Human Relations Commission's Dispute Officer.

Relevant Policies: Policy B-3, Policy C-1, Policy C-4, Policy D-1

Action 17: Homeless Services

In 2022 the City convened a six-month Homelessness Taskforce. The Taskforce included stakeholders with a range of perspectives and experience to help identify priorities and provide recommendations related to the development of a local plan to reduce homelessness and its impacts. Additionally, the City's Police Department conducts outreach through the Community Response Team and the Housing and Community Services Division administers grants to several local agencies that offer services to the homeless. The following agencies have received funding from the City:

- WeHope Dignity on Wheels Mobile Shower and Laundry Service
- Santa Clara County Homelessness Prevention System (HPS)
- Santa Clara County case management for permanent supportive housing clients
- Next Door Solutions to Domestic Violence
- Emergency Housing Consortium

- St. Justin Community Ministry
- Bill Wilson Center
- Abode Services
- Community Technology Alliance
- InnVision

Funding Source: CDBG, HOME, HOME ARP, PHLA

Responsible Agency: Housing and Community Services Division

Discrete Objectives:

- Adopt and begin implementation the City's Homelessness Response Plan in early 2023. The Plan identifies the following priority areas:
  - Conduct proactive street outreach with the goal of assessing people for supportive housing
  - Address basic needs of people living outside, including shelter, health, and hygiene
  - Build community understanding of the causes, needs, and experience of homelessness
  - Reduce the impacts of unsheltered homelessness throughout the community
  - Create broad based support for interim and permanent supportive housing as well as Extremely Low Income (ELI) housing development across the City
  - Prevent homelessness for at-risk City residents

Ongoing Objectives:

- Continue to provide street outreach through the Police Department's Community Response Team and additional proactive strategies to ensure that people experiencing homelessness in the City are assessed as part of the Coordinated Entry System and connected to other services.

- Continue to invest HOME funds into the City's Tenant Based Rental Assistance (TBRA) program.

- Continue to invest in the regional Homelessness Prevention System to provide emergency rent assistance, deposit assistance, and case management services.

- Target services to vulnerable populations, including at-risk youth, seniors, and persons with disabilities.

Relevant Policies: Policy B-3, Policy C-3, Policy D-1

Action 18: Shared Housing

Shared housing can be an affordable alternative for lower income seniors, disabled, and special needs residents when sufficient support and property management services are included. The City can support this housing type through acquisition and rehabilitation subsidies.

Funding Source: Departmental Budget, CDBG

Responsible Agency: Housing and Community Services Division

Discrete Objectives:

- In 2024, evaluate the need for shared housing services as part of the 2025-2030 HUD Consolidated Planning process.

- By 2025 explore the creation of a new City position to help seniors and other special needs groups navigate the housing market and to access subsidized housing. (This objective was added in response to feedback from seniors, senior care providers, and Project Sentinel)

- By 2026 explore ways to increase access to service enhanced senior housing with rents capped at 30 percent of income versus based on median income limits. (This objective was added in response to feedback from seniors).

Ongoing Objectives:

- Continue to support the creation of new shared housing for lower income persons with developmental disabilities by including acquisition or rehabilitation as a category in a notice of funding availability for affordable housing prior to 2026 (This objective was revised to reflect community feedback that home sharing can work well for persons with developmental disabilities, but not as well for elderly residents).

Relevant Policies: Policy B-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-2

Quantified Objectives

Table 13.2-1 summarizes the City of Santa Clara's quantified housing objectives for the 2023-2031 Housing Element planning period.

Table 13.2-1: Quantified Objectives

	Units to be Constructed (RHNA)	*Units to Be Rehabilitated*	*Units to Be Conserved*
Extremely Low Income	1,436	2	5
Very Low Income	1,436	148	30
Low Income	1,653	50	45
Moderate Income	1,981	0	0
Above Moderate Income	5,126	0	0
Total	**11,632**	**200**	**80**

Source(s): City of Santa Clara, 2022

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Chapter 13.3 Affirmatively Furthering Fair Housing

AFFH and the Housing Plan

As part of the Housing Element outreach and analysis, the City of Santa Clara has identified specific issues that provide the basis for a focused AFFH strategy in the Housing Plan. The City's five AFFH focus areas are 1) Segregation/Integration Patterns and Disparities in Access to Opportunity, 2) Disproportionate Housing Needs and Displacement Risk, 3) Cost Burden, 4) Targeted Fair Housing Outreach, and 5) Substandard Conditions. The table below defines each issue, followed by a brief discussion of how these issues impact the City, and how and where these issues overlap. This chapter also includes data and maps to further analyze the contributing factors that are driving these issues. The matrix at the end of the chapter summarizes contributing factors and the action the City will take to respond to them. Each of these issues will be thoroughly addressed by the Goals, Policies, and Actions of the Housing Plan in Chapter 13.2.

Table 13.3-1: AFFH Focus Areas

Issues	*Definition*
1. Segregation/Integration Patterns and Disparities in Access to Opportunity	A concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods by creating inclusive, integrated development in those areas.
2. Disproportionate Housing Needs and Displacement Risk	Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in.
3. Cost Burden	Households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities.
4. Targeted Fair Housing Outreach	To residents in areas with concentrations of Low-Moderate- Income (LMI), overcrowding, Housing Choice Vouchers (HCVs), low opportunity areas, lower education scores, high EnviroScreen scores, etc.

Table 13.3-1: AFFH Focus Areas

Issues	*Definition*
5. Substandard Conditions	Housing with incomplete plumbing or kitchen facilities

Segregation/Integration Patterns and Disparities in Access to Opportunity

In the City of Santa Clara, access to opportunity is a major AFFH issue of focus. Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods. The regional and local trends regarding access to opportunity are discussed below.

Regional Trends: Cities with higher resources, indicating higher employment rates, lower poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards are concentrated in the western part of the County in the cities of Palo Alto, Cupertino, Saratoga, Monte Sereno, and Los Gatos. The central part of the County has a mix of resource scores of high, moderate, and low, with the largest concentration of low resource areas in San Jose and Morgan Hill. The eastern part of San Jose has areas with both the lowest and highest resource scores.

Local Trends: According to the 2022 TCAC/HCD Opportunity Map (Figure 20), the City of Santa Clara has a mix of low, moderate, high, and highest resources. The northern part of the city has moderate resources, the central part of the city has low resources, and the southern part of the city has a mix of low, moderate, high, and highest resources. The areas with low resources also overlap with higher CalEnviroScreen Scores (50 to 74 percent) (Figure 31), lower Healthy Places Index Scores (50 to 75) (Figure 33), higher rates of LMI households (50 to 75 percent) and areas with higher non-White populations (61 to 80 percent). The lower resources in central Santa Clara can largely be attributed to the area being industrial in nature. However, a recently constructed mixed use development, Santa Clara Square, has added housing units and high-quality amenities to the area. Specifically, Santa Clara Square includes up to 1,840 housing units, parks, a new full-service grocery store, restaurants, and neighborhood serving retail. Also in the central area, the recently under construction Gateway Crossings, is another mixed-use project with 1,565 residential units, 45,000 sf supporting retail, and 2.1 acres of park.

Disproportionate Housing Needs and Displacement Risk

Disproportionate Housing Needs and Displacement Risk are another major concern for the City of Santa Clara. UC Berkeley's Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low income residents was above 20 percent in 2017 and the census tracts meets two of the following criteria: (1) Share of renters above 40 percent in 2017; (2) Share of Non-White population above 50 percent in 2017; (3) Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures. Regional and local displacement risk trends are discussed below.

Regional Trends: Sensitive communities in the County lie primarily along the 101 corridor from Sunnyvale to Gilroy and extend out to Cupertino in the west and east San Jose in the east. Housing prices in this area have continued to rise as the technology industry booms in Silicon Valley, explaining the high percentage of areas in the county identified as sensitive communities.

Local Trends: Sensitive communities often overlap with communities with lower access to opportunities. In Santa Clara, however, there is the low possibility of displacement in areas identified in the approved Specific Plans as new investment is realized in areas that are currently non-residential. This potential displacement has been mitigated through the City of Santa Clara's Affordable Housing Ordinance. As most of the City was identified as a sensitive community, and only a few tracts in the south are not identified as sensitive communities, anti-displacement policies and actions are an integral part of the project review process.

Cost Burden

Housing cost burden is a priority issue for the City. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs. Regional and local cost burden trends are discussed below:

Regional Trends: There are concentrations of cost-burdened renters in Mountain View, San Jose, and Morgan Hill. These cities have areas with renters experiencing overpayment above 80 percent. The average for all households County-wide is 49.7 percent with 64.2 percent of renters experiencing cost burden versus 38.6 percent of owners.

Local Trends: 50.7 percent of all households in Santa Clara experience cost burdens. This rate is much higher for renters than owners (63 and 34.4 percent, respectively).

Targeted Fair Housing Outreach

Targeted outreach to residents in areas with concentrations of LMI, overcrowding, HCVs, low access to opportunity, high EnviroScreen scores, and displacement risk, cost burden, and substandard conditions should be a priority focus for the City. Outreach would include educational campaigns to residents about programs such as affordable housing lotteries, landlord/tenant mediation services, tenant based rental assistance, the NCIP home repair program, and others.

Targeted outreach should be focused in the areas identified in the other AFFH priority issue sections.

Substandard Conditions

Regional Trends: According to 2015-2019 ACS estimates, 0.2 percent of households in Santa Clara County lack complete kitchen facilities and 0.2 percent of households lack complete plumbing facilities. Renter households are more likely to lack complete facilities compared to owner households.

Local Trends: In Santa Clara 1.3 percent of households lack complete kitchen facilities and 0.2 percent lack complete plumbing facilities. Again, renter households are more likely to lack complete facilities compared to owner households.

Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes.

Analysis Requirements

AB 686 requires that all housing elements prepared on or after January 1, 2021, assess fair housing through the following components:

- An assessment of fair housing within the jurisdiction that includes the following components:
- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and identification and prioritization of fair housing goals and actions.
- A sites inventory that accommodates all income levels of the City's share of the RHNA that also serves the purpose of furthering more integrated and balanced living patterns.
- Responsive housing programs that affirmatively further fair housing, promote housing opportunities throughout the community for protected classes, and address contributing factors identified in the assessment of fair housing.
- The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis compares the locality at a county level for the purposes of promoting more inclusive communities.

Sources of Information

- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS)
- HCD's AFFH Data Viewer
- Local Knowledge

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data. While some data comparisons may have different time frames (often different by one year), the differences do not affect the identification of possible trends.

Fair Housing and Housing Resources

In addition to updating the Housing Element of the City of Santa Clara's General Plan, the jurisdiction has been participating in the regional Fair Housing Assessment being prepared for the U.S. Department of Housing and Urban Development (HUD). The process has provided an initial framework for the local analysis of fair housing within the City and has been informed by additional demographic research and local knowledge that has supported the City's Housing Plan Goals, Policies, and Actions. Starting in the 5th cycle, the City has utilized "specific plans" as an effective means addressing housing needs within the context of fair housing, as the "specific plan" process is a public process utilizing community engagement, the City's Affordable Housing Ordinance, and increased densities to provide housing for a variety of income levels. "Specific plans" also allow for more complete communities that integrate market rate and affordable housing with park space and other amenities.

Additionally, based upon the AFFH analysis provided in this chapter, the process can be further enhanced by the application of this fair housing lens in the development of the City's Housing Plan to increase monitoring and enforcement, increased and deeper community outreach and engagement, additional attention to protected classes, and being proactive in addressing the root causes of housing disparity before they occur or become further entrenched. In light of the increased housing activity, the City has not experienced displacement as the "specific plan" areas are transitioning into mixed-use housing developments and not redeveloping existing housing stock. Nonetheless, the City has identified displacement as an issue to monitor and develop specific actions and policies in the Housing Plan, as part of the five focus areas previously mentioned in this chapter.

Even though the City relies heavily upon "specific plan" parcels to meet it's RHNA, additional housing development is not exclusive to the parcels identified in the Housing Element. Additionally, engagement with the community on additional specific plan areas will continue as we prepare the jurisdiction for the 7th cycle Housing Element as the parcels identified in the Housing Element for housing development are located in or near Moderate to High Resources Areas, and not in areas of concentrated poverty. Further, the investment in and around "specific plan" areas and additional amenities in the Northeastern portion of the jurisdiction has resulted in a change from moderate to high resource. Additionally, the Northeastern portion of the jurisdiction contains 90% of the identified units designated to satisfy the RHNA. The jurisdiction intentionally avoided areas of low-resource (see Figure 13.3-20: TCAC Opportunity Areas) and concentrations of poverty (see Figure 13.3-16: "R/ECAPS") in the "specific plan" process. While most of these project areas are primarily in the Northern half of the jurisdiction, housing development has taken place and will continue to take place throughout the jurisdiction. This is more evident in the distribution of permitted ADUs in the City, and general interest in the El Camino Real corridor, where the City is in the process of re-evaluating the proposed specific plan for that portion of the community.

Fair Housing Enforcement, Education and Outreach

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act (FHA) of 1968, including prohibiting discrimination on the basis of sexual orientation. Table 13.3-2 below describes the Fair Housing service providers in Santa Clara County and the City of Santa Clara, including local housing, social, and legal services.

Table 13.3-2: Fair Housing Providers in Santa Clara County and Santa Clara

Provider	*Services*
Project Sentinel	Provides education and counseling to community members and housing providers about fair housing law. Investigates complaints and provides advocacy for those experiencing housing discrimination.
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and a homelessness task force to provide legal services and advocacy for those in need.

Table 13.3-2: Fair Housing Providers in Santa Clara County and Santa Clara

Provider	*Services*
Law Foundation of Silicon Valley	Provides free legal advice and representation on housing matters to low-income families and individuals in Santa Clara County.
Senior Adults Legal Assistance	Non-profit elder law office supporting residents 60 years and older in Santa Clara County to live safely and independently. Attorneys provide legal services from advice and referrals to legal representation.
Asian Law Alliance	A non-profit providing equal access to the justice system for Asian and Pacific-Islander low-income populations in Silicon Valley. Providing legal counseling and language assistance for individuals seeking housing.

Source(s): City of Santa Clara, 2022

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

The FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The Ralph Civil Rights Act (Civ. Code, § 51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

The Unruh Civil Rights Act (Civ. Code, § 51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

Table 13.3-3: Number of DFEH Housing Complaints in Santa Clara County (2020)

Year	*Housing*	*Unruh Civil Rights Act*
2015	73	8
2016	52	7
2017	33	22
2018	28	14
2019	28	14
2020	33	10

Source(s): https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody

Chapter 13.3 Affirmatively Furthering Fair Housing

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Issues	*Definition*
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Segregation/Integration Patterns and Disparities in Access to Opportunity

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Additionally, based upon the AFFH analysis provided in this chapter, the process can be further enhanced by the application of this fair housing lens in the development of the City's Housing Plan to increase monitoring and enforcement, increased and deeper community outreach and engagement, additional attention to protected classes, and being proactive in addressing the root causes of housing disparity before they occur or become further entrenched. In light of the increased housing activity, the City has not experienced displacement as the "specific plan" areas are transitioning into mixed-use housing developments and not redeveloping existing housing stock. Nonetheless, the City has identified displacement as an issue to monitor and develop specific actions and policies in the Housing Plan, as part of the five focus areas previously mentioned in this chapter.

Even though the City relies heavily upon "specific plan" parcels to meet it's RHNA, additional housing development is not exclusive to the parcels identified in the Housing Element. Additionally, engagement with the community on additional specific plan areas will continue as we prepare the jurisdiction for the 7th cycle Housing Element as the parcels identified in the Housing Element for housing development are located in or near Moderate to High Resources Areas, and not in areas of concentrated poverty. Further, the investment in and around "specific plan" areas and additional amenities in the Northeastern portion of the jurisdiction has resulted in a change from moderate to high resource. Additionally, the Northeastern portion of the jurisdiction contains 90% of the identified units designated to satisfy the RHNA. The jurisdiction intentionally avoided areas of low-resource (see Figure 13.3-20: TCAC Opportunity Areas) and concentrations of poverty (see Figure 13.3-16: "R/ECAPS") in the "specific plan" process. While most of these project areas are primarily in the Northern half of the jurisdiction, housing development has taken place and will continue to take place throughout the jurisdiction. This is more evident in the distribution of permitted ADUs in the City, and general interest in the El Camino Real corridor, where the City is in the process of re-evaluating the proposed specific plan for that portion of the community.

Fair Housing Enforcement, Education and Outreach

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act (FHA) of 1968, including prohibiting discrimination on the basis of sexual orientation. Table 13.3-2 below describes the Fair Housing service providers in Santa Clara County and the City of Santa Clara, including local housing, social, and legal services.

Table 13.3-2: Fair Housing Providers in Santa Clara County and Santa Clara

Provider	*Services*
Project Sentinel	Provides education and counseling to community members and housing providers about fair housing law. Investigates complaints and provides advocacy for those experiencing housing discrimination.
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and a homelessness task force to provide legal services and advocacy for those in need.

Table 13.3-2: Fair Housing Providers in Santa Clara County and Santa Clara

Provider	*Services*
Law Foundation of Silicon Valley	Provides free legal advice and representation on housing matters to low-income families and individuals in Santa Clara County.
Senior Adults Legal Assistance	Non-profit elder law office supporting residents 60 years and older in Santa Clara County to live safely and independently. Attorneys provide legal services from advice and referrals to legal representation.
Asian Law Alliance	A non-profit providing equal access to the justice system for Asian and Pacific-Islander low-income populations in Silicon Valley. Providing legal counseling and language assistance for individuals seeking housing.

Source(s): City of Santa Clara, 2022

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

The FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The Ralph Civil Rights Act (Civ. Code, § 51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

The Unruh Civil Rights Act (Civ. Code, § 51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

Table 13.3-3: Number of DFEH Housing Complaints in Santa Clara County (2020)

Year	*Housing*	*Unruh Civil Rights Act*
2015	73	8
2016	52	7
2017	33	22
2018	28	14
2019	28	14
2020	33	10

Source(s): https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody

Table 13.3-4: Number of FHEO Filed Cases by Protected Class in Santa Clara County (2015–2020)

Year	*Number of Filed Cases*	*Disability*	*Race*	*National Origin*	*Sex*	*Familial Status*
2015	53	26	20	6	6	8
2016	40	22	3	7	1	11
2017	31	16	4	3	4	7
2018	36	21	5	6	4	3
2019	38	23	7	1	2	7
2020	16	7	7	2	2	2
Total	**214**	**115**	**46**	**25**	**19**	**38**
Percentage of Total Filed Cases *Note that cases may be filed on more than one basis.		53.7%	21.5%	11.6%	8.8%	17.7%

Source(s): Data.Gov - Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (FHEO) Filed Cases, https://catalog.data.gov/dataset/fheo-filed-cases

The City funds fair housing education, investigation, enforcement, and outreach annually. In program year 2020, the area non-profit Project Sentinel received $20,000 of local funds for the provision of fair housing services. Project Sentinel provides comprehensive fair housing services including investigation, counseling, referral, and education designed to reduce the incidence of illegal discrimination in housing. In program year 2020, the agency assisted 31 individuals and conducted landlord/tenant mediation assisting 336 households, along with outreach activities to residents, service providers, and housing providers through education and information sessions on fair housing law and Project Sentinel's services.

Services that were not provided include (2.) Case tested by phone; (4.) Case referred to HUD and (8.) Case accepted for full representation. The most common action(s) taken/services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation

with landlords. Regardless of actions taken or services provided, almost 45% of cases are found to have insufficient evidence. Only about 12% of all cases resulted in successful mediation.

The City of Santa Clara complies with all State and federal fair housing laws and regulations and is not aware of any fair housing findings, lawsuits, enforcement actions, settlements, or judgements.

Fair Housing Testing

Fair housing testing is a randomized audit of property owners' compliance with local, state, and federal fair housing laws. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

California Department of Fair Employment and Housing (DFEH)

Residents may submit complaints to the DFEH, which is the statewide agency that enforces fair housing laws. The DFEH will investigate and determine whether or not the complainant has a right to sue. In 2018, DFEH received over 600 complaints from residents of Santa Clara County.

Assessment of Fair Housing Issues

Central Santa Clara has generally low socio-economic standards for residents. This area has been historically industrial with very few residential areas. The few residential areas require proactive outreach programs to connect with residents, market programs, and inclusionary housing opportunities available elsewhere in the city.

Race/Ethnicity

Segregation is defined as the separation or isolation of a race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealings between persons or groups, by separate educational facilities, or by other discriminatory means.

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 meaning no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score is above 60, 60

percent of people in the specified area would need to move to eliminate segregation. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with "doubling up"—households with extended family members and non-kin. These factors have also been associated with ethnicity and race. Other studies have also found that minorities tend to congregate in metropolitan areas, though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tend to stay in metro areas/ports of entry).

Regional Trends

Santa Clara County is a large, diverse jurisdiction where people of color represent a majority of the population. As of the 2019 census, 36 percent of residents were Asian, 31.5 percent of residents with non-Hispanic White, followed by Hispanic or Latino residents at 25 percent. The complete racial breakdown for the County can be seen in Table 13.3-5.

While overall rates of segregation in the County are moderate, rates have been growing since the 1990s. The most segregated group has consistently been Hispanic residents with an index score of 48.57 in 2010, up from 44.97 in 1990. The next most segregated group is Black residents with a 2010 index score of 47.67 up from 43.86 in 1990. This is followed by Asian residents with a 2010 index score of 30.21 up from 25.33 in 1990. Overall, in 2010, non-white and white residents had an index score of 31.5 which is considered low segregation, although this is up from 1990 when the score was 28.67.

Figure 13.3-1 geographically displays the percentage of the non-White population in the County. The higher percentage of non-White populations are concentrated around San Jose, Milpitas, Santa Clara, and Cupertino. In these areas, the non-White population percentage is as high as 61 to 80 percent. The largest racial group in the County is made up of Asian residents (36 percent), followed by White, non-Hispanic residents (31.5 percent), and Hispanic or Latino residents (25 percent).

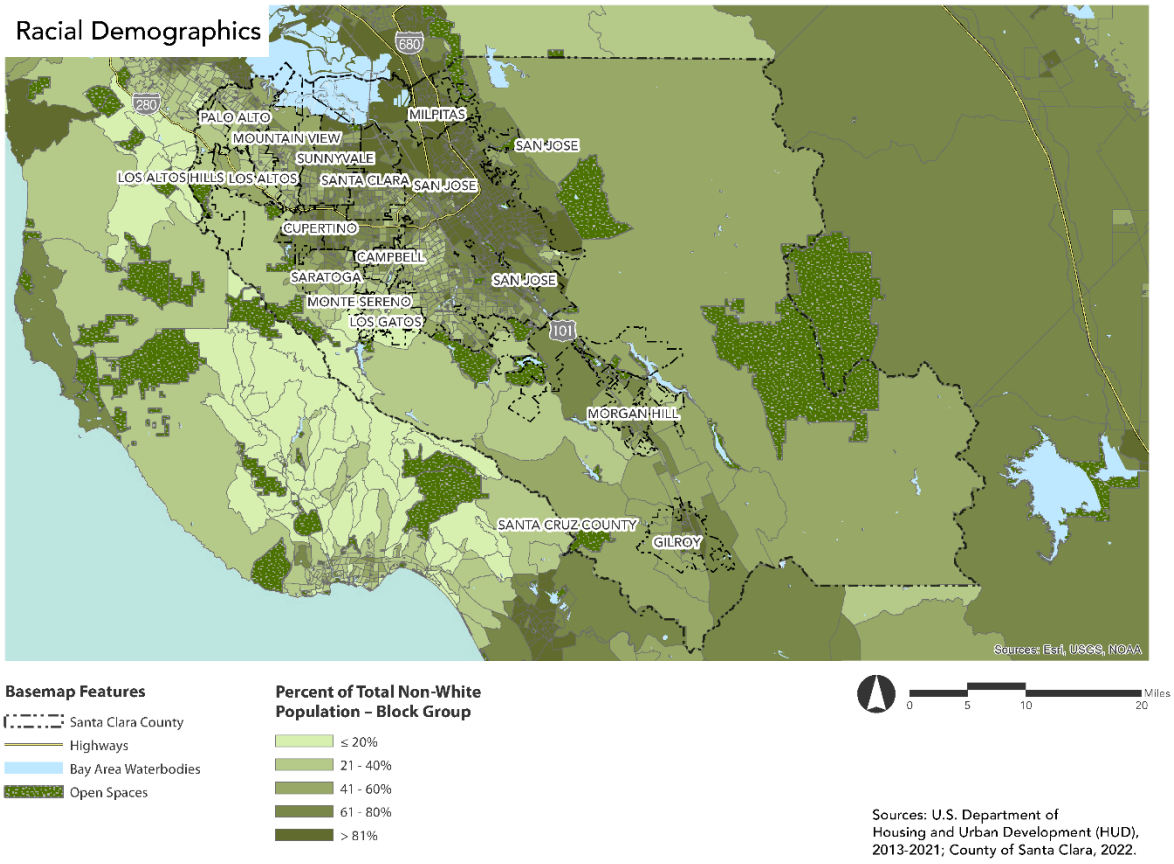
Table 13.3-5: Racial/Ethnic Dissimilarity Trends (1990–2020)

Dissimilarity Index	*Santa Clara County*			
	1990 Trend	*2000 Trend*	*2010 Trend*	*Current (2020 Census Block Group)*
Non-White/White	28.67	28.49	27.28	31.50
Black/White	43.86	41.59	41.88	47.67
Hispanic/White	44.97	46.52	46.26	48.57
Asian or Pacific Islander/White	25.33	26.68	25.6	30.21

Source(s): HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 13.3-5 – Racial/Ethnic Dissimilarity Trends, Data version: AFFHT006, released July 10th, 2020.

Note: Table 13.3-5 presents Decennial Census values for 1990, 2000, 2010, all calculated by HUD using census tracts as the area of measurement. The "current" figure is calculated using block groups from the 2010 Decennial Census, because block groups can measure segregation at a finer grain than census tracts due to their smaller geographies. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

FIGURE 13.3-1: REGIONAL RACIAL DEMOGRAPHICS (2021)



Local Trends

The demographics of Santa Clara are somewhat reflective of the County as a whole. The largest racial group in Santa Clara is Asian, Non-Hispanic at 43 percent which is also the largest racial group in the County. White, Non-Hispanic residents make up the second largest group in both the City and County at 31.5 percent. The largest difference in racial group between Santa Clara and the County is with Hispanic residents. In the County, Hispanic residents make up 25 percent of the population, while in the City they make up 17.3 percent.

Table 13.3-6: Racial Composition Santa Clara County and Santa Clara (2019)

	Santa Clara County	*Santa Clara*
White, non-Hispanic	31.5%	31.5%
Black or African American, non-Hispanic	2.3%	3%
American Indian and Alaska Native, non-Hispanic	0.2%	0.1%
Asian, non-Hispanic	36%	43%

Table 13.3-6: Racial Composition Santa Clara County and Santa Clara (2019)

	Santa Clara County	*Santa Clara*
Native Hawaiian and Other Pacific Islander, non-Hispanic	0.3%	0.6%
Some other race, non-Hispanic	0.2%	0.2%
Two or more races, non-Hispanic	3.5%	4%
Hispanic or Latino	25%	17.3%

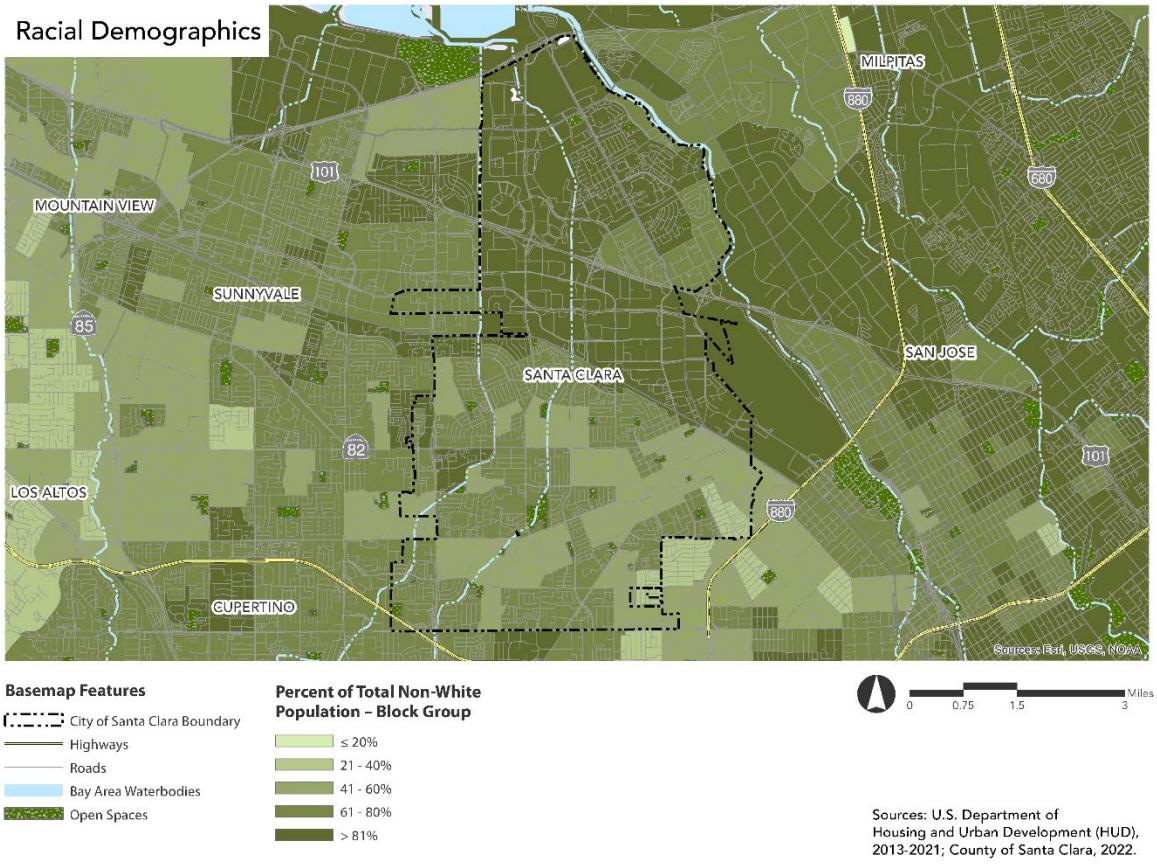
Source(s): American Community Survey, 2015-2019

Within Santa Clara there are some major geographic differences in racial demographics within the city. The northern and central areas of Santa Clara have a non-white population between 61 to 80 percent. In the northern part of the city there are a few tracts where this percentage drops to 41 to 60 percent. The southern part of the city has a patchwork pattern of tracts with non-White groups between 21 to 40 percent and 41 to 60 percent. There are a few tracts where this percentage goes as low as20 percent and below or as high as 61 to 80 percent, but these are just small pockets. Overall, according to the 2022 ABAG insolation interactive maps and reports, racial isolation in the City is low for White, non-Hispanic and Black or African American populations, and high for Asian and Hispanic or Latino segments.

These areas with a higher non-White population have overlap with a number of other variables that likely impact and influence one another. Central Santa Clara has higher areas of low to moderate income levels (LMI) (Figure 13.3-10). Central Santa Clara overlaps with LMI levels of 50 to 75 percent. There is a census tract in northern Santa Clara where LMI levels are between 75 to 100 percent. Central Santa Clara also overlaps with lower household incomes ($87,000) compared to the rest of the city (Figure 13.3-19). These lower incomes likely contribute to the higher rates of overpayment by renters in central Santa Clara (40 to 60 percent) (Figure 13.3-36). Central Santa Clara is also identified as a low resource area using the TCAC scoring system (Figure 13.3-21) which considers economic, educational, and environmental factors. Lastly, CalEnviroScreen scores in Central Santa Clara are between 50 to 74 percent which indicate less healthy conditions (Figure 13.3-32).

Santa Clara is to the East of both Sunnyvale and Mountain View and to the West of Milpitas. These cities have similar population numbers so will serve as a comparison points. Directly to the east of Santa Clara is North San Jose which is a part of the city of San Jose, a much larger city and thus will not serve as a comparison for Santa Clara.

FIGURE 13.3-2: RACIAL DEMOGRAPHICS OF SANTA CLARA (2021)



Historic Context

Although the City of Santa Clara is a racially diverse community with relatively low levels of segregation, there are only small numbers of African American residents, both in the City of Santa Clara and in the the county as a whole**.** This is a result of systemic racism in private lending practices, federal loan guarantees, and local zoning and infrastructure decisions in the postwar years, as documented in the book, "The Color of Law" by Richard Rothstein. Among other examples, the book documents the efforts of Ford workers and their union to get housing built for African American workers at the Milpitas Ford Plant in the 1950s.

After the Ford workers discovered that no Milpitas-area developers would sell homes to African Americans, they enlisted the help of a Quaker service group devoted to racial equity who helped find a willing lender to fund an integrated subdivision in unincorporated Mountain View, and is described in the excerpt from Rothstein's book below:

> "But when the builder's intent to sell both to blacks and whites became known, the Santa Clara Board of Supervisors rezoned the site from residential to industrial use. When he found a second plot, Mountain View officials told him that they would never grant the

> necessary approvals. He next identified a third tract of land in another town near the Ford plant; when officials discovered that the project would not be segregated, the town adopted a new zoning law increasing the minimum lot size from 6,000 to 8,000 square feet, making the project unfeasible for working class buyers. After he attempted to develop a fourth site on which he had an option, the seller of the land canceled the option upon learning that the project would be integrated. At that point, the builder gave up." (The Color of Law, p. 117)

The effects of those discriminatory practices and decisions linger on, both in Milpitas, and in Santa Clara County generally. Additionally, Rothstein continues to describe that "Milpitas is no longer all white - it now has many Hispanic and Asian families - but the effects of its earlier segregation remain visible: African Americans make up only 2 percent of the population." (The Color of Law, p. 121)

Persons with Disabilities

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

Regional Trends

According to the 2015-2019 American Community Survey (ACS) 5-year estimates, 154,212 residents (eight percent of Santa Clara County's population) report having one of six disability types listed in the ACS (hearing, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability are listed in Table 13.3-7. In both Santa Clara County and the City of Santa Clara, the percentage of individuals with disabilities increases with age, with the highest percentage of individuals being those 75 years or older.

In Santa Clara, seven percent of the population experiences a disability. This rate is slightly lower than that of the County. The disability rate is highest among residents who identify as White (not Hispanic or Latino) (11.4 percent) and Black or African American (7.5 percent). In the County, the highest percentage of disabled residents by race is among American Indian and Alaska Native residents (14.4 percent) and Black or African American residents (10.7 percent). In Santa Clara, the most common disability is an ambulatory difficulty (3.6 percent) followed by an independent living difficulty (3.3 percent). In the County the same trend follows, the most common disability

is those with an independent living difficulty (4.5 percent) followed by an ambulatory difficulty (4.4 percent)

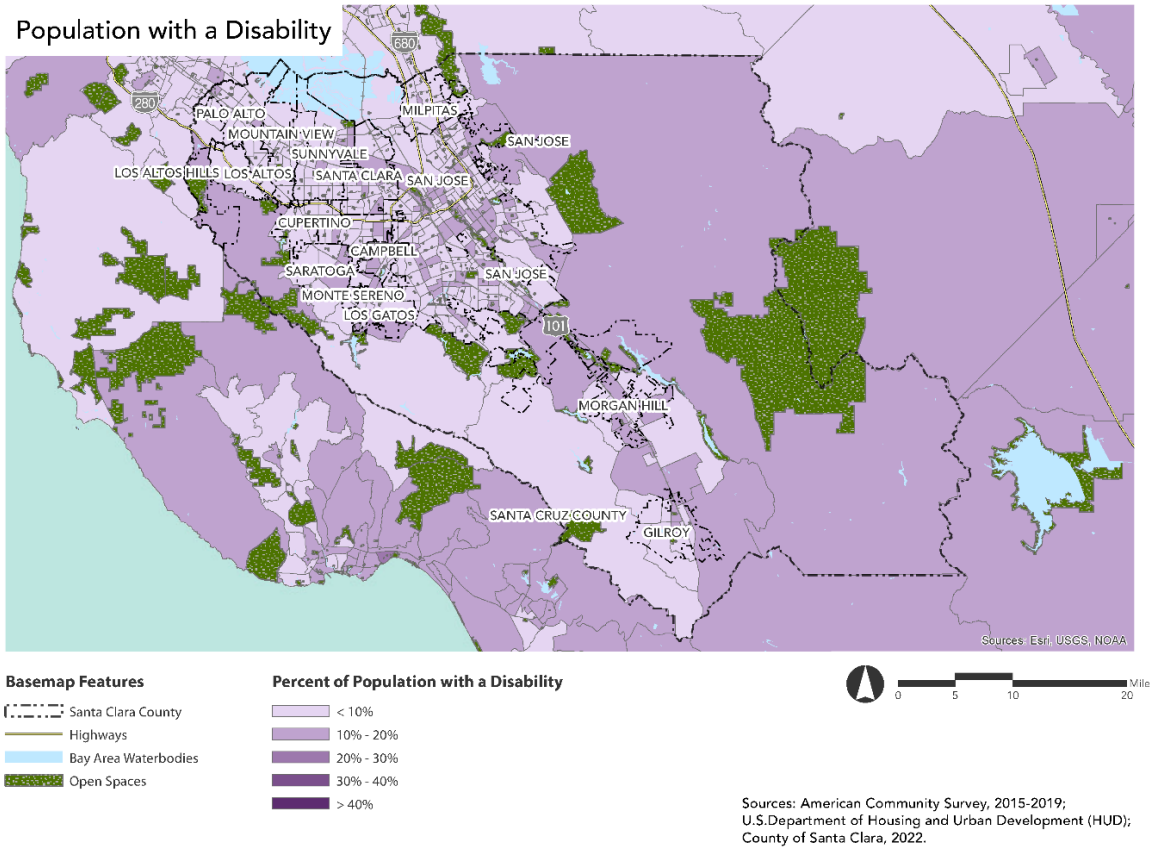
Table 13.3-7: Populations of Persons with Disabilities– Santa Clara County & Santa Clara

	Santa Clara County Percent with a Disability	Santa Clara Percent with a Disability
Civilian non-institutionalized population	8%	7%
Race/ Ethnicity		
Black or African American alone	10.7%	7.5%
American Indian and Alaska Native alone	14.4%	2.9%
Asian alone	6.2%	3.8%
Native Hawaiian and Other Pacific Islander alone	9.4%	6.7%
Some other race alone	6.7%	5.4%
Two or more races	7%	6.1%
White alone, not Hispanic or Latino	10.6%	11.4%
Hispanic of Latino (of any race)	7.5%	7.7%
Age		
Under 5 years	0.7%	1.2%
5 to 17 years	3.1%	3.7%
18 to 34 years	3.9%	2.7%
35 to 64 years	6.2%	5.9%
65 to 74 years	18.2%	18.1%
75 years and over	48%	47.1%
Type		
Hearing difficulty	2.3%	2.1%
Vision difficulty	1.4%	1.2%
Cognitive difficulty	3.3%	2.7%
Ambulatory difficulty	4.4%	3.6%
Self-care difficulty	2.1%	1.6%
Independent living difficulty	4.5%	3.3%

Source(s): 2019 ACS 5-year Estimates, Table S1810

In terms of geographic dispersal, there is a patchwork pattern of persons with a disability throughout the County. There does appear to be a concentration of persons with disabilities within San Jose and expanding out to Santa Clara and Campbell. These areas of concentration have percentages of the population experiencing disabilities at 10 to 20 percent. The waterfront cities of Milpitas, Sunnyvale, Mountain View, and Palo Alto appear to have fewer tracts where residents experience disabilities above 10 percent. Nowhere in the County does the percentage of residents experiencing a disability exceed 20 percent.

FIGURE 13.3-3: REGIONAL POPULATIONS OF PERSONS WITH DISABILITIES BY TRACT (2019)

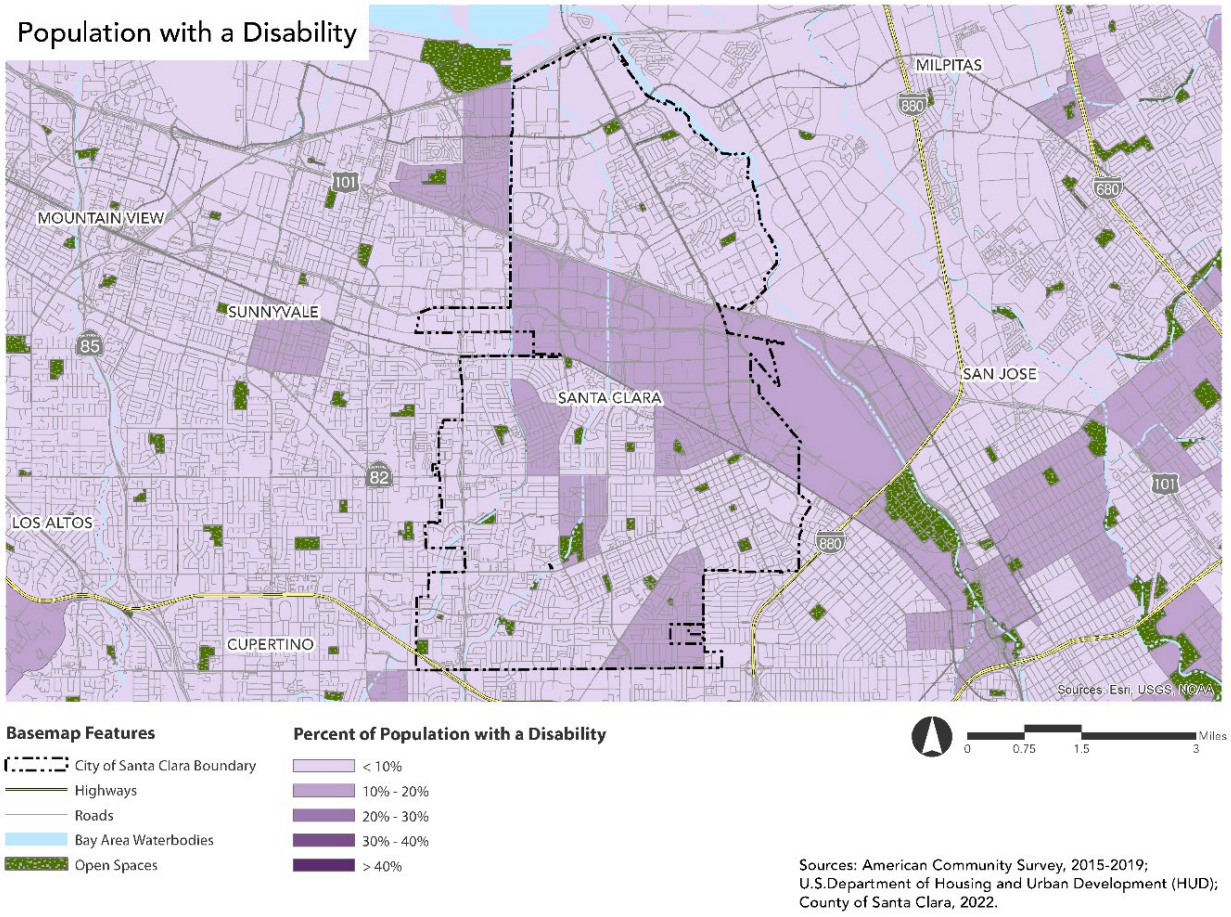


Sources: American Community Survey, 2015-2019; U.S.Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

Local Trends

Within Santa Clara there is a concentration of residents with a disability between 10 to 20 percent in the central part of the city. In the northern part of the city fewer than 10 percent of residents experience a disability. In the southern part of the city there are concentrations where the percentage of residents experiencing a disability rises above 10 percent. The higher rates of poverty in central Santa Clara overlap with higher rates of Low to Moderate Income populations (50 to 75 percent) (Figure 13.3-10). This low rate of residents with disabilities may be explained in part by the young age of Santa Clara residents. According to 2019 ACS data, only 11.4 percent of residents in Santa Clara are 65 and above while 50 percent of residents are between 15 and 44 years old. Comparing rates to the nearby cities of Mountain View, Sunnyvale, and Milpitas these cities have fewer geographic areas where the population experiencing a disability is between 10 to 20 percent.

FIGURE 13.3-4: PERCENT OF POPULATION WITH A DISABILITY – SANTA CLARA (2021)



Sources: American Community Survey, 2015-2019; U.S.Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (through, e.g., birth, adoption, custody), or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Female-headed households are of particular consideration as they may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent

households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.

Regional Trends

In Santa Clara County, 27 percent of households have children under the age of 18. Within the County, the cities of Sunnyvale, Palo Alto, and San Jose have the highest percentages of households with children (28.6, 27.1, and 26.2 percent, respectively). Across all the cities listed below in Santa Clara County, there are higher percentages of single-parent female households than single-parent male households. Within the County, Palo Alto and San Jose have the highest percentages of single-parent female households (both 3.8 percent). While single-parent male households have a lower percentage overall, the cities of Palo Alto, San Jose, and Santa Clara have the highest percentages of single-parent male households (1.8, 1.2, and 1.2 percent respectively).

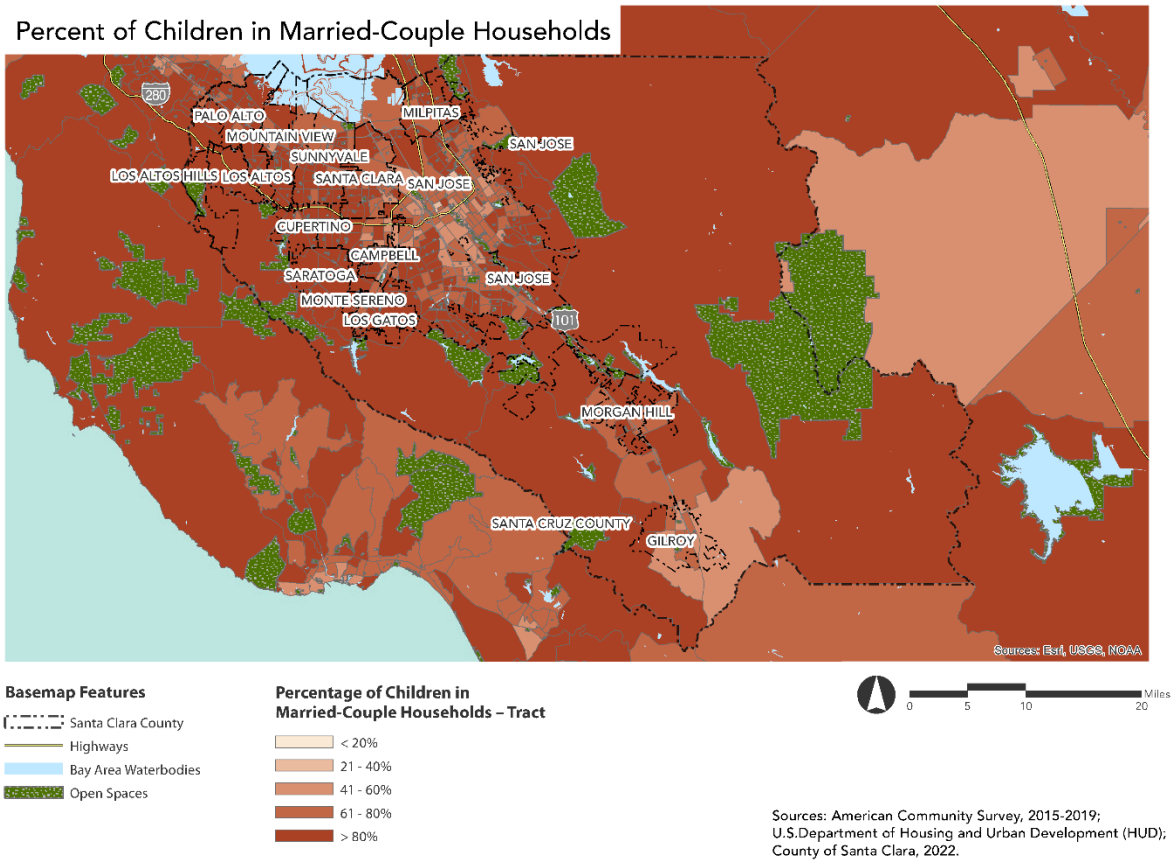
Table 13.3-8. Households with Children in Santa Clara County and Incorporated Cities

	Santa Clara County	Santa Clara	San Jose	Sunnyvale	Palo Alto	Mountain View
Married Couple with Children	27%	26.1%	26.2%	28.6%	27.1%	20.9%
Single-Parent, Male	1.1%	1.2%	1.2%	0.8%	1.8%	0.9%
Single-Parent, Female	3.3%	2.2%	3.8%	1.8%	3.8%	2.7%

Source(s): American Community Survey, 2015-2019 (5-Year Estimates), Table DP02

Figure 13.3-5 visualizes the variety of percentages of children in Santa Clara County living in married-couple households. San Jose has the largest variety with some areas showing below 20 percent of married-couple households with children and other areas showing above 80 percent of married-couple households with children. This lower percentage is concentrated around central San Jose and gets higher as the map moves out. Cities like Palo Alto, Los Altos, Cupertino, and Saratoga along the western part of the County show some of the highest rates of married-couple households with children. Gilroy is another area showing low rates of married-couple households with children (between 21 to 40 percent).

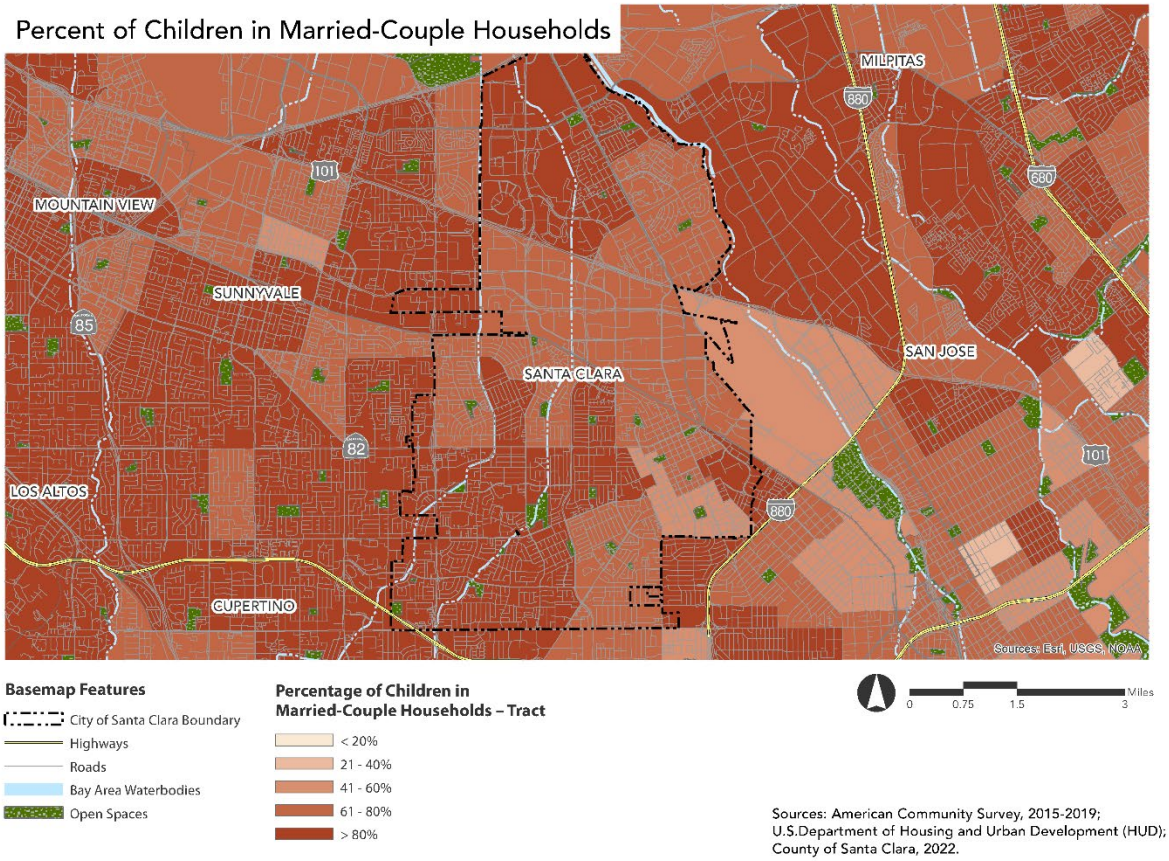
FIGURE 13.3-5: REGIONAL PERCENTAGE OF CHILDREN IN MARRIED-COUPLE HOUSEHOLDS BY TRACTS (2019)



Local Trends

The northern and southern parts of Santa Clara have higher rates of married couple households (between 61 to 80 percent). The central part of Santa Clara has a lower rate of married couple households at 41 to 60 percent. Central Santa Clara also has higher rates of low to moderate income levels (50 to 75 percent), lower incomes ($87,000) (Figure 13.3-18) and higher rates of overpayment (40 to 60 percent) (Figure 13.3-35) which may all be a factor of this lower rate of married couple and likely dual-income households. The nearby cities of Mountain View, Sunnyvale, and Milpitas have similar rates of married couple households.

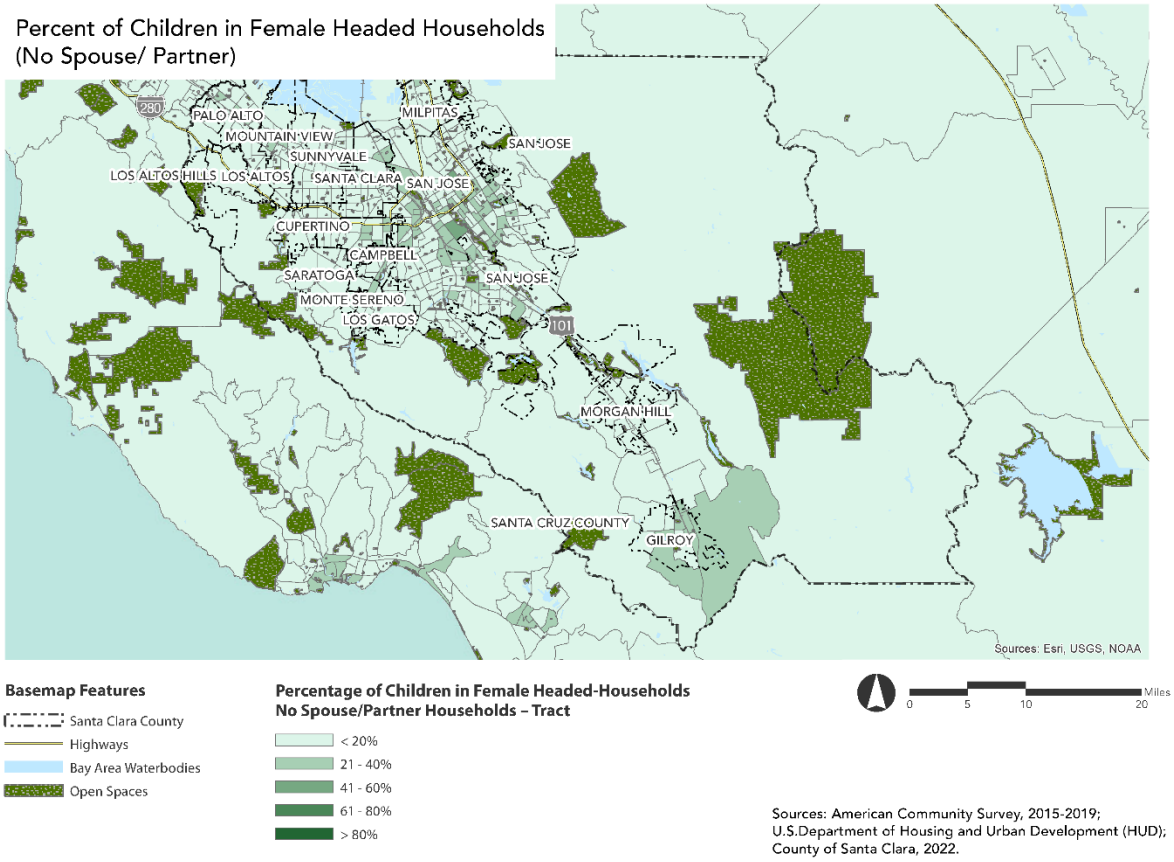
FIGURE 13.3-6: PERCENT OF CHILDREN IN MARRIED-COUPLE HOUSEHOLDS – SANTA CLARA (2021)



Regional Trends

Much of Santa Clara County shows rates of children in female-headed households below 21 to 40 percent. In San Jose there are areas where this percentage rises to 41 to 60 percent. Most cities in the County have some areas where the rate is between 21 to 40 percent, however, some cities along the western part of the County like Los Altos, Cupertino, and Saratoga appear to have rates below 20 percent for the entire city. San Jose, which has the highest concentration of single mother households also has higher rates of non-White populations (61 to 80 percent).

FIGURE 13.3-7: REGIONAL PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS BY TRACT (2019)

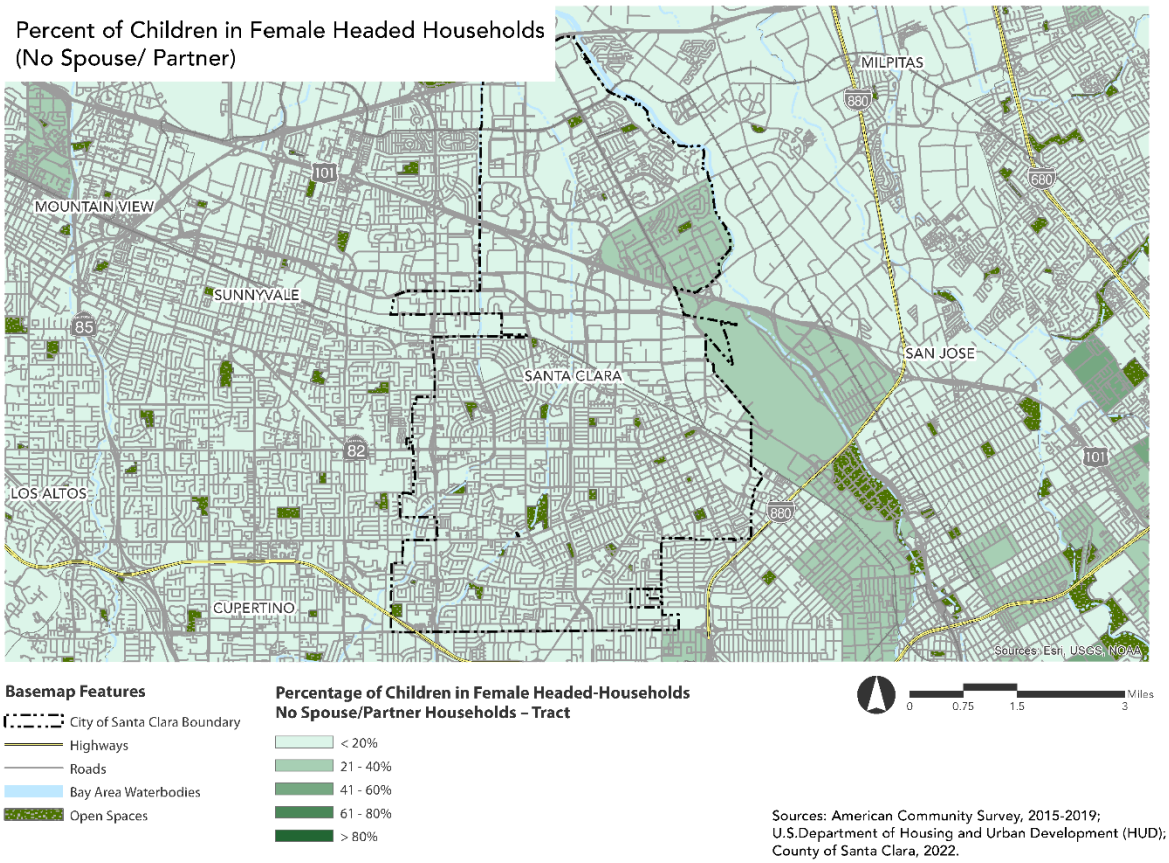


Sources: American Community Survey, 2015-2019; U.S.Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

Local Trends

The majority of Santa Clara has below 20 percent of female headed households with children. There is one small section in northeast Santa Clara where this percentage rises to 21 to 40 percent. This area also overlaps with higher rates of HCV use (5 to 15 percent), higher rates of overpayment by renters (40 to 60 percent), and higher rates of household overcrowding (above 15 percent) (Figure 13.3-37). These trends may be explained in part by the higher rate of female headed households which may only be single income households. The nearby cities of Mountain View and Milpitas have rates below 20 percent for female headed households, and Mountain View has a small section where this rate rises between 21 to 40 percent, similar to Santa Clara.

FIGURE 13.3-8: PERCENT OF CHILDREN IN FEMALE HEADED HOUSEHOLDS – SANTA CLARA (2021)



Income Level

Each year, the HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have incomes low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

Table 13.3-9 lists Santa Clara County households by income category and tenure. Based on the above definition, 33.5 percent of Santa Clara County households are considered LMI, as they earn less than 80 percent of the HUD Area Median Family Income (HAMFI). About 45 percent of all renter households are considered LMI, compared to about 23 percent of owner households. In

Santa Clara, about 32 percent of all households are considered LMI. Similar to the County, more renter households in the city are LMI (37.5 percent) than owner households (24 percent). Overall, Santa Clara has a slightly larger percentage of owner and renter households earning above the median area income (60.2 percent) compared to the County (58 percent).

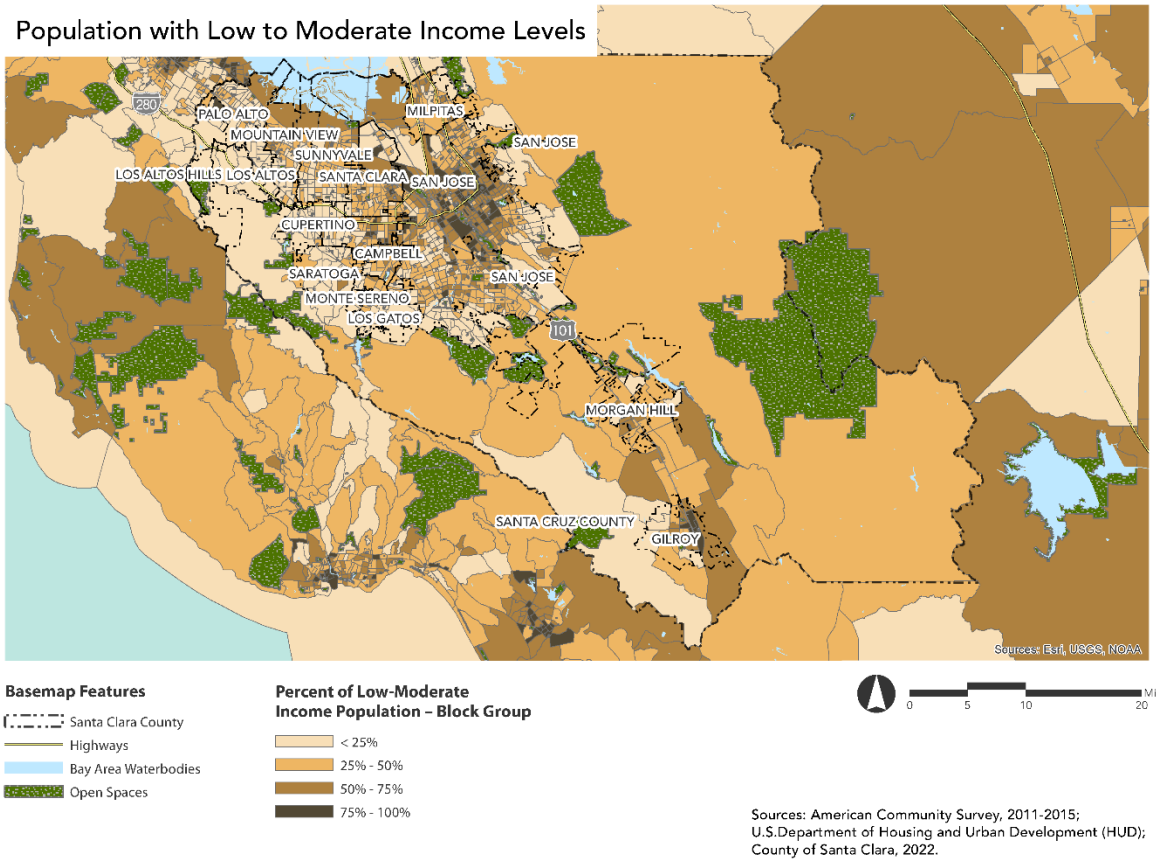
Table 13.3-9. Santa Clara County & Santa Clara Households by Income Category and Tenure

Santa Clara County			
Income Category	**Owner**	**Renter**	**Total**
0%-30% of AMI	7.7%	20.1%	13%
31%-50% of AMI	5.9%	13%	10%
51%-80% of AMI	9.5%	12.4%	10.5%
81%-100% AMI	7.9%	8.9%	8.3%
Greater than 100% of AMI	67.6%	45%	58%
Total	360,660	274,865	635,525
Santa Clara			
Income Category	**Owner**	**Renter**	**Total**
0%-30% of AMI	7.6%	15.6%	12.2%
31%-50% of AMI	8.4%	11.7%	10.3%
51%-80% of AMI	8%	10.2%	9.3%
81%-100% AMI	7.7%	7.9%	7.8%
Greater than 100% of AMI	68%	54%	60.2%
Total	18,930	25,150	44,080

Source(s): HUD CHAS (based on 2014-2018 ACS), 2020.

Figure 13.3-9 shows the LMI areas in Santa Clara County by block group. There are drastic geographic differences in the percentage of LMI populations. The largest concentration of LMI populations is in City of San Jose, where the percentage rises to 50 to 75 percent, and 75 to 100 percent. There are also a few concentrations in Palo Alto, Santa Clara, Campbell, and Gilroy where the LMI population is between 75 to 100 percent. In general, the cities to the west and south of San Jose have lower percentages of LMI populations. This higher LMI percentage in San Jose and the western part of the County may be explained in part by the higher percentages of non-White populations in this area, ranging between 61 to 80 percent, as these populations are more likely to be economically disadvantaged and have lower incomes.

FIGURE 13.3-9: REGIONAL CONCENTRATIONS OF LMI HOUSEHOLDS BY TRACT (2015)

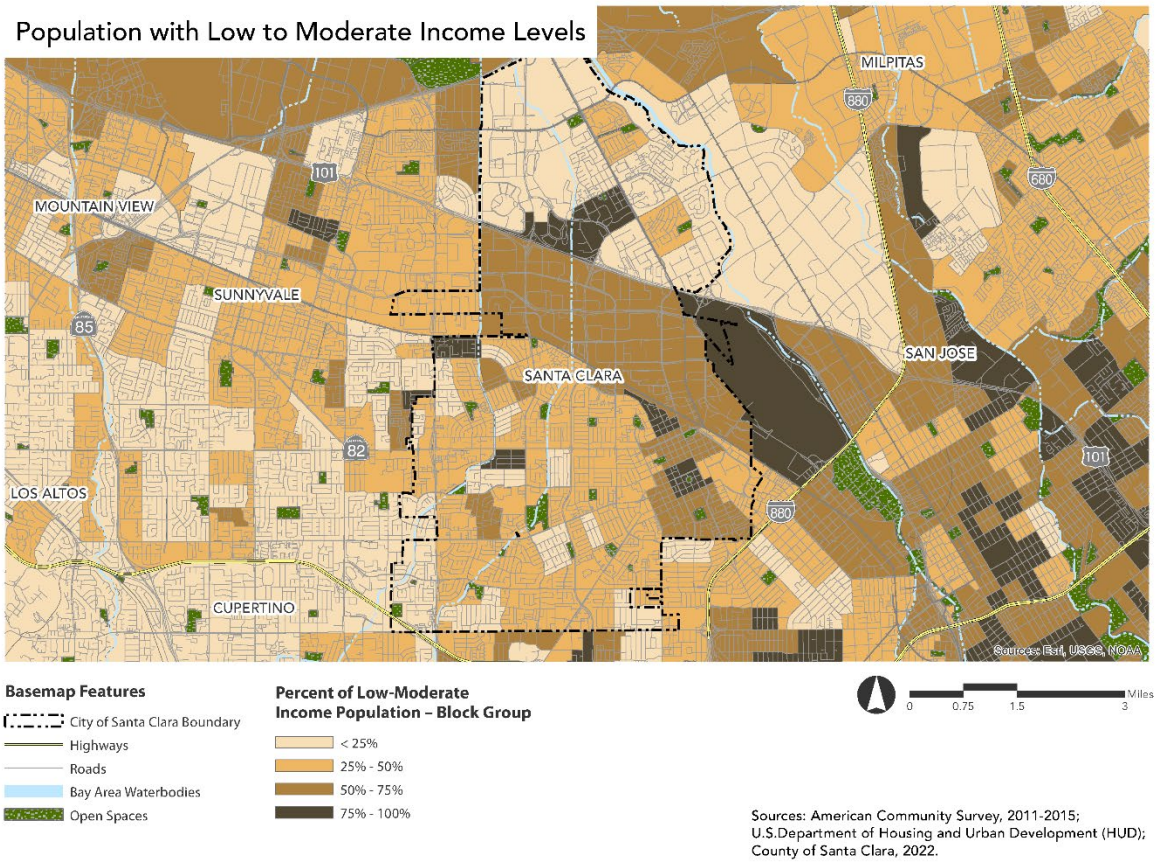


Sources: American Community Survey, 2011-2015; U.S.Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

Local Trends

In Santa Clara there are a few concentrations where the LMI populations are between 75 to 100 percent and a large area where the LMI percentage is between 50 to 75 percent. The rest of the city has block groups with LMI populations between 25 to 50 percent and below 25 percent. The largest LMI concentration between 75 to 100 percent is in the northern part of the city, where these block groups overlap with higher percentages of non-White population block groups (61 to 80 percent) and overcrowded households (12 percent).The large area of LMI population between 50 to 75 percent overlaps with block groups that have higher non-White populations (61 to 80 percent), lower median incomes (below $87,000), and higher rates of overpayment by renters (40 to 60 percent). All three of these factors may provide an explanation for the higher rate of LMI populations in central Santa Clara. Additionally, this area is between Highway 101 and the Union Pacific Railroad and is predominantly industrial, likely contributing to the higher LMI rates. Compared to the nearby cities of Mountain View, Sunnyvale, and Milpitas, Santa Clara has larger geographic areas with higher percentages of LMI populations.

FIGURE 13.3-10: POPULATION WITH LOW TO MODERATE INCOME LEVELS – SANTA CLARA (2021)



Housing Choice Vouchers

Housing Choice Vouchers (HCVs), a form of HUD rental subsidies, are issued to low-income households that promise to pay a certain amount of the household's rent. Prices, or payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements.

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. One of the objectives of the HCV program is to encourage participants to avoid high-poverty neighborhoods and encourage the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty[1]. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

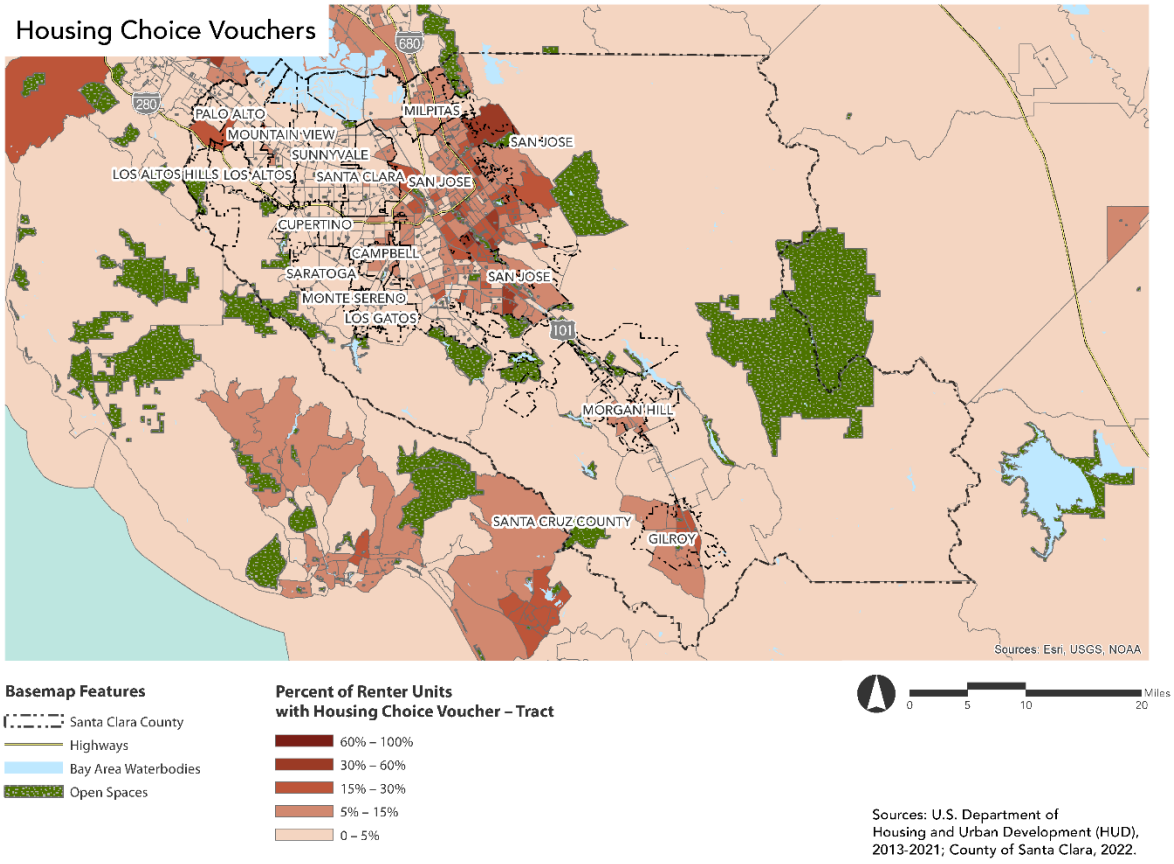
Santa Clara County Housing Authority (SCCHA) provides about 17,000 participants with housing choice vouchers, making it their largest rental assistance program. SCCHA housing choice voucher holders pay 30 percent of their monthly income toward rent. Voucher holders in the "Moving to work" program pay 32 percent of their monthly income towards rent (or a minimum of $50, whichever is higher). SCCHA pays the balance of the rent to the landlords on behalf of the household.

In the County, the cities of Santa Clara, Cupertino, Mountain View, Palo Alto, and Sunnyvale, the vast majority of Project-Based Section 8 units are 0-1 bedrooms. SCHHA generally has a very long waiting list and the average wait for a household to receive an HCV is between eight to 10 years.

HCV concentration is highest in the eastern part of Santa Clara County in the cities of San Jose, Campbell, and Milpitas. As identified earlier, these areas of the County have higher percentages of non-White populations. HCV use in these areas is between five to 15 percent, 15 to 30 percent, and 30 to 60 percent. Palo Alto, Mountain View, Santa Clara, Morgan Hill, and Gilroy also show lower percentages for HCV use while the rest of the County has rates below five percent.

[1] Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). *Housing choice voucher location patterns: Implications for participant and neighborhood welfare*. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

FIGURE 13.3-11: REGIONAL HOUSING HCV CONCENTRATION BY TRACT (2021)



Local Trends

In Santa Clara there are three concentrations of tracts with HCV use between five to 15 percent while the rest of the City's HCV use is below five percent. There are concentrations of higher HCV use in the northern and southern part of the city. The higher HCV concentration in northern Santa Clara overlaps with the only area in the City with higher rates of female headed households (21 to 40 percent), as well as higher rates of overpayment by renters (40 to 60 percent), and higher rates of overcrowded households (above 15 percent). The areas of higher HCV use in the southern part of the City overlaps with higher rates of LMI households (25 to 50 percent) and higher rates of overpayment by renters (40 to 60 percent).

The northern part of Santa Clara has tracts with median gross rents of $2,500. The southern part of the City has a mix of rents between $1,000 and above $3,000. Central Santa Clara has an average median rent below $1,000. This area is more affordable than the rest of the city and households in this area have lower median incomes ($87,000) than the rest of the City. Santa Clara has similar rates of affordability compared to Sunnyvale, Mountain View, and Milpitas.

FIGURE 13.3-13: HOUSING CHOICE VOUCHERS – SANTA CLARA (2021)

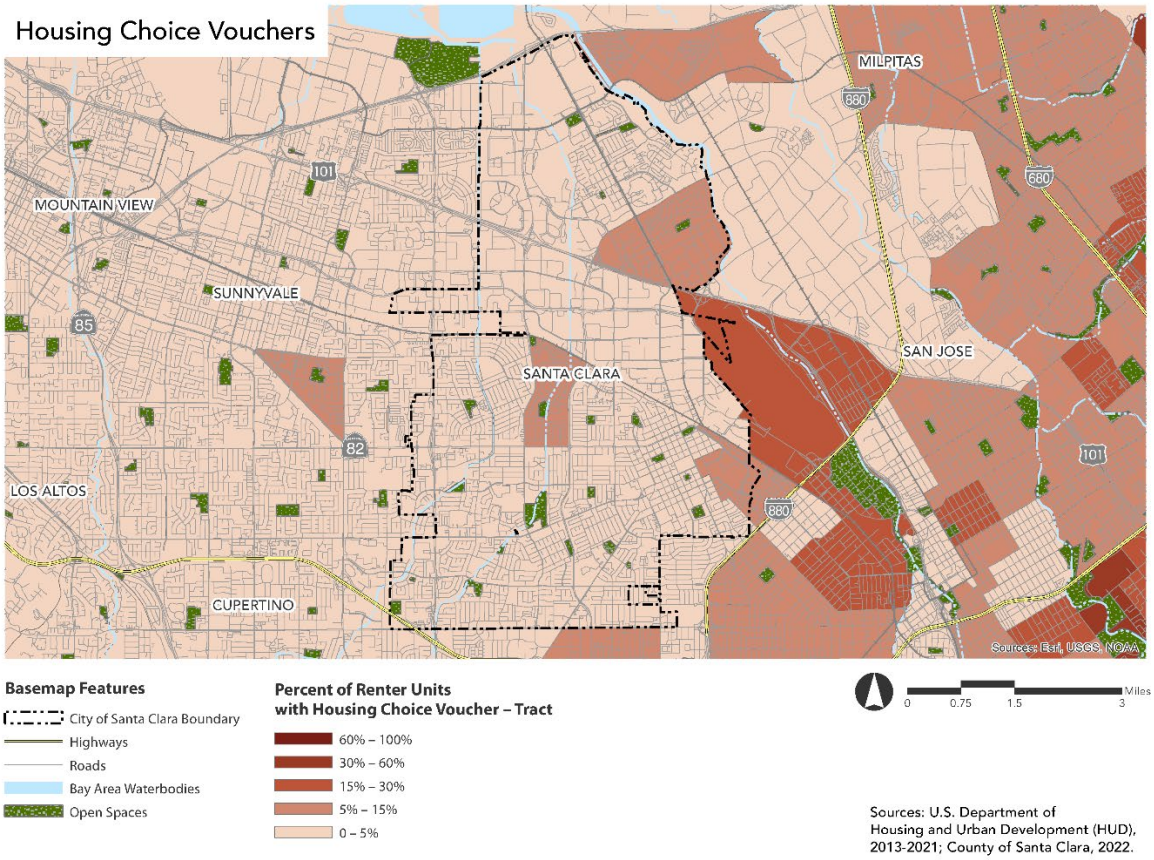


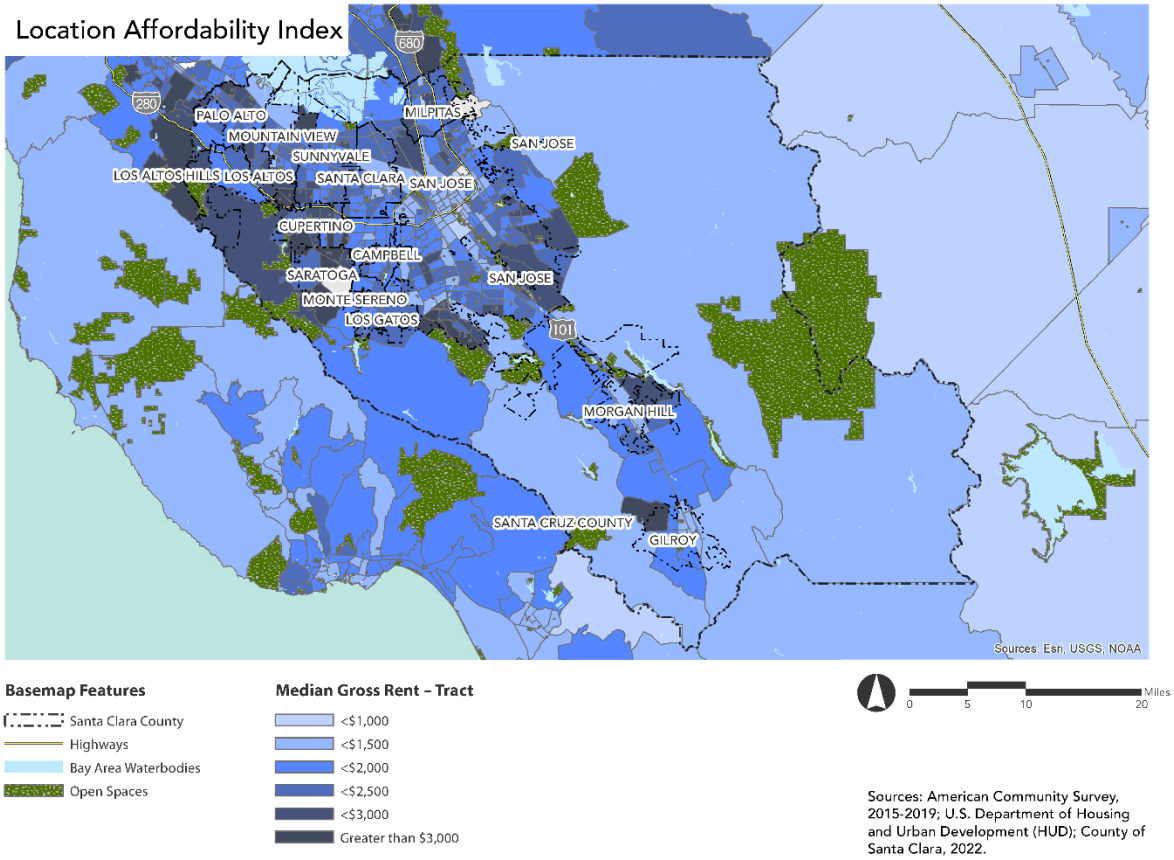
Figure 13.3-12 shows the Location Affordability Index in Santa Clara County. The index was developed by HUD in collaboration with the Department of Transportation under the federal Partnership for Sustainable Communities. One objective of the partnership is to increase public access to data on housing, transportation, and land use. Before this index was established, there was no standardized national data source on household transportation expenses, which limited the ability of homebuyers and renters to fully account for the cost of living in a particular city or neighborhood.

The prevailing standard of affordability in the United States is paying 30 percent or less of a household's income on housing. However, this prevailing standard fails to account for transportation costs, and transportation costs have grown significantly as a proportion of household income since the standard was established. According to the Bureau of Labor Statistics, in the 1930s, American households spent just eight percent of their income on transportation. Since then, as a substantial proportion of the U.S. population has migrated from center cities to surrounding suburbs and exurbs and has come to rely more heavily (or exclusively) on cars, that percentage has steadily increased, peaking at 19.1 percent in 2003. As of 2020, households spent on average about 17.4 percent of their annual income on transportation,

second only to housing costs in terms of budget impact.[2] And for many working-class and rural households, transportation costs exceed housing costs.

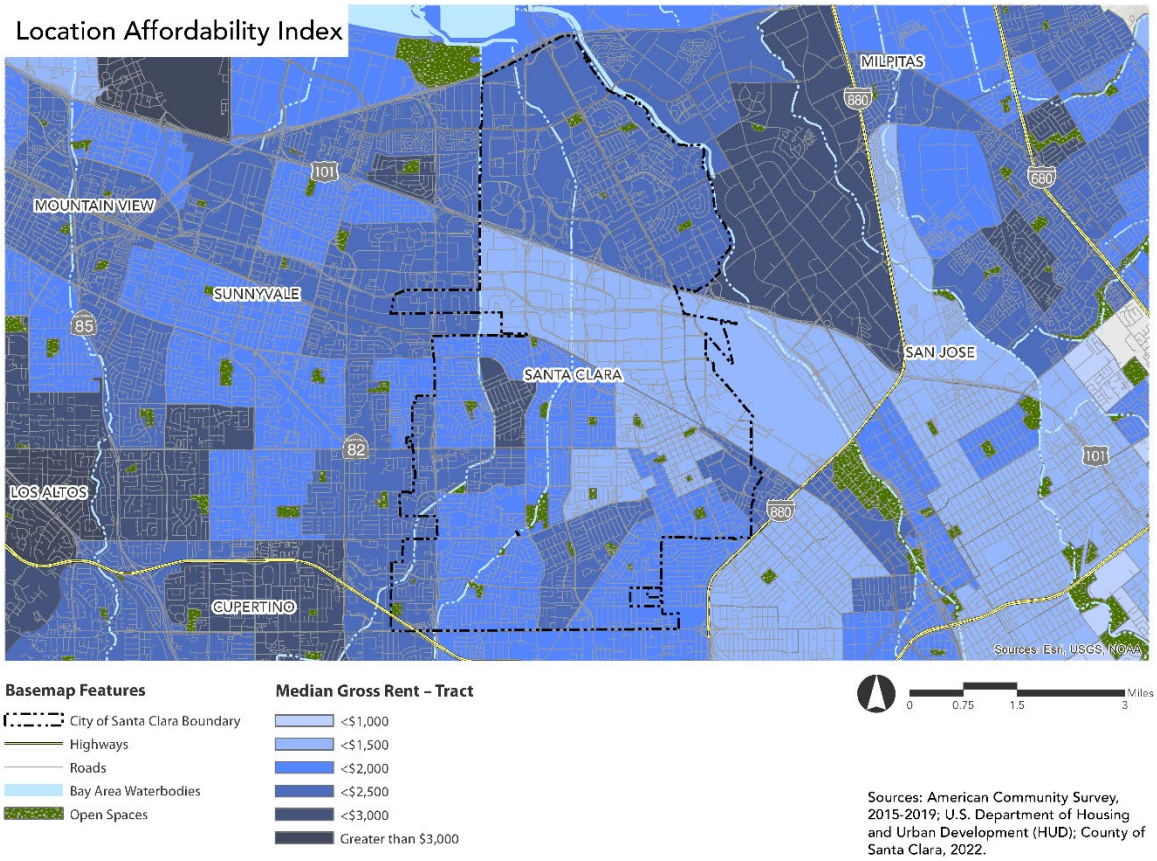
In Santa Clara County, there is a mix of median gross rents. San Jose has areas with the lowest rents below $1,000 and areas with higher rents above $3,000. Most cities have a mix of rents between $2,000 to $3,000 and above. The most affordable tracts are in San Jose while the more expensive tracts are around the perimeter of the County in cities like Palo Alto, Los Altos, Cupertino, Los Gatos, and east San Jose.

FIGURE 13.3-12: REGIONAL MEDIAN GROSS RENT/ AFFORDABILITY INDEX BY TRACT (2021)



[2] U.S. Department of Transportation, Bureau of Transportation Statistics, https://data.bts.gov/stories/s/ida7-k95k, accessed 4/26/22.

FIGURE 13.3-14: LOCATION AFFORDABILITY INDEX – SANTA CLARA (2021)



Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

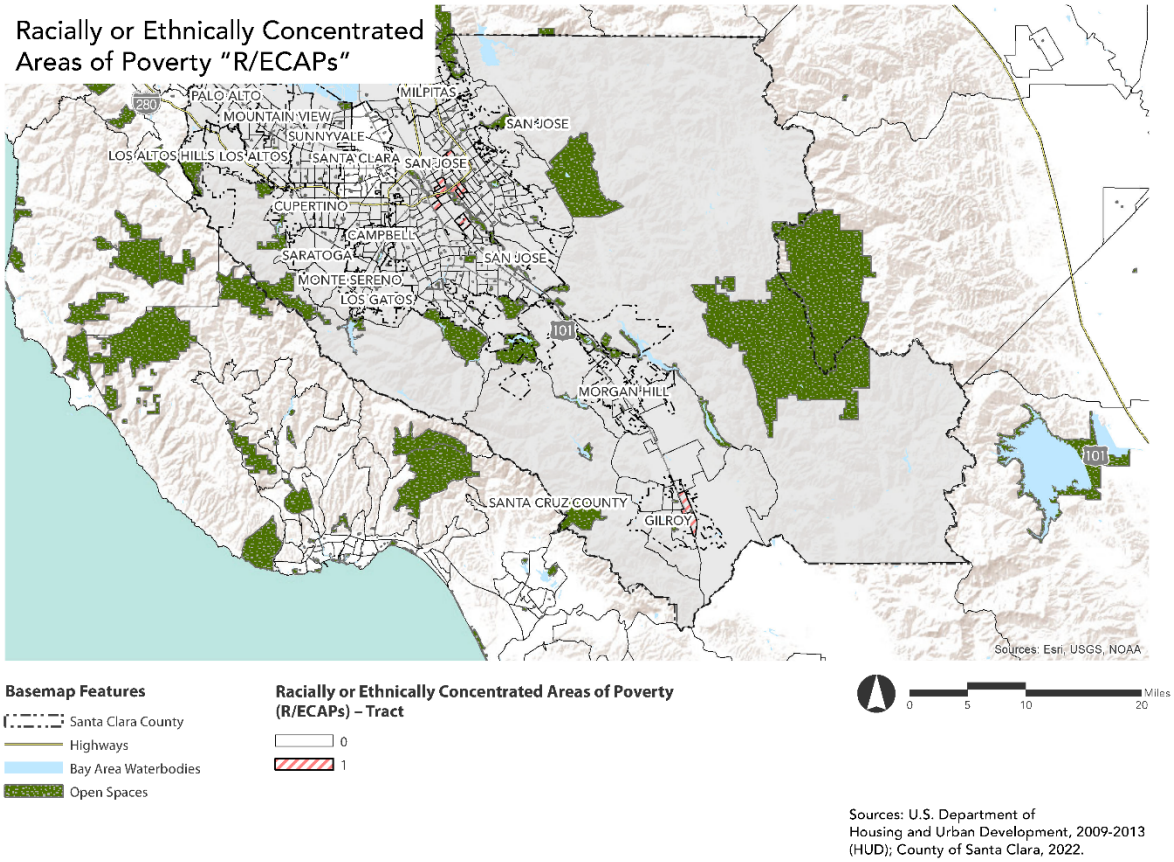
Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are geographic areas with significant concentrations of poverty and minority populations. HUD developed a census-tract based definition of R/ECAP that relies on a racial and ethnic concentration threshold and a poverty test. The threshold states that an area with a non-White population of 50 percent or more would be identified as a R/ECAP; the poverty test defines areas of extreme poverty as areas where 40 percent or more of the population live below the federal poverty line or where the poverty rate is three times the average poverty rate for the metropolitan area (whichever is lower). Thus, an area that meets either the racial or ethnic concentration, and the poverty test would be classified as a R/ECAP. Identifying R/ECAPS facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws.

In Santa Clara County the only areas that meet the official definition of a R/ECAP are within San Jose and Gilroy.

Local Trends

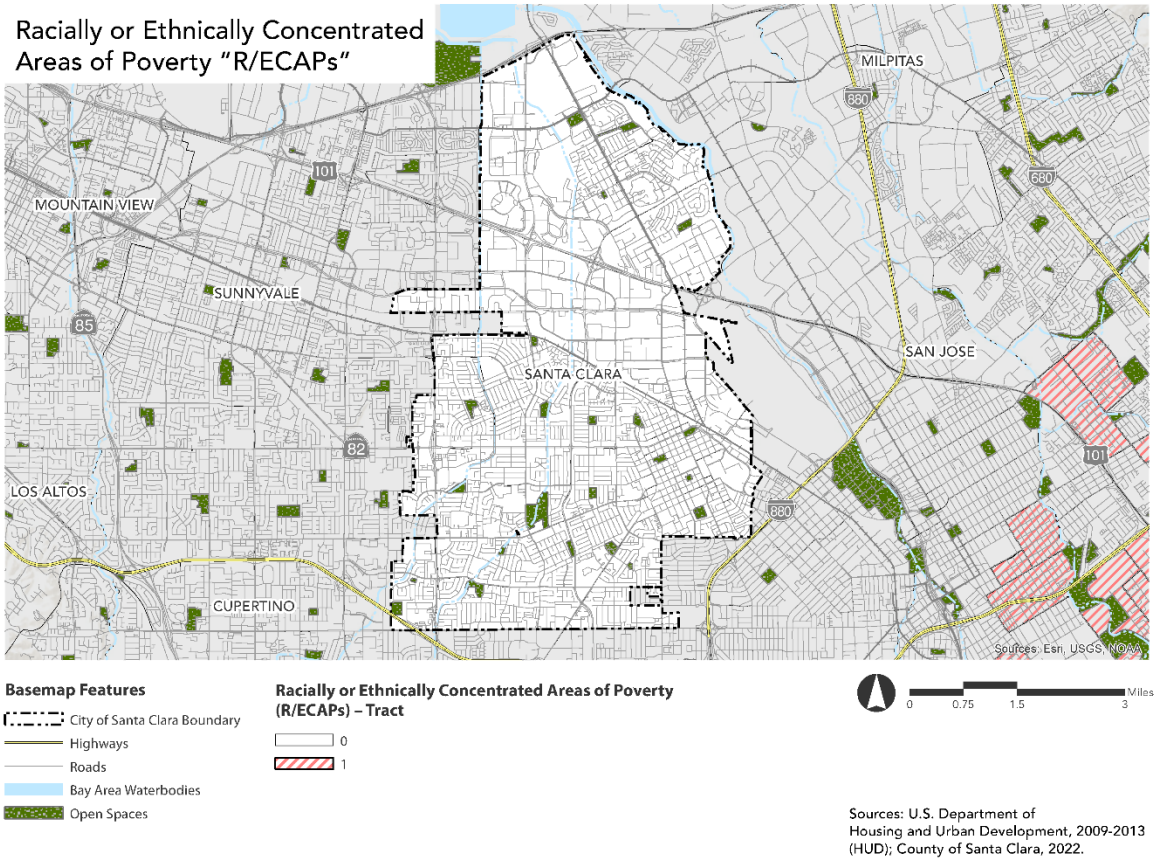
There are no R/ECAP areas in Santa Clara nor in the nearby cities of Mountain View or Sunnyvale.

FIGURE 13.3-15: REGIONAL RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY "R/ECAPS" (2021)



Sources: U.S. Department of Housing and Urban Development, 2009-2013 (HUD); County of Santa Clara, 2022.

FIGURE 13.3-16: RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY "R/ECAPS" – SANTA CLARA (2021)



Sources: U.S. Department of Housing and Urban Development, 2009-2013 (HUD); County of Santa Clara, 2022.

Racially Concentrated Areas of Affluence (RCAAs)

Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by the HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAAs are currently not available for mapping on the AFFH Data Viewer. As such, an alternate definition of RCAA from the University of Minnesota Humphrey School of Public Affairs is used in this analysis. RCAAs are defined as census tracts where (1) 80 percent or more of the population is white, and (2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trends

Comparing Figure 13.3-1 and Figure 13.3-18, there multiple areas where high White populations overlap with median incomes above $125,000. These areas are mostly located along the eastern

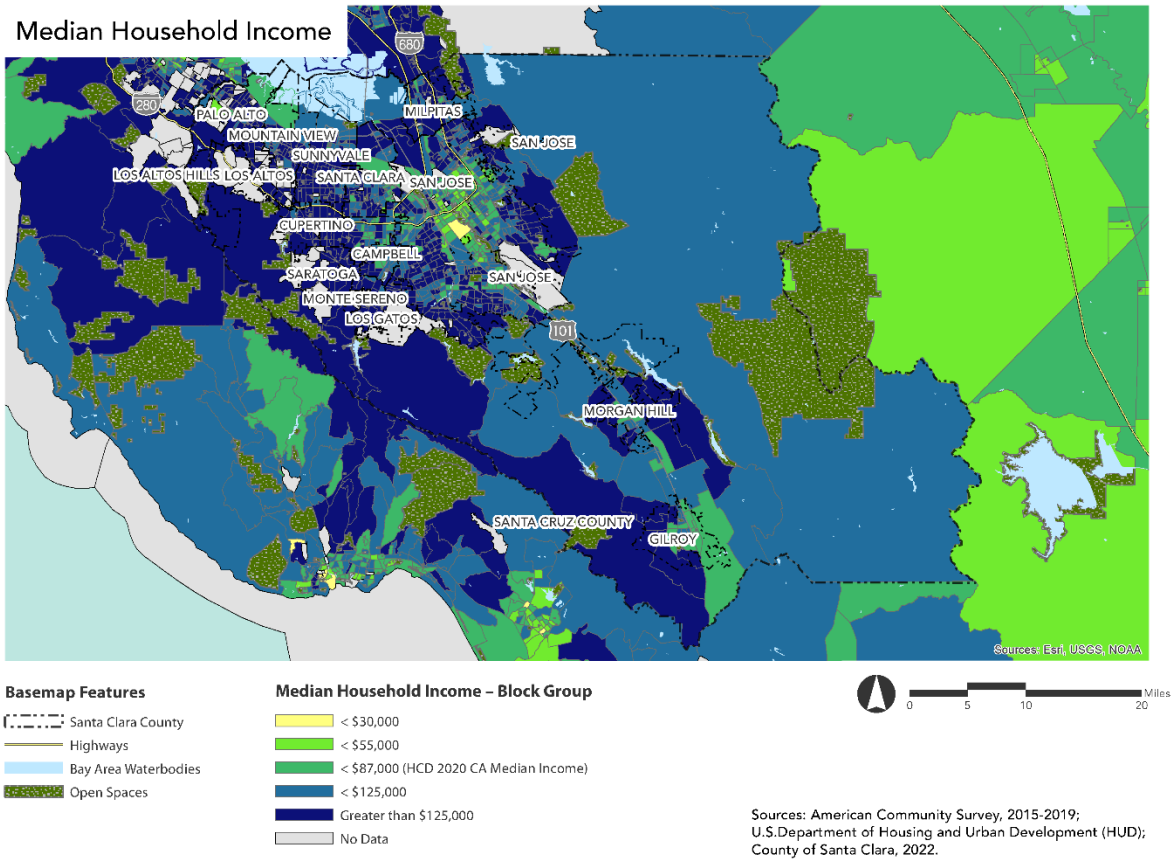
edge of the County. However, only one community qualifies as an RCAA. The unincorporated area called Lexington Hills located along the western edge of the County has a White population of 87.4 percent and a median household income of $166,932, meeting the alternate definition of a RCAA. This unincorporated area of 4.7 square miles is home to approximately 2,500 residents.

Table 13.3-10: White Population and Median Household Income of RCAAs in Santa Clara County

City	*White Population*	*Median Household Income (2019)*
Lexington Hills	87.4%	$166,932

Source(s): DataUSA.io (2019)

FIGURE 13.3-17: REGIONAL MEDIAN INCOME BY BLOCK GROUP (2021)

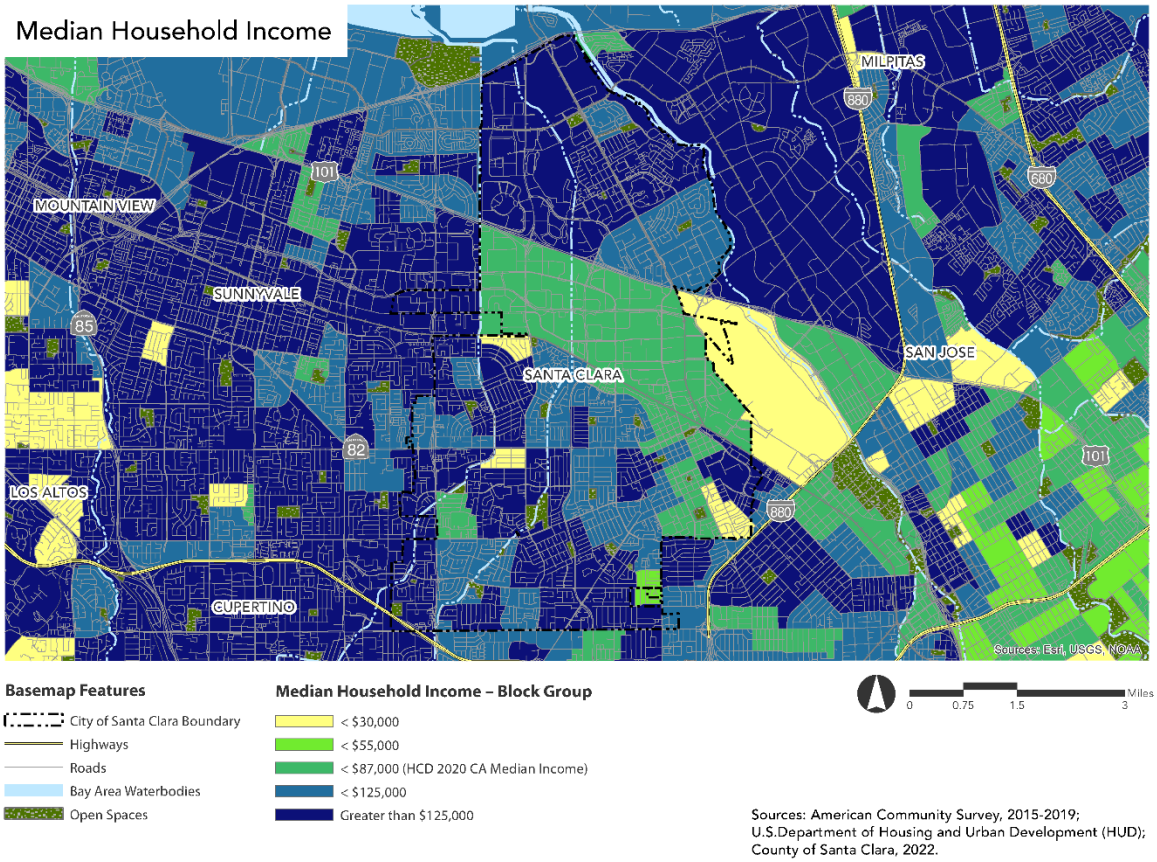


Local Trends

The northern part of Santa Clara has block groups that have households with a median income of $125,000 and above. The southern part of the city has a smaller section of median household incomes at $30,000, while most areas have incomes at $125,000 and above. Notably, Central Santa Clara has median household incomes at $87,000 which is lower than the rest of the city, but is the

2020 median income for California. The central part of Santa Clara also overlaps with higher rates of non-White populations, higher rates of residents with disabilities, and higher rates of overpayment for rent, all of which likely contribute to lower median incomes for households in this area. Mountain View, Sunnyvale, and Milpitas all have larger areas with higher household incomes and only a few small concentrations with lower median incomes.

FIGURE 13.3-18: MEDIAN INCOME – SANTA CLARA (2021)



Sources: American Community Survey, 2015-2019; U.S.Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

Access to Opportunities

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

TCAC Opportunity Maps

TCAC Maps are opportunity maps created by the California Fair Housing Task Force (a convening of the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC)) to provide research and evidence-based

policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. These opportunity maps identify census tracts with highest to lowest resources, segregation, and poverty, which in turn inform the TCAC to distribute funding more equitably for affordable housing in areas with the highest opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

TCAC Opportunity Maps display areas by highest to lowest resources by assigning scores between 0–1 for each domain by census tracts where higher scores indicate higher "access" to the domain or higher "outcomes." Refer to Table 13.3-11 for a list of domains and indicators for opportunity maps. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation). The opportunity maps also include a measure or "filter" to identify areas with poverty and racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under the federal poverty line;
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table 13.3-11: Domains and List of Indicators for Opportunity Maps

Domain	*Indicator*
Economic	Poverty Adult Education Employment Job Proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source(s): California Fair Housing Task Force, Methodology for the 2021 TCAC/ HCD Opportunity Maps, December 2020

High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are

characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

Information from opportunity mapping can help highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas or areas of high segregation and poverty, and to encourage better access for low and moderate income, and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

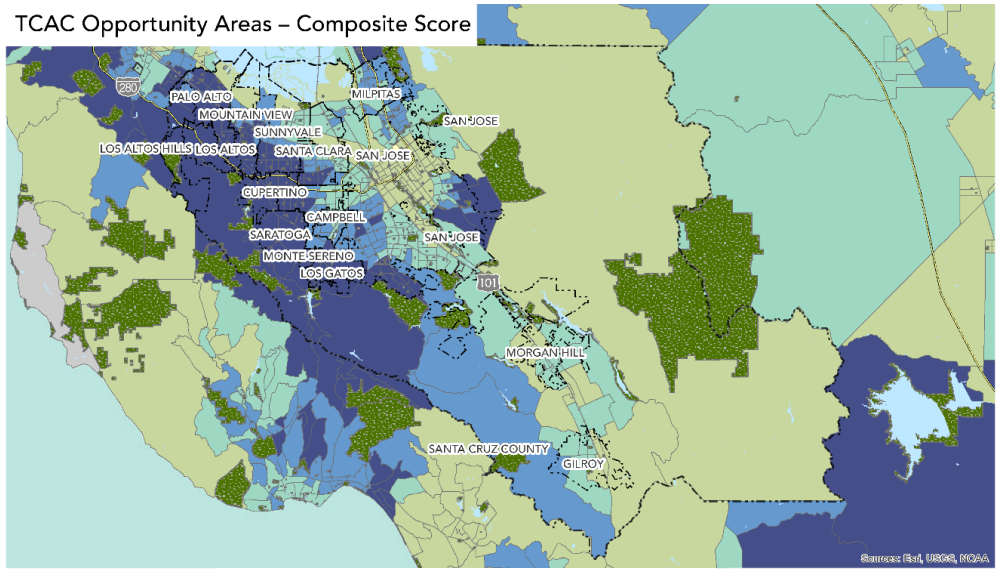
Regional Trends

Figure 13.3-20 provides a visual representation of TCAC Opportunity Areas in Santa Clara County based on a composite score, where each tract is categorized based on percentile rankings of the level of resources within the region. The western part of the County has cities with the highest resources such as Palo Alto, Cupertino, Saratoga, Monte Sereno, and Los Gatos. The central part of the County has a mix of resource scores of high, moderate, and low with the largest low resource areas in San Jose and Morgan Hill. The eastern part of San Jose has areas with both the lowest and highest resource scores.

Local Trends

Santa Clara has a mix of resource scores. The northern part of the city has moderate and high resources, the central part of the city has low resources, and the southern part of the city has a mix of low, moderate, high, and highest resources. The areas with low resources also overlap with higher CalEnviroScreen Scores (50 to 74 percent) (Figure 13.3-31), lower Healthy Places Index Scores (50 to 75) (Figure 13.3-33), higher rates of LMI households (50 to 75 percent) and areas with higher non-White populations (61 to 80 percent). The new TCAC opportunity area map below (Figure 13.3.21) shows a shift in resources in certain areas of the City. North of highway 101 and the San Tomas Freeway the northern part of the City which was previously moderate resource is now high resource. Since the advent of City Specific Plans we see a trajectory towards higher resource areas with greater investment increasing amenities for neighborhoods.

FIGURE 13.3-19: REGIONAL TCAC COMPOSITE SCORES BY TRACT (2021)



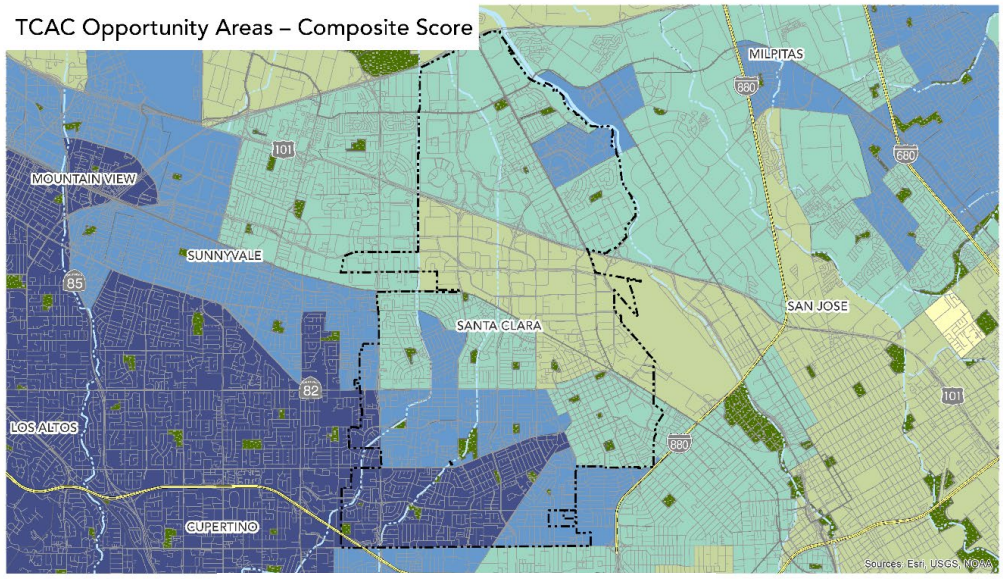
Basemap Features
- Santa Clara County
- Highways
- Bay Area Waterbodies
- Open Spaces

TCAC Opportunity Areas (2021) Composite Score
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

0 5 10 20 Miles

Sources: U.S. Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

FIGURE 13.3-20: TCAC OPPORTUNITY AREAS – COMPOSITE SCORE – SANTA CLARA (2021)



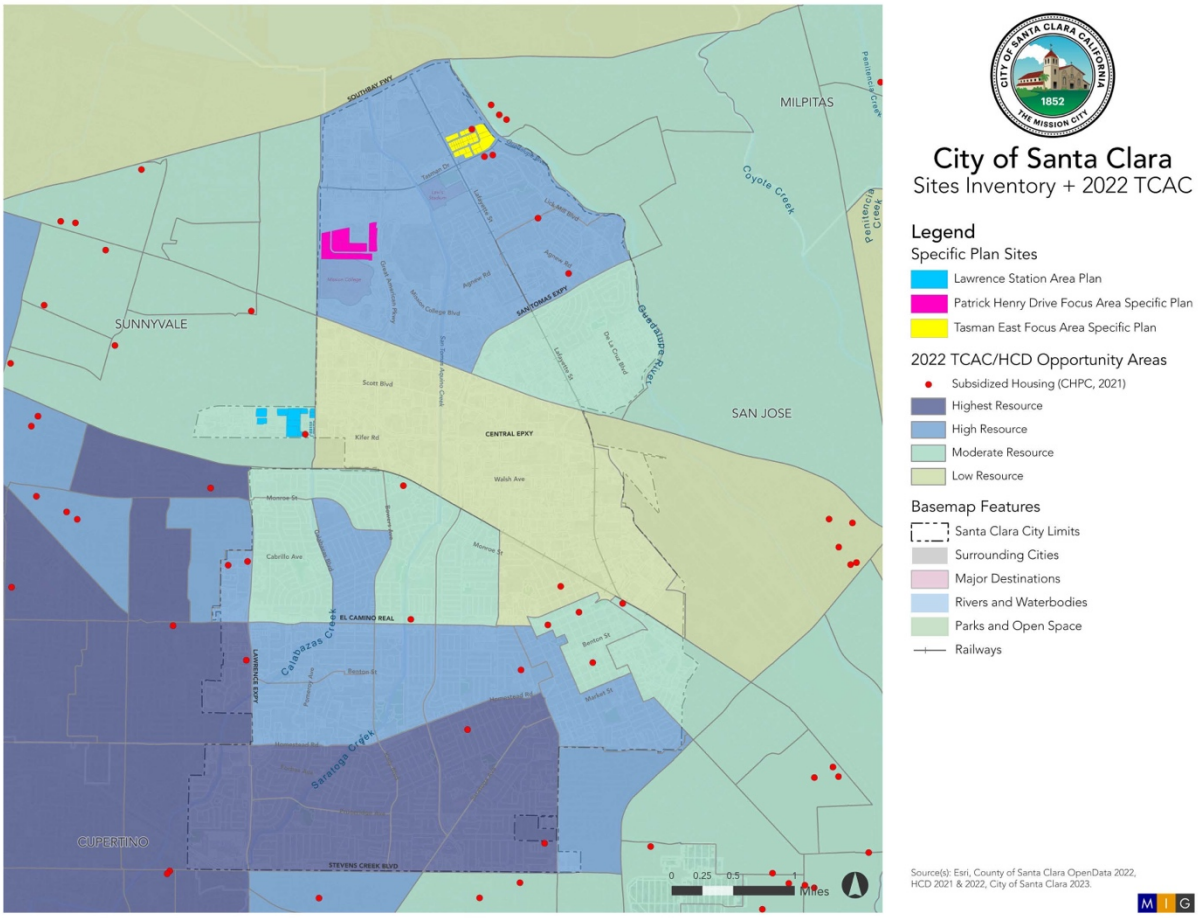
Basemap Features
- City of Santa Clara Boundary
- Highways
- Roads
- Bay Area Waterbodies
- Open Spaces

TCAC Opportunity Areas (2021) Composite Score
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

0 0.75 1.5 3 Miles

Sources: U.S. Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

FIGURE 13.3-21: TCAC OPPORTUNITY AREAS – COMPOSITE SCORE – SANTA CLARA (2022)



Opportunity Indices

This section presents the HUD-developed index scores based on nationally available data sources to assess residents' access to key opportunity assets in comparison to the County. Table 13.3-12 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force

participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.

- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood (where a neighborhood is a census block-group).

Table 13.3-12: Opportunity Indices by Race/ Ethnicity – Santa Clara County

	School Proficiency Index	*Labor Market Index*	*Transit Trip Index*	*Low Transportation Cost Index*	*Jobs Proximity Index*	*Environmental Health Index*
Santa Clara County						
Total Population						
White, Non-Hispanic	81.85	82.15	68.07	91.22	52.75	58.84
Black, Non-Hispanic	74.05	74.24	73.41	93.10	57.03	53.45
Hispanic	58.86	61.91	64.53	91.30	43.19	54.62
Asian or Pacific Islander, Non-Hispanic	85.32	83.26	71.35	91.36	51.68	61.59
Native American, Non-Hispanic	69.43	68.36	67.23	91.76	50.57	56.68
Population Below Federal Poverty Line						
White, Non-Hispanic	77.47	79.47	70	92.22	52.67	56.88
Black, Non-Hispanic	55.29	63.66	64.3	90.61	41	59.89
Hispanic	50.56	54.77	64.34	92.15	43.58	53.07
Asian or Pacific Islander, Non-Hispanic	72.77	73.73	67.96	91.39	52.68	57.31
Native American, Non-Hispanic	75.1	75.82	76.71	94.47	72.22	63.36

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 31 for index score meanings.
Source(s): AFFHT Data Table 13.3-12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Education

Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI

families (largely composed of minorities). As test scores are a reflection of student demographics, where Black/Hispanic/Latino students routinely score lower than their White peers, less diverse schools with higher test scores tend to attract higher income families to the school district. This is a fair housing issue because as higher income families move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

Regional Trends

The 2021 TCAC Opportunity Areas Education Composite Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying fewer positive outcomes.

Santa Clara County has 28 school districts. As of 2020, throughout the County there were 255 elementary schools, 61 middle schools, 55 high schools, 11 continuing education schools, 10 alternative schools, five junior high schools, four K-12 schools, two community day schools, and one special education school.[3] The map below shows the TCAC education score for the County with the central and southern parts of the County including San Jose, Morgan Hill, and Gilroy showing scores between .25 - .50 which are less positive education scores. The cities on the western side of the County and Milpitas have scores above .75 which is the more positive education outcome score. The areas with lower scores correspond to areas with higher non-White populations and the areas with higher scores correspond to areas with lower non-White populations. Table 13.3-12 indicates that index values for school proficiency are higher for White residents, indicating a greater access to high quality schools. For populations below the federal poverty line, index values for school proficiency are highest among White, Native American (Non-Hispanic), and Asian or Pacific Islander (Non-Hispanic).

Local Trends

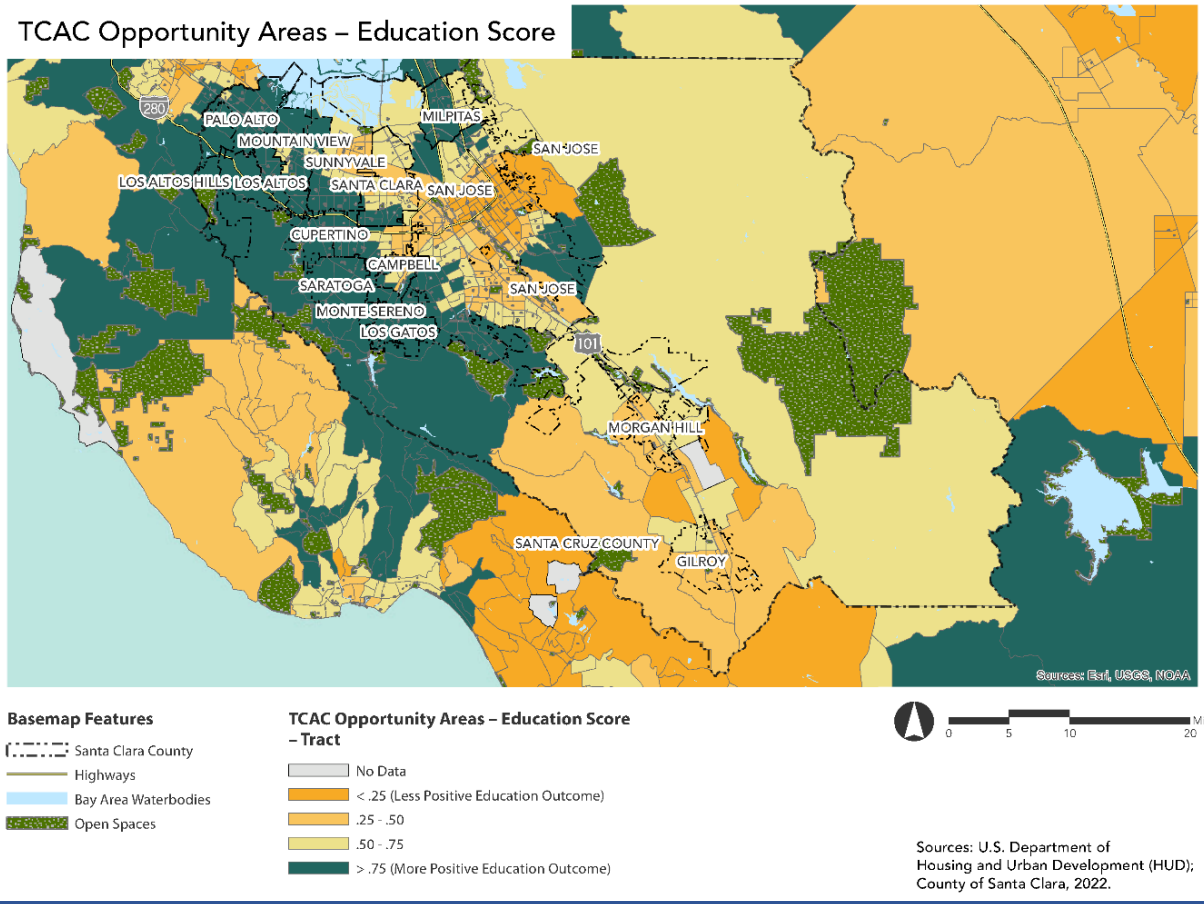
The northern part of Santa Clara has a TCAC education score of .50 to .75 which trend toward the more positive educational outcome score. The central part of Santa Clara has a score of between .25 to .50 which trends toward the less positive educational outcome score. The southern part of Santa Clara has a mix of scores between .25 to .50, .50 to .75 and above .75. The nearby cities of Mountain View and Milpitas mostly have TCAC education scores above .75 while the city of Sunnyvale has a mix of scores similar to Santa Clara.

According to the National Center for Education data from 2021, there were 23 public schools in Santa Clara (Figure 13.3-24). These public school rankings reflect the TCAC Education scores with

[3] Ed-data.org

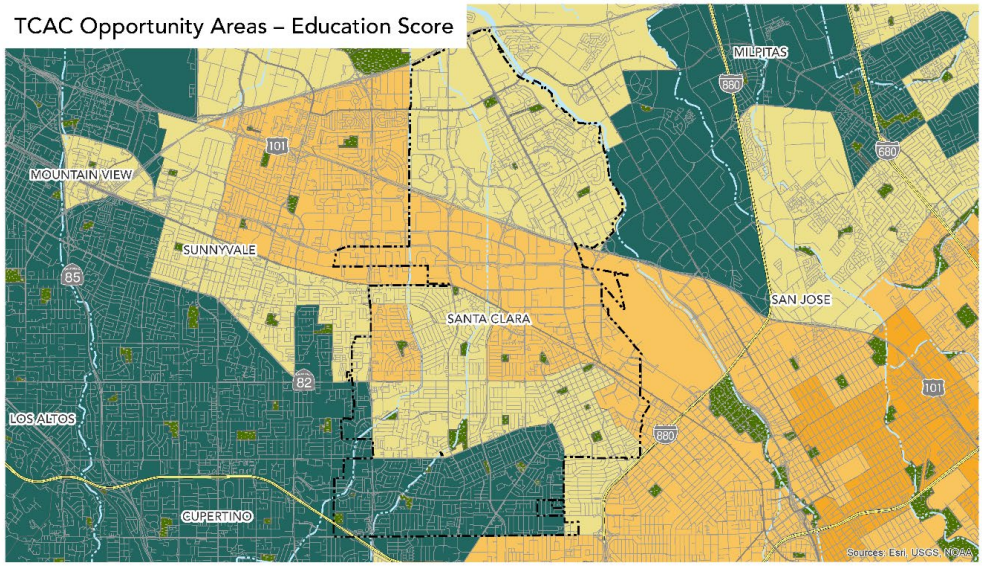
schools in the northern and central part of the city receiving scores below the top 30 percent and schools in the southern part of the city receiving scores in the top 10 percent and above.

FIGURE 13.3-22: REGIONAL TCAC EDUCATION SCORES (2021)



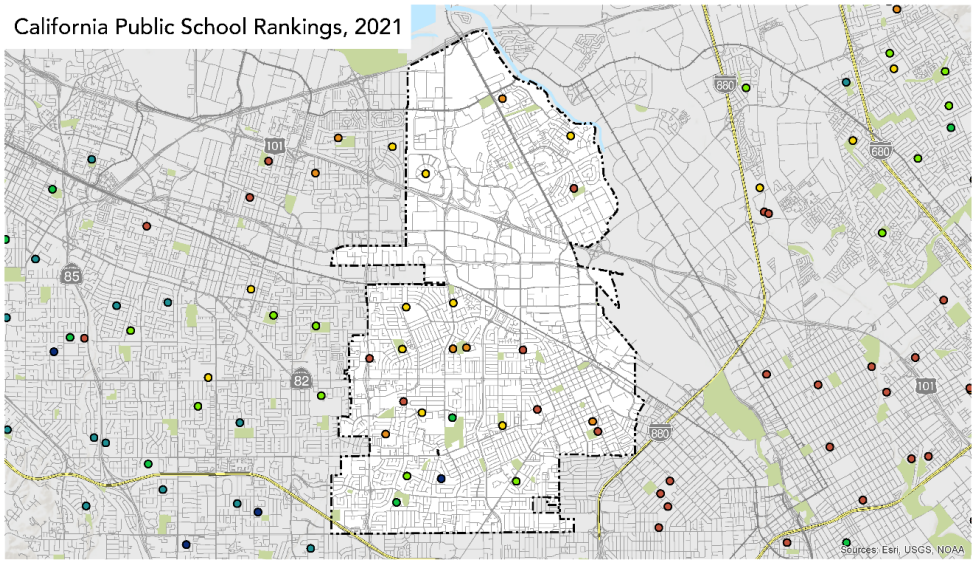
Sources: U.S. Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

FIGURE 13.3-23: TCAC OPPORTUNITY AREAS – EDUCATION SCORE – SANTA CLARA (2021)



Sources: U.S. Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

FIGURE 13.3-24: PUBLIC SCHOOL RANKINGS (2021)



Sources: Public School Review, 2021; U.S. Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

Transportation

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices, especially because lower income households are often transit dependent. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to reside.in housing outside of traditionally low-income neighborhoods.

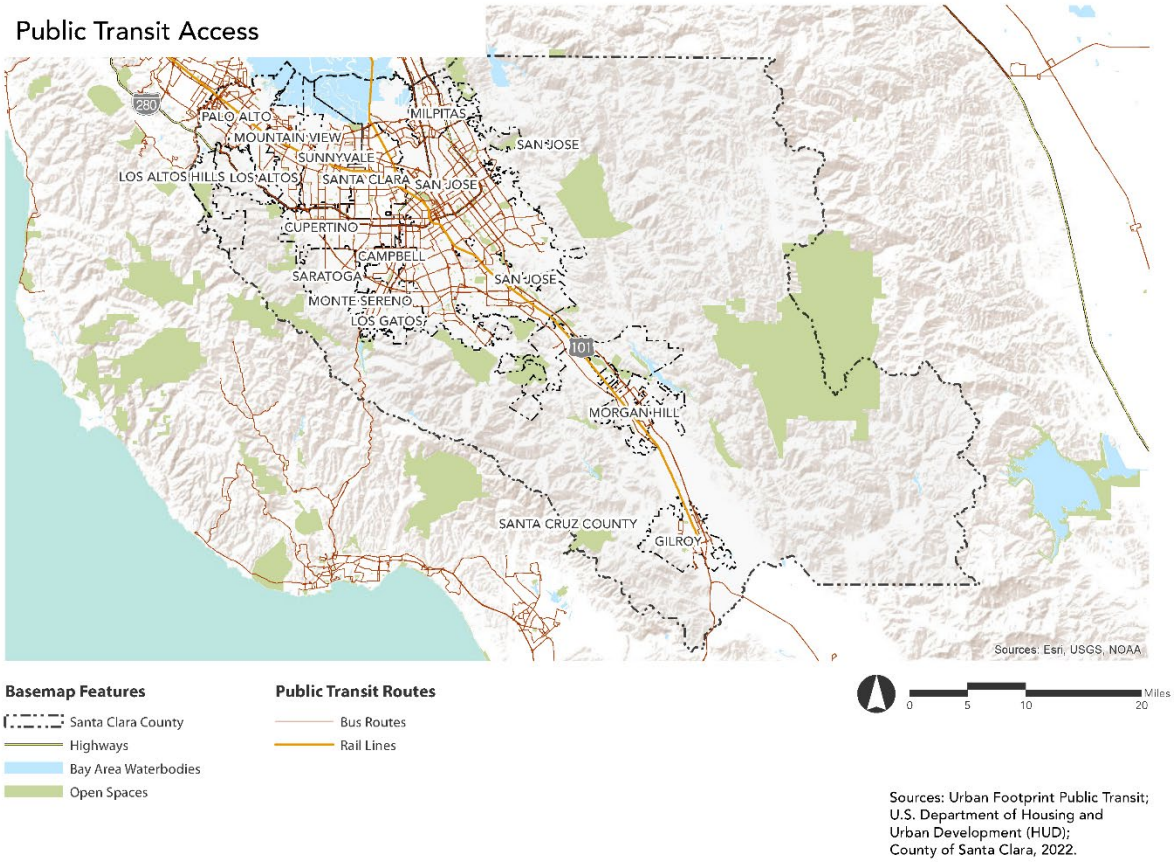
Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Regional Trends

In Santa Clara County, neither transit index, regardless of poverty level, varies noticeably across racial/ethnic categories. All races and ethnicities score highly on both indices, with values close in magnitude. If these indices are accurate depictions of transportation accessibility, it might be concluded that all racial and ethnic classes have high and relatively equal access to transportation at both the jurisdictional and regional levels. If anything, both indices appear to take slightly higher values for non-Hispanic Black residents and non-Hispanic Native-American residents, suggesting greater access to and lower costs for transit for these protected groups.

Santa Clara County is served by Valley Transportation Authority (VTA) which includes bus and light rail service throughout the County. VTA runs three light rail lines, 19 rapid bus lines, 24 local bus lines, four express shuttles, and nine shuttles. The County is very well connected by public transit to the larger Bay Area region. The area is also served by Amtrak with stations in Santa Clara and San Jose. The eastern part of Santa Clara County is served by Bay Area Rapid Transit (BART). Both San Jose and Milpitas have BART stops and are served by the Green and Orange lines. The Orange line connects to Richmond and the Green line connects to San Francisco.

FIGURE 13.3-25: REGIONAL PUBLIC TRANSIT ACCESS (2021)



Local Trends

The City of Santa Clara is serviced by Valley Transportation Authority (VTA) including both bus and light rail service. The City of Santa Clara is serviced by two rapid bus lines, three local bus lines, two light rail line, the Altamont Corridor Express (ACE) and Amtrak rail. According to the website alltransit.cnt.org, Santa Clara has a transit performance score of seven (out of 10). This score is determined by the number of transit trips per week a household takes and the number of jobs accessible by transit for a geographic area. Nearby cities of Mountain View and Sunnyvale have higher transit scores of 7.7 and 7.2 respectively, while Milpitas has a lower score of 6.7.

Economic Development

Employment opportunities are depicted by two indices: (1) the labor market engagement index and (2) the jobs proximity index. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, taking into account the unemployment rate, labor-force participation rate, and percent with a bachelor's degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital. The jobs proximity index quantifies

the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

Regional Trends

In Santa Clara County, Black Non-Hispanic, White Non-Hispanic, Native American Non-Hispanic, and Asian or Pacific Islander residents all have similar index scores around 50, while Hispanic residents have an index score of 43.19. The map below shows the spatial variability of jobs proximity in Santa Clara County. Cities in northern Santa Clara County along the southern part of San Francisco bay have the highest jobs proximity index of 60 to 80 and 80 and above. This likely reflects the fact that these cities are closer to major economic regions of Silicon Valley and San Francisco. Southern and eastern San Jose have lower jobs proximity index scores (between 40 to 60, 20 to 40, and below 20) as these areas are further away from the economic hubs to the west. The cities of Saratoga, Los Gatos, Morgan Hill, and Gilroy have lower jobs proximity index scores as they are more residential than the surrounding cities. Morgan Hill and Gilroy are also in the southern part of the County, geographically further away from economic hubs. The TCAC scores for the region have some overlap with jobs proximity index scores. The northern and western parts of the County have the highest TCAC scores (above .75) which is the most positive economic outcome, while the eastern, central, and southern parts of the County have scores between .50 to .75, .25 to .50 and below .25 which is the least positive economic outcome. Again, eastern San Jose, Morgan Hill, and Gilroy have lower TCAC scores than other cities in the County.

FIGURE 13.3-26: REGIONAL JOBS PROXIMITY INDEX (2021)

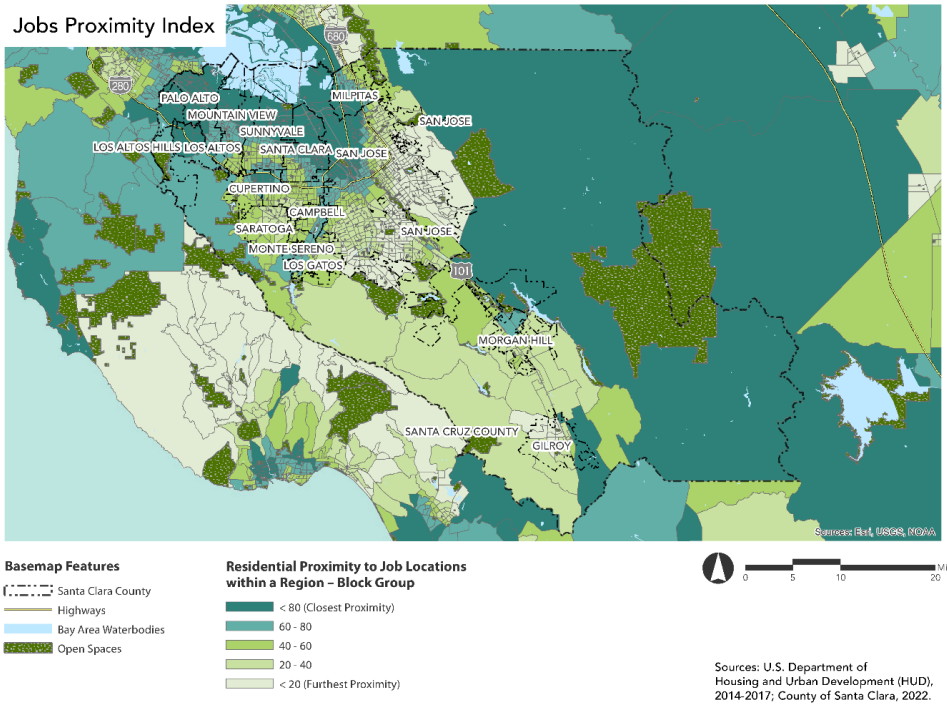
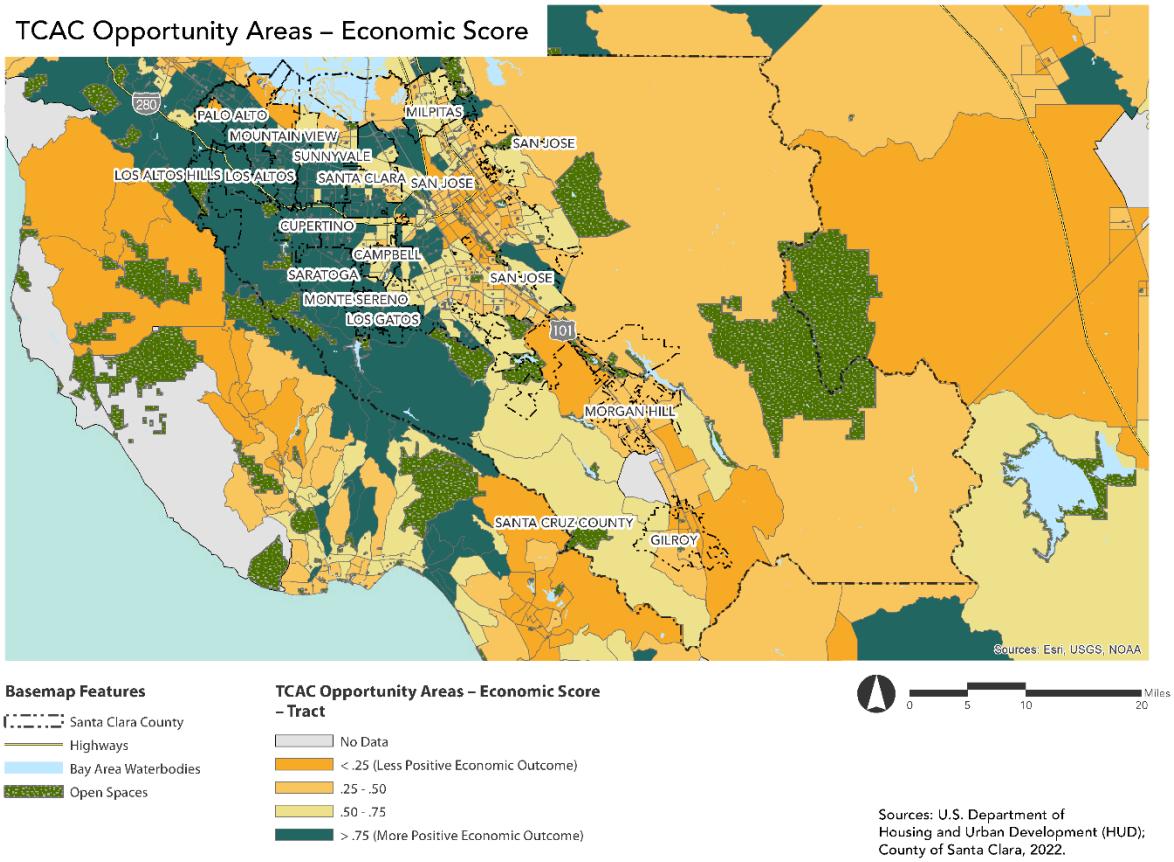


FIGURE 13.3-27: REGIONAL TCAC OPPORTUNITY AREAS – ECONOMIC SCORE (2021)



Local Trends

The northern and central parts of Santa Clara have the highest jobs proximity index scores (above 80) which indicates closest proximity. The southern part of the city has a mix of scores between 60 to 80 and 40 to 60, as they are further away from economic hubs in the northern and eastern parts of the County. The TCAC scores are more variable with the central part of the city with scores between .50 to .75, nearing the more positive economic outcome. Areas in the southern part of the have scores as low as .25 to .50. The economic score takes into account levels of poverty, adult education, employment, job proximity, and median home value for the area. While job proximity is high for most of the city, income, education, and home values are more variable. Central Santa Clara has more LMI households and lower household median incomes, likely influencing this score. Nearby cities of Mountain, Sunnyvale, and Milpitas have similar jobs proximity index scores, while Milpitas has lower TCAC scores than the three other cities.

FIGURE 13.3-28: JOBS PROXIMITY INDEX – SANTA CLARA (2021)

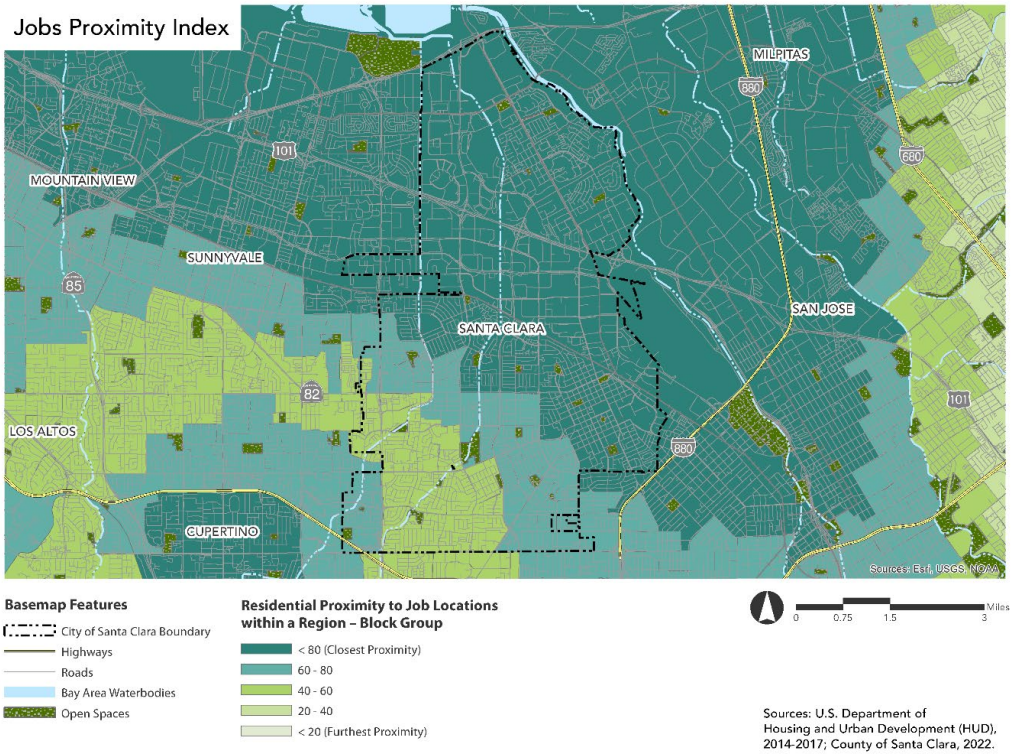
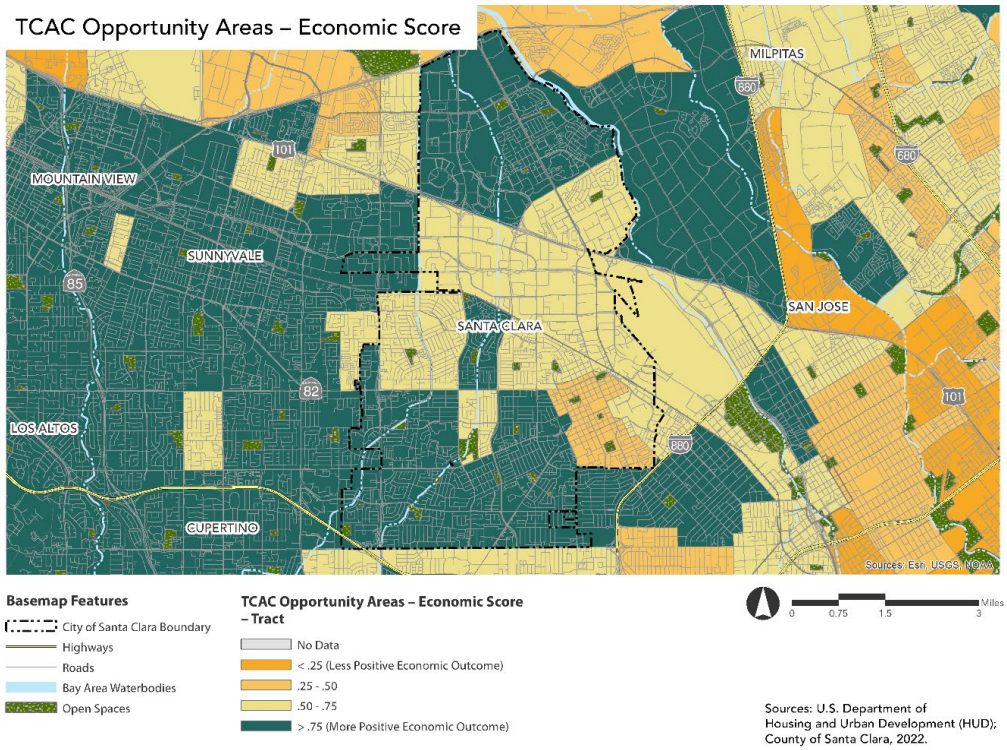


FIGURE 13.3-29: TCAC OPPORTUNITY AREA – ECONOMIC SCORE – SANTA CLARA (2021)



Environment

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood (where a neighborhood is a census block-group). Environmental health index scores are similar across all races, with scores in the mid-50s to 60. For populations below the poverty line, Native American Non-Hispanic residents have the highest score, of 63.36, while other groups have scores in the mid-50s.

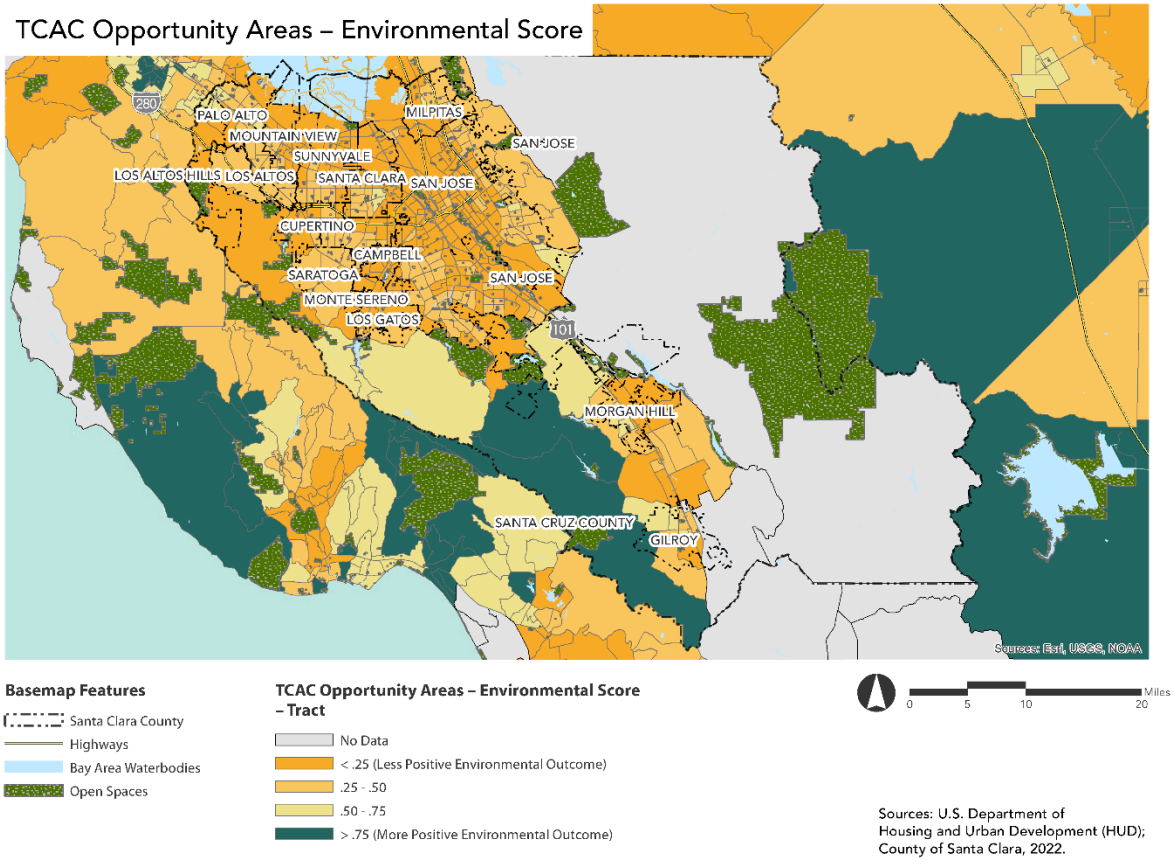
CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher valued scores o indicate higher cumulative environmental burden and population impacts.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trends

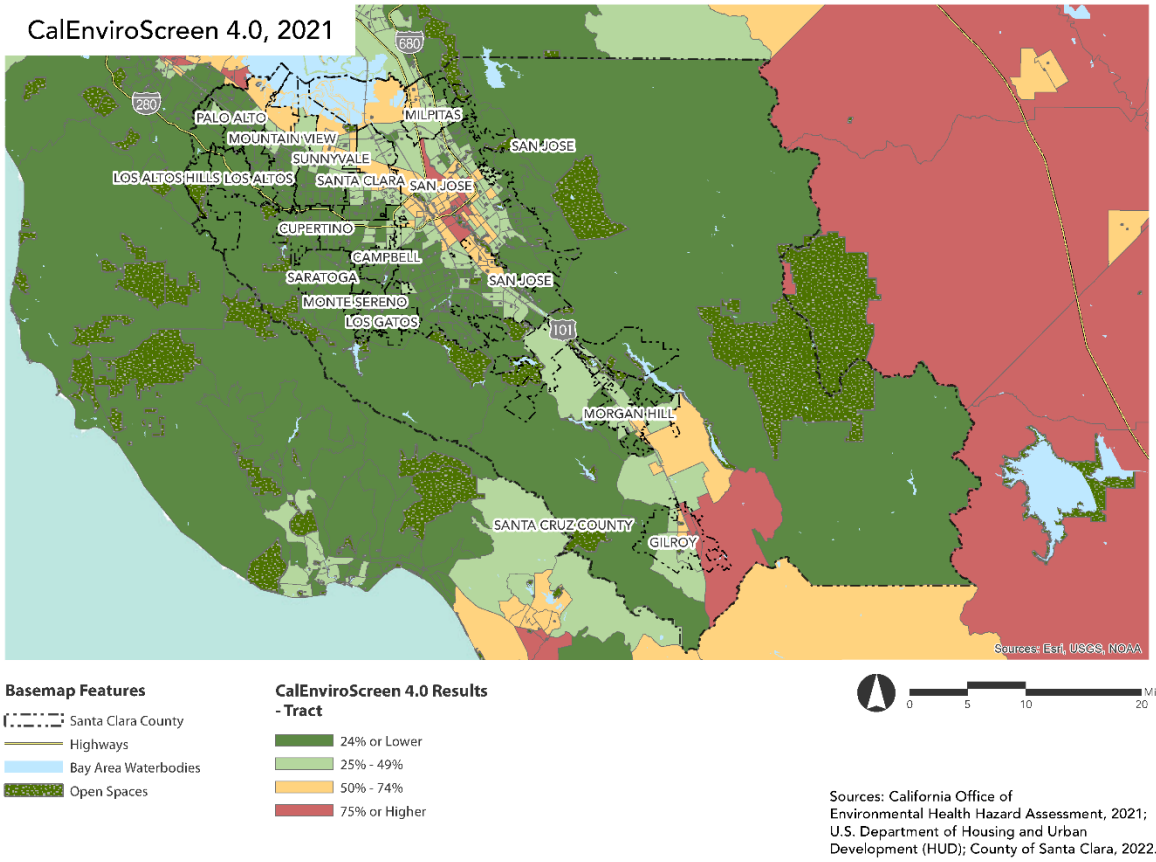
The map below displays the Environmental Score for Santa Clara County based on CalEnviroScreen 3.0 Pollution Indicators and Values that identify communities in California disproportionately burdened by multiple sources of pollution and that face vulnerability due to socioeconomic factors. Much of the County received scores below .25 to .50, indicating a less positive environmental outlook. While these scores suggest high levels of vulnerable communities, the data has limitations. From the CalEnviroScreen website: "Opportunity mapping also has limitations. For example, maps' accuracy is dependent on the accuracy of the data behind them. Data may be derived from self-reported surveys of subsets of an area's population, and sometimes may not be recorded or reliable in some areas. Further, even the most recent publicly available datasets typically lag by two years, meaning they may not adequately capture conditions in areas undergoing rapid change. The methodology described in this document attempts to address each of these limitations to the degree possible."

FIGURE 13.3-30: REGIONAL TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE (2021)



The map below displays updated scores for CalEnviroScreen 4.0 released by the California Office of Environmental Health Hazard Assessment, suggesting a more positive environmental outlook for the area. Much of the county has scores below 25 to 49 percent suggesting fewer adverse environmental impacts. There is a concentration in and around San Jose where scores are between 50 to 74 percent and 75 percent and higher indicating high levels of adverse environmental impacts. The eastern edge of Gilroy also reports scores of 75 percent or higher.

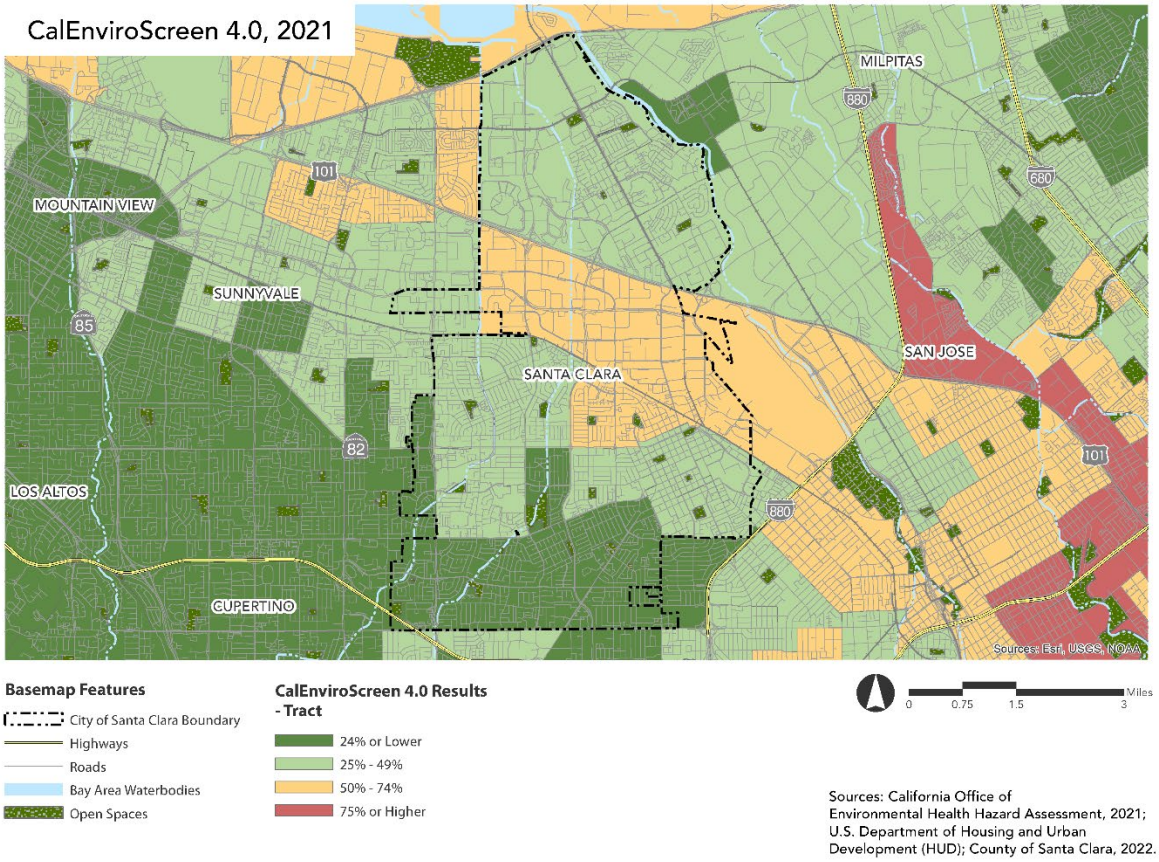
FIGURE 13.3-31: REGIONAL CALENVIROSCREEN 4.0 (2021)



Local Trends

The City of Santa Clara has the most positive CalEnviroScreen scores in the northern and southern parts of the city (25 to 49 percent and below 24 percent) while the central part of the city has scores between 50 to 74 percent. The central part of Santa Clara with less positive environmental scores is likely due to the fact that the area is predominantly industrial and is located between Highway 101 to the north, the Union Pacific Railroad Corridor to the south, and the San Jose International Airport to the east. The nearby cities of Mountain View, Sunnyvale, and Milpitas have CalEnviroScreen scores between 50 and 74 percent.

FIGURE 13.3-32: CALENVIROSCREEN 4.0 – SANTA CLARA (2021)



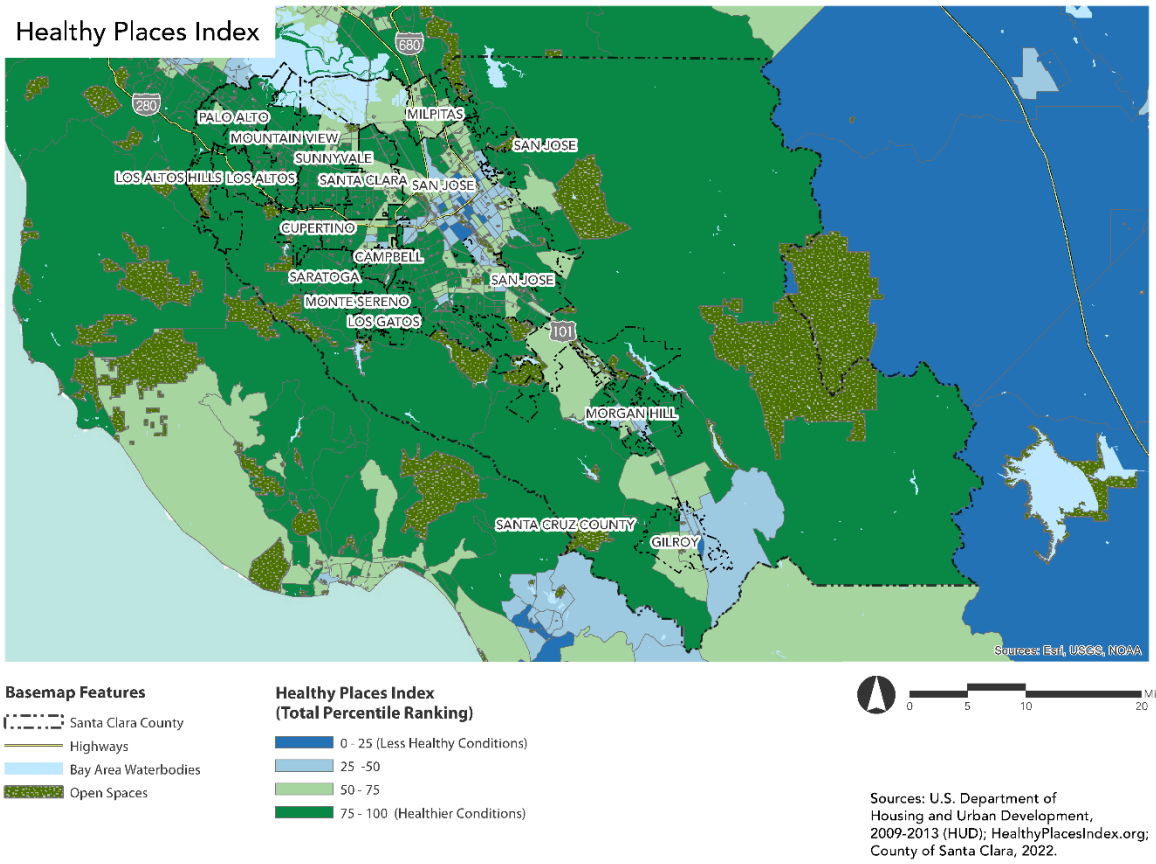
Health and Recreation

Residents should have the opportunity to live = in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state, and combines 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate less healthy conditions and higher scores indicate healthier conditions.

Regional Trends

The entire County has Healthy Places Index (HPI) scores between 50 to 75 and 75 to 100, indicating healthier conditions. The areas with the slightly lower scores of 50 to 75 are in Santa Clara, Milpitas, San Jose, Morgan Hill, and Gilroy.

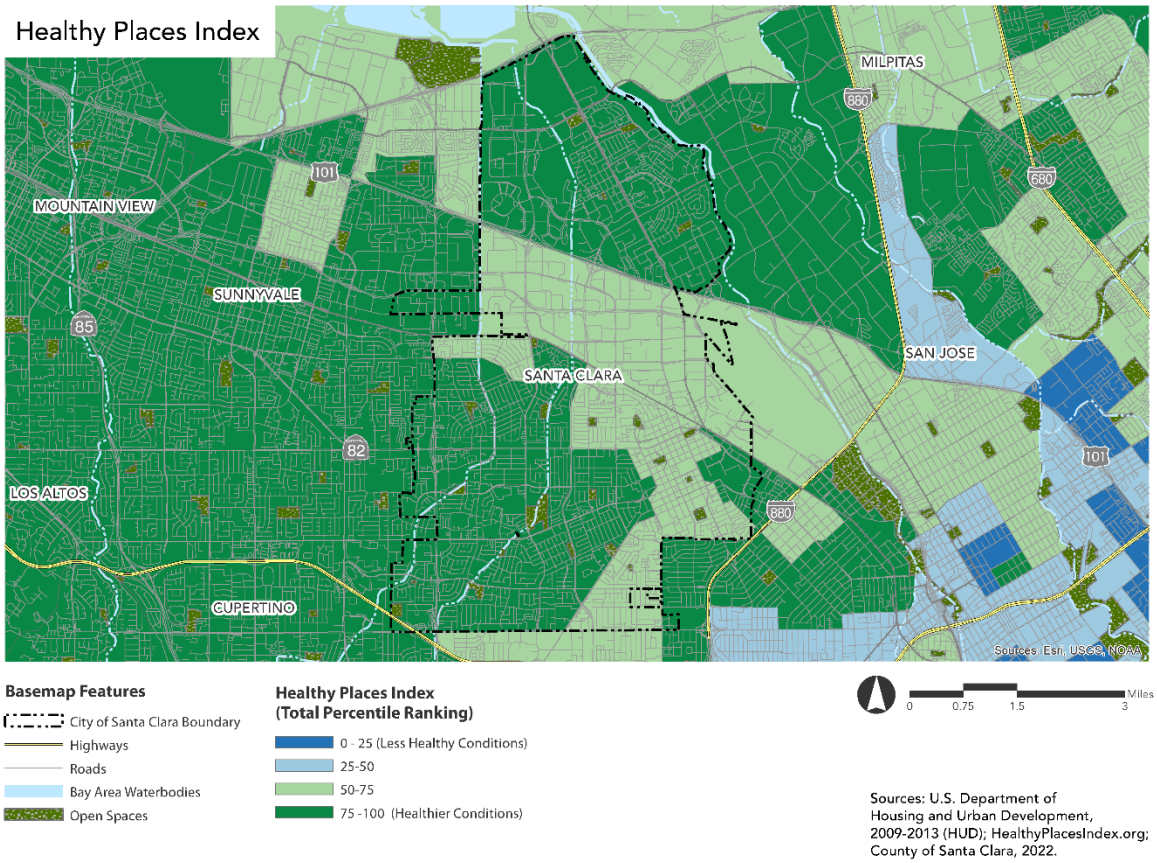
FIGURE 13.3-33: REGIONAL HEALTHY PLACES INDEX (2021)



Local Trends

Northern and southern parts of Santa Clara have HPI scores between 75 to 100 while central Santa Clara has scores between 50 to 75, reflecting the CalEnviroScreen scores. Mountain View and Sunnyvale have scores between 75 to 100 while Milpitas has more areas with scores between 50 to 75.

FIGURE 13.3-34: HEALTHY PLACES INDEX – SANTA CLARA (2021)



Disproportionate 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. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Contra Costa County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

According to the Santa Clara AFH, a total of 252,622 households (34.5 percent) in the County experience any one of the above housing problems; and 144,306 households (19.7 percent) experience severe housing problems. Based on relative percentage, Hispanic and Black

households experience the highest rate of housing problems regardless of severity. Table 13.3-15 lists the demographics of households with housing problems in the County.

Table 13.3-13: Demographics of Households with Housing Problems in Santa Clara County

	Total Number of Households	*Households with Housing Problems*		*Households with Severe Housing Problems*	
White	88,554	329,170	26.9%	43,381	13%
Black	8,376	16,756	49.9%	4,813	28.7%
Asian/Pacific Islander	77,787	213,541	36.4%	44,730	20.9%
Native American	477	3,026	15.7%	286	9.4%
Other	6,137	48,509	12.65%	3,210	6.6%
Hispanic	71,291	213,541	36.4%	47,886	39.9%
Total	252,622	731,019	34.5%	144,306	19.7%

Source(s): Contra Costa County AI (2020)

Table 13.3-14: Household Type & Size in Santa Clara County

Household Type	*No. of Households with Housing Problems*
Family Households (< 5 people)	360,406
Family Households (> 5 people)	78,571
Non-family Households	171,734

Source(s): Contra Costa County AI (2020)

Cost Burden (Overpayment)

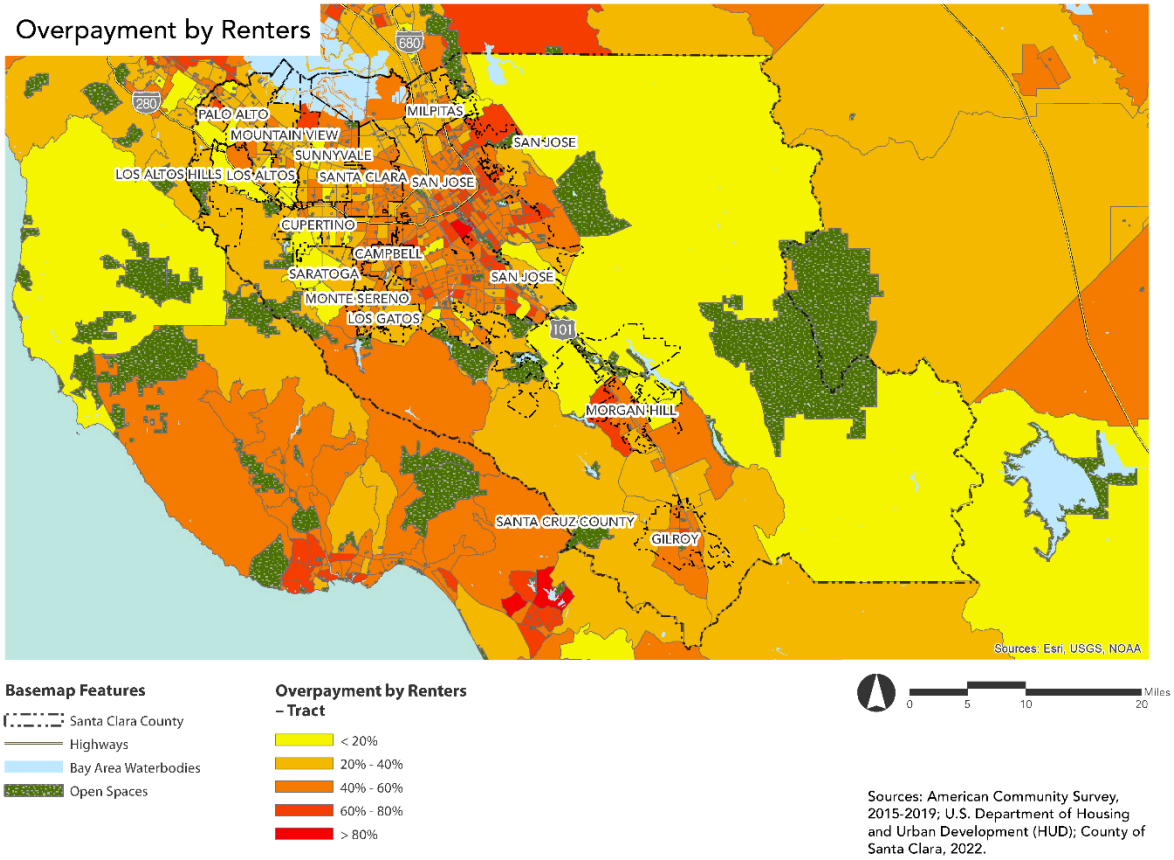
Housing cost burden, or overpayment, is defined as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Renters are more likely to overpay for housing costs than homeowners. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Regional Trends

The map below identifies concentrations of cost-burdened renters in Mountain View, San Jose, and Morgan Hill. These cities have areas with renters experiencing overpayment above 80 percent. The rest of the County mostly has rates between 20 to 40 percent, 40 to 60 percent, and

60 to 80 percent. Areas along the eastern part of the County have lower overpayment rates below 20 percent.

FIGURE 13.3-35: REGIONAL OVERPAYMENT BY RENTERS (2021)



Local Trends

As presented in Table 13.3-15, 50.7 percent of all households in Santa Clara experience cost burdens. This rate is much higher for renters than owners (63 and 34.4 percent, respectively). The rate of cost burden for all households in the County is slightly lower at 49.7 percent, but the trend still stands with 64.2 percent of renters experiencing cost burden versus 38.6 percent of owners.

Table 13.3-15: Households that Experience Cost Burden by Tenure in Santa Clara County and Santa Clara

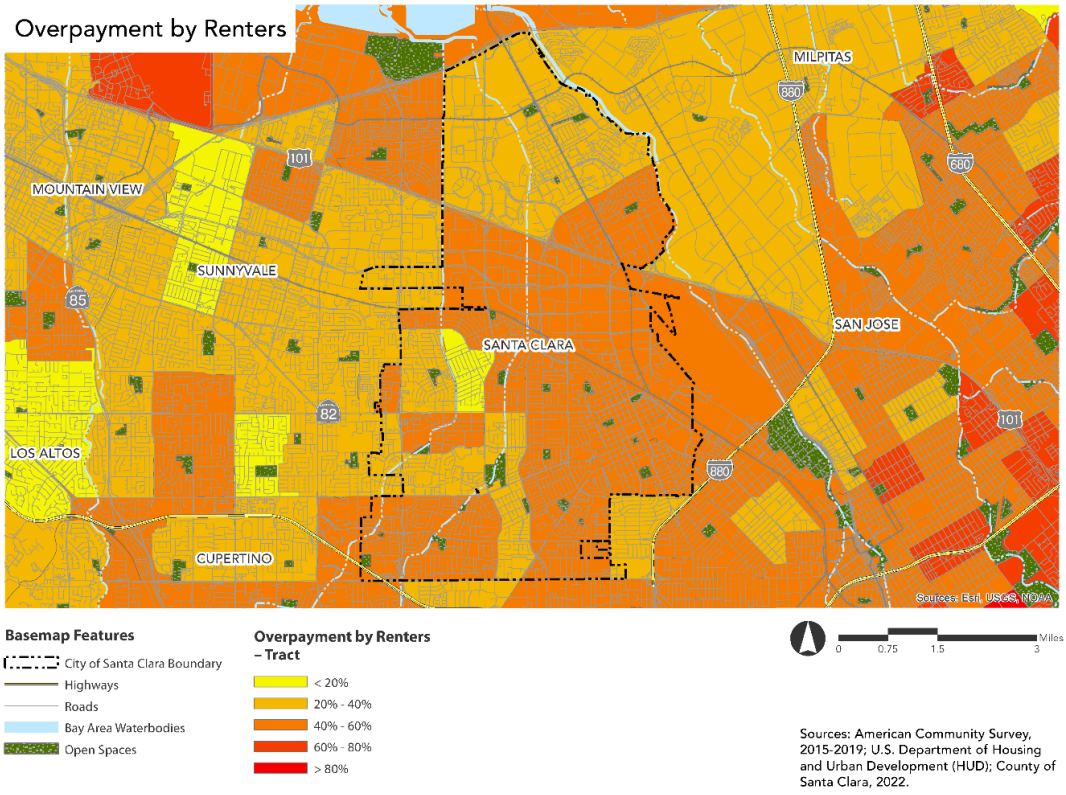
Santa Clara County				
Total Number of Households		**Cost burden > 30%**	**Cost burden > 50%**	**Percentage of Households that Experience Cost Burden**
Owners Only	360,660	98,445	40,910	38.6%
Renters Only	274,865	118,960	57,610	64.2%

Table 13.3-15: Households that Experience Cost Burden by Tenure in Santa Clara County and Santa Clara

All Households	635,525	217,405	98,520	49.7%
Santa Clara				
Total Number of Households		**Cost burden > 30%**	**Cost burden > 50%**	**Percentage of Households that Experience Cost Burden**
Owners Only	18,930	4,615	1,900	34.4%
Renters Only	25,150	10,505	5,365	63%
All Households	44,080	15,125	7,625	50.7%

Source(s): https://www.huduser.gov/portal/datasets/cp.html

FIGURE 13.3-36: OVERPAYMENT BY RENTERS – SANTA CLARA (2021)



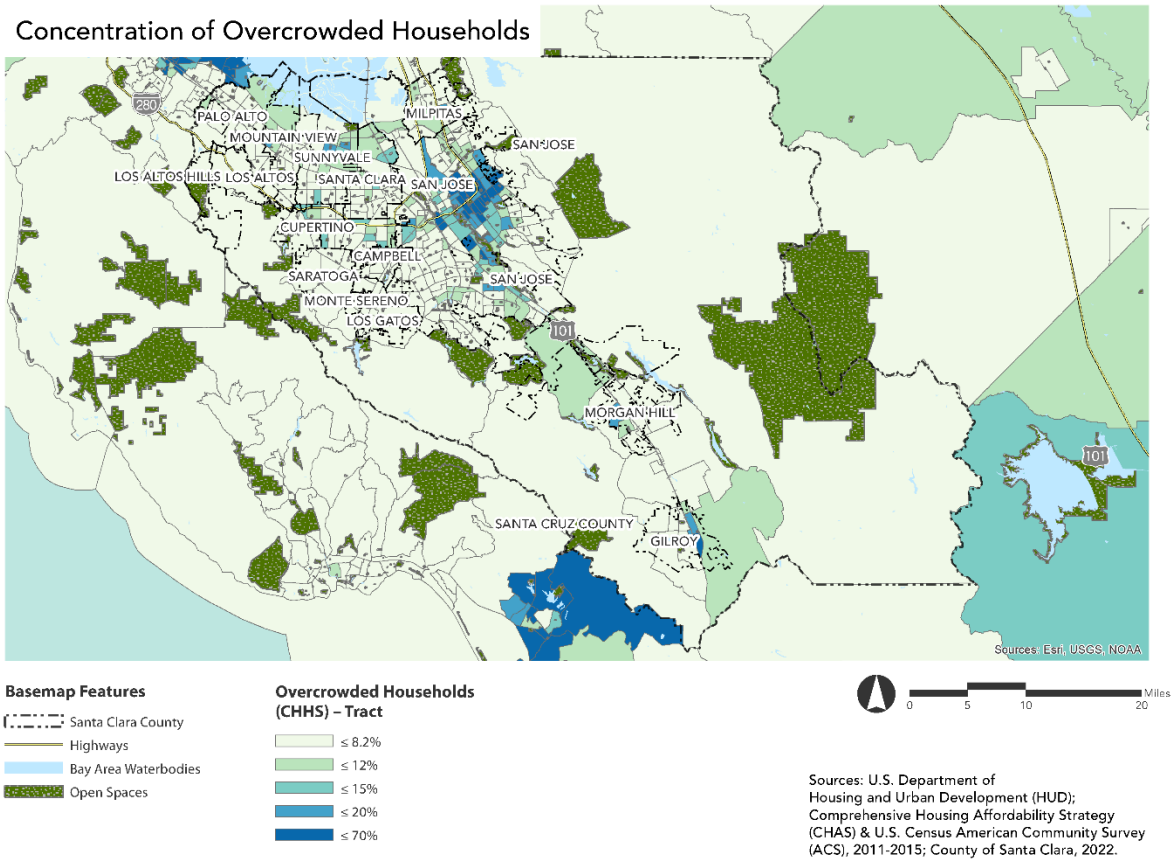
Overcrowded Households

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen).

Regional Trends

Figure 13.3-37 indicates that most of the County has low rates of overcrowded households. San Jose has a concentration of overcrowded homes with percentages between 8.2 percent and as high as 70 percent. The rest of the County mostly has overcrowding rates below 12 percent.

FIGURE 13.3-37: REGIONAL OVERCROWDED HOUSEHOLDS BY TRACT (2015)



Local Trends

According to the 2019 five-year ACS estimates displayed in Table 13.3-16, 5.2 percent of County households are overcrowded, and 2.9 percent of households are severely overcrowded. These rates are higher for the City of Santa Clara with 6.2 percent of households experiencing overcrowding and 3.4 percent experiencing severe overcrowding. Across both the County and City, overcrowding and severe overcrowding rates are higher for renters than owners.

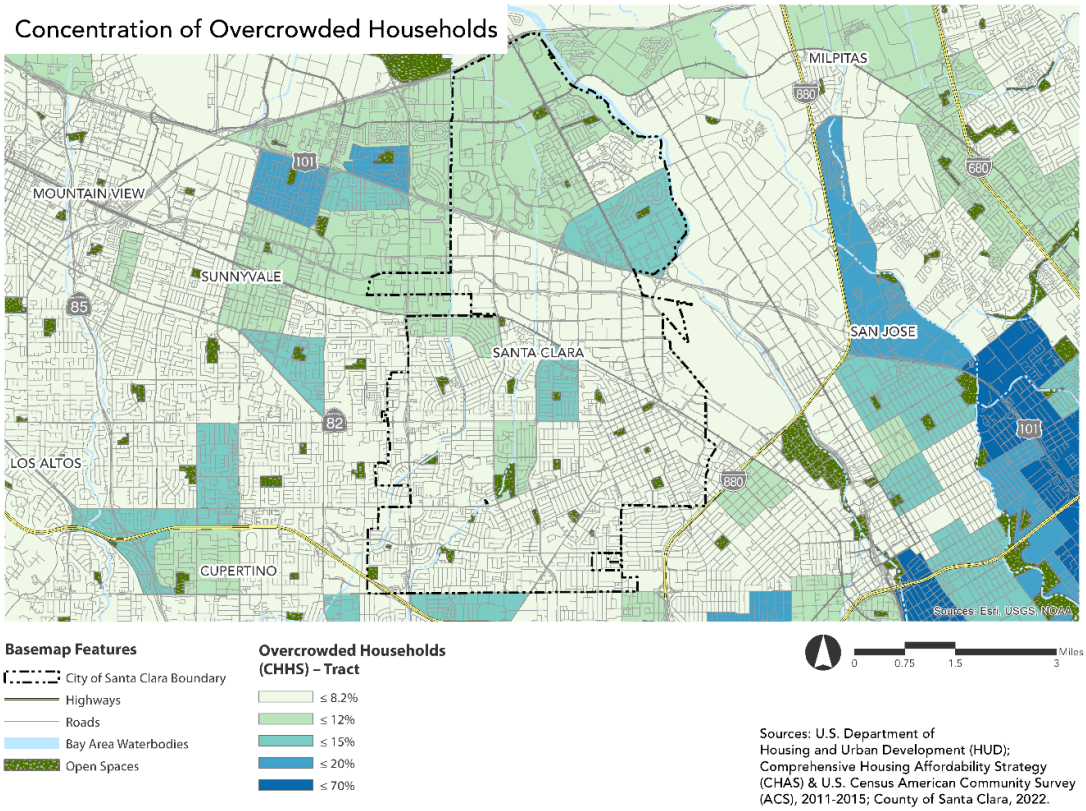
Table 13.3-16: Overcrowded Households – Santa Clara County and Santa Clara

	Santa Clara County		*Santa Clara*	
	Overcrowded (>1.0 to 1.5 persons per room)	*Severely Overcrowded (>1.5 persons per room)*	*Overcrowded (>1.0 to 1.5 persons per room)*	*Severely Overcrowded (>1.5 persons per room)*
Owner-Occupied	1.4%	0.4%	0.9%	0.3%
Renter-Occupied	3.7%	2.4%	5.2%	3.1%
All HH	5.2%	2.9%	6.2%	3.4%

Source(s): American Community Survey, 2015-2019. Table B25014

The map below shows areas where overcrowding rates are higher in Santa Clara. The northern part of the city has overcrowding rates of 12 and 15 percent, with a small concentration in the southern part of the city with the same rates. The rest of the city has overcrowding rates below 8.2 percent. The area with overcrowding at 12 percent overlaps with higher rates of non-white residents (61 to 80 percent), higher rates of LMI populations (75 to 100 percent), and higher gross rents ($2,000). The small section with 15 percent overcrowded households overlaps with higher rates of HCV use (5 to 15 percent). The nearby city of Mountain View has overcrowding rates below 8.2 percent, while both Sunnyvale and Milpitas have overcrowding rates at 12 percent. Sunnyvale also has a few areas where the rate rises to 20 percent.

FIGURE 13.3-38: CONCENTRATION OF OVERCROWDED HOUSEHOLDS – SANTA CLARA (2021)



Substandard Conditions

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions.

Regional Trends

According to 2015-2019 ACS estimates, 0.2 percent of households in Santa Clara County lack complete kitchen facilities and 0.2 percent of households lack complete plumbing facilities. Renter households are more likely to lack complete facilities compared to owner households.

Local Trends

In Santa Clara, 1.3 percent of households lack complete kitchen facilities and 0.2 percent lack complete plumbing facilities. Renter households are more likely to lack complete facilities compared to owner households. The City does not have recent citywide data on substandard conditions, however older lower rent apartment complexes are generally found along the west side of Lafayette north of Hwy 101, within the central city's industrial belt, and in the southeastern Old Quad area south of El Camino Real. These areas may experience a higher need for rehabilitation than other parts of the City that are predominantly single-family or newer multi-family homes. The City intends to gather more consistent data on substandard conditions

through a new proactive multifamily code enforcement program. Although Santa Clara does have an aging housing stock with 21 percent of homes built between 1950 and 1959, 19 percent built between 1960 and 1969, and 17 percent built between 1970 to 1979[4], rehabilitation programs have not been widely subscribed to. This may be due in part to the fact that housing stock is well maintained due to the high value of homes based on market conditions in the area. The City does recognize that housing stock continues to age therefore monitoring and enforcement will continue to be an ongoing operation as addressed by Action 4 of the Housing Plan which aims to maintain housing stock and specifically focus on rehabilitation for households with a gross income at or below 80 percent of the County median income.

[4] Towncharts.com

Table 13.3-17: Substandard Housing Conditions – Santa Clara County and Santa Clara

	Santa Clara County			*Santa Clara*		
	Owner	*Renter*	*All HHs*	*Owner*	*Renter*	*All HHs*
Lacking complete kitchen facilities	0.2%	0.7%	0.9%	0.3%	1%	1.3%
Lacking complete plumbing facilities	0.1%	0.1%	0.2%	0.2%	.05%	0.2%

Source(s): American Community Survey, 2015-2019, Table B25053, B25049

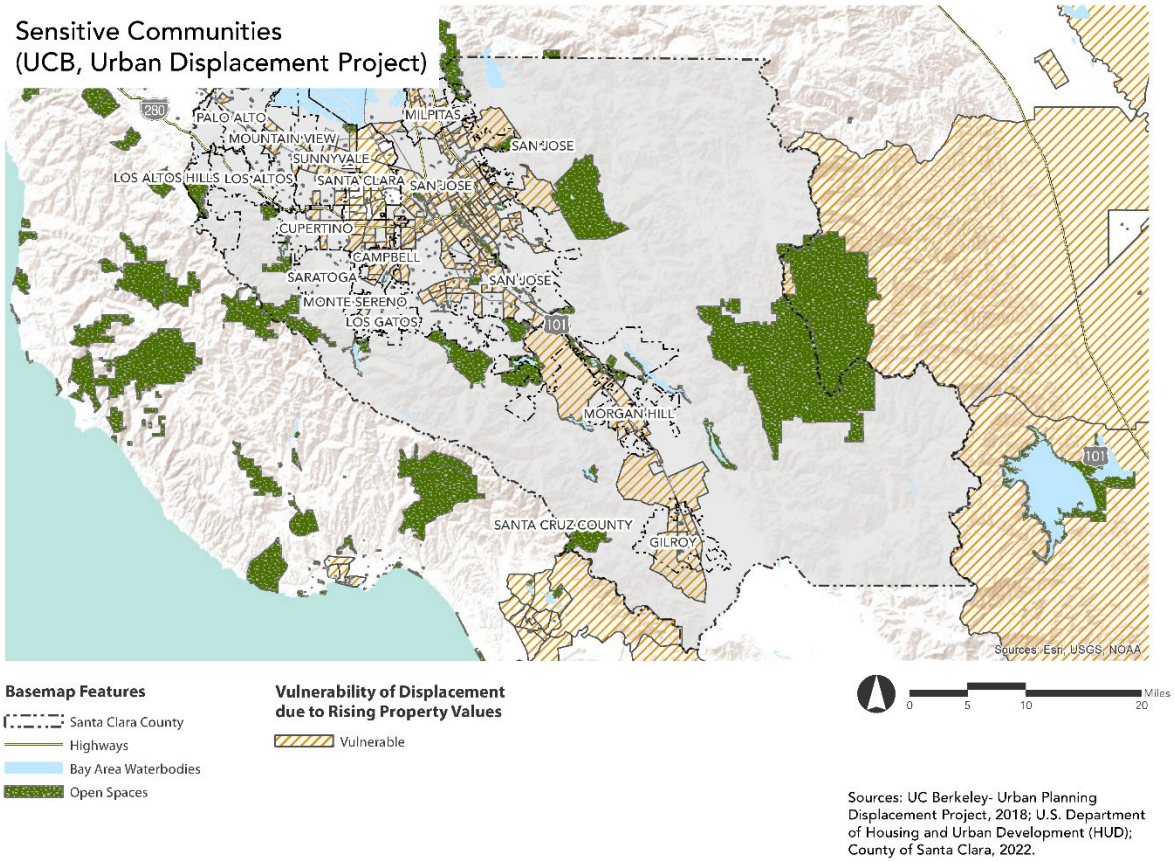
Displacement Risk

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. UC Berkeley's Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low income residents was above 20 percent in 2017 and the census tracts meets two of the following criteria: (1) Share of renters above 40 percent in 2017; (2) Share of Non-White population above 50 percent in 2017; (3) Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures.

Regional Trends

Using this methodology, there are a number of areas in Santa Clara County identified as sensitive communities. Sensitives communities primarily lie along the Highway 101 corridor ranging from Sunnyvale to Gilroy and extend out to Cupertino in the west and east San Jose in the east. Housing prices in this area have continued to rise as the technology industries boom in Silicon Valley, explaining the high percentage of areas in the County identified as sensitive communities.

FIGURE 13.3-39: REGIONAL SENSITIVE COMMUNITIES AT RISK OF DISPLACEMENT BY TRACT (2021)

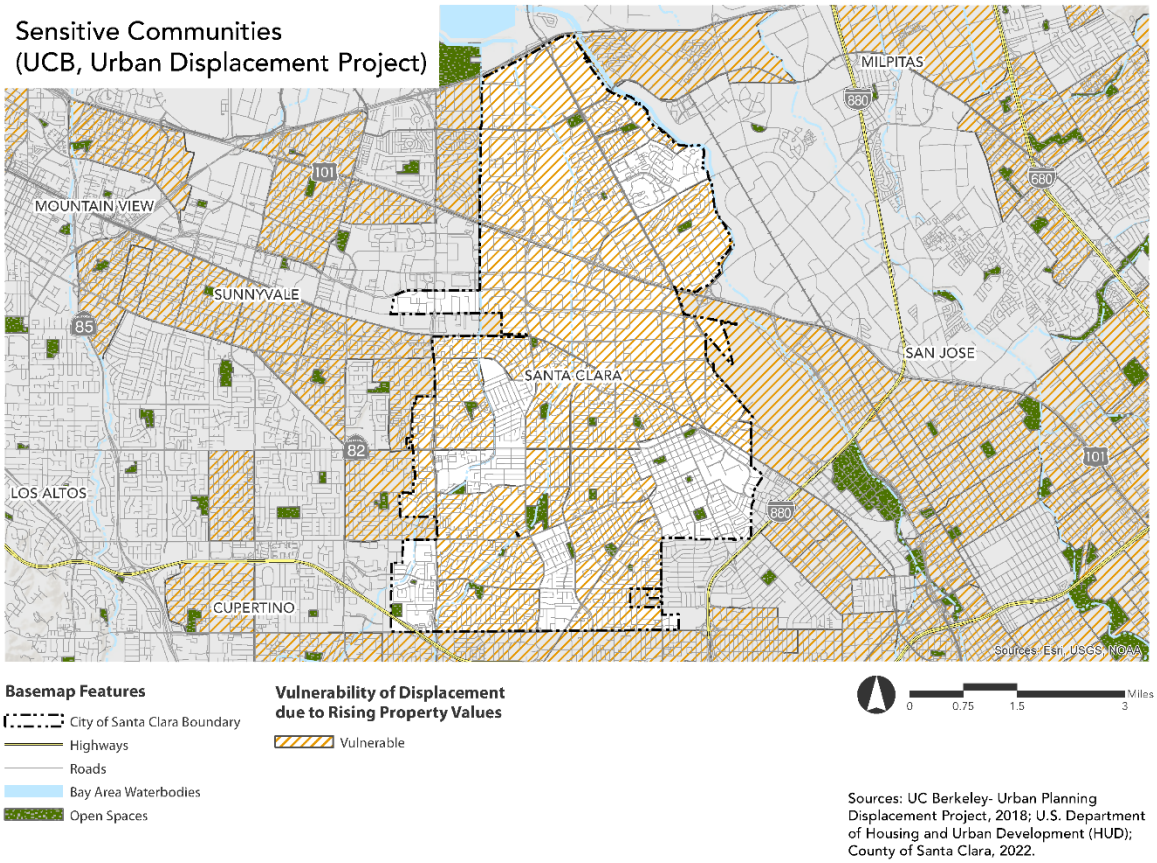


Sources: UC Berkeley- Urban Planning Displacement Project, 2018; U.S. Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

Local Trends

Most of Santa Clara was identified as a sensitive community, with only a few tracts in the south not identified as sensitive communities. Mountain View, Sunnyvale, and Milpitas also have areas identified as sensitive communities, albeit fewer than Santa Clara. Despite much of the City being identified as a sensitive community, the City has not yet seen much displacement of current residents. Development in the City has primarily occurred with the rezoning of existing commercial and industrial properties into higher density multi-family housing. Despite the low current rate of displacement, the City has proactively developed actions to address the potential for future displacement. Both action 6 and action 13, outlined in Table 13.3-18 below actively work to mitigate residential displacement by exploring funding to support affordable housing acquisition and rehabilitation and program and policy development to prevent displacement.

FIGURE 13.3-40: SENSITIVE COMMUNITIES (UCB, URBAN DISPLACEMENT PROJECT) – SANTA CLARA (2021)



Sources: UC Berkeley- Urban Planning Displacement Project, 2018; U.S. Department of Housing and Urban Development (HUD); County of Santa Clara, 2022.

Based on stakeholder outreach and the above analysis, the City has identified contributing factors to housing issues in Santa Clara and has developed a list of time bound actions and objectives. These contributing factors and solutions are summarized in Table 13.3-18 and are organized according to the five priority areas identified at the beginning of this chapter.

Table 13.3-18: AFFH Meaningful Actions Matrix

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
Segregation/Integration Patterns and Disparities in Access to Opportunity				
Action 1: Provision of a Variety of Housing Types	Zoning requirements that make developing a diversity of housing types difficult. Type and size of affordable housing units	Adopt the comprehensive Zoning Ordinance Update with revised provisions to allow a variety of housing types by right. And through the provisions of a notice of funding availability (NOFA), prioritize loans for the development of extremely low and very low-income housing alternatives.	May 2023 and 2026	Citywide with additional funding prioritized in high and highest opportunity areas within a half mile of high frequency bus and rail corridors.

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
Action 7: Code Enforcement Program	Code enforcement violations can arise when housing stock is not appropriately conserved and rehabilitated in a timely manner.	Establish multi-family residential housing inspection and educational programs that are self-funded and proactively respond to housing code violations. The City will also provide special attention to maintaining the stability of residential neighborhoods through development of minimum standards of allowed use of the City's streets, as well as maintenance of front and other yard areas visible from the public right-of-way.	By second half of 2024	Citywide
Action 15: Homeownership for First-Time Buyers	Homeownership is cost prohibitive in much of the Bay Area including Santa Clara. Low and moderate income households ae often shut out of the home ownership market.	Explore and present changes to the BMP program to keep homes affordable for longer than 5 years by requiring resale to income eligible homeowners. Promote homeownership for first time buyers through units that are income restricted, encourage program participation for households at all levels of income, and continue to promote homebuyers assistance programs through local	By the end of 2024	Citywide

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
		and regional organizations.		
Action 16: Fair Housing Program	Fair housing issues exist everywhere but disproportionately impact low income households who may not have the resources to dispute unfair housing conditions or housing discrimination.	Continue to provide fair housing services to residents including referrals, mediation, investigation of claims of discrimination, outreach and education materials, open house events to distribute information, and potentially setting a rent deposit limit.	By the end of 2024	Citywide with proactive focus in census tracts with concentrations of persons with disabilities, disproportionate housing needs, and overcrowding.
Disproportionate Housing Needs				
Displacement Risk				
Action 6: Acquisition of Multi-Family Housing	Multi-family housing that is not attended to can grow distressed and deteriorate over time limiting Santa Clara's affordable housing stock.	Present the findings on resources required to implement a Community Opportunity Purchase Act (COPA). Continue to explore funding sources to support affordable housing developers with acquisition/ rehabilitation properties and work with nonprofits to acquire and rehabilitate multi-family structures to be converted into affordable rental housing.	Early 2027 and annually	Citywide

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
Action 13: Residential Displacement	Lower income households can experience displacement when new developments are built that are not affordable to existing residents.	Evaluate and provide recommendations to the City council on new programs and policies that prevent displacement and as necessary adopt programs and policies to address displacement with bi-annual monitoring. Continue funding for dispute resolution services, the regional Homelessness Prevention System, and marketing below market rate rental and ownership opportunities.	2025-2027	Citywide

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
Cost Burden				
Action 2: Affordable Housing Ordinance	Rental and ownership housing is often unaffordable for low income households without the provision of a certain percentage of affordable units.	Reassess the potential of updating the Citywide affordable ordinance to support deeper affordability requirements (5% very low income, 5% low income, and 5% moderate income) for rental and ownership projects. The City will also look into updating the definition of "moderate income" units from 120% AMI to 100% AMI. Lastly, determine the feasibility of keeping new Below Market Purchase homes deed restricted for 20-30 years vs. 5 years.	By the end of 2024 and annually	Citywide
Action 3: Affordable Housing Incentives and Facilitation	Without encouraging affordable development market rate housing leaves many lower income and special needs households without housing options.	Proactively encourage and facilitate development efforts and identify funding sources for developers and organizations in constructing affordable housing for lower income households particularly special needs groups. Conduct public outreach and issue a request for proposals to develop mixed income or 100% affordable housing on the vacant former site of	By March 2023, by end of 2024, and Annually	Citywide and proactive outreach in the neighborhood surrounding the King's Highway Motel on El Camino Real.

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
		the King's Highway Motel on El Camino Real.		
Action 6: Acquisition of Multi-Family Housing	Multi-family housing that is not attended to can grow distressed and deteriorate over time limiting Santa Clara's affordable housing stock.	Present to the future Housing Commission the findings from an analysis of the need/benefit and resources required to implement a Community Opportunity Purchase Act (COPA) program Continue to explore funding sources to support affordable housing developers with acquisition/ rehabilitation properties and work with nonprofits to acquire and rehabilitate multi-family structures to be converted into affordable rental housing.	Early 2027 and annually	Citywide
Action 12: Affordable Housing Funding	Affordable housing is not as profitable as market rate housing, often requiring special funding to be built.	Explore additional funding sources for the development of affordable housing and annually evaluate Notices of Funding Availability (NOFA).	End of 2025	Citywide

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
Action 14: Housing Choice Voucher Program	Seniors and households on fixed incomes cannot afford rent increases that are based on escalating HCD Income Limits.	Advocate for additional project and person-based vouchers for seniors and other special needs groups through partnerships with affordable housing developers and local and County housing authorities. Promote incentives that encourage landlords to accept Housing Choice Vouchers (HCV) and continue to refer households in need to the Housing Authority's Housing Choice Voucher Application Portal.	Annually	Citywide with a proactive focus on landlords with multifamily sites located in high and highest opportunity census tracts.
Substandard Conditions				
Action 4: Maintenance of Housing Stock	Lower income households may not have the necessary funds to rehabilitate their homes thus missing out on an opportunity to increase their home values.	Conduct outreach to single-family home residential care facilities to determine interest in and feasibility of including these properties in future CDBG/HOME Notices of Funding Availability to address rehabilitation and emergency repairs. Assist approximately 200 low, very low, and extremely low income homeowners with rehabilitation and emergency repair assistance through loans	2023	Citywide

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
		and grants. Promote NOFA process for installation of HVAC improvements for sensitive populations especially seniors.		
Action 5: Preservation of Assisted Rental Housing	Affordable housing can be at-risk of converting to market rate housing when subsidies or affordability requirements expire leaving less affordable housing options for a community.	Extend the affordability of at risk low income housing units when funding is available by assisting property owners of income restricted units with capital improvements to the property, monitoring the risk of naturally occurring affordable housing, establishing and maintaining contact with public and nonprofit agencies who may acquire at-risk units and working with owners of at-risk housing to restructure loans to extend affordability restrictions.	Annually	Citywide
Action 7: Code Enforcement Program	Code enforcement violations can arise when housing stock is not appropriately conserved and rehabilitated in a timely manner.	Establish a pilot multi-family residential housing inspection and educational program self-funded through fees. Provide special attention to maintaining the stability of residential neighborhoods through development of	By second half of 2024	Citywide with a proactive focus in census tracts with concentrations of persons with disabilities, disproportionate housing needs, and overcrowding.

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
		minimum standards of allowed use of the City's streets, as well as maintenance of front and other yard areas visible from the public right-of-way. And the City will proactively respond to housing code violations.		
Targeted Fair Housing Outreach				
Action 8: Neighborhood Relations Programs	University students can have specific housing needs or living arrangements which are not always in line with existing neighborhood development.	Utilize the newly formed Housing Commission to advise on CDBG and HOME grant administration for capital projects and community services, and on the City's homelessness response efforts. Improve the maintenance of student-occupied homes to minimize impacts on neighborhoods surrounding Santa Clara University. As well as hold meetings with student tenants, landlords the University, and the City to address neighborhood issues and concerns. And ensure that student housing development is compatible with existing neighborhoods.	Early 2023	Citywide and in neighborhoods surrounding Santa Clara University.

HE Action	*Contributing Factors*	*Objectives (Specific Commitments)*	*Timeline / Metrics*	*Geographic Targeting*
Action 17: Homeless Services	Homeless residents have specific housing needs which require a multi-faceted programmatic response.	Adopt and begin implementation of the City's Homelessness Response Plan. Continue to provide street outreach especially to at-risk youth, seniors, and persons with disabilities.	Early 2023	Citywide with proactive outreach where encampments and RV parking is located.
Action 18: Shared Housing	Low income seniors, disabled residents, and special needs residents may have limited income and require affordable housing alternative options.	Evaluate the need for shared housing services, explore ways to increase access to senior housing, explore the creation of a new City position that would help seniors and special needs groups navigate the housing market and find subsidized housing, evaluate the need for shared housing services, and continue to support the creation of new shared housing for lower income persons with developmental disabilities.	2024, 2025, and 2026	Citywide

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Chapter 13.4
Housing Needs Assessment

Population and Employment Trends

Housing needs are influenced by population and employment trends. This section provides a summary of changes to the population size, age, and racial/ethnic composition of the City of Santa Clara. Moreover, to gain a deeper understanding of the housing needs in the City, an evaluation of the intersection of these demographic characteristics with housing statistics such as housing type and tenure, condition, cost, and vacancy provides the necessary bases for a proper housing needs assessment.

Current Population and Population Growth

Santa Clara, incorporated in 1852, is known as "The Mission City", reflecting its place as an early California settlement dating to 1777. Santa Clara has a rich agricultural past that extends from that early settlement period almost two centuries forward. However, the post-World War II housing boom and just as significantly, the emergence of the electronics industry in the early 1950s, rapidly transformed the community. Between 1950 to 1990, the population of Santa Clara ballooned from 11,702 to 93,000. Today, Santa Clara lies in the heart of the Silicon Valley and continues to grow as the technology industry continues to expand.

From 2010 to 2020, Santa Clara's population grew by approximately nine percent, from 116,468 to 127,000 residents. During the same period, Santa Clara County as a whole grew by 10 percent. The Association of Bay Area Governments (ABAG) growth forecasts predict a steady increase in population through 2040. From 2020 to 2040, ABAG estimates that the City's population will grow by 25.6 percent, staying relatively on track with the countywide projected growth of 31.09 percent (Table 13.4-1).

Table 13.4-1: Population Growth and Projected Growth

	2010	*2020*	*2040*	*% Change 2010-2020*	*% Change 2020-2040*
Santa Clara	116,468	127,647	159,500	9.6%	25 %
Santa Clara County	1,781,642	1,936,259	2,538,320	8.67%	31.09%

Source(s): ACS QuickFacts

In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment (Table 13.4-2).

Table 13.4-2: Age, Race and Ethnicity, and Employment by Industry

Demographic Profile	*2010*	*Percentage*	*2019*	*Percentage*
Age				
0-4	9,092	7.8%	8,730	7%
5-14	12,410	11%	13,267	10%
15-24	15,783	13.5%	17,822	14%
25-34	23,016	20%	26,932	21%
35-44	18,860	16%	19,874	16%
45-54	14,987	13%	15,025	12%
55-64	10,641	9%	11,557	9%
65-74	5,951	5%	8,056	6%
75-84	3,950	3%	4,316	3%
85+	1,778	2%	2,142	2%
Median Age	34.6		33.9	
Total Population	116,468		127,721	
Race/Ethnicity				
White (non-Hispanic)	42,026	36%	40,282	32%
Hispanic	22,589	19%	22,116	17%
Black	2,929	3%	3,697	3%
Asian/Pacific Islander	44,135	38%	55,905	44%
Other	4,549	4%	5,538	7%
Total Population	116,228		127,538	
Employment by Industry				
Educational services, and health care and social assistance	9,529	17%	13,420	19%
Retail trade	4,984	9%	5,004	7%
Manufacturing	11,778	21%	12,918	19%
Professional, scientific, and management, and administrative and waste management services	12,595	22%	19,573	28%
Construction	2,295	4%	1,997	3%
Arts, entertainment, and recreation, and accommodation and food services	3,963	7%	5,427	8%
Finance and insurance, and real estate and rental and leasing	2,473	4%	2,356	3%

Table 13.4-2: Age, Race and Ethnicity, and Employment by Industry

Demographic Profile	*2010*	*Percentage*	*2019*	*Percentage*
Other services, except public administration	2,070	4%	2,036	3%
Transportation and warehousing, and utilities	1,582	3%	2,170	3%
Public Administration	1,706	3%	1,494	2%
Wholesale Trade	1,164	2%	1,505	2%
Information	2,879	5%	4,148	6%
Agriculture, forestry, fishing and hunting, and mining	157	0.3%	122	0.2%
Total Employment	57,175		72,170	

Source(s): US Census Bureau 2010, American Community Survey 2014-2019 5-year estimate

Age

Population age distribution serves as an important indicator of housing needs because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Table 13.4-2 shows the age groups of Santa Clara residents. The largest age group in 2010 was residents aged 25 to 34 at 20 percent. In 2010, the second largest age group was residents aged 35 to 44, at 16 percent. This trend stayed consistent in 2019, with the largest percentage of residents falling in the 25 to 34 age group, at 21 percent. The second largest age group in 2019 was residents aged 35 to 44, at 16 percent

The median age in Santa Clara is 33.9 years. Compared with the County (37.4 years) and the state (36.5 years), the City's population is younger. The large population of young adults means that demand for larger homes for families will likely continue to grow as residents move out of smaller homes and apartments and raise families.

Race and Ethnicity

Table 13.4-2 shows the racial/ethnic distribution of population in Santa Clara. Asian (43.2 percent) and White (non-Hispanic) (31.5 percent) residents make up most of the population. This breakdown is reflective of Santa Clara County, which is mostly Asian (36.5 percent) and White (31.5 percent) residents. The racial makeup of Santa Clara has stayed mostly consistent since 2010. The two largest racial groups in 2010 were Asian (38 percent) and White (36 percent). From 2010 to 2019, the White and Hispanic populations decreased while the Asian population increased, and the other racial groups stayed consistent. For example, the City of Santa Clara's Black or African American residents makes up 3 percent of the population, just over Santa Clara County's Black or African American population of 2.5 percent.

Employment

Santa Clara has 13,420 workers living within its borders who work across 13 major industrial sectors. Table 13.4-2 provides detailed employment information. Many Santa Clara residents work in professional, scientific, and management, and administrative and waste management services (19,573, 28 percent of total), reflects the predominant technology industry of Silicon Valley. The second largest industries are educational services, and health care and social assistance (19 percent) and manufacturing (19 percent). Between 2010 to 2019 the number of residents employed in educational services, health care, and social assistance and professional, scientific, and management, and administrative and waste management services increased, while the number of residents employed in manufacturing decreased.

These trends are important to understand, as certain industries are generally associated with lower median earnings. In the City, the median income for professional, scientific, and management, and administrative and waste management services is $100,235. The median income for manufacturing is $103,951, while the median income for educational services, health care, and social assistance is considerably lower at $45,931. The 10 principal employers in Santa Clara are presented in Table 13.4-3.

Table 13.4-3: 10 Principal Employers, 2020

Employer	Number of Employees	Percentage
Applied Materials, Inc.	8,500	22.8%
Intel Corporation	7,801	20.9%
Advanced Micro Devices Inc.	3,000	8.0%
California's Great America	2,500	6.7%
Avaya Inc.	2,000	5.4%
Santa Clara University	2,000	5.4%
City of Santa Clara	1,973	5.3%
Kaiser Foundation Hospitals	1,459	3.9%
Macy's	1,200	3.2%
Catalyst Semiconductor Inc.	1,100	2.9%

Source(s): City of Santa Clara Comprehensive Annual Financial Report, June 30, 2020

Household Characteristics

The characteristics of a community's households impact the type and tenure of housing needed in that community. Household type, income levels, the presence of special needs populations, and other household traits are all factors that affect the housing needs of a community and the strategies that the community must deploy to meet those needs.

Characteristics for Santa Clara households are summarized in Table 13.4-4. The number of households in Santa Clara have increased by 2,346 from 42,323 in 2010 to 44,669 in 2019. Renter-

occupied households increased by 2,566 from 22,960 households in 2010 to 25,525 in 2019. Owner-occupied households decreased by 220 from 19,363 households in 2010 to 19,143 in 2019.

Table 13.4-4: Household Characteristics by Tenure

Household Characteristic	*Owner Households*	*Renter Households*	*All Households*
Number of Households[1]	19,143 (42.8%)	25,526 (57%)	44,669
Median Household Income[1]	$155,718	$108,435	$126,006
Household Income Categories[2]			
Extremely Low Income (0-30% AMI)	1,339 (7%)	4,123 (16.7%)	5,462 (12.5%)
Very Low Income (30-50% AMI)	1,853 (9.8%)	3,215 (13.3%)	5,068 (11.6%)
Low Income (50-80% AMI)	1,884 (10%)	2,540 (10.3%)	4,424 (10%)
Moderate Income (80-100% AMI)	1,480 (7.8%)	2,185 (9%)	3,665 (8.4%)
Above Moderate Income (100% + AMI)	12,265 (65%)	12,544 (50.9%)	24,809 (57%)
Total	18,821	24,607	43,428
Overpayment			
All Households Overpaying for Housing	1,900 (10%)	5,365 (21%)	7,265 (16.4%)
Lower Income Households Overpaying for Housing (*0-80%)[2]	1,670 (36%)	5,265 (55%)	6,935 (49%)

Source(s):
1 US Census Bureau, American Community Survey 2014-2019 5-year estimates
2 U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

Income

According to the 2019 American Community Survey (ACS), the median household income for the City of Santa Clara was $126,006, which is slightly higher than the Santa Clara County median household income of $124,055. Median household income differs by tenure; in the City, owner households have a significantly higher median income than renter households (a difference of $47,283).

Census data estimates that 6.7 percent of the Santa Clara population lives in poverty, as defined by federal guidelines. This proportion is lower than in Santa Clara County, where 7.5 percent of residents live in poverty. Poverty thresholds vary by household type. In Santa Clara, the percentage of persons living in poverty is higher for Black residents, with 9.3 percent living in poverty, and much higher for female householders with no spouse present, at 16.7 percent.

Because poverty thresholds do not differ based on geographic differences, a better measure to understand income disparities can be to identify various percentages compared to the median income for a particular area. For housing planning and funding purposes, the Department of Housing and Urban Development (HUD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the county:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 120%)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses 120%+)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in Table 13.4-4**,** in Santa Clara above moderate-income households make up the largest share of all households (57 percent), and extremely low-income households represent the second largest category (12.5 percent). Income also differs by tenure; as indicated in Table 13.4-4, more renter households are in the lower-income categories (0-80 percent AMI) than owner households.

Housing Overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, child-care, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Santa Clara, 16.4 percent of households are overpaying for housing, with owner households and renter households overpaying 10 percent and 21 percent, respectively. Lower-income households have a much higher rate of overpayment at 49 percent whether it is an owner household or a renter household.

Extremely Low Income (ELI) Households

HCD defines ELI households as "a subset of very low income households. . . defined as 30 percent (or less) of the area median income". As stated above, ELI households make up 12.5 percent of all households in Santa Clara with more renter households than owner households (16% and 7% respectively). Stakeholder outreach for the Housing Element and the City's Homelessness Taskforce in 2022 indicated that ELI housing is sorely needed by a wide variety of groups including persons with disabilities, elderly adults, and persons who are at risk of becoming homeless. Many stakeholders shared that "low-income housing" isn't affordable anymore as

income limits continue to increase with area median income. More ELI and VLI units are needed to assist residents whose income is not keeping pace with HCD income limits and inflation.

The City of Santa Clara adopted the Affordable Housing Ordinance in 2018 which required rental projects of 10 or more units to provide at least 15 percent of the units at affordable rental prices to extremely low, very low, and low income households. These units must also remain a part of the affordable rental program for fifty-five years. The distribution of affordable units must average to a maximum of one hundred percent (100%) area median income so the number of ELI units that are produced through inclusionary housing is limited.

In 2015 the City partnered with HouseKeys Inc. to create a "one stop shop" for new affordable rental and ownership opportunities in Santa Clara. The City also updates an Affordable Housing Resource Guide twice per year which provides resources for emergency housing support, organizations that provide rental assistance, homeowner programs, and a list of affordable housing properties throughout the City. A list of existing properties with ELI units is included below in Table 5. The 233 existing ELI income restricted units is far lower than the 5,462 ELI households in Santa Clara.

The City has also worked to develop actions that specifically address extremely low and very low-income households which may experience greater cost burden. Action 2 in the housing plan will look at updating the Citywide affordable ordinance to support deeper affordability requirements. Action 3 facilities the development efforts for constructing affordable housing for lower income households particularly special needs groups. Action 6 explores funding sources to support affordable housing developers with acquiring and rehabilitating multi-family structures. Action 12 explores additional resources for providing funding for affordable housing. And Action 14 advocates for additional project and person-based vouchers for seniors and other special needs groups.

Table 13.4-5: Existing Properties with Extremely Low-Income Housing Units

Property Name	*Number of ELI Units*	*Address*
Monroe Apartments	16	2330 Monroe Street
Calabazas Apartments	80	2904 Corvin Street
Mainline North Apartments	16	2310 Called Del Mundo
Agrihood	54	90 North Winchester Blvd.
Kifer Senior	39	3335 Kifer Road
Peacock Commons	10	3661 Peacock Ct.
Belovida Senior Apartments	9	1820 Main Street
Cypress	5	455 N. Cypress Avenue
Presidio El Camino	4	1450 El Camino Real
TOTAL	**233**	

Source: City of Santa Clara

Supportive and transitional housing types which often serve extremely low income households are both permitted within R1-8L single family zones, R1-6L single family zones, duplex zones, low density multiple-dwelling zones, moderate density multiple-dwelling zones, and medium density multiple-dwelling zones.

Housing Stock Characteristics

Housing Stock

In 2022, the State Department of Finance estimated that in 2020 there were 47,004 occupied housing units in the City. Compared to 2010, the City's housing stock has increased by 3,983 units. Most of the City's housing stock is made up of multi-family units (55 percent) followed by single family units (40 percent). Census data indicates that 0.2 percent of owner units and four percent (see Table 13.4-6) of rental units are vacant, suggesting that the City should continue to increase housing construction to accommodate residents.

Construction of both single family homes (attached and detached) and multi-family homes has grown in Santa Clara since 2010. However, while single family homes have only grown by 125 units between 2010 and 2019, multi-family homes have grown by 2,641 units, likely due to the technology industry boom and the influx of younger adults moving to the area for jobs.

Table 13.4-6: Housing Stock Characteristics by Tenure – 2020

Housing Characteristic	*Owner Households*	*Renter Households*	*All Households*
Total Housing Units	19,271 (41%)	26,792 (57%)	47,004
Single Family Detached	No data	No data	19,543 (42%)
Single Family Attached			4,595 (9.8%)
Multi-Family Units			26,045 (55%)
Mobile home, other units			46 (.09%)
Average or median Household Size			2.65
Vacancy Rate	0.2%	4.0%	6.4%
Overcrowded Units	0.9%	5.2%	6.2%
Units Needing Replacement/Rehabilitation	N/A	N/A	None
Housing Cost – Average purchase price and monthly rent	$1,034,000	$2,396	N/A

Note: Total housing units does not sum to 100% due to vacant units
Source(s): US Census Bureau, American Community Survey 2015-2019 5-year estimates, California Department of Finance E-5 Population and Housing Estimates, 2021

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Santa Clara, 6.2 percent of housing units are overcrowded, compared to 5.2 percent in the County. Overcrowding is much more prevalent in renter households (5.2 percent) than owner households (0.9 percent).

Housing Condition

The condition of housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experiences of the Housing & Community Services Division, the City estimates that on average fewer than 10 housing units per year are in severe need of substantial rehabilitation due to housing conditions.

Housing Cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The Santa Clara median home price according to 2019 ACS data is $1,034,000. The median home price in Santa Clara County according to ACS data is $984,000, $50,00 lower than in the City.

According to the 2019 ACS, 57 percent of Santa Clara households are living in rental housing. Census data shows that the average rent in Santa Clara is $2,396 per month, with most (25.7 percent) paying between $2,000 and $2,499 in rent. Table 13.4-6 shows that the HUD-determined fair market rents for the City of Santa Clara fall within the range of the rents within the County. Therefore, the rental rates in Santa Clara generally are less than the HUD-determined fair market rents, indicating that certain parts of Santa Clara County are potentially more expensive than local rents.

Table 13.4-7: Fair Market Rents in Santa Clara County

Year	*Efficiency*	*One-Bedroom*	*Two-Bedroom*	*Three-Bedroom*	*Four-Bedroom*
FY 2020 FMR	$2,103	$2,458	$2,970	$3,943	$4,525

Source(s): FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD)

According to Costar, the vacancy rate in Santa Clara in Q3 2022 was lower at 3.5% while the larger San Jose metro area's vacancy was 4.9%. In Q3 2022, vacancy for 3-bedroom units was much

lower at 2.9% while vacancy for smaller unit types was closer to the overall average at 3.5%. Average effective rent per unit in Santa Clara trend higher at $3,094 compared with $2,880 for the larger San Jose metro area.

Table 13.4-8: Market Rents Per Unit by Bedroom – Q3 2022

Year	*Efficiency*	*One-Bedroom*	*Two-Bedroom*	*Three-Bedroom*
Q3, 2022	$2,498	$2,898	$3,525	$3,910

Source: Costar, November 11, 2023

Special Housing Needs

Housing-element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs.

Table 13.4-9: Special Needs Groups

Special Needs Category	*Count*	*Percent*
Persons with Disabilities[1]	8,966	7% of residents
Persons with Developmental Disabilities[2]	3,246	2.7% of residents
Elderly (65+ years) [1]	14,514	11.3% of residents
	3,249 households	7.2% of households
Large Households (5+ members) [1]	4,253 households	9.5% of households
Farmworkers[1]	122	0.2% of labor force
Migrant Worker Student Population	0	0% of labor force
Female Headed Households[1]	3,571 households	7.9% households
Male Headed Households	1,924 households	4.3% households
Married Couple Households	24,719 households	55% households
Householder Living Alone	1,624 households	22% households
People Experiencing Homelessness[3]	326	N/A

Source(s):

1. US Census Bureau, American Community Survey 2015-2019 5-year estimates

2. California Department of Developmental Services, 2020, reflects the DDS consumer count by CA ZIP Codes 95050, 95051, 95052, 95053, 95054, 95055, 95056

3. Santa Clara County: Annual Point in Time Count Report

Persons with Disabilities including persons with Developmental Disabilities

Disabled residents face housing access and safety challenges. Disabled people, in many cases, are of limited incomes and often receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

The following is a summary of the number of people in Santa Clara with different types of disabilities according to the 2019 ACS:

Ambulatory Difficulty	4,234
Independent Living Difficulty	3,372
Cognitive Difficulty	3,246
Self-care Difficulty	1,885
Vision Difficulty	1,557

According to the 2019 ACS there are 8,966 residents with one or more of the above listed types of disabilities in Santa Clara, representing seven percent of residents. Most residents with a disability are 75 and older (47.1 percent), followed by those 65 to 74 years old (18 percent). The most commonly occurring disability amongst seniors 65 and older was an independent living difficulty, experienced by 14.5 percent of Santa Clara's seniors. The most common disabilities for people 35-64 years old was ambulatory difficulty followed by cognitive difficulty.

For those with a developmental disability, the majority reside in the home of a parent, guardian, or family member (78 percent). The second most common living situation for individuals with a developmental disability is a community care facility (9.6 percent).

Housing Choices is a local nonprofit focused on enhancing the lives of people with developmental and other disabilities and their families by creating and supporting quality, affordable housing opportunities. Housing Choices provided the following comments relating to the needs of developmentally disabled residents in Santa Clara County:

- Between September 2015 and June 2021, the Department of Developmental Services reported that the number of Santa Clara County residents with developmental disabilities age 62 and older grew by 35 percent. This increase is generally attributable to gains in life span which likely means that more adults with developmental disabilities will outlive their parents and family members who are by far the single largest source of housing for people with developmental disabilities in the City of Santa Clara.
- Because older adults currently occupying a licensed facility in Santa Clara County are living longer, this reduced rate of occupant turnover, coupled with closing facilities, will make it more difficult for middle-aged and senior adults who have been living with aging parents in the City of Santa

Clara to transition to licensed care when their parents pass away. Notwithstanding 20 percent growth in Santa Clara County's total population of adults with developmental disabilities, the Department of Developmental Services has documented a 15 percent decline in the age group 42 to 51 in Santa Clara County between September 2015 and June 2021. In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Santa Clara.

Santa Clara has responded to the need for community care facilities and there are several group homes and independent living options for Santa Clara residents with disabilities, shown in table 10 below. Action 18 in the housing plan will explore ways to increase special needs housing and support the creation of new shared housing options for residents with disabilities.

Table 13.4-10: Housing Properties for Persons with Disabilities

Property Name	*Number of Units*	*Address*
Group Homes		
Briarwood Cooperative	Shared single-family home with private bedrooms for 4 individuals with developmental disabilities	2114 Briarwood Drive Santa Clara, CA 95051
De La Cruz Cooperative	Shared single-family home with private bedrooms for 4, individuals with developmental disabilities	3779 De La Cruz Boulevard Santa Clara, CA 95054
Various Locations Life Services Alternative	3 five-person group homes for persons with physical or developmental disabilities	260 W. Hamilton Avenue Campbell, CA 95008
Independent Living		
Estancia	90 apartments (1 BR, 2 BR, 3 BD) for individuals with developmental disabilities	1650 Hope Drive Santa Clara, CA 95054
Rivertown Apartment	15 apartments (2 BR, 3 BD) for individuals with developmental disabilities	1340 Hope Drive Santa Clara, CA 95054
Stoney Pine Villa	12 one-bedroom units, 8 two-bedroom units, 3 three-bedroom units	267 W California Street Sunnyvale, CA 94086

Source: City of Santa Clara:

Elderly (65+ years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired, and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. There are 3,249 households headed by elderly residents, representing 7.2 percent of total households in Santa Clara. Of all the age groups in Santa Clara, elderly residents experience poverty at a lower rate (7.8 percent) than those aged 18 to 34 (8.8 percent) which is counter to trends in other cities where elderly residents are more likely to be low income. Seniors may experience specific housing needs and require special assistance in their living situations. The City of Santa Clara has several housing properties dedicated to seniors, including options for seniors who are more active and those who require assisted living. These properties are detailed in Table 13.4-11 below.

Table 13.4-11: Housing Properties for Seniors

Property Name	*Number of Units*	*Address*
Active Seniors		
Belovida	27 one-bedroom units for seniors age 62 and older	1820 Main Street Santa Clara, CA 95050
Bracher Apartment	72 one-bedroom units for seniors age 62 and older	2665 South Drive Santa Clara, CA 95051
Camino del Rey	48 one-bedroom units for seniors age 55 and older	2525 El Camino Real Santa Clara, CA 95051
Gateway Santa Clara	40 one-bedroom units, 2 two-bedroom units for seniors age 55 and older	1000 El Camino Real Santa Clara, CA 95050
John Burns Gardens	95 one-bedroom units, 5 two-bedroom units for seniors age 62 and older	820 Agnew Road Santa Clara, CA 95054
Liberty Tower	60 studios, 41 one-bedroom units for seniors age 62 and older	890 Main Street Santa Clara, CA 95050
Valley Village	80 studios, 80, one-bedroom units, 140 two- bedroom units for seniors age 62 and older	390 N Winchester Boulevard Santa Clara, CA 95050
Assisted Living		
Pacific Gardens	21 beds for seniors age 55 and older	2384 Pacific Drive Santa Clara, CA 95051

Source: City of Santa Clara:

Large Households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended families to save on housing costs, both of which may result in unit overcrowding. There are 4,253 large households in Santa Clara representing 9.5 percent of all households. A larger percentage of renter households (5 percent) are defined as large households as compared to owner households (4.5 percent).

In Santa Clara, 3.2 percent of families are living in poverty. For large households with five or six family members 2.7 percent live in poverty, this rate goes up drastically for families with seven or more people (7.1 percent). Table 12 below shows household size by tenure in Santa Clara. Two-person households make up the largest number of households with 32.5% being owner households and 34% being renter households.

Table 13.4-12: Household Size by Tenure

	Owners		*Renters*		*Total*	
Household Size	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
1-Person Household	3,822	20%	6,122	24%	9,944	22%
2-Person Household	6,222	32.5%	8,642	34%	14,864	33%
3-Person Household	3,946	20.6%	4,703	18.4%	8,649	19%
4-Person Household	3,157	16.4%	3,802	14.8%	6,959	15.5%
5+ Person Household	1,996	10.4%	2,257	9%	4,253	9.5%
Total	19,143	100%	25,526	100%	44,669	100%

Source: City of Santa Clara:

Farmworkers

Due to the high cost of housing and low wages, migrant farmworkers have difficulty finding affordable, safe, and sanitary housing. There are 122 residents who may work as farmworkers and live in Santa Clara, representing only 0.2 percent of the working population. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Santa Clara. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farmworker housing need can be met through general affordable housing programs. The City conducted specific focus group outreach to farmworker

advocate groups in the City who identified that there may be a need for multi-generational housing options.

Female-Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 3,571 female-headed households in Santa Clara, representing 7.9 percent of households. A total of 16.7 percent of female-headed households live in poverty, a much higher percentage than all households living in poverty at 6.7 percent. The largest household type in Santa Clara is married couple household (55 percent), followed by householders living alone (22 percent), and male-headed households (4.3 percent).

People Experiencing Homelessness

Population estimates for people experiencing homelessness is very difficult to quantify. Census information is often unreliable due to the difficulty of completely counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often the sources of population numbers. In 2022, the regional point in time count identified a total of 440 people who were unsheltered or living in emergency shelters in the City of Santa Clara. Data from Santa Clara County Office of Supportive Housing identified 769 clients in 2021. These individuals are affiliated with the City of Santa Clara, had an emergency shelter, transitional housing, or outreach enrollment during, or took a Vulnerability Index Service Prioritization Decision Assistance Tool in 2021. Of these identified clients, 58 percent were male, 42 percent were female. The most individuals indicated they were between 55 to 64 years old followed by those 25 to 44 years old. Over half of individuals (52%) identified as non-Hispanic White and 46 percent identified at Hispanic/Latinx. Of these 769 homeless clients, 43 indicated they were veterans, 453 reported to have a disabling condition, 384 had a chronically homeless status, 264 had a self-reported domestic violence background, and 82 clients self-reported currently fleeing domestic violence. In 2019 there were 326 people counted. During this same time period, Santa Clara County's point in time count increased by 3 percent. Comparing point in time count between 2019 and 2022, the number of unsheltered individuals in the City of Santa Clara rose from 264 to 375 and the number of sheltered individuals rose from 62 to 65. This suggests that the City of Santa Clara's overall increase in homelessness was due primarily to the growth in unsheltered homeless. Housing types for sheltered homeless individuals from 2021 can be found in table 13 below.

Table 13.4-13: Housing Inventory Count for Sheltered Individuals

Project Type	*2021 Housing Inventory Count*
Emergency Shelter	10
Transitional Housing	65
Rapid Rehousing	151
Permanent Supportive Housing	101
Other Permanent Housing	126
Grand Total	453

Source: 2021 Housing Inventory Count (HIC) Data for City of Santa Clara

The location of homeless encampments and RV parking shifts regularly. There are concentrations of overnight RV parking in the northern part of the City near Bassett Street, Hope Drive, Memorex Drive, and Richard Avenue. There are smaller concentrations in other parts of the City near De La Cruz Boulevard and Martin Avenue, Saratoga Avenue and Los Padres Boulevard, and certain portions of Stevens Creek Boulevard.

For encampments, there are concentrations on Saratoga Creek from Forbes Avenue, north along the creek to El Camino Real. Several segments of El Camino Real include unhoused residents camping near vacant buildings. On the north side of the City, the Guadalupe River trail from Highway 237 down to Trimble Road has a concentration of homeless encampments. Lastly, Calabazas Creek from Tasman Drive to Highway 101 has historically had several encampments. Generally, encampments are located in areas adjacent to waterways or near unoccupied/vacant buildings. Action 17 in the housing plan chapter ensures that the City adopts and implements the Homelessness Response Plan by early 2023.

Table 13.4-14 lists nine sites in the City where persons in need of emergency shelter can seek shelter and other assistance.

Table 13.4-14: Emergency Housing Providers in the City of Santa Clara

Provider	*Target Population*	*Capacity/ Housing Type*
Bill Wilson Center, Bill Wilson House	Homeless teenagers	Six-person group home
Bill Wilson Center, Homeless Teen Parent Project	Homeless teen mothers and dependent children	Six-person group home and four transitional apartments
Bill Wilson Center, Runaway Youth Shelter	Runaway, homeless and other troubled youth	Short-term transitional
Bill Wilson Center, Transitional Housing for Foster Home Teenage Girls	Teenage girls	Six-person group home
Bill Wilson Center, Transitional Housing for Homeless Teens	Homeless teenagers	Six-person group home
HomeFirst, Sobrato Family Living Center	Homeless families	33-unit transitional

Table 13.4-14: Emergency Housing Providers in the City of Santa Clara

Provider	*Target Population*	*Capacity/ Housing Type*
HomeFirst, Sobrato Family Living Center II	Homeless families	10-unit transitional and eight-unit permanent
Charities Housing Homesafe Santa Clara	Survivors of domestic violence	24-unit transitional
Silicon Valley Independence Living Center	Persons with disabilities	Four-bedroom transitional

Source(s): City of Santa Clara, 2022

Energy Conservation Opportunities

The Housing Element should analyze opportunities for energy conservation in residential development. Energy-related housing costs can directly impact the affordability of housing. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated into the Santa Clara General Plan.

Santa Clara has two solar systems at City facilities, which have capacity to produce up to 500 kilowatts (kW) of energy combined. Pursuant to the City's Climate Action Plan (CAP), five more solar photovoltaic (PV) projects will be installed with a total capacity of three to five megawatts (MW). To encourage residential PV units, Silicon Valley Power (SVP) offers a Neighborhood Solar Program which matches resident and business contributions to the fund for nonprofit solar facilities in the City. SVP also provides rebates for local businesses and residents for solar electric system installation and expedited solar system permitting. SVP offers free home energy audits to residents to help identify energy efficiency improvements, and rebates, including energy efficient appliances, insulation, lighting, cooling, and process changes. The City is also working with the regional energy supplier PG&E to encourage residents and businesses to retrofit their natural gas systems.

At-Risk Housing Analyses

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next 10 years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. Currently, five affordable housing properties in Santa Clara are at risk of converting to market rate housing in the next 10 years as shown in table 15 below.

Table 13.4-15: At-Risk Housing

Project Name	*Address*	*Total Units*	*Affordable Units*	*Funding Source*	*Date of Affordability End*
Benton House*	1885 Benton Street, Santa Clara	5	5	HCD	06/03/28
Clara Vista House*	723 Clara Vista Street, Santa Clara	6	6	HCD	06/03/28
Sobrato Family Living Center I**	1509 Agnew Rd, Santa Clara	33	32	Local	05/21/29
Estancia	1650 Hope Dr	450	90	Local	06/23/29
Casa Del Maestro Apartments (Phase I) 2001	3445 Lochinvar Ave, Santa Clara	40	2	Local	10/02/31
Total		**534**	**135**		

Source(s): At Risk-Housing Report for City of Santa Clara, CHPC 2022
**Not included in total unit count, zoned as single family residences*
***Currently being refinanced with a possible extension of the affordability period*

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increase the number of government resources available to the project. The City will seek to establish deeper relationships with non-profit affordable housing developers and supportive services providers to identify and preserve at risk properties for preservation. Additionally, Sobrato Family Living Center is currently seeking to rehabilitate its units and extend the affordability period of the project, and other properties may seek to do the same. HCD also administers programs to finance the acquisition of at-risk projects, and there are low-income housing tax credits, and bond financing. Locally, there are HUD CDBG rehabilitation funds.

In Santa Clara, the estimated market value for the 5 affordable units in the at-risk projects is evaluated in Table 13.4-16 below. The current total market value for the 124 at-risk units in Casa del Maestro Apartments, Estancia, and Sobrato Family Living Center is estimated to be $32,596,728. The estimated replacement cost is for the same units is approximately $57,800,000, with additional rent subsidies of $537,000 per year of deed restricted affordability, or $29,568,000 for the typical 55-year affordability requirement.

Two small at-risk properties owned by Momentum for Mental Health are operated as supportive housing for people dealing with mental health concerns, and as a smaller operation valuation comparable would be similar to a single-family residence, and the replacement cost would mirror the cost of single-family construction. However, the replacement strategy for the smaller projects would most likely be a purchase and rehabilitation project. For a five to six room unit the costs would be approximately $1,200,000 to 1,700,000 million for purchase and rehabilitation or construction. Momentum for Mental Health is a non-profit organization and will likely not be

selling the properties in the coming years, and seek to refinance and rehabilitate the project and seek subsidies to extend the affordability of the project.

Table 13.4-16: Market Value of At-Risk Projects

Size of Unit	*Total Units*
1-Bedroom	40
2-Bedroom	68
3-Bedroom	16
Total	124
Gross Annual Income	$4,357,584
Operating Costs	$1,097,911.20
Net Annual Income	$3,259,672.80
Market Value	$32,596,728

Source(s): zumper.com, compiled by MIG
1. Median Rent: 1-bed = $2,402, 2-bed = $2,995, 3-bed = $3,962
2. Average Unit Size: 1-bed = 700 sq.ft., 2-bed = 900 sq.ft., 3-bed = 1,100 sq.ft.
3. Annual operating costs assume 5% vacancy rate and cost per square foot is 20% based on age of the building yielding expenses per square foot = $8.24
*4. Market value = Annual net project income*multiplication factor*
5. Multiplication factor based on building age and rent tier = 12

Table 13.4-17: Replacement Costs of At-Risk Projects

Size of Unit	*Total Units*	*Total Cost ($425 per sq.ft)*
1-Bedroom (800 sq. ft.)	40	$13,600,000
2-Bedroom (1,200 sq. ft.)	68	$34,680,000
3-Bedroom (1,400 sq. ft.)	16	$9,520,000
Total	124	$57,800,000

Source(s): RSMeans Data, 2022, 3-Story, Stick and Stucco; regional adjustment
1. Per unit cost: 1-BR, $340,000; 2-BR, $510,000; 3-BR, $595,000
2. Additional subsidies would be required of approximately $200 per bedroom (2020 Income Limits – Fair Market Rent)

Coastal Zone

The City of Santa Clara is not in a coastal zone and therefore is not subject to the requirements of Government Code 65588 (c) and (d).

Projected Housing Need (RHNA)

Housing Element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA-Plan prepared by the jurisdiction's council of governments. The California Department of Housing and Community Development (HCD), in conjunction with the ABAG, determine a projected housing need for the region covered by ABAG. This share, known as the Regional Housing Needs Allocation (RHNA), is 441,176 new housing units for the 2023-

2031 planning period throughout the ABAG region. ABAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Santa Clara has a RHNA of 11,632 housing units to accommodate in the housing element period. The income distribution is as shown in Table 13.4-18.

Table 13.4-18: Regional Housing Needs Allocation 2023-2031

Income Group	*% of County AMI*	*Number of Units Allocated*	*Percent of Total Allocation*
Very Low[1]	<50%	2,872	25%
Low	50-80%	1,653	14%
Moderate	80-120%	1,981	17%
Above Moderate	>120%	5,126	44%
Total	---	11,632	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. There are 5,462 extremely low- and 5,018 very low-income households. Therefore, the City's very low-income RHNA of 2,872 units can be split into 1,436 extremely low-income and 1,436 very low-income units.
Source(s): Association of Bay Area Governments

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Chapter 13.5
Constraints Analysis

Many factors can encourage or constrain the development, maintenance, and improvement of housing stock. These factors fall into two categories — governmental and non-governmental constraints — and include physical constraints, land availability, development economics, and governmental regulations, all of which impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower incomes and special needs.

This chapter addresses both the governmental and non-governmental constraints that impact the City of Santa Clara's housing market and production. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities. The constraints analysis must also demonstrate local efforts to remove or mitigate barriers to housing production and housing for persons with disabilities. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to remove or mitigate these constraints are included in the Housing Plan.

Government Constraints

Governmental constraints for affordable housing development are defined as policies, standards, requirements, or actions imposed by the various levels of government upon land and housing development. Although State and federal agencies play a role in the imposition of governmental constraints, local government's ability to influence these agencies is generally limited. Housing constraints associated with these State and federal governmental constraints are, therefore, not significantly addressed in this document.

Municipal Boundaries

The City of Santa Clara is completely surrounded by the boundaries of other cities: San José to the north, east and south; and Cupertino and Sunnyvale to the west. Other than a small parcel on Homestead Road, there are no other developable lands potentially annexable to the City. The City's new housing opportunities, therefore, must come from within the existing City limits, and primarily through redevelopment of existing parcels.

Land Use Controls and Development Standards

Land use controls have helped maintain the quality of the City's residential neighborhoods, consistent with community established goals. These land use controls, however, can be viewed as constraints in that they determine the amount of land to be developed for housing and establish a limit on the number of units that can be built on a site. These standards have not been changed substantially since 1969.

General Plan

On November 16, 2010, the Santa Clara City Council adopted the 2010-2035 General Plan. The 2010-2035 General Plan includes a range of residential land use designations and densities, from Very Low Density Residential with a maximum density of 10 dwelling units per acre, to High Density Residential with a maximum density of 50 units per acre. The new General Plan has also established three mixed use designations: Neighborhood Mixed Use, which allows residential densities up to 36 dwelling units per acre; Community Mixed Use, which allows residential densities up to 36 dwelling units per acre; and Regional Mixed Use, which allows residential densities up to 50 dwelling units per acre. The Related Santa Clara Project, Lawrence Station Area Plan, the Tasman East Specific Plan, the Patrick Henry Drive Specific Plan, and the Gateway Crossings project added higher-density General Plan designations for a total of fifteen land use designations that allow for residential development, as shown in Table 13.5-1.

Because of high land costs in the City, sites that are zoned for high-density housing are typically occupied by multi-family housing developments. The City has few instances where single-family homes occupy sites that are zoned for higher density housing.

Table 13.5-1: 2010-2035 General Plan Land Use Designations (Residential)

Land Use Designation	*Density/ FAR*
Very Low Density Residential	0 to 10 du/acre
Low Density Residential	8 to 19 du/acre
Medium Density Residential	20 to 36 du/acre
High Density Residential	37 to 50 du/acre
Very High Density Residential	51 to 100 du/acre
High Density Flex	60 to 149 du/acre
Urban Village	100 to 149 du/acre
Village Residential	60 to 149 du/acre
Urban Center	120 to 250 du/acre
Urban Center/ Entertainment District	37 to 90 du/acre
Transit Neighborhood	Up to 350 du/acre Less than 1 acre, minimum 60 du/acre Greater or equal to 1 acre, minimum 100 du/ac
Very High Density Mixed Use	50 to 120 du/acre

Table 13.5-1: 2010-2035 General Plan Land Use Designations (Residential)

Land Use Designation	*Density/ FAR*
Neighborhood Mixed Use	Minimum 10 du/acre for sites < 1 acre Minimum 20 du/acre for sites >= 1 acre Maximum 36 du/ ac Minimum Commercial FAR of 0.10
Community Mixed Use	Residential 20 to 36 du/acre Minimum Commercial FAR of 0.10
Regional Mixed Use	Residential 37 to 50 du/acre Minimum Commercial FAR of 0.15

Source(s): Santa Clara General Plan, Lawrence Station Area Plan (LSAP), Patrick Henry Drive Specific Plan (PHD), Tasman East Specific Plan, Related Santa Clara Project, Gateway Crossings Project, City of Santa Clara June 2022

Zoning Ordinance

The type, location and density of residential development are primarily regulated through the zoning ordinance. Zoning regulations serve to protect and promote the health, safety, and general welfare of the residents of a community while also serving to implement the goals and policies of the General Plan. The City began a comprehensive update to their Zoning Ordinance to reflect the goals and policies of the City's 2010-2035 General Plan in early 2014. The City is in the process of completing an update to the Zoning Ordinance that will be implemented in early 2023, addressing California statutory requirements with regard to a variety of issues, including solar energy systems, family day care homes, affordable housing, group homes, alterations to legal non-conforming buildings, and historic resources.

Currently, residential uses are permitted in ten zoning districts and in the City's mixed use overlay and combining districts, allowing flexibility for mixing land uses and supporting large-scale and master-planned development projects.

Density Bonus

The City's Density Bonus Ordinance was updated in 2015. The City currently provides density bonuses or equivalent financial incentives for housing projects which include affordable and/or senior housing units, consistent with State law. Modifications to the City's Density Bonus Ordinance, in order to meet the requirements of Government Code Section 65915, were made in conjunction with the adoption of the 2015-2023 Housing Element.

The City's Zoning Ordinance update, which will be implemented in early 2023, will bring the City into compliance with State Density Bonus Law, including recently adopted legislation that goes into effect in 2023.

Currently, requests for density bonuses and other concessions or incentives are generally processed concurrently with an application for a Planned Development rezoning. With the Zoning Ordinance update, most properties could develop under a conventional zoning district,

including properties that will be rezoned to one of the new high density residential or mixed use zoning districts. Under the updated Zoning Ordinance, requests for density bonuses and other concessions or incentives will generally be evaluated through the Planning permit process required for the project. Residential developments would be subject to by right approval by the Director of Community Development, including provisions for additional units allowed via density bonuses. Density bonus agreements would ultimately be approved by the City Council.

Inclusionary Housing

The City has had an "inclusionary" housing policy in place since 1992. The Affordable Housing Ordinance of 2018 requires private development projects with more than 10 units to include at least 15 percent of new housing units as affordable. For residential ownership projects with fewer than 10 units, either one dwelling at an affordable housing cost for a household earning up to 100 percent of AMI may be provided, or an in-lieu fee identified for residential ownership projects in the Affordable Housing Master Fee Schedule may be paid. Residential rental projects of 10 or more units must also provide at least 15 percent of the units at a maximum average of 100 percent AMI. Residential rental projects with fewer than 10 units may either provide an affordable unit or pay an in-lieu fee identified for residential rental projects in the Affordable Housing Master Fee Schedule. The City Council can also authorize a developer to utilize an alternate means of compliance such as a dedication of land for affordable housing, the development of affordable units at an off-site location, or some combination thereof.

For non-residential projects, affordable housing requirements may be met through the payment of impact fees identified in the Affordable Housing Master Fee Schedule, calculated on a per square foot basis for net new gross floor area. This impact fee can be mitigated through the construction of affordable residential units on an appropriate housing site. For all new construction of mixed use projects that exceed 20,000 square feet, affordable housing requirements on the residential gross floor area portion of the mixed use project shall be met in line with the provisions of SCCC 17.40.080 or SCCC 17.40.090. Affordable housing requirements applicable on the non-residential gross floor area portion of the mixed use project shall be met in line with the provision of SCCC 17.40.100. As an alternative to the payment of an impact fee, a developer or owner may construct affordable residential units on an appropriate housing site.

As of 2021, the City has exceeded its fifth cycle RHNA goals by 3,013 units and has attained 289.1% of that goal without counting units permitted in 2022. This suggests that the City's inclusionary housing ordinance is not impacting feasibility to the point that market rate development is not occurring to meet housing needs. In fact, staff received input during Housing Element outreach asking that the affordable housing ordinance require deeper levels of affordability because 100%AMI is no longer affordable for many households in Santa Clara. If the City does amend its required affordability, it would need to consult with market rate and

affordable housing developers to balance concerns about the depth of affordability and project feasibility.

On May 5, 2022, City staff participated in a countywide listening session with market rate and affordable housing developers. Regarding inclusionary policies, developers suggested that allowing flexibility in the options available (i.e. land dedication) to market rate developers was very important and opened up possibilities to partner with affordable developers. The City's inclusionary ordinance does offer flexibility in meeting its obligations.

Residential Development Standards

The City's Zoning Ordinance contains development standards for each zoning district. Table 13.5-2 outlines the residential standards under each zoning classification and specific area plans, including minimum lot sizes, setbacks, widths, and densities, as well as restrictions on building and landscape coverage.

Table 13.5-2: Residential Development Standards

Residential Use Type	*R1-8L*	*R1-6L*	*R2-7L*	*R3-18D*	*R3-25D*	*R3-36D*	*R3-M*	*R3-RV*	*MU*	*TMU*	*LSAP*	*TN*	*PHD*
Minimum Lot Size (sq. ft.)	8,000	6,000	7,000	8,500	8,500	8,500	1,500	1,200	20,000	20,000	n/a	n/a	8,500 – 10,000
Maximum Density (du/ac)	5	7	12	18	25	36	10	n/a	25	45	100	350	250
Minimum Lot Width (ft.)	70	60	65	70	70	70	n/a	100	100	100	n/a	n/a	n/a
Maximum Height (ft.)	25	25	25	20	25	45	n/a	n/a	45	50	n/a	220	32
Minimum Front Yard (ft.)	20	20	20	20	20	20	25	15	10	10	n/a	n/a	n/a
Minimum Side Yard (ft.)	6 & 9	5	5	10	10	10	15 & 25	5 & 15	10	10	n/a	n/a	n/a
Minimum Rear Yard (ft.)	20	20	15	15	15	20	15	n/a	20	20	n/a	n/a	n/a
Max. Building Coverage	40%	40%	45%	35%	35%	45%	n/a	n/a	30%	30%	n/a	n/a	n/a
Min. Landscape Coverage	n/a	n/a	40%	40%[1]	40%[1]	40%[1]	n/a	n/a	30%	30%	n/a	n/a	n/a

Table 13.5-2: Residential Development Standards

Residential Use Type	*R1-8L*	*R1-6L*	*R2-7L*	*R3-18D*	*R3-25D*	*R3-36D*	*R3-M*	*R3-RV*	*MU*	*TMU*	*LSAP*	*TN*	*PHD*

Source(s): Santa Clara Zoning Ordinance, (2014), Tasman East Focus Area Plan, Lawrence Station Area Plan (LSAP), Patrick Henry Drive Specific Plan (PHD)
Notes:
1 Each lot greater than 22,000 square feet in size shall have not less than forty-five percent (45%) of the lot area developed into permanently maintained open space.

In addition to the residential categories identified below, the Planned Development zoning district also permits residential development. It allows flexibility in both development standards and land use mix not permitted in other zones in order to adapt to specific site constraints without reducing housing density or adding costs to affordable housing units. An analysis of Santa Clara's development regulations compared with those of Mountain View, Sunnyvale, and San José, showed that these cities have fairly similar standards. Additionally, in 2014 the City initiated an update to its Zoning Ordinance. As part of that update, the City will establish appropriate minimum and maximum densities in residential and mixed use districts consistent with the 2010-2035 General Plan. In sum, the City's development standards do not substantially restrict the cost and supply of housing overall, or in particular, lower income housing

Parking Standards

Parking can substantially add to the cost of housing. The City's Zoning Ordinance currently requires two spaces per unit in both single-family and multi-family districts. However, the City has reduced parking requirements for a number of recent multi-family residential projects, including the Camino Del Rey Senior Apartments. The City's current parking standards are summarized in Table 13.5-3 below. Over the three most recently adopted Specific Plans (in order of adoption: Lawrence Station, Tasman East (Transit Neighborhood) and Patrick Henry Drive (PHD), residential parking requirements have been progressively reduced and now stand at one parking space per unit (or less) in both Tasman East and PHD. As part of the comprehensive Zoning Ordinance update, the City will review its citywide parking standards and consider reducing residential parking requirements, including unbundling and additional reductions according to housing type (e.g., housing for people with developmental and other disabilities). In addition, see Action 3: Affordable Housing Incentives and Facilitation, which includes an objective to analyze parking reforms as part of proposed long-range plans, including the El Camino Real Specific Plan and the Santa Clara Station Area Plan.

Table 13.5-3: Parking Standards

Housing Type/ Zoning District	*Requirements*
Single-Family Dwellings (R1-8L, R1-6L, and R2-7L zones)	Two garage or carport parking spaces
Dwellings (R3-18D, R3-25D, and R3-36D zones)	One garage or carport shall be provided for each dwelling unit, plus one parking space for each dwelling unit
Multi-Family Dwellings (MU and TMU zones)[1]	At least one garage or carport shall be provided for each dwelling unit, plus one parking space for each dwelling unit
Mobile Home Park[2]	One individually accessible and one tandem parking space per mobile home site
Recreational Vehicle Park	One visitor parking space shall be provided for every fifteen (15) recreational vehicle sites or fraction thereof
Emergency Shelters	One space per shelter employee
Accessory Dwelling Unit	No parking required
LSAP Studio and One Bedroom Residential Unit	One parking space per unit
LSAP Two or more bedroom Residential Unit	Two parking spaces per unit
Transit Neighborhood	One parking space per unit
PHD	One parking space per unit greater than 550 square feet and 0.5 spaces per unit less than 550 square feet

Source(s): Santa Clara Zoning Ordinance, 2022, Lawrence Station Area Plan (LSAP), Patrick Henry Drive Specific Plan (PHD)

1. MU and TMU zones exist in current zoning code but are not applied anywhere in the City and won't be used in the Future.

2. R3-M zones exist in current zoning code but are not applied anywhere in the City and won't be used in the future.

3. R3-RV zones exist in current zoning code but are not applied anywhere in the City and won't be used in the future.

Provision for a Variety of Housing Types

State Housing Element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built or manufactured housing, emergency shelters, and transitional housing among others. Permitted housing types are described in Table 13.5-4. Although single-family uses are permitted in multi-family zones, this rarely occurs in the City on sites large enough for multi-family housing due to the high costs of housing and limited availability of vacant land.

Table 13.5-4: Permitted Housing Types Within Residential Zoning Classifications

	R1-8L	*R1-6L*	*R2-7L*	*R3-18D*	*R3-25D*	*R3-36D*	*R3-M*	*R3-RV*	*MU*	*TMU*	*ML*	*LSAP*	*TN*	*PHD*
Single-Family Dwellings	P	P	P	P	P	P						P		
Two-Family Dwellings			P	P	P	P						P		
Multi-Family Housing				P	P	P			P	P		P	P	P
Accessory Unit	P	P	P	P	P	P			P	P				P
Manufactured Housing	P	P												
Mobile Home Park							P							
Recreational Vehicle Park								P						
Residential Care Facilities (<6 persons)	P	P	P	P	P	P	P	P	P	P				P
Emergency Shelter											P			
Transitional Housing	P	P	P	P	P	P	P	P	P	P		P	P	P
Supportive Housing	P	P	P	P	P	P	P	P	P	P		P	P	P

Source(s): Santa Clara Zoning Ordinance, 2014, Lawrence Station Area Plan (LSAP), Patrick Henry Drive Specific Plan (PHD), Tasman East Focus Area Plan

Single-Family Dwellings

The majority of the residential areas in the City are composed of single-family districts. Single-family dwellings are permitted in all of the City's residential districts, with the exception of the mixed use and mobile home park zones. However, there are few instances where multi-family properties are developed with single-family homes.

Multi-Family Dwellings

Most residential construction in recent years has been for multi-family units. Multi-family dwellings are permitted in the R3-18D, R3-25D, and R3-36D districts, as well as in the City's mixed use zones. Existing development standards have not constrained multi-family development, which typically provide a good opportunity for affordable housing in the City.

Accessory Units

The 2021 update to the city's Accessory Unit Zoning Ordinance includes regulations which allow for both Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) on a property, allowance of ADUs in multi-family zoning districts, and reduction of the required setbacks. The Zoning Ordinance defines an accessory unit as "one additional dwelling unit that includes a single kitchen, sleeping quarters, not more than one bathroom, and not more than two bedrooms. The accessory unit may be attached to or part of the existing single-family unit or may be a detached structure and shall meet all other requirements of the Zoning Ordinance." Since 2018, approximately 170 accessory units have been permitted in the City for an average of 42.5 units per year.

Manufactured Housing

Factory-built, modular homes constructed in compliance with the California Building Code (CBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundations, are considered single-family dwellings and are generally treated as such. Currently, the City permits manufactured housing in all R-1, R-2, and R-3 zones. The City also permits mobile home parks and recreational vehicle parks in the R3-M and R3-RV zones, respectively.

Residential Care Facilities

Residential care facilities can be described as any family home, group care facility or similar facility, including some transitional housing facilities, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law (Lanterman Developmental Disability Services Act, AB 846 (1977), composed of divisions 4.1, 4.5 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), the City permits residential care facilities serving six or fewer persons in all residential zones. The Zoning Ordinance does not explicitly address residential care facilities for more than six persons. As part of the comprehensive Zoning Ordinance update to be completed in early 2023, the City will address the provision of residential care facilities serving seven or more residents.

Emergency Shelters

An emergency shelter is defined as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Emergency shelters are currently a permitted use in the ML (Light Industrial) zone, provided they meet the minimum property development standards in which they are located when, on the date that a complete shelter management plan is submitted to the City, the number of existing shelter beds within the City is fewer than the City's most recent annual count of homeless persons residing within the City.

If the demonstrated need has already been met, additional emergency shelters may be conditionally permitted in the ML (Light Industrial) zone, subject to conditions with the issuance of a use permit pursuant to Chapter 18.110 SCCC. The determination required by this subsection shall occur on the date the operator submits the materials.

In the City's Zoning Ordinance update, emergency shelters are proposed to be allowed by right in the R-3 and R-4 Residential districts, the C-C and C-R Commercial districts, the MU-VHD Mixed Use district, and the LI Light Industrial district.

Low Barrier Navigation Centers

A Low Barrier Navigation Center is defined as "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."

State law requires low barrier navigation centers be a use permitted by right in mixed-use zones and non-residential zones permitting multi-unit uses, if specified requirements are met.

In the City's comprehensive Zoning Ordinance update to be completed in early 2023, Low Barrier Navigation Centers will be listed as a by-right use in the R3, R4 and R5 multi-family residential districts, the MU-NC, MU-CC, MU-RC, MU-MD, and MU-VHD mixed use districts, the C-C, C-R, and C-D commercial districts, and the LI Light Industrial district.

Transitional Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments, and typically offers case management and support services to return people to independent living (usually between six and 24 months).

California Government Code Section 65582 (h) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Pursuant to SB 2 (2007), which amended Sections 65582, 65583 and 65589.5 of the Government Code, transitional housing that is a residential use should be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Historically, the City has shown an ability to provide transitional housing through group homes and small apartment complexes. The Zoning Ordinance was amended, in conjunction with the adoption of the 2015-2023 Housing Element, to permit transitional housing in the same manner

as other residential dwellings of the same type in the same zone, per applicable State law. The Ordinance amendment was approved by the City Council on December 9, 2014.

Supportive Housing

State law requires local jurisdictions to address the provisions for supportive housing. California Government Code Sections 65582 (f)(g) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

As with emergency shelters and transitional housing, the City has previously been able to provide supportive housing through group homes and small apartment complexes. The Zoning Ordinance was amended, in conjunction with the adoption of the 2015-2023 Housing Element, to permit supportive housing in the same manner as other residential dwellings of the same type in the same zone, per applicable State law. The Ordinance amendment was approved by the City Council on December 9, 2014.

The Zoning Ordinance update will add supportive housing as a by-right use in all multi-family and mixed-use zones.

Single-Room Occupancy (SRO) Housing

The City's proposed Zoning Ordinance will allow Single-Room Occupancy (SRO) Facilities by right in the C-C Community Commercial, C-R Regional Commercial, C-D Downtown Commercial, MU-CC Mixed Use Community Commercial, and MU-RC Mixed Use Regional Commercial districts.

Employee Housing

The City's Zoning Ordinance does not currently include provisions for employee housing. Pursuant to the Health and Safety Code, employee housing for six or fewer employees is to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. As part of the comprehensive Zoning Ordinance update to be completed in early 2023, the City will amend the Zoning Ordinance to be consistent with these State requirements for employee housing.

Zoning and Land Use

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities. Under the State Lanterman Developmental Disabilities Services Act (composed of divisions 4.1, 4.5 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. The City of

Santa Clara is compliant with the Lanterman Act. Furthermore, the Zoning Ordinance is being updated concurrent with the Housing Element update to address the provision of emergency shelters, transitional housing, and supportive housing – housing types that are suitable for occupancy by persons with disabilities (see discussions on the provision of a variety of housing types earlier). Specifically, the Zoning Code Update incorporates the following provisions to be consistent with State law:

- AB 2221 (2022): Adds front setbacks to the list of development standards that cannot preclude the development of an Accessory Dwelling Unit (ADU). Added to ADUs, Section 18.60.030 of the Zoning Code Update.
- SB 897 (2022): Increases the height limit to 18 feet for detached ADUs within ½ mile of transit or on lots with multifamily dwellings, and to 25 feet or the primary dwelling height for attached ADUs. Added to ADUs, Section 18.60.030 of the Zoning Code Update.
- SB 897 (2022): Clarifies that a Junior Accessory Dwelling Unit (JADU) can be within an attached garage; if a JADU does not have a separate bathroom, it needs to have both an interior connection to the main living unit and an exterior entry; also requires owner occupancy and deed restrictions for JADUs. Added to ADUs, Section 18.60.030 of the Zoning Code Update.
- AB 682 (2022): Allows Density Bonuses to be extended to shared housing projects. Added to Density Bonuses, Chapter 18.64 of the Zoning Code Update.
- SB 290 (2021): Changes standard language regarding incentives to not include the physical environment. Added to Density Bonuses, Chapter 18.64 of the Zoning Code Update.
- Low Barrier Navigation Centers: Adds a definition, an enumerated use, and a parking standard for Low-Barrier Navigation Centers to the Zoning Code Update. Allowed by right in the same districts that emergency shelters are allowed, and in all mixed-use districts.
- AB 2339 (2022): Changes where emergency shelters need to be zoned. In the proposed code update, Emergency Shelters are proposed to be allowed by right in the R-3 and R-4 Residential districts, the C-C and C-R Commercial districts, the MU-VHD Mixed Use district, and the LI Light Industrial district.
- AB 2162 (2018): Added Supportive Housing as a by-right use in all multi-family and mixed-use zones.
- Residential Care Facilities: Separated Residential Care Facilities from Community Care Facilities, which are non-residential in nature by adding a definition for Residential Care Facilities, and an enumerated use for residential care facilities with six or fewer residents, which are allowed by right in all residential districts, and for seven or more, which are allowed with a minor use permit, approved by the Director of Planning.

Definition of Family

A community's Zoning Ordinance can potentially restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Even if the code provides a broad definition, deciding what constitutes a "family" should be avoided by jurisdictions to prevent confusion or give the impression of restrictiveness.

California court cases have ruled that a definition of "family" that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e., by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution.

The Santa Clara Zoning Ordinance defines a family as "an individual or group of persons living together as a single housekeeping unit in a dwelling unit, including State or County licensed residence programs which comply with State law. Family shall not be construed to include a fraternity, sorority, club, or other group of persons occupying a hotel, boarding house, or similar institution." This definition is not overly restrictive and does not constrain access to, or the development of housing.

Reasonable Accommodation

Both the federal Fair Housing Amendments Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City conducted an analysis of its Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

A request to retrofit an existing residence with accessibility equipment (i.e., a ramp, landing, lift, etc.) is typically approved "over the counter", if the proposal does not negatively impact the neighborhood or surrounding properties. When more review is required, the request is reviewed through the City's Development Review process. However, at times it may be reasonable to accommodate requests from persons with disabilities to waive specific standards or procedures of the Zoning Ordinance to ensure that homes are accessible to persons with disabilities. In conjunction with the adoption of the 2015-2023 Housing Element, the City adopted a reasonable accommodations ordinance. The Ordinance amendment was approved by the City Council on December 9, 2014.

Building Codes and Enforcement

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators, consisting of three or more rental units or four or more condominium units, are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking is required.

Compliance with Building Codes and State accessibility laws and regulations (California Code of Regulations (CCR) Title 24) may increase the cost of housing production and impact the viability of rehabilitating older properties. These regulations are minimum Statewide standards to ensure safety and accessibility and do not significantly contribute to governmental constraints regarding housing for persons with disabilities. In addition, the City does not impose supplemental local requirements with respect to accessibility. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Division of the Community Development Department as a part of the building permit submittal process.

Planning and Development Fees

The City and other agencies assess a number of fees that affect the development and cost of housing. Utility service connection fees; upgrade of public curb, gutter, and sidewalk (and sewer lateral(s) if necessary); permit fees; and dedication requirements are similar or lower compared to those in other communities in Santa Clara County and the Bay Area. In some cases, fees for street trees, drainage, and traffic mitigation are also collected. Table 13.5-5 provides a breakdown of planning, engineering, and other fees.

Table 13.5-5: Planning and Development Fees

Application	*Fee*
Planning Fees	
Architectural Review	$813-$32,529
Development Agreement	$10,844-$32,529
Environmental Impact Report	$32,529

Table 13.5-5: Planning and Development Fees

Application	*Fee*
General Plan Amendment	$2,710-$37,950
Initial Study/ Negative Declaration	$21,686
Lot Line Adjustment	$5,422
Mills Act Application	$7,694
Rezoning	$8,338-$65,058
Tentative Parcel Map	$16,264 - $21,686
Tentative Subdivision Map	$5,422-$21,686
Use Permit	$5,725-$13,251
Variance	$3,187-$9,473
Vesting Tentative Parcel Map	$3,650-$4,950
Vesting Tentative Subdivision Map	$6,060-$8,970
Zoning Administrator Action	$463
Zoning Code Text Amendment	$24,397
Development Fees	
Sanitary Sewer Outlet Charge	$441.07 per unit; $1,658.38 per lot; $7,510.26 per acre
Sanitary Sewer Connection Fee	$1,140 per unit
Sanitary Sewer Conveyance Fee	$4,218 per unit
Street Improvements	$105.51 per foot
Sidewalk Improvements	$15.35per foot
Street Curb Improvements	$38.49 per foot
Electric	Varies
Storm Drain	$7,510.26 per acre
Storm Drain Improvements	$38.37 per foot
Recreation Tax	$15 for first bedroom; $5 for each additional
School Impact Fee	$4.08 per sq. ft.
Traffic Impact Fee	SF: $1,274.11 per unit MF: $566.27 per unit
Park Impact Fee	SF: $38,068 - $45,320 MF: $30,659 - $36,500

Source(s): City of Santa Clara, 2022

Table 13.5-6 compares the planning and development fees of Santa Clara and several other South Bay cities. Generally, Sunnyvale charges the lowest fees in the area while Campbell's fees skew higher. The City of Santa Clara's fees are moderate for the region.

Table 13.5-6: Regional Comparison of Planning and Development Total Fees (includes entitlement, building permits, and impact fees) Per Unit

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

Table 13.5-6: Regional Comparison of Planning and Development Total Fees (includes entitlement, building permits, and impact fees) Per Unit

Jurisdiction	*Single Family*	*Small Multi-Family*	*Large Multi-Family*
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	**$72,034**	**$64,980**	**$62,084**
Saratoga	$64,272	$17,063	$15,391
Sunnyvale	$133,389	$126,673	$98,292
Unincorporated County	$25,166	N/A	N/A

Source(s): Century Urban Report

Table 13.5-6 provides the actual development fees for recent development projects in Santa Clara. The total fees are moderate and represent only a small portion of total development costs. Because application and building fees are relatively reasonable, they are not considered a significant constraint to the construction of market-rate or affordable housing. The Park Impact Fee Ordinance was adopted in 2014.

On- and Off-Site Improvement Requirements

On- and off- site improvements, including public streets, curbing, sidewalks, streetlights, water, sewer, and drainage requirements, have an impact on the cost of residential development. Improvement requirements for new developments are regulated under the Subdivision Ordinance (Chapter 17.05 of the City Code). Off-site improvement requirements are less costly in a fully developed community since infrastructure needed to serve infill development is already in place. However, the financial burden of improvements as the City's infrastructure ages is a concern. To assist private developers and public projects in the development process, the City has published the Standard Details document which outlines construction standards for the most common improvement requirements, such as sidewalks, storm drains, and sewer connections. This publication is updated periodically and available on the City's website. The standards are as follows:

- Dedication of streets, alleys and other public rights-of-way or easements may be a condition of approval for a tentative, or parcel map. These requirements may be easements that are needed for streets, alleys, access, drainage, public greenways, scenic easements, public utilities, and other public purposes. In addition, these easements or dedications may include requirements for improvements.
- Required on-site street improvements can include construction of curbs, sidewalks, driveway approaches, and transitions.

- Storm drain systems must be designed to collect and convey storm water, avoid damage to adjacent properties, and support the ultimate development of the watershed. Off-site storm drain improvements may also be required to satisfy this requirement.
- Projects must connect to sewer, water, gas, and electric lines.
- Development located in the Utility Underground District, as designated in the current General Plan, is required to underground utility lines (or pay an in-lieu fee).

The City's Project Clearance Committee (a development review committee made up of representatives from different departments in the City) reviews new development applications and determines, pursuant to each City department, required infrastructure improvements and conditions of approval.

Local Processing and Permit Procedures

Development review can affect housing costs. Timelines for permit processing are estimated for various permit and approval types in Table 13.5-6 and Table 13.5-7. There are no constraints to affordable housing or multi-family housing over and above requirements for single-family and market rate units. Moreover, permit processing in Santa Clara is consistent with, if not faster and more effective than, permitting in comparable nearby cities. Project processing, from initial submittal through discretionary review and building permit approval, averages six months for most residential developments.

Table 13.5-7: Planning and Permit Procedures

Type of Approval/ Permit	*Processing Time*	*Approval Body*
Ministerial Review	0 to 2 weeks	Staff
Conditional Use Permit	1 and ½ to 4 months	Planning Commission
Zone Change	4 to 9 months	City Council
General Plan Amendments	4 to 9 months	City Council
Site Plan Review	2 to 6 weeks	Staff
Architectural/ Design Review	3 to 12 weeks	Director of Community Development
Tentative Map (fewer than 5 parcels)	3 to 6 months	City Council
Tentative Map (more than 5 parcels)	3 to 6 months	City Council
Initial Environmental Study	3 to 6 months	Approval Body
Environmental Impact Report	12 to 18 months	Approval Body

Source(s): City of Santa Clara, 2022

The following review and hearing bodies would typically be involved in the approval process for a new housing or mixed use development project:

- Project Clearance Committee (PCC): The development review committee made up of representatives from different departments in the City typically including Planning, Public Works (Engineering and Traffic), Utilities (Water, Sewer, and Electric), Police, Fire, and the Building Division.
- Director of Community Development: The Director of Community Development or designee hears projects subject to the Architectural Review process.
- Historical Landmarks Commission (HLC): An appointed commission of members of the public who review proposals and make recommendations related to structures on the local, State, or national register of historic places, as well as applications for Mills Act contracts.
- Planning Commission (PC): An appointed commission of members of the public who review development applications for consistency with the General Plan and Zoning Ordinance of the City of Santa Clara and are the deciding body for variances and Conditional Use Permits.
- City Council (CC): A body of seven elected individuals who act as the governing body for the City of Santa Clara.

Architectural Review Process

Architectural review in Santa Clara is intended to ensure the implementation of Zoning Ordinance standards and General Plan policies. Architectural review is typically required for most residential projects, including multi-family developments, as well as single-family attached developments and developments taller than one story. This process does not provide any additional burden for affordable housing projects and therefore are not considered a constraint to development. This process is codified in Chapter 18.76 of the City's Zoning Ordinance, which was revised in 2020 to create a streamlined process by replacing a committee structure as the approval body for Architectural Review applications with the Director of Community Development.

Under this process, an applicant submits plans and drawings for any sign, building, structure, or alteration of the exterior of a structure in a form and detail prescribed by the Director of Community Development. The Community Development Director or designee limits decisions on multifamily projects to objective standards in conformance with the State of California's Housing Accountability Act. The following considerations are used by the Director of Community Development in rendering decisions on all Architectural Review applications, which also include commercial and industrial development proposals.

- Off-street parking areas, screening strips and other facilities and improvements must meet the Zoning Ordinance and General Plan intent. Any applicable state legislation that waives or reduces parking standards are applied.
- Design and location of the proposed development and its relation to neighboring developments and traffic will not impair the desirability of the neighborhood, will not create traffic congestion or hazard, and will not be detrimental to harmonious development. For multifamily residential projects, ensuring the application of objective development standards will be used to determine if the development meets this standard.
- Approval will not adversely impact the health, comfort or general welfare of persons residing or working in the neighborhood. For multifamily residential projects, ensuring the application of objective development standards will be used to determine if the development meets this standard.
- The Director of Community Development may require the applicant to modify buildings, parking areas, landscaping, signs, and other facilities and improvements to meet Zoning Ordinance and General Plan requirements.
- The granting of any architectural approval is an administrative function; therefore, the action is final and conclusive, except in the event of an appeal.
- In the event the applicant or others affected are not satisfied with the decision of the Director, they may appeal the decision to the City Council. In the case of permits for single-family homes, the affected parties first appeal is to the Planning Commission, and if still not satisfied, the affected party may appeal to City Council.
- Any architectural review approval granted shall be automatically revoked and terminated if not used within two years of original grant or within the period of any authorized extensions.

Since the City Council adopted the streamlined Architectural Review process in 2020, no Architectural Review applications for multi-family housing have been denied.

A typical residential development project in a standard zoning district would be required to obtain approval through the Development Review Hearing process, heard by the Director of Planning. Such a project would typically be subdivided, requiring a Tentative Map as well. Prior to obtaining these entitlements, projects go through the process of review by the project planner, and by the Project Clearance Committee to work out details and conditions from each City department. The associated environmental review per the California Environmental Quality Act (CEQA) would also be completed during this process. The time it takes to complete this process varies per project. However, from initial submittal to approval, the process typically takes four to six months, or four to 18 months if an EIR is required.

SB 35 Streamlining

In accordance with Government Code section 65913.4 (SB 35 (2017)), applications for multi-family residential development that include a minimum of 50 percent lower income units may be eligible for a streamlined, ministerial approval process if they meet objective standards as outlined in the Government Code. By March 2023, the City will create an SB 35 checklist and written procedures for processing SB 35 applications.

Planned Development

Many residential development projects in the City are processed via the Planned Development (PD) process to integrate uses, utilize imaginative planning and design concepts, subdivide land in a manner that results in units not having required frontage on a dedicated public street, or to create a community ownership project. Through the PD process, the number of units permitted is governed by the General Plan.

A development plan is required to process a PD. The plan must be designed to provide an environment of a stable and desirable character, and comply with the General plan land use designation, and justify the mixture of normally separated uses and exceptions to normal regulations (such as on-site parking, landscaping, building lot coverage, height limits, setback requirements, required distances, and buffering between residential and commercial components). An application for a planned development zoning must accompany the development plan. Construction of the project must begin within two years of the City Council approval. The time to process a PD is estimated between six and 12 months.

All new large-scale development projects of at least 25 contiguous acres where a mixture of residential with commercial, office, research and development and/or public uses is proposed are required to be rezoned to the Planned Development-Master Community (PD-MC) zoning district. An application for rezoning to the PD-MC district is submitted as a separate application from the site development application and must include a master community plan that, if approved by the City Council, will become a part of the zoning map of the City of Santa Clara. The master community plan must conform to the City's General Plan and overall residential density must also conform to the City's General Plan, though individual housing types could be greater or less than the average.

An application for development within a PD-MC district must include a development area plan, which may be submitted any time subsequent to submittal of the PD-MC district application. A development area plan must be a minimum of 20 percent of the total acreage of the project or 10 acres, whichever is less. If the development area includes property designated for a public use or is proposed for use as affordable housing, then no minimum acreage shall apply. The Director of Planning and Inspection also has the authority to waive the minimum acreage requirement under exceptional circumstances.

Consideration of development area plans will include notification to surrounding property owners and neighbors in the same fashion as the original master community plan hearings. The Planning Commission is responsible for considering the development area plan application concurrent with or after its consideration of the master community plan application. In general, the time for the processing and review of PD-MC applications averages 12-18 months. This is an appropriate timeframe given the scale of theses types of projects, which usually require the preparation of an Environmental Impact Report (EIR). Construction in each development area must begin within two years of final development area plan approval by the City Council. The Planning Commission may also grant extensions of up to two years (per extension). Developments in the PD-MC district are not required to undergo the Architectural Review process. However, most residential development activities in the City do not require the processing of a PD-MC, just a Planned Development (PD) permit.

In the neighboring City of Cupertino, multi-family planned development projects take approximately four months to process, assuming no Environmental Impact Reports (EIR) would be required. However, if an EIR is required, the timeframe can be extended significantly. In Mountain View, another neighboring jurisdiction, the timeframe to process and review a large-scale development is approximately six to 12 months. Similarly, in Santa Clara, the timing for the processing and review of a PD or PD-MC application is largely dependent on the environmental clearance requirements.

The Zoning Ordinance update should reduce the number of projects that have historically relied on the PD process by including new high-density residential and mixed-use zoning districts that conform to the General Plan, and new provisions that streamline the permitting process for projects that meet new objective development standards.

Zoning Transparency

Per AB 1483 (2019), for purposes of zoning and fee transparency, the City of Santa Clara provides the following information online:

The Zoning Ordinance is available on the City's website at:
https://www.codepublishing.com/CA/SantaClara/#!/SantaClara18/SantaClara18.html

Zoning designations for every parcel with the City of Santa Clara is available at:
https://map.santaclaraca.gov/public/index.html?viewer=regional

The City's Planning Fee schedule is available at:
https://www.santaclaraca.gov/home/showpublisheddocument/56997/637291919770930000

Building Codes and Enforcement

Title 24 of the California Code of Regulations, also referred to as the California Building Standards Code (CBSC), governs the design and construction of buildings, facilities, and associated equipment throughout California.

The City of Santa Clara adopted the current 2019 Building Standards Code, with amendments, in November of 2018, and those standards have been in effect since January 1, 2020.

On October 18, 2022 the City Council adopted the 2022 CBSC, with local amendments, to be effective January 1, 2023. The local amendments, which are intended to address building safety concerns of relevance to the City of Santa Clara, include the following elements:

- 2022 California Building Code, Chapter 3 and Chapter 9: Additional automatic fire sprinkler requirements for Group R3 occupancies.
- 2022 California Building Code, Chapter 10: Additional requirements for safe stairway configuration and the routing of emergency exit paths to facilitate emergency egress out of multi-story buildings.
- 2022 California Building Code, Chapter 19: Additional requirements for Structural Plain Concrete in Seismic Design Category C, D, E, or F.

These amendments were found to be prudent and necessary based upon the City's climatic, topographical, and geological conditions and are intended to promote safety for future residents in the context of Santa Clara's urban environment, particularly as the City is increasingly granting land use entitlements for higher density Type III, and in some cases, Type I construction, including the use of towers located above podiums.

The City adopted its first "Reach Code" (optional local energy code amendments that exceed or enhance State cod standards) in November 2021, following a long public process. The 2021 Reach Code made local amendments to the 2019 version of the CBSC; specifically, the California Energy Code and the California Green Building Standards Code. The Reach Code mandates the use of electricity as a power source in new construction, limits installation of natural gas plumbing and meters, and increases requirements on new construction to install electric vehicle infrastructure. Non-substantive changes to the 2021 Reach Code were adopted on October 18, 2022 to reflect the 2022 update of the CBSC ("2022 Reach Code").

Existing single-family, duplex, and triplex units are inspected only when an owner seeks a permit for additional construction or when complaints are received. Certain types of major additions require the applicant to bring the building or portion thereof up to current codes. Site improvement standards for residential development in the City, with the exception of minimum parking requirements, are not more restrictive than those in surrounding jurisdictions. Parking

ratios for newer multi-family districts, including the Transit Neighborhood and the Patrick Henry Drive districts, are lower than for comparable zoning designations of neighboring cities.

Airport Noise and Use Limitations

The most significant governmental constraint in the City is the State-required airport noise and Airport Land Use Commission regulations that prohibit and limit new housing near the San José International Airport within noise and safety zones. The San José Norman Y. Mineta International Airport is located to the east of, and adjacent to, the City. Noise generated by aircraft using the Airport has a noticeable effect on Santa Clara residents in the area north of the U.S. 101. Proposed housing in these areas is potentially required to have noise limiting construction methods including specially designed windows, walls, and insulation. These additional construction requirements often burden the developer and limit new construction near the airport.

Environmental and Infrastructure Constraints

The parcels identified as housing resources in the 6th cycle Housing Element are largely located in areas with adopted Specific Plans, and those Specific Plans include infrastructure plans that document existing infrastructure and any needed infrastructure improvements to support build-out of those plans, and a strategy for funding those improvements. Further, each specific plan amendment to the General Plan has conducted and Environmental Impact Report (EIR) and the Housing Element itself, upon adoption, will be CEQA compliant.

Water Supply

The City of Santa Clara receives its potable water supply from the San Francisco Public Utilities Commission (SFPUC), the Santa Clara Valley Water District (SCVWD), and groundwater from City-owned wells. In the City's 2020 Urban Water Management Plan (UWMP), the City has confirmed that it is able to meet water demands under all potential hydrologic conditions, as demonstrated by the Drought Risk Assessment required by the State's Water Code.

The 2020 UWMP must demonstrate that the water supplier has sufficient entitlements and infrastructure to meet future water demands in their service area. Future water demands are determined using population growth estimates from the relevant general plan. Water supply is not an identified constraint on housing production. This has been verified in the Environmental Impact Reports for the Specific Plan areas and other housing development projects that comprise the housing units identified in this Housing Element. The UWMP is updated every five years.

The City's Water and Sewer Department has specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) If this provision is not a part of the City's regulatory framework, the City commits to adopting it within the next calendar year.

The SCVWDs 2020 UWMP has also indicated that it will be able to provide all water demands for Santa Clara County (including the City of Santa Clara) through 2045.

Wastewater

Wastewater is collected by sewer systems in the cities of Santa Clara and San José and conveyed by pipeline to the San José - Santa Clara Regional Wastewater Facility (RWF). If existing water treatment facilities would be insufficient to service the increased population anticipated by a general plan, the UWMP must identify new or expanded water treatment facilities to meet the additional need. If a development project is compliant with its general plan, that project's impact to water treatment facilities would be captured and planned for in the corresponding UWMP. If a development project is not compliant with its general plan designation, it will require evaluation to determine if it independently triggers a need for new or expanded facilities. The Housing Element is compliant with the City's General Plan, as amended. As such, the project's water demand is consistent with City of Santa Clara's 2020 UWMP population growth projection. Therefore, the Housing Element's impact to water treatment facilities is captured in the City of Santa Clara's 2020 UWMP, and the identified housing resources in the Housing Element do not trigger a need for additional water treatment facilities. This impact would be less than significant, and no mitigation would be required.

Energy

The City of Santa Clara owns and operates the municipal electric utility, Silicon Valley Power (SVP), which services over 57,000 residential, commercial, and industrial customers in the City of Santa Clara. It owns, operates, and participates in more than 590 megawatts of electric generating resources supplemented by purchase agreements for 261 megawatts (MW) of additional capacity. In an average year, approximately 45 percent of SVP-owned generating capacity comes from renewable energy sources—either geothermal, hydroelectric, or wind. Residential electricity demand is low compared with the energy needs of data centers and other high-tech firms that are located in Santa Clara.

In 2022, the City updated the Santa Clara Climate Action Plan to establish GHG emissions reduction measures that the City will implement to achieve the State-recommended GHG emissions reductions which include a near term reduction in GHG emissions by 2030 (SB32). The Climate Action Plan's primary goals include a transition to clean renewable energy, diversion of waste, and promoting energy efficiency, water conservation, and climate resiliency.

Street System

Vehicular circulation in the City includes a wide network of surface streets. With the influx of workers into the job-rich City during the day, commute patterns are northbound in the morning and southbound in the evening. Existing and perceived future traffic delays are a major concern

of Santa Clara residents, as expressed by during community outreach activities. Since most of the City streets are fully improved with limited opportunity for widening, alternative travel modes, such as public transit, bicycling, and walking, offer opportunities to address traffic constraints.

The parcels identified as housing resources in the 6th cycle Housing Element are located in areas with adopted Specific Plans which identify and accommodate infrastructure needs and requirements. Any mitigation required is identified in each specific plan's EIR.

Seismic, Geologic, and Soil Hazards

The San Francisco Bay Area is a seismically active region with numerous active faults. No active faults run through the City, although several are present in the surrounding region. Geologists with the U.S. Geological Survey and other agencies foresee a 62 percent probability of a magnitude 6.7 or greater earthquake in the San Francisco Bay region before 2032. Seismic, Geologic, and Soils Hazards are more specifically addressed in each specific plan's EIR.

Flooding

The principal surface water drainages in the City are the San Tomas Aquino Creek, Saratoga Creek, and Calabazas Creek, which all originate in the Santa Cruz Mountains and drain northward across the urbanized Santa Clara Valley floor before discharging into the San Francisco Bay. All of these creeks have been channelized and substantially modified to reduce flood hazards in the City. The City's storm drain system is managed by the City of Santa Clara Public Works Department and consists of curb inlets that collect and channel surface water into a series of pipelines beneath City public rights-of-way. Stormwater is conveyed through these underground pipelines to the channelized creeks within the City, which then flow into the San Francisco Bay. During severe storms, flooding can occur in localized areas along streams running through the City.

Flood zone mapping by the Federal Emergency Management Authority (FEMA) indicates that approximately ten percent of the City is located within a Special Flood Hazard Area (SFHA). None of the areas identified on the sites inventory/where housing development is approved/proposed are located in a SFHA.

Non-Governmental Constraints

Locally and regionally, there are several constraints that hinder the City's ability to accommodate the community's housing needs. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to low and moderate income households or may render residential construction economically infeasible for developers. While local government has little influence on larger market factors such as interest rates, its policies and

regulations can act as constraints that affect both the amount of residential development that takes place and the affordability of housing.

Land Availability

In 2022, fewer than five acres of vacant parcels (including right-of-way properties) are zoned for residential or mixed use development throughout the City, including in the three focus areas for future development (El Camino Real, Lawrence Station, and Tasman East). Of those sites identified as appropriate for new housing, some are too small to accommodate higher density development unless combined with adjacent parcels. The City revised its General Plan designations in 2010, which were supplemented through the Specific Plan process, to encourage high-quality infill redevelopment that includes higher-density housing in addition to commercial businesses in some locations. According to the City of Santa Clara website, there are currently 64 development projects pending, approved, under construction or completed, with most projects clustered around El Camino Real, Lawrence Station, and Tasman East.

Community Resistance

Historically there has been community opposition to higher density residential infill development proposed along major transportation corridors, particularly when that development is located directly adjacent to long-established single-family neighborhoods. The relatively shallow depth of many of these properties can make the transition between existing low density single-family homes and proposed higher density residential challenging. Several substantial medium-and high-density developments have, however, been approved in spite of such opposition. Over the past 20 years, affordability for lower and moderate income households has not been the primary concern for community opposition to residential development. Instead, community resistance has been based on density, traffic impacts, and parking.

Approximately 247 acres of vacant and underutilized land has been approved, through adoption of Specific Plans, for new higher-density residential or mixed use redevelopment in three focus areas: Lawrence Station, Tasman East, and Patrick Henry Drive. Directing higher density housing to commercial areas, with convenient access to transportation and retail services, and separation from lower-density existing neighborhoods may reduce community opposition. City regulations that require appropriate transitions between uses and densities, and adequate parking, could reduce some o community opposition to the approval of new housing.

In addition, the enactment of AB 2011 in 2022 mandates ministerial approval along commercial corridors of most residential projects that meet the minimum density requirements of that bill. Such projects must provide an affordability component to qualify, such as 15% low-income units, but this affordability percentage is already mandated by the City's inclusionary zoning ordinance, and so all projects with at least 10 units will meet the affordability requirement of AB 2011. Given that the City will no longer have the discretion to deny such projects, community resistance will not be able to stop such projects from going forward along commercial corridors.

National Construction Costs

Market constraints substantially influence the cost of housing and pose a challenge to providing housing affordable for all income levels. Land prices are typically the most significant component of the cost. The cost of land has increased rapidly over the past decade. Construction costs and fluctuating interest rates are also major contributors to the increasing cost of housing in the San Francisco Bay Area.

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided. Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional differences and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in the first quarter of 2022 are $150-$500 per square foot depending on size and type, with an average of approximately $200 per square foot.

For multi-family apartment buildings, the type of parking is a key variable in the overall cost of construction. For lower density buildings (2-4 story wood-frame buildings), in which surface parking is provided, construction costs are in the $175 per square foot range. For projects that include structured parking, the garage construction costs add about $20,000 per parking stall to the $175 per square foot for the units. Site-specific constraints, such as flood hazards, could add additional costs if mitigations are required. Again, depending on the size and type of construction the national average is $35,000 to $65,000 per unit.

These costs also exclude the cost of land and soft costs, such as entitlements and financing. Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is development density. As the number of units increases, overall costs generally decrease due to economies of scale. The City's ability to mitigate high construction costs is limited without direct subsidies.

Fee Analysis

Below is a fee analysis for two single family and two multifamily scenarios that illustrate the approximate fees for the hypothetical projects. Some fees are project specific and will be calculated based on the project type, location, and narrative.

Table 13.5-8: Fee Analysis Scenarios

Single-Family A new home on an empty lot in an existing neighborhood; no significant grading or other complicating factors	**Scenarios** *Single-Family* Small: 2,600 residential sq ft Large: 5,000 residential sq ft *Assuming no parking
Multi-Family A new multi-family project on an empty lot in an existing neighborhood; no significant grading or other complicating factors	*Multi-Family* Small: 10,000 residential sq ft + 3,750 parking sq ft; 10 units Large: 93,750 residential sq ft + 40,000 parking sq ft; 100 units

Table 13.5-9: Fee Analysis

Action/Activity	*Fee*
PLANNING ENTITLEMENT FEES	
Pre-Application - Single Family - Planning Review - Project Clearance Committee Review	 $476 + Technology Fee (3.37%) $3,179 + Technology Fee (3.37%) $5,442 + Technology Fee (3.37%)
Architectural Review - Over the Counter - Single Family (that require a Development Review Hearing) - New development – Non-SFR - Design Consultant Review	 No Charge $893 + Technology Fee (3.37%) $32,529 + Technology Fee (3.37%) Deposit of Consultant Estimated Costs + Citywide Overhead + Technology Fee (3.37%)
Stormwater Management Plan Review	$813
BUILDING PERMIT FEES	
Single-Family/Duplex/ADU Residential Scaled Permit Fee	
Plan Check Project Size 1 to 250 sq. ft.	 $656.55 +Technology Fee (3.37%)

Table 13.5-9: Fee Analysis

Action/Activity	*Fee*
251 to 1,000 sq. ft. - First 250 sq. ft. - Each additional 100 sq. ft. or fraction thereof	 $656.55 + Technology Fee (3.37%) $262.62 + Technology Fee (3.37%)
1,001 to 3,000 sq. ft. - First 1,000 sq. ft. - Each additional 100 sq. ft. or fraction thereof	 $2,626.23 + Technology Fee (3.37%) $131.31 + Technology Fee (3.37%)
3,001 to + - First 3,000 sq. ft. - Each additional 100 sq. ft. or fraction thereof	 $5,252.45 + Technology Fee (3.37%) $65.66 + Technology Fee (3.37%)
Inspection Project Size 1 to 250 sq. ft.	 $737.10
251 to 1,000 sq. ft. - First 250 sq. ft. - Each additional 100 sq. ft. or fraction thereof	 $737.10 $226.05
1,001 to 3,000 sq. ft. - First 1,000 sq. ft. - Each additional 100 sq. ft. or fraction thereof	 $2,432.42 $191.64
3,001 to + - First 3,000 sq. ft. - Each additional 100 sq. ft. or fraction thereof	 $6,265.31 $95.82

Table 13.5-9: Fee Analysis

Action/Activity	*Fee*
Commercial/Multi-Family/Industrial Scaled Permit Fee	
Plan Check	
Project Valuation	
$1 to $1,000	$109.42 + Technology Fee (3.37%)
$1,001 to $10,000	
- First $1,000	$109.42 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$18.23 + Technology Fee (3.37%)
$10,001 to $75,000	
- First $10,000	$273.56 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$15.99 + Technology Fee (3.37%)
$75,001 to $150,000	
- First $75,000	$1,313.12 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$20.34 + Technology Fee (3.37%)
$150,001 to $750,000	
- First $150,000	$2,845.07 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$7.10 + Technology Fee (3.37%)
$750,001 to $3,000,000	
- First $750,000	$7,112.69 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$5.00 + Technology Fee (3.37%)
$3,000,001 to $10,000,000	
- First $3,000,000	$18,383.57 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$2.93 + Technology Fee (3.37%)
$10,000,001 to +	
- First $10,000,000	$38,955.65 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$1.46 + Technology Fee (3.37%)
Inspection Permit	
$1 to $1,000	$92.13 + Technology Fee (3.37%)
$1,001 to $10,000	
- First $1,000	$92.13 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$38.90 + Technology Fee (3.37%)
$10,001 to $75,000	
- First $10,000	$441.47 + Technology Fee (3.37%)

Table 13.5-9: Fee Analysis

Action/Activity	*Fee*
- Each additional $1,000 or fraction thereof	$18.15 + Technology Fee (3.37%)
$75,001 to $150,000	
- First $75,000	$1,621.60 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$23.10 + Technology Fee (3.37%)
$150,001 to $750,000	
- First $150,000	$3,353.80 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$10.07 + Technology Fee (3.37%)
$750,001 to $3,000,000	
- First $750,000	$9,397.97 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$4.01 + Technology Fee (3.37%)
$3,000,001 to $10,000,000	
- First $3,000,000	$18,427.40 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$3.72 + Technology Fee (3.37%)
$10,000,001 to +	
- First $10,000,000	$44,502.16 + Technology Fee (3.37%)
- Each additional $1,000 or fraction thereof	$1.85 + Technology Fee (3.37%)
Technology Fee	3.37% of Building Permit Fee, Electrical Permit Fee, Plumbing Permit Fee, Mechanical Permit Fee, and Plan Check & Sign Fee
Building Conformance Fee	Valuation x $0.00032
Plan Review Fees	
Plan Review Fee (including building, mechanical, electrical & plumbing)	75% of building permit fee
Title 24 Energy Conservation Plan Review	20% of building permit fee
3-B Electrical Permit Fees	
Minimum Permit Fee Permit Issuance	$209 + Technology Fee (3.37%) $87 + Technology Fee (3.37%)
System Fee Schedule New Buildings or Alterations - Residential (per sq ft.)	 $0.22/sq ft. + Technology Fee (3.37%) $0.08/sq ft + Technology Fee (3.37%)

Table 13.5-9: Fee Analysis

Action/Activity	*Fee*
- New Garages, Carports and Accessory Buildings (per sq ft.)	
3-C Mechanical Permit – New Buildings	
Residential	$0.08/sq ft. + Technology Fee (3.37%)
3-C Plumbing Permit – New Buildings	
Residential	$0.08/sq ft. + Technology Fee (3.37%)
3-G Grading Plan Review Fees	
50 cubic yards or less	No Fee
51 to 100 cubic yards	$329.00 + Technology Fee (3.37%)
101 to 1,000 cubic yards	$875.00 + Technology Fee (3.37%)
1,001 to 10,000 cubic yards	$1,312.00 + Technology Fee (3.37%)
10,001 to 100,000 cubic yards – base	$2,188.00 + Technology Fee (3.37%)
Each additional 10,000 cubic yards	$97.00 + Technology Fee (3.37%)
100,001 to 200,000 cubic yards – base	$3,063.00 + Technology Fee (3.37%)
Each additional 10,000 cubic yards	$219.00 + Technology Fee (3.37%)
200,001 cubic yards or more – base	$5,252.00 + Technology Fee (3.37%)
Each additional 10,000 cubic yards	$110 + Technology Fee (3.37%)
3-H Grading Permit Fees	
100 cubic yards or less	$441.00 + Technology Fee (3.37%)
101 to 1,000 cubic yards – base	$441.00 + Technology Fee (3.37%)
Each additional 100 cubic yards – base	$73.00 + Technology Fee (3.37%)
1,001 to 10,000 cubic yards	$1,106.00 + Technology Fee (3.37%)
Each additional 1,000 cubic yards	$49.00 + Technology Fee (3.37%)
10,001 to 100,000 cubic yards – base	$1,547.00 + Technology Fee (3.37%)
Each additional 10,000 cubic yards	$196.00 + Technology Fee (3.37%)
100,001 cubic yards or more – base	$3,316.00 + Technology Fee (3.37%)
Each additional 10,000 cubic yards	$98.00 + Technology Fee (3.37%)
Multi-Family Monitoring Fee	$119/unit
AHA Affordable Housing Agreements – For Sale	$3,771/agreement
Affordable Housing Application Fee	$50/application
AHA Affordable Housing Agreements – MF For Rental	$5,113/agreement
AHA Affordable Housing Agreements – Amendments	$1,990/agreement

Table 13.5-9: Fee Analysis

Action/Activity	*Fee*
DEVELOPMENT IMPACT FEES	
Affordable Housing Fees For Sale - Residential - Single Family Home - Townhome - Condominium	Fees shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") of the unit and the Affordable Sales Price of the unit, multiplied by the fractional amount due. The Initial Market Value of the last unit sold shall be the basis for calculating the in-lieu fee
Rental Residential Any tenure type	$22.22/sq ft
Traffic Impact Fee - Multi-family Residential - Single-family Residential	 $566.27/dwelling unit $1,274.11/dwelling unit
School Fee	$4.08/sq ft
Park Fee - Multi-family Residential - Single-family Residential	 $30,659 - $36,500 $38,068 - $45,320
ELECTRIC UTILITY	
Engineering Plan Check Electric, per sheet - 1st – 3rd check - 4th and subsequent review	 $292.48/sheet $41.63/sheet
Time of Use Meter Installation – Residential	$298.89/meter
FIRE/STATE MANDATED	
Building Plans - 30% of Building Department Fee - Minimum: 3.5 hours	 $756
Planning Application Review	$865
Design Review/Consultation	$216/hour
Miscellaneous Inspections/Plan Reviews	$216/hour

Table 13.5-9: Fee Analysis

Action/Activity	*Fee*
PUBLIC WORKS	
Sanitary Sewer Outlet (choose the greatest) Residential – Single Family - Per unit - Per lot - Per acre Conveyance Fee Condo & Planned Unit Development - Per unit - Per acre Conveyance Fee	 $441.07/unit $1,658.38/lot $7,510.26/acre $4,218/dwelling unit $441.07/unit $7,510.26/acre $4,218/dwelling unit
Recreation Tax (Bedroom) New Construction Permit - First bedroom - Each additional	 $15 $5/bedroom
Project Clearance Committee Review: - Preliminary application - Architectural review	 $861.44 $861.44
Cost Analysis for Development - Minor (ADU, SFR, Up to 4 Residential Units) - Major	 $416.31 $1,011.95
Engineering Plan Review – Initial Review - First three (3) reviews - Fourth and subsequent review	 $168/sheet $34/sheet
WATER/SEWER	
Wastewater Treatment Plant Capacity Fee	Project Specific
Engineering Plan Review	Project Specific
Project Clearance Committee Review	$601

Hard Costs

Hard costs for a hypothetical 2,600 square foot home are about $420 per square foot, while for a 5,000 square foot home they are about $525 per square. For a hypothetical small multi-family unit, the hard costs are $415 per square foot, and $425 per square foot for a large multi-family unit.

Soft Costs

Soft costs are generally assumed to be around 30% of hard costs (plus 5% contingency). Generally, single family soft costs are $133 per square foot for small and $147 per square foot for large. Multifamily soft costs range between $165 and $159 per square foot.

Land Costs

According to the California Building Industry Association, the cost of land represents a substantial portion of the total housing development cost but has little impact on the maintenance and improvement of existing stock. In many markets, up to 25 percent of housing costs are attributable to land costs. The average land costs in California are significantly higher than land costs in other states.

Land costs for single family homes are between $210,000 and $2,510,000. Land costs for apartments and condos range between $400,000 and $1,600,000. Due in large part to limited land availability in the City, residential land has not been widely available for sale. High costs will continue to present challenges for the production of affordable housing in the City.

Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. The primary concern in a review of lending activity is to see whether home financing is generally available in the community. Financing new residential development can be a significant cost; however, residential financing for both single family and multiple family housing is generally available. Developers of single-family projects often secure loans for land acquisition, installation of improvements, and construction. Land acquisition and development loan rates are typically the prime rate plus 0.5 to 2 percent, which is currently, in 2022, between 3.99 to 5.4 percent. Mortgage rates were low for previous years but are now increasing. Apartment loan rates are generally lower. Developers of affordable housing face significant challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private lenders are unable to finance affordable projects due to the rate of return. Thus, affordable developers must rely on community lending divisions, nonprofit institutions, grants and special loans, and local assistance.

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Chapter 13.6
Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Santa Clara. This includes an evaluation of the availability of land resources, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support the provision of affordable housing, and the administrative resources available to assist in implementing the City's housing programs.

Availability of Sites for Housing

A critical component of the Housing Element is the identification of land suitable for residential development including vacant sites and sites having the potential for redevelopment. Santa Clara is a highly urbanized community that has very little vacant, uncommitted land for new development. The following discussion summarizes the residential growth potential in each of these areas and concludes with an assessment of how these sites can address the City's share of regional housing needs.

Regional Housing Needs Allocation (RHNA)

California General Plan law requires that every city and county have properties appropriately zoned to accommodate their fair share of regional housing need. The California Department of Housing and Community Development (HCD) allocates a numeric regional housing goal to the Association of Bay Area Governments (ABAG). ABAG is then mandated to distribute the numerical goal among the cities and counties in the region. This share is known as the Regional Housing Needs Allocation (RHNA). The RHNA process' goal is to ensure a fair distribution of new housing construction among cities and counties in the region so that every community may plan for a mix of housing types for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the Housing Element planning period.

The sixth cycle RHNA for the ABAG region covers an eight-year planning period (January 31, 2023 – January 31, 2031) and is divided into four income categories: very low, low, moderate, and above moderate. HCD determined that the projected housing need for the Bay Area region (including the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma) is 444,176 new housing units for this Housing Element planning

period. As determined by ABAG, the City of Santa Clara's allocation for the 2023-2031 planning period is 11,632 housing units, with the units distributed among the four income categories as shown in Table 13.6-1.

Table 13.6-1 City of Santa Clara RHNA 2023-2031

Income Group	*Income Category (% AMI)*	*RHNA (Housing Units)*	*Percentage of Total Housing Units*
Very Low	<50%	2,872	25%
Low	50-80%	1,653	14%
Moderate	80-120%	1,981	17%
Above Moderate	>120%	5,126	44%
Total		**11,632**	**100%**

Source(s): Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031, Updated March 2022.
Note(s):
1 AMI = Area Median Income
2 Pursuant to AB 2634, local jurisdictions are required to project the housing needs of extremely low-income households (0-30% AMI) and consider this income group a subset of the very low-income category. In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

Progress Toward the RHNA

Since the RHNA uses June 30, 2022, as the baseline for growth projections for the 2023-2031 Housing Element planning period, jurisdictions may claim units approved and proposed that are anticipated to be complete (have a Certificate of Occupancy) after June 30, 2022.

Approved and proposed residential development projects credited toward the RHNA include a variety of affordable and market-rate projects in various stages of the development process. Most of these projects are concentrated within Specific Plan areas and along major thoroughfares, where residential development is expected to continue throughout the planning period. These projects are credited toward the RHNA based on the affordability and unit count of the development. Combined, a total of 11,946 units are expected to be completed within the planning period, as shown in Table 13.6-2.

Approved Projects

Approved residential development projects credited toward the 2023-2031 RHNA have been reviewed for compliance with applicable Codes and regulations and have received planning entitlement approval. These projects will proceed through the building permit application review, issuance, and construction process with anticipated completion and occupancy permits to be finalized on or after June 30, 2022.

Pending or Proposed Projects

Seven projects in various stages of planning review are included as proposed projects. These sites are included although there is no certainty those units will be achieved because the proposals have not been approved, are currently under staff review, or are pending an application submittal. The identified realistic capacity for these sites is the total units included in the preliminary proposals. Since there is no guarantee that the projects will be approved or developed, in the case a proposed development falls through, the sites are still available to accommodate those identified units and may be able to count toward the lower-income RHNA depending on site density and size. Affordability for these projects is assumed based on the site's location per Specific Plan requirements, the City's inclusionary housing ordinance requirements, or a developer/affordable housing agreement. The status of the following projects is as of December 2022.

After credits, approved, and pending projects are considered, the City has a remaining RHNA of 4,899 units.

Table 13.6-2 Pending and Approved Projects

Site/Credit Type	AFFORDABILITY CATEGORIES					*Project Status*	*Affordability*
	Very Low [30-50% AMI]	Low [50-80% AMI]	Moderate [80-120% AMI]	Above Moderate [above 120% AMI]	Total Units		
RHNA 2023-2031	**2,872**	**1,653**	**1,981**	**5,126**	**11,632**		
Tasman East Focus Area Specific Plan (TE)							
TE 2233 Calle Del Mundo (St. Anton)	-	-	23	172	**196**	Under Construction	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 2300 Calle De Luna (Related California)	-	-	84	616	**700**	Under Construction	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 5123 Calle Del Sol (Ensemble) - Phase I & II	-	-	60	442	**503**	Approved/Under Construction [1]	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 2200 Calle De Luna (Holland)	-	-	69	510	**580**	Approved	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 2225 Calle de Luna & 2232 Calle del Mundo	-	-	44	326	**371**	Approved	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 2263 Calle Del Mundo (Ensemble)	-	-	36	264	**301**	Approved	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 2302/2310 Calle Del Mundo (Ensemble)	-	-	18	132	**151**	Approved	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 2343 Calle Del Mundo (Summerhill)	-	-	41	305	**347**	Approved	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 2354 Calle Del Mundo (Ensemble)	-	-	10	78	**89**	Approved	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 2101 Tasman Drive (Related California)	-	-	114	836	**950**	Proposed	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
TE 5185 Lafayette (Ensemble)	-	-	32	238	**271**	Proposed	*per Sect. 17.40.115 of City Code: 12% affordable at 100% AMI*
subtotal TE project(s)	-	-	*531*	*3,919*	*4,459*		
Patrick Henry Drive Focus Area Specific Plan (PHD)							
PHD Summerhill	15	15	15	255	**300**	Proposed	*per adopted SP: 15% affordable - 5/5/5 split at 50%/80%/120% AMI*
PHD Sares Regis	40	40	40	680	**800**	Pre-application [2]	*per adopted SP: 15% affordable - 5/5/5 split at 50%/80%/120% AMI*
PHD Walnut Hill	20	20	20	353	**416**	Pre-application [3]	*per adopted SP: 15% affordable - 5/5/5 split at 50%/80%/120% AMI*
subtotal PHD project(s)	*75*	*75*	*75*	*1,288*	*1,516*	-	
Lawrence Station Area Plan (LSAP)							
LSAP 3580 Rambla Pl (Summerhill)	-	5	48	233	**286**	Under Construction	*per Affordable Housing Agreement*
LSAP 2961 Corvin Drive (Toll Brothers)	-	-	4	34	**38**	Under Construction	*per Affordable Housing Agreement*
LSAP 3305 Kifer Road (Toll Brothers)	-	-	5	40	**45**	Under Construction	*per Affordable Housing Agreement*
LSAP 3517 Ryder St (Westlake Urban)	-	-	-	328	**328**	Approved	*Exempt, no affordability component*
subtotal LSAP project(s)	-	5	57	635	697	-	
Freedom Circle Focus Area							
3905 Freedom Circle Mixed-Use Project (Greystar)	54	54	54	914	**1,075**	Approved	*per Affordable Housing Agreement: 15% affordable - 5/5/5 split at 50%/80%/120% AMI*
subtotal FC project(s)	*54*	*54*	*54*	*914*	*1,075*	-	

Site/Credit Type	AFFORDABILITY CATEGORIES					*Project Status*	*Affordability*
	Very Low [30-50% AMI]	Low [50-80% AMI]	Moderate [80-120% AMI]	Above Moderate [above 120% AMI]	Total Units		
Other							
Villa Bella Residential Project	-	4	4	48	**56**	Under Construction	*per Inclusionary Ordinance: 15% affordable at 100% AMI*
3035 El Camino Real Residential Project	-	-	4	44	**48**	Under Construction	*per Affordable Housing Agreement: 10% affordable at or below 100% AMI + 0.8 fractional in-lieu fee/distribution of affordable units - averages to a maximum of 100 percent Area Median Income*
3945 Stevens Creek Blvd - The Meridian	-	59	-	-	**59**	Under Construction	*per Developer Agreement: 100% affordable at 80% AMI*
2330 Monroe Street Affordable Housing Project (Freebird)	32	32	-	1	**65**	Under Construction	*per Affordable Housing Agreement: 100% affordable (minus 1 managers unit) - 50/50 split at V LOW/LOW*
Agrihood Mixed-Use Development Project	109	54	18	180	**361**	Under Construction	*per Affordable Housing Agreement: 160 mixed-income apartments (10% affordable at 120% AMI (16 units)) and 165 affordable senior apartments (54 units at 30% AMI; 55 units at 50% AMI; 54 units at 60% AMI; 2 units at 120% AMI)*
Laguna Clara II (Equity)	-	-	9	174	**183**	Under Construction	*per Affordable Housing Agreement: 5% affordable at 100% AMI*
Gateway Crossings (Hunter/Storm) - Phase 1	-	37	36	652	**725**	Under Construction	*per Developer Agreement, Phase 1: 37 affordable units at 80% AMI + 36 affordable units at 100% AMI*
Clara Gardens - 3550 El Camino Real	120	-	-	-	**120**	Approved/Under Construction [4]	*per Affordable Housing Agreement: 100% affordable at 30-50% AMI*
1530-1540 Pomeroy Avenue Residential Project				8	**8**	Approved	*no affordability component*
Related Santa Clara - Phase 1	-	-	20	1,660	**1,680**	Approved	*per Development Area Plan: 20 affordable units (10% of 200) at 120% AMI [future phases, 50 affordable units at 120%]*
Gateway Crossings (Hunter/Storm) - Phase 2		42	42	756	**840**	Proposed	*per Developer Agreement: 42 units at 80% and 42 at 100% AMI*
950 Monroe Street Mixed-Use Project	-	-	8	46	**54**	Proposed	*per Inclusionary Ordinance: 15% affordable at 100% AMI*
subtotal other project(s)	*261*	*228*	*141*	*3,569*	*4,199*		
Total Pending and Approved Projects	**389**	**361**	**857**	**10,339**	**11,946**		
Remaining RHNA 2023-2031	**2,483**	**1,292**	**1,124**	**(5,213)**	**(314)**		

Source(s): City of Santa Clara, June 2022.
Note(s): All calculations were rounded down. There are likely discrepancies due to rounding down between the row and column totals.
1 Phase I building permit issued 4/18/22 for 311 units; the remaining 192 units are approved.
2 Application expected Dec 2022.
3 Application expected early 2023.
4 Building permit issued for interior work (8/4/22); building permit for exterior work pending corrections, for 43 units. The remaining 77 units are approved.

Sites Inventory Methodology and Assumptions

Default Density Assumptions

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Santa Clara), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Default density is considered by the State as sufficient to provide market-based incentives for the development of housing for lower-income households.

The Santa Clara General Plan (adopted in 2010) identifies ten Focus Areas appropriate for higher density residential and mixed-use development. A detailed discussion of density assumptions and the affordability level of sites is included below.

Site Suitability and Lot Consolidation

Consistent with Housing Element law related to the suitability of small and large sites, the inventory of lower-income sites is limited to parcels between 0.5 and 10 acres in size. Due to the City's historical parcelization pattern, the inclusion of small sites in the inventory is expected. To adhere to State law and HCD guidance, small sites (under 0.5 acres) are not used to meet the lower-income RHNA. There are 10 available sites included in the inventory with a parcel size under 0.5 acres. All of these are located in the Tasman East Specific Plan area and range between 0.458 and 0.482 acres. Parcels of similar size have been developed with residential within the last housing element cycle in the Tasman East Specific Plan area. While these sites have densities that are appropriate for lower-income RHNA sites and meet the default density standard, they are all credited toward the moderate- and above moderate-income categories. No sites in the inventory are larger than 10 acres. Although many of the parcels identified as sites are adjacent to one another, no lot consolidation is assumed.

Realistic Capacity and Suitability of Non-Vacant Sites

Housing Element law requires jurisdictions to demonstrate that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Santa Clara has a remaining RHNA of 4,899 units to be achieved through the identification of sites. The City has various residential and mixed-use development opportunities on sites that are currently available, although all sites are non-vacant. All available sites are within Specific Plan areas. Each project shown in Table 13.6-3, demonstrates that the project's actual density was developed higher than the minimum density allowed. Because each Specific Plan has its own distinct land

use designations and affordability requirements, realistic capacity for available sites was calculated based on the average of percent above minimum density allowed per Specific Plan of existing and approved projects (see Table 13.6-3). Percent above the minimum density allowed was used to remain conservative, realistic, and to account for the wide range of Specific Plan densities allowed (from 20 du/ac in Lawrence Station to 350 du/ac maximum in Tasman East). In every case, claiming realistic capacity using the methodology and assumptions defined here yields total unit counts below the maximum density allowed.

Development Trends and Realistic Capacity

Current development trends in the Specific Plan areas show that a range of medium to high residential density is feasible, realistic, and appropriate to accommodate housing for all income levels. Since the City's adoption of the Lawrence Station Area Plan and Tasman East Specific Plan, Santa Clara has seen an uptick in development and development interest. The following projects, shown in Table 13.6-3, show examples of high-density development coming in well above the minimum densities.

Table 13.6-3 High-Density Projects in Specific Plan Areas

Project Name	*Zoning*	*Density Range (du/ac)*	*Acres*	*# of Units*	*Actual Density*	*Status*	*Included in 6th Cycle*	*% above allowed minimum density*
Tasman East Focus Area Specific Plan								
TE 2233 Calle Del Mundo (St. Anton)	Transit Neighborhood	100 to 350	1.22	196	160	Under Construction	Yes	160%
TE 2200 Calle De Luna (Holland)	Transit Neighborhood	100 to 350	2.44	580	237	Approved	Yes	237%
TE 2300 Calle De Luna (Related)	Transit Neighborhood	100 to 350	5.02	700	139	Under Construction	Yes	139%
TE 2343 Calle Del Mundo (Summerhill)	Transit Neighborhood	100 to 350	2.63	347	131	Approved	Yes	131%
TE 2302/2310 Calle Del Mundo (Ensemble)	Transit Neighborhood	60 to 350	0.77	151	196	Approved	Yes	327%

Project Name	*Zoning*	*Density Range (du/ac)*	*Acres*	*# of Units*	*Actual Density*	*Status*	*Included in 6th Cycle*	*% above allowed minimum density*
TE 2354 Calle Del Mundo (Ensemble)	Transit Neighborhood	60 to 350	0.50	89	178	Approved	Yes	297%
Lawrence Station Area Plan								
2904 Corvin Drive (Corvin Supportive Housing)	LSAP/Very High Density Residential	51 to 100	1.08	145	134	Building Permit final June 2022	No	263%
3560 Rambla Pl (Summerhill)	LSAP/Very High Density Residential	51 to 100	2.49	251	100	Building Permit final Sept 2021	No	196%
3578 Rambla Pl (Summerhill)	LSAP/Very High Density Residential	51 to 100	1.72	126	73	Building Permit final March 2022	No	143%
3517 Ryder St (Westlake Urban)	LSAP/Very High Density Residential	51 to 100	3.92	328	83	Approved	Yes	163%

Source(s): City of Santa Clara, 2022.

Realistic Capacity Calculations

These sites show sufficient capacity to meet and exceed the identified housing need. A detailed listing of sites, consistent with State law, is included in the document Appendix B.

Consistent with HCD Guidelines, the following methodology for determining realistic capacity on each identified site must account for land use controls and site improvements.

- Lower-density residential sites: realistic capacity for sites in land use designations that allow less than 30 units per acre is calculated at minimum density allowed. This includes the Medium Density Residential (20-36 du/ac) designation in the Lawrence Station Area Plan. The identified sites in these designations are non-vacant. Minimum density was used to calculate a more conservative realistic capacity.

- Specific Plan sites: All sites are within adopted Specific Plan areas and have been vetted through City-led and community-focused planning processes. Specific Plan areas represent locations with opportunities for more intense development with limited impact on existing neighborhoods, per the City's 2010-2035 General Plan. All available sites have been rezoned to reflect the uses and densities set forth in the respective Specific Plans. These sites were selected for inclusion in this inventory due to their location, existing zoning that accommodate and incentivize higher densities, and potential for housing production.

  All available sites are within Specific Plan areas. Each project shown in Table 13.6-3, demonstrates that the project's actual density was developed higher than the minimum density allowed. Because each Specific Plan has its own distinct land use designations and affordability requirements, realistic capacity for available sites was calculated based on the average of percent above minimum density allowed per Specific Plan of existing and approved projects (see Table 13.6-3). Percent above the minimum density allowed was used to remain conservative, realistic, and to account for the wide range of Specific Plan densities allowed (from 20 du/ac in Lawrence Station to 350 du/ac maximum in Tasman East). In every case, claiming realistic capacity using the methodology and assumptions defined here yields total unit counts below the maximum density allowed.

  The following averages were used to calculate realistic capacity, per Specific Plan area:

  - Lawrence Station Area Plan: minimum densities x 191%
  - Tasman East Focus Area Specific Plan: minimum densities x 215%
  - Patrick Henry Drive Specific Plan: maximum densities x 72% (based on Specific Plan assumptions) was used as there are currently no existing or approved projects in the Patrick Henry Drive Specific Plan area.

Densities Appropriate for Accommodating Lower-Income Housing

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Santa Clara), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. All available sites included in this inventory, except for three sites zoned Medium Density Residential (20-36 du/ac), have density standards of 30 units per acre or higher. Located within the Lawrence Station Area Plan, the three sites zoned Medium Density Residential (20 – 36 du/ac) are credited toward the moderate- and above-moderate income categories.

To create a more conservative and realistic estimate of affordability for Santa Clara, available sites that qualify for one hundred percent affordable units based on the allowed density are split

evenly between the very low-, low-, and moderate-income categories 40 percent, 30 percent, and 30 percent, respectively.

Table 13.6-4 Specific Plan Land Use Designations

Land Use Designation	*Min./Max. Density*	*Meets Default Density*	*Number of Parcels Included in 6th Cycle*	*Total Acreage of Available Sites*
Tasman East Focus Area Specific Plan				
Transit Neighborhood (parcels less than 1 acre)	60 to 350	Yes	14	8.033
Transit Neighborhood (parcels equal to or greater than 1 acre)	100 to 350	Yes	0	0
Tasman East Specific Plan Subtotal			*14*	*8.033*
Patrick Henry Drive Focus Area Specific Plan				
Very High Density Residential	51 to 99	Yes	2	6.660
Village Residential	60 to 149	Yes	1	9.062
High Density Flex	60 to 149	Yes	4	9.568
Urban Village	100 to 149	Yes	5	12.986
Urban Center	120 to 250	Yes	1	3.821
Patrick Henry Drive Specific Plan Subtotal			*13*	*42.098*
Lawrence Station Area Plan				
Low Density Residential	8 to 19	No	0	0
Medium Density Residential	20 to 36	No	3	1.993
High Density Residential	37 to 50	Yes	0	0
Very High Density Residential	51 to 100	Yes	6	27.534
Lawrence Station Area Plan Subtotal			*9*	*29.528*

Source(s): Patrick Henry Drive Specific Plan, March 2022. Lawrence Station Area Plan, Neighborhood Transit-Oriented Development Plan, Nov. 2016. Tasman East Focus Area Specific Plan, Nov. 2020.

Re-use of Sites

AB 1397 (2017) requires that specific parameters be placed on sites that were used in previous Housing Element planning cycles but did not develop and are identified in the current Housing Element to meet the lower-income RHNA. However, as noted in HCD guidance documents, due to updates in the prior planning period to the General Plan or other planning activities, such as the creation of a specific plan, some sites previously identified in the Housing Element may have been rezoned during intervening years to allow a higher density, thereby increasing the potential housing capacity of the site. Because the zoning characteristics of such a site have changed, that site can be considered a new site for the purposes of the housing element inventory.

All sites in this Housing Element are Specific Plan parcels, including some previously identified in the fifth cycle. Parcels identified in the fifth cycle subsequently rezoned to a higher density through their respective Specific Plan processes were not rezoned to accommodate a shortfall; rather, the rezoning was conducted to implement General Plan policy. Thus, no sites are subject to the reuse provisions of AB 1397 (2017).

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the 2023 to 2031 planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. This provision is commonly referred to as the "no net loss" provision of Housing Element law.

Site Selection

The Housing Element sites inventory, in addition to the list of pending and approved projects, includes accessory dwelling unit (ADU) projections and vacant and underutilized sites within Specific Plan areas zoned for high-density residential and mixed-use development. These latter two categories have been used to demonstrate that the RHNA for the extremely low-, very low-, low- and moderate-income categories can be accommodated during the planning period. As the discussion below concludes, the sites have no identified constraints that would prevent development or reuse during the Housing Element period. Table 13.6-5 summarizes the sites inventory.

Table 13.6-5 Sites to Meet the RHNA

Site/Credit Type	*Affordability Category*				*Total Capacity*
	Very Low [30-50% AMI]	Low [50-80% AMI]	Moderate [80-120% AMI]	Above Moderate [above 120% AMI]	
RHNA	**2,872**	**1,653**	**1,981**	**5,126**	**11,632**
Pending and Approved Projects	389	361	857	10,339	11,946
ADU Projection	102	102	102	34	340
Available Specific Plan Sites	2,888	2,143	2,465	314	7,810
Tasman East Focus Area Specific Plan	*214*	*156*	*458*	*295*	*1,123*

Site/Credit Type	*Affordability Category*				*Total Capacity*
	Very Low [30-50% AMI]	Low [50-80% AMI]	Moderate [80-120% AMI]	Above Moderate [above 120% AMI]	
RHNA	**2,872**	**1,653**	**1,981**	**5,126**	**11,632**
Patrick Henry Drive Focus Area Specific Plan	*1,829*	*1,360*	*1,360*	*-*	*4,549*
Lawrence Station Area Plan	*845*	*627*	*647*	*19*	*2,138*
Total	**3,379**	**2,606**	**3,424**	**10,687**	**22,096**
Surplus	***18%***	***58%***	***73%***	***108%***	***73%***

Source(s): Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031, Updated March 2022. Technical Assistance for Local Planning, Housing – Using ADUs to Satisfy RHNA, Technical Memo, March 2022. Patrick Henry Drive Specific Plan, March 2022. Lawrence Station Area Plan, Neighborhood Transit-Oriented Development Plan, Nov. 2016. Tasman East Focus Area Specific Plan, Nov. 2020.
Note(s): AMI = Area Median Income

ADU Projection

Since 2017, the State legislature has passed a series of laws that significantly increase the potential for the development of ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize ADU development. Interest in constructing ADUs is high in Santa Clara and continues to grow. In 2018, the City issued 21 ADU building permits. In 2019, the number increased to 51 annual building permits, with similar numbers in 2020 (45 ADU building permits) and 2021 (53 ADU building permits). This represents a 152 percent increase in ADU production in Santa Clara between 2018 and 2021. The City estimates that interest will continue to increase over the next few years, given the many single-family neighborhoods citywide that create capacity for additional ADUs. As of June 2022, 53 percent (or 16,103 parcels) of total parcels were zoned for single-family housing, totaling 2,504 acres. ADUs are permitted on single-family, multi-family, and mixed-use lots, including R1, R2, and R3 zone districts, which represent a significant number of lots in Santa Clara.

As an incentive to ADU production, the City does not charge a Planning fee for review/processing ADU requests. Also, State law allows jurisdictions to charge impact fees on ADUs over 750 square feet, but the City of Santa Clara does not. The City has also exempted ADUs/JADUs from providing parking (JADUs that convert a garage space/s are required to provide replacement parking for the primary dwelling).

The slight dip in ADU production in 2020 may be due to the COVD-19 pandemic and other events of 2020. In 2021, the City had the highest number of ADU building permits to date, which is likely more representative of ADU production moving forward based on ADU trends in Santa Clara,

new and pending favorable ADU legislation that created new incentives and streamlined processes to build ADUs, and the pent-up demand for additional housing in the Bay Area.

While it is impossible to predict with certainty the exact number of ADUs that will be developed during the planning period (2023-2031), the City conservatively estimates:

- An average of 43 ADUs per year will be constructed throughout the planning period. This reflects the average number of building permits issued for ADUs between 2018 and 2021. Given the anticipated increase in ADUs over the near term, this is a conservative estimate.
- A total of 340 ADUs can be predicted to be constructed during the planning period.

The affordability assumptions for ADU projections are based on ABAG's ADU affordability analysis pre-certified by HCD[1].

Available Specific Plan Sites

Plan Bay Area 2050 Growth Geographies

After nearly four years of technical analysis and deep engagement with Bay Area residents and partners, the Metropolitan Transportation Commission (MTC) and ABAG jointly adopted Plan Bay Area 2050 in October 2021. Plan Bay Area 2050 was developed in collaboration with Bay Area residents, partner agencies, and nonprofit organizations. Thirty-five strategies make up the heart of the plan to improve housing, the economy, transportation, and the environment across the Bay Area's nine counties.

Throughout Plan Bay Area 2050, Growth Geographies are geographic areas used to guide where future growth in housing and jobs would be focused under the plan's strategies over the next 30 years. These geographies are identified for growth either by local jurisdictions or because of their proximity to transit or access to opportunity.

All sites included in this Housing Element are considered Priority Development Areas (PDAs), defined as areas generally near existing job centers or frequent transit that are locally identified (i.e., identified by towns, cities, or counties) for housing and job growth.

2010-2035 General Plan Focus Areas, Focus Area Plans, and Related Planning Efforts

In 2010, the City of Santa Clara adopted its comprehensive 2010-2035 General Plan, which included identification of nine focus areas throughout the City, listed in Table 13.6-6. These areas were chosen for their potential to significantly define Santa Clara's identity as a place in transition

1 ABAG estimates an affordability breakdown of ADUs as follows: 30% very low-income, 30% low-income, 30% moderate-income, and 10% above moderate-income. Technical Assistance for Local Planning, Housing – Using ADUs to Satisfy RHNA, Technical Memo, March 2022.

from a suburb to a regional economic center. The opportunity to develop at a higher density near transit is central to this new identity.

A comprehensive plan, such as a specific plan is a required prerequisite for new residential development within a focus area. The purpose of these plans and the prerequisite requirements ensure that new neighborhoods are self-sufficient, with easy access to retail, services, and public amenities. Specific Plans also ensure that adequate public services and facilities are provided in tandem with new development. In 2014, the City initiated updates to the Housing and Land Use Elements that identify and require future development to be comprehensively planned through the preparation of Specific Plans within the Lawrence Station and Tasman East Focus Areas.

Of the nine focus areas identified in the 2010-2035 General Plan, four have resulted in Specific Plans, three of which have been adopted. The Freedom Circle Future Focus Area was added to the General Plan in June 2022, while preparation of this sixth cycle Housing Element was well underway. A specific plan has not been drafted or adopted for this future focus area, and therefore the future focus area, with the exception of the Greystar site that had its own approved General Plan Amendment and Rezoning to allow residential development, was not included in the sites inventory. However, properties within that planning area could become available during the planning period if a specific plan were adopted, helping to guard against the loss of affordable housing capacity.

Table 13.6-6 2010-2035 General Plan Focus Areas

2010-2035 General Plan Focus Area	*Related Planning Effort*	*Status*
Existing		
Downtown Focus Area	Santa Clara Downtown Precise Plan	Draft, Nov. 2022
Santa Clara Station Focus Area	None	
Stevens Creek Boulevard Focus Area	None	
El Camino Real Focus Area	El Camino Real Specific Plan	Draft, May 2021
Lawrence Station Focus Area	Lawrence Station Area Plan	Adopted, Nov. 2016
Tasman East Focus Area	Tasman East Focus Area Specific Plan	Adopted, Nov. 2018; Revised, Nov. 2020
Great America Parkway Focus Area	Patrick Henry Drive Focus Area Specific Plan	Adopted, Mar. 2022
Freedom Circle Focus Area	Freedom Circle Focus Area Plan	Adopted, June 2022
Future		
Central Expressway Focus Area	None	
De La Cruz Focus Area	None	

Source(s): City of Santa Clara 2010-2035 General Plan, Nov. 2010. Patrick Henry Drive Specific Plan, March 2022. Lawrence Station Area Plan, Neighborhood Transit-Oriented Development Plan, Nov. 2016. Tasman East Focus Area Specific Plan, Nov. 2020.

Mixed-Use Developments

Although opportunities for residential and mixed-use development exist throughout Santa Clara based on existing General Plan land use policy and implementing zoning, along major corridors such as along El Camino Real, the City has focused the sites inventory in areas where development of residential uses is most likely to occur within the Housing Element planning period. This is due to development standards allowing very high densities, developer interest in residential development within Specific Plan areas, site size and location (near transit, major corridors, and highways), and recent development trends in the immediate and surrounding areas. The inclusion of nonresidential uses within mixed-use developments complements a transit-oriented neighborhood and will not affect the potential capacity on site because all available sites have minimum density requirements.

Most parcels included in this sixth cycle sites inventory have zoning that allows nonresidential uses in the form of mixed-use developments. Only one land use designation/zone district allows stand-alone nonresidential development.[2] This land use policy illustrates the City's commitment to incentivizing mixed-use districts and higher-density, transit-oriented residential development that addresses many goals: meeting the region's housing needs, encouraging housing near employment centers, increasing transit usage, and reducing greenhouse gas emissions.

Specific Plans

A considerable portion of Santa Clara is designated for specific plan development. The City has three approved Specific Plans with a significant number of sites and residential development capacity remaining. Combined, the sites identified in the Lawrence Station, Tasman East, and Patrick Henry Drive Specific Plan areas have enough capacity to satisfy the outstanding RHNA (i.e., the remaining RHNA after pending and proposed projects). The Specific Plan areas provide opportunities for development of market-rate and affordable housing. Development types authorized by the approved Specific Plans include multi-unit and mixed-use development. None of the listed Specific Plan areas have any site restrictions or governmental constraints that would impede development. Table 13.6-4 provides an overview of the City's Specific Plan densities. Further detail is provided in the following sections.

The Specific Plan sites have a high level of certainty to develop given that:

- Through the adoption and implementation of each City-initiated Specific Plan, all parcels within each area have been re-zoned to accommodate high density residential development.
- Specific parameters for densities, uses, development standards, and minimum affordability requirements have already been established.

2 Only one land use designation/zone district, in the Patrick Henry Drive Specific Plan area, allows stand-alone nonresidential development. See section "Specific Plan Sites" for additional detail.

- No recent, significant enhancements have been made to these sites.
- Infrastructure is either in place, or planned for, in support of proposed land uses, addressing transportation, wet utilities, solid waste management, and energy services and systems. For both the Tasman East and Patrick Henry Drive Specific Plans, an infrastructure fee has been created to apportion costs between developers in the Plan Areas.
- Redevelopment of nonresidential uses into high density residential and mixed-use has already occurred, illustrating developer and property owner interest and the financial feasibility of site redevelopment.
- All land use designations within the Specific Plan areas have established minimum densities.
- No land use designation in the Tasman East Specific Plan or Lawrence Station Area Plan areas allows for stand-alone nonresidential uses.
- The City has financial resources available to support the development of affordable housing.

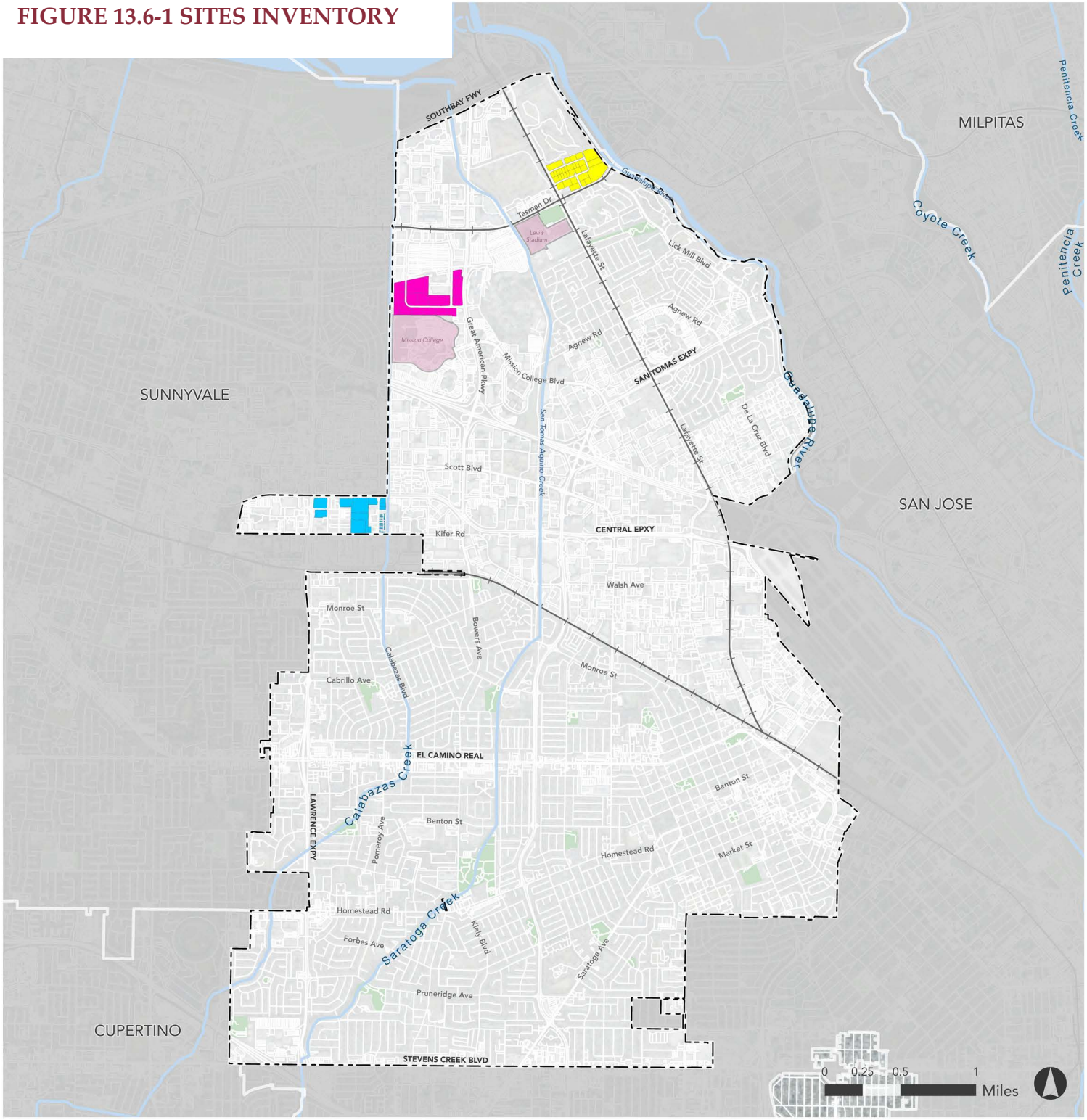
Affordability Requirements

- **Tasman East Focus Area Specific Plan.** All development in the Tasman East Focus Area Specific Plan area adheres to the affordable housing requirements referenced in Section 17.40.115 of the Santa Clara City Code. For-sale and rental affordable units shall be maintained as affordable housing for not less than 20 years applicable to for-sale units and 55 years applicable to rental units. Section 17.40.115 requires that 12% of total housing units be affordable.
- **Patrick Henry Focus Area Specific Plan.** In recognition of the conversion of employment uses to residential land, the Patrick Henry Drive Specific Plan calls for a deeper level of affordability than is required by the Citywide Affordable Housing ordinance. Affordable housing requirements for the Patrick Henry Drive Specific Plan are referenced in Section 17.40.116 of the Santa Clara City Code. Developments will provide 15 percent affordable units split equally between three affordability levels of 50 percent, 80 percent, and 120 percent of Area Median Income (AMI).
- **Lawrence Station Area Plan.** Projects must comply with the City's inclusionary ordinance in the Lawrence Station Area Plan area. There are some projects already developed that did not require affordable units, because the Lawrence Station Area Plan was adopted before the City's inclusionary ordinance.
- **Citywide Affordable Housing Requirements.** Effective February 2018, the City's inclusionary housing ordinance (Title 17, Chapter 17.40 Citywide Affordable Housing

Requirements) requires residential ownership and rental projects of ten (10) or more units to provide at least fifteen percent (15%) of the units at affordable housing costs for extremely low, very low, low and moderate income households, or some combination of those income categories. A developer shall select income categories for each of the affordable units such that the average income of purchasers will not exceed 100 percent of AMI.

- **Affordability by Design.** Additionally, affordability by design in Specific Plan areas is encouraged, with the development of smaller units targeted for those who desire a walkable, urban lifestyle.
- **General Plan.** The General Plan also outlines other Affordable Housing incentives including encouraging and supporting public and private efforts to provide affordable housing, density bonuses and other financial incentives for housing projects that include affordable and/or senior housing units, consistent with State law requirements.

FIGURE 13.6-1 SITES INVENTORY



CITY OF SANTA CLARA CALIFORNIA
1852
THE MISSION CITY

City of Santa Clara
Sites Inventory

Legend

Specific Plan Sites

- Lawrence Station Area Plan
- Patrick Henry Drive Focus Area Specific Plan
- Tasman East Focus Area Specific Plan

Basemap Features

- Santa Clara City Limits
- Surrounding Cities
- Major Destinations
- Rivers and Waterbodies
- Parks and Open Space
- Railways

Source(s): Esri, County of Santa Clara OpenData 2023, City of Santa Clara 2023.

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Tasman East Focus Area Specific Plan

Adopted in November 2018, the Tasman East Specific Plan regulates the development of 46.1 acres of land located near the City's northern boundary. Approved for the development of 4,500 units, full buildout of the area will likely occur by 2038. The Specific Plan area includes 34 parcels situated east of Lafayette Street, north of Tasman Drive, west of the Guadalupe River Trail, and south of the Santa Clara Tennis and Golf Club property. Each parcel of one acre or more in size is required to accommodate a minimum density of 100 dwelling units per acre. Each parcel of less than one acre in size is required to achieve a minimum density of 60 dwelling units per acre. There are no density maximums for individual parcels.

Approximately half of the Tasman East Specific Plan's parcels have either been re-developed or have projects with active applications or are already under construction. This area is transitioning from a mix of light industrial and business park uses to a high density residential neighborhood with a mix of uses at the ground floor.

Eleven projects within the Specific Plan area were counted toward the sixth cycle RHNA as approved, proposed, or under construction. Fifteen remaining parcels, on approximately 8 acres, have been identified as sites and remain to be re-developed. Not Viable sites were identified and excluded based on existing uses. Assuming realistic capacity, on a parcel-level, the Tasman East Focus Area Specific Plan sites identified in this Housing Element can accommodate a total of 913 units (see Table 13.6-5). Appendix B provides a detailed list of all sites, including assumed affordability.

FIGURE 13.6-2 TASMAN EAST LAND USE DIAGRAM

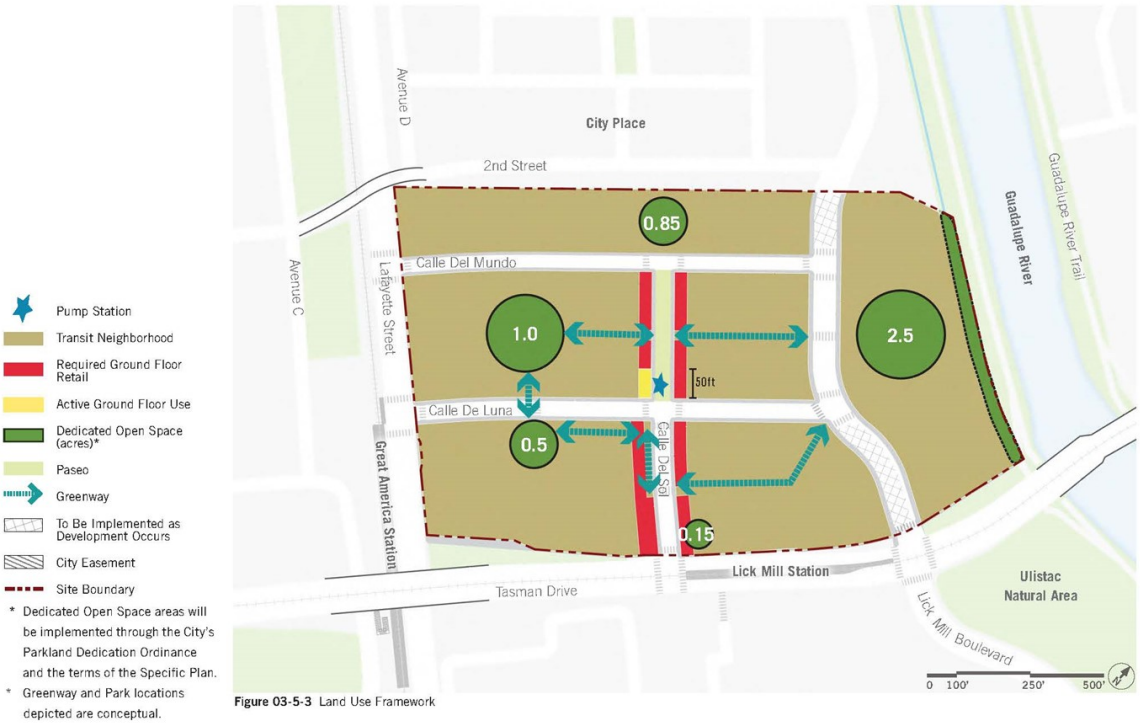


Figure 03-5-3 Land Use Framework

FIGURE 13.6-3 TASMAN EAST SITES



City of Santa Clara

Tasman East Focus Area Specific Plan Sites

Legend

Basemap Features

- Santa Clara City Limits
- Surrounding Cities
- Major Destinations
- Rivers and Waterbodies
- Parks and Open Space
- Railways

Specific Plan Sites

- Available
- Pending Project (Approved)
- Pending Project (Approved/Under Construction)
- Pending Project (Proposed)
- Pending Project (Under Construction)

Source(s): Esri, County of Santa Clara OpenData 2022, City of Santa Clara 2022.

Patrick Henry Drive Focus Area Specific Plan

In March 2022, the City Council approved the Patrick Henry Drive Specific Plan. The planning area encompasses approximately 73.59 acres bounded by Sunnyvale and Calabazas Creek to the west, the southern edge of San Francisco Public Utilities Commission right-of-way to the north, Great America Parkway to the east, and Mission College to the south. As one of the City's first high-density residential neighborhoods, Patrick Henry Drive will add thousands of units to better balance the City's jobs-housing ratio, a share of which will be income restricted to help meet regional and local affordability goals. Several regional destinations and amenities are nearby, including Levi's Stadium, Great America Theme Park, and the Santa Clara Convention Center. The VTA light rail station at Old Ironsides and Tasman Drive is just over one-half mile, or an approximately 10-minute walk, from the center of the Specific Plan area.

The Patrick Henry Drive Specific Plan resulted from a collaborative planning effort involving the City, area property owners, and the Santa Clara community. The plan will create a 73.59-acre high-density, residential neighborhood located near regional destinations, including job-centers, transit, and other amenities. At buildout, the project will accommodate up to 12,000 new residential dwelling units and 310,000 square feet of nonresidential uses, including 200,000 square feet of new neighborhood-serving retail and public facilities, such as libraries and community spaces. New and improved pedestrian and bicycle connections, trails, and parks will link neighborhoods and enhance connections to nearby amenities and recreation destinations. Careful planning will ensure adequate infrastructure and services to support the proposed new development. Targeted residential densities range from a minimum of 51 dwelling units per acre to a maximum of 250 units per acre. These densities will help meet the demand for housing that addresses job and retail growth in the City and region.

Three projects within the Specific Plan area were counted toward the sixth cycle RHNA as approved, proposed, or under construction. Thirteen remaining parcels, on approximately 42 acres, have been identified as sites and remain to be re-developed. Not Viable sites were identified and excluded based on existing uses. Assuming realistic capacity, on a parcel-level, the Patrick Henry Drive Focus Area Specific Plan sites identified in this Housing Element can accommodate a total of 6,139 units (see Table 13.6-5). Appendix B provides a detailed list of all sites, including assumed affordability.

High Density Flex

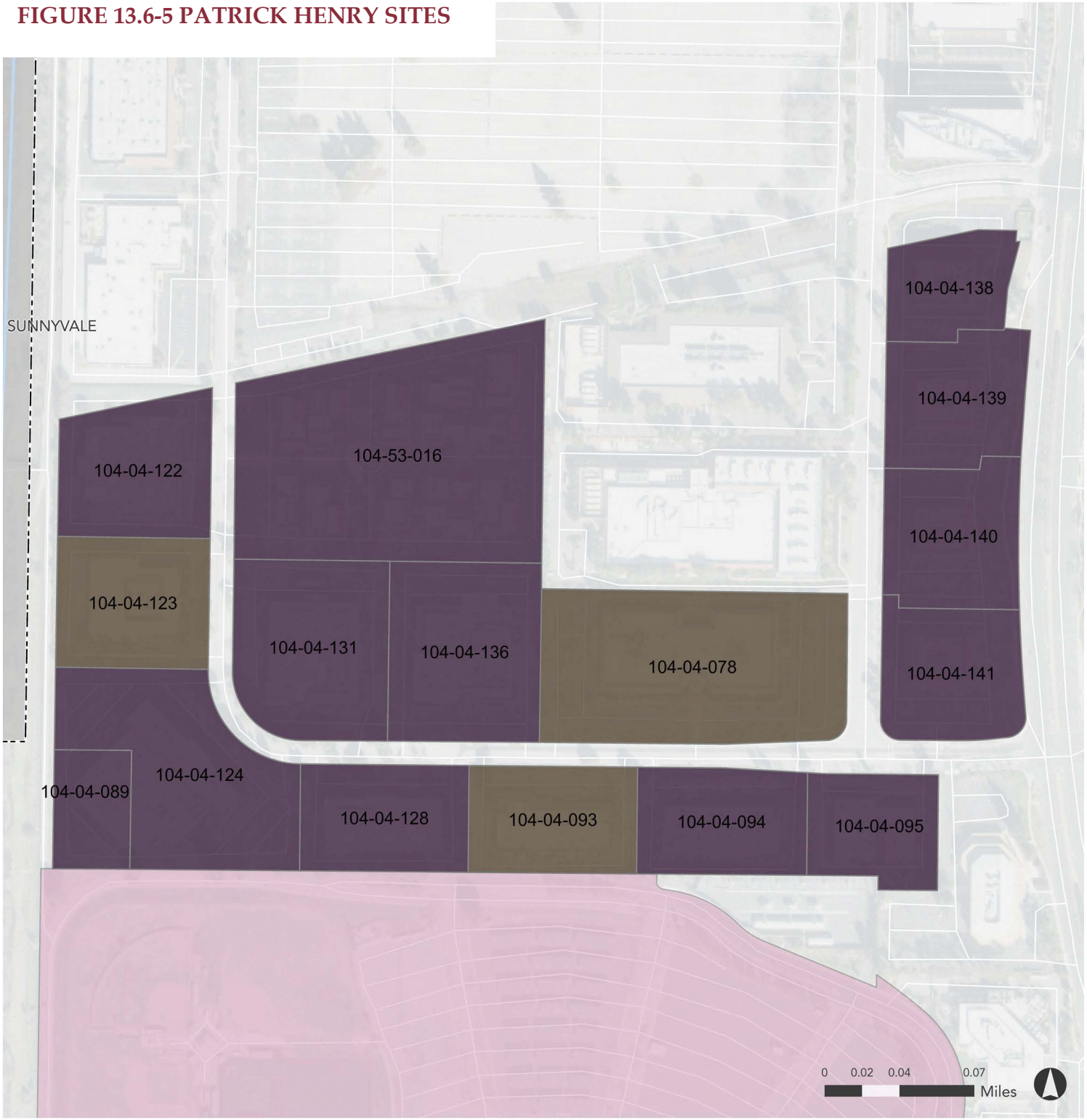
Only one land use designation in the Patrick Henry Drive Specific Plan area allows for stand-alone nonresidential uses: High Density Flex. Six parcels are zoned High Density Flex, two of which were excluded because they are small sites and publicly owned utility parcels, owned by the Santa Clara Valley Transportation Authority (VTA) and the City of Santa Clara. APNs 104-04-130 and 104-04-072, respectively.

In the event that any of the four High Density Flex sites (totaling 9.6 total acres) develop with nonresidential uses only, the City will quantify at the time of approval the remaining unmet housing need at each income level and per law, identify and make available adequate sites to accommodate the RHNA by income level within 180 days of approving any such reduced-density project.

FIGURE 13.6-4 PATRICK HENRY LAND USE DIAGRAM



FIGURE 13.6-5 PATRICK HENRY SITES



City of Santa Clara

Patrick Henry Focus Area Specific Plan Sites

Legend

Basemap Features

- Santa Clara City Limits
- Surrounding Cities
- Major Destinations
- Rivers and Waterbodies
- Parks and Open Space
- Railways

Specific Plan Sites

- Available
- Pending Project (Proposed)

Source(s): Esri, County of Santa Clara OpenData 2022, City of Santa Clara 2022.

Lawrence Station Area Plan

The Santa Clara Lawrence Station Area Plan Area is located northeast of the Lawrence Caltrain Station, bounded by Central Expressway to the north, Kifer Road to the South, Lawrence Expressway to the west, and Calabazas Creek to the east, encompassing approximately 72 acres (65 acres of developable land area excluding existing public right-of-way). Adopted in 2016, the Lawrence Station Area Plan is largely developed and was originally approved for the development of 3,500 units. Residential uses have replaced the areas original uses: one- and two-story buildings, generally occupied by light industrial (including manufacturing and warehousing uses), office, and various other commercial uses.

Four projects within the Specific Plan area were counted toward the sixth cycle RHNA as approved, proposed, or under construction. Nine remaining parcels, on approximately 30 acres, have been identified as sites and remain to be re-developed. Not Viable sites were identified and excluded based on existing uses. Assuming realistic capacity, on a parcel-level, the Lawrence Station Area Plan sites identified in this Housing Element can accommodate a total of 9,808 units (see Table 13.6-5). Appendix B provides a detailed list of all sites, including assumed affordability.

FIGURE 13.6-6 LAWRENCE STATION LAND USE DIAGRAM



FIGURE 13.6-7 LAWRENCE STATION SITES



City of Santa Clara

Lawrence Station Area Plan Sites

Legend

Basemap Features

- Santa Clara City Limits
- Surrounding Cities
- Major Destinations
- Rivers and Waterbodies
- Parks and Open Space
- Railways

Specific Plan Sites

- Available
- Pending Project (Approved)
- Pending Project (Under Construction)

Source(s): Esri, County of Santa Clara OpenData 2022, City of Santa Clara 2022.

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Chapter 13.7
Housing Element Program Accomplishments

This chapter analyzes program performance for the City of Santa Clara's 2015-2023 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goals
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides critical information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Santa Clara. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives. The Department of Housing and Community Development determined that the Santa Clara 2015-2023 Housing Element was in full compliance with State law. Following adoption in 2015, the City was tasked with following through on the commitments made in the housing programs. The City has analyzed the effectiveness of the 5th cycle Housing Plan actions, policies, and goals and has used this evaluation to inform the revised Housing Plan for the 6th cycle. While the fair housing analysis conducted in Chapter 3 relied upon contemporary data, the retroactive analysis of past program accomplishments depended on data points collected during program actions that, in some cases, did not align directly with the data points collected during the fair housing analysis conducted for the 6th cycle.

Specific attention was given in the evaluation of the cumulative effectiveness of past goals, policies, and related actions in meeting the housing needs of special populations. In cases where data was not available, institutional knowledge and staff interviews were used to provide context for the program evaluation. Generally, the effectiveness of the action was evaluated in terms of the:

- number of individuals served
- cost of the program/action based on the benefit to the individual served
- availability of funding and resources
- efficiency and effectiveness of the program partners and service providers

- the ability to satisfy expressed AFFH requirements in the next cycle.

Overall, the programs that targeted households showed that services were provided to a number of special needs households such as the elderly, persons with disabilities, female-headed households, and persons experiencing homelessness. Indirectly, the jurisdiction made efforts to increase affordability via policies supporting varied types and tenures and increase the affordable housing stock that generally improved the availability of housing that variably resulted in serving special needs households. Although no specific data points exist for some of the 5th cycle programs, it is expected that the populations served under many of the direct service actions align with those programs that did collect data, as shown in the matrix below. Overcrowded households were not identified in the 5th cycle as a targeted demographic for specific action, nor was farmworker housing as there are no active farms in the City of Santa Clara and no Agricultural Land Use Designations beyond the allowed use of community or urban gardens. However, during community engagement, an effort was made to identify farmworker populations that could be commuting to other jurisdictions or retired farmworkers that would be eligible for farmworker housing.

Anecdotally and statistically, we know that overcrowding is increasing due to affordability pressures on all households and the most vulnerable special needs populations will require additional attention beyond tenant protections. Therefore, many of the new program goals, policies, and actions are informed not only by the 5th cycle evaluation but the fair housing assessment and community input collected during the authoring of the Housing Element. Further, the City participated in a regional Assessment of Fair Housing process led by Santa Clara County -during the development of this document and facilitated a local homelessness taskforce and outreach process in 2022. Analyzing the cumulative effectiveness of the 5th cycle Housing Plan actions, policies, and goals in conjunction with the additional analyses conducted in this document along with community engagement, has provided clarity and focus on the development of the 6th cycle Housing Plan.

Following the evaluation table, the quantified objective performance is summarized. For the next cycle, 2023-2031 the Actions have been reprioritized and will be reordered based on the updated goals, policies, and the integration of HCD's new Affirmatively Furthering Fair Housing requirements.

5th Cycle Housing Plan

Table 13.7-1: Goals and Policies

Goal A: Create and maintain high-quality, livable, and unique residential neighborhoods and preserve established single-family neighborhoods.
Policy A-1 Maintain and improve the quality of residential neighborhoods, eliminate housing deficiencies and prevent future blight through the encouragement of ongoing maintenance, rehabilitation and conservation of existing housing stock.
Policy A-2 Provide code enforcement support for residential neighborhoods in conformance with City Code and Zoning Ordinance regulations.
Policy A-3 Promote compatibility between neighborhoods while respecting differences in neighborhood character.
Policy A-4 Promote consensus with City Design Guidelines.
Goal B: Manage growth in the City by designating suitable vacant or underutilized sites for new residential development and ensuring compatibility with community goals and existing neighborhoods.
Policy B-1 Disperse affordable housing units throughout the City to avoid a concentration in any one neighborhood.
Policy B-2 Encourage the building of higher density housing on appropriate vacant or underutilized sites.
Policy B-3 Encourage the annual construction of the number of housing units necessary to meet the City's regional housing needs determination through housing finance and reducing development constraints.
Policy B-4 Promote compatibility between neighborhoods while respecting differences in neighborhood character.
Policy B-5 Work towards the mitigation of jobs/housing ratio impacts created by developments with significant employment.
Policy B-6 Encourage higher density residential development in transit-oriented and mixed-use areas where appropriate.
Policy B-7 Encourage a mix of unit types and sizes in new housing development.
Goal C Provide housing within the community for persons of all economic levels, regardless of religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or mental or physical disability.
Policy C-1 Construct and preserve affordable housing for lower and moderate-income households through the use of public subsidies, regulatory incentives and flexible development standards.
Policy C-2 Participate in local, regional, State and federal programs that support affordable, transitional, supportive and permanent housing.
Policy C-3 Create opportunities for affordable housing and housing to support special needs populations and extremely low-income households.
Policy C-4 Ensure equitable housing opportunities for all residents.
Goal D Provide an adequate variety of individual choices of housing tenure, type and location, including higher density where possible, especially for low and moderate income and special needs households.
Policy D-1 Promote a variety of housing types, indifferent locations to maintain social and economic diversity in the City.
Policy D-2 Participate in programs that provide support services to residents in need.
Policy D-3 Increase public outreach efforts to inform residents and potential developers of available City housing programs.

Table 13.7-1: Goals and Policies

Policy D-4 Encourage early participation from residents and other stakeholders in development of long-range plans and review of new development proposals.
Policy D-5 Ensure compliance with all State and federal regulations relating to housing opportunities and the prevention of discrimination.

Source(s): City of Santa Clara, 2022

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
Action 1	Neighborhood Conservation Improvement Program (NCIP). Assist approximately 424 homeowners with rehabilitation assistance, including approximately 160 extremely low-income households (ELI). Continue to conduct inspections of homes on a request and complaint basis, providing referrals to the NCIP and assistance where possible to correct identified issues and problems. Policy A-1	2022: The City increased funding for smaller grant funded projects that address accessibility and minor repairs. 2018-21: The Housing and Community Services division increased funding for this program (approximately $1 million annually) to assist more low-income and senior homeowners to improve the habitability, use and occupancy of owner-occupied housing. 2017: A NCIP Procedure Manual was updated and approved by the Loan Committee. 2015-16: An NCIP Procedural Manual is annually updated and approved by the Loan Committee.	Since 2014, the program has assisted over 121 low-income households of which 53 were seniors, and 37 were female headed households, and 11 were disabled.	Continue to offer these services, every two years the City could conduct proactive outreach to low-income homeowners who are elderly, have disabilities, or have large households. Renumbered and Renamed to Action 4: Maintenance of Housing Stock
Action 2	Preservation of Assisted Rental Housing. Continue to assist property owners of assisted housing by providing funding to make periodic improvements to the property, if available. Such assistance helps the project maintain its affordability.	Since 2014 the city has assisted with the preservation of Riverwood Place (146 units) by restructuring an existing City loan to allow for improvements and to extend affordability by 18 years. The City also helped preserve the 42-unit Westwood	Both projects serve lower income families	Continue to explore ways to preserve housing that serves a variety of groups pending

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	Continue to monitor at risk project by maintaining contact with the property owner annually regarding long term plans for the project. Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at risk. As necessary and feasible, the City will provide financial and technical assistance to these organizations. Provide tenant education on Section 8 rental subsidies and other available assistance through City and County agencies as well as nonprofit organizations. Notify tenants at least one year in advance of potential conversion to market rate housing. Provide information regarding tenant rights and conversion procedures. Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1	Ambassador complex by restructuring our existing loan to allow for rehabilitation and to extend affordability by 27 years.		available CDBG and PHLA capital funding, housing vouchers, funding for supportive services, and the interest of property owners to collaborate. Renumbered to Action 5
Action 3	<u>Acquisition of Multi-Family Housing.</u> Annually explore funding sources available at the regional, State, and federal levels to support acquisition/rehabilitation opportunities. Work with nonprofit entities to acquire and rehabilitate existing multi-family structures to be maintained as affordable rental housing. Seek opportunities to identify and purchase deteriorated residential properties during depressed rental	Multi-Family Housing Acquisition and Rehabilitation Status: 2018-21: The City seeks opportunities to occupy deteriorated properties that, during times of depressed rental markets, cannot raise sufficient capital to rehabilitate. This is an active City program; however, market conditions have not provided compelling opportunities. In the meantime, the Housing and Community Services Division has launched a multi-family energy focused rehabilitation incentive for affordable	The City is not well positioned to regularly compete for land on the open market.	Continue to coordinate with affordable housing developers and to explore and prioritize sites for possible funding assistance from the City.

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	markets, rehabilitate units, and convert from market rate to affordable levels. Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1	projects in Santa Clara, with three projects currently in the pipeline. 2019-20: The City of Santa Clara has worked with Riverwood Place Associates, L.P. (MidPen Housing Corporation) to extend the affordable housing requirements for 148 rental units within the project located at 5090 Lick Mill Boulevard. MidPen approached the City of Santa Clara with a proposal to fund a solar panel installation as solar provides a great opportunity for long-term sustainability and cost savings. The estimated capital cost was estimated to be around $680,000. MidPen Housing also proposed, as part of the financing strategy, to modify the terms of the City's existing Promissory Note. Whereas the original Promissory Note entitled the City to 75% of residual cash flow receipts, the proposed modification would entail a conventional 50/50 split of residual receipts between the City and MidPen. In exchange for the requested modification, the City requested to increase the interest rate to 2% from the original 0% and to extend the affordability covenants maturity date from March 14, 2056 to March 14, 2074, thereby preserving 148 studio apartments serving special needs adults for an additional 18 years. 2015-17: The City seeks opportunities to occupy deteriorated properties that, during times of depressed rental markets, cannot raise sufficient capital to rehabilitate. This is an active City program. These units are then converted to affordable units.		Renumbered to Action 6

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
Action 4	Code Enforcement Program - Continue the multi-family residential housing inspection and educational programs. Aggressively respond to violations of housing codes. Provide special attention to maintaining the stability of residential neighborhoods through development and enforcement of minimum standards of allowed use of the City's streets, as well as maintenance of front and other yard areas visible from the public right-of-way. Policy A-1, Policy A-2, Policy A-3, Policy A-4	City has three full time code enforcement technicians and one building inspector dedicated to code enforcement. Program has been successful in removing blight and substandard housing.	On-going	Continue with modification to expand Inspection and Code Enforcement Program to include proactive Multi-family Residential Housing inspections and educational programs in a regular cycle, which is beyond the current program that solely responds to code enforcement complaints Renumbered to Action 7
Action 5	Neighborhood University Relations Program. Improve the maintenance of student-occupied homes and behavior of the occupants to minimize impacts on the	Improve Relationship between Santa Clara University Students and other city residents in neighborhoods adjacent to SCU 2015-17 Status: The Planning Division and Police Department continue cooperation and giving attention to this	On-going; SCU now requires freshman and sophomore	Continue, as is Renumbered to Action 8

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	neighborhood surrounding Santa Clara University (SCU). Enhance code enforcement and special Police patrols to address the problems in the area. Continue to hold meetings three times per year with student tenants, landlords, SCU, residents and the City to allow opportunities for stakeholders to discuss neighborhood issues and concerns. Continue to work with neighbors (residents, businesses, and institutions such as Santa Clara University) to ensure that development is compatible with existing neighborhoods and that neighbors are satisfied with the design, density, and parking requirements of projects. Policy A-1, Policy A-2, Policy A-3, Policy A-4	area. Meetings of all parties involved occur at least monthly.	students to live on campus, with some exceptions	
Action 6	<u>Zoning Ordinance.</u> Complete the comprehensive update to the Zoning Ordinance by mid-2016. Continue to monitor the Zoning Ordinance for any potential constraints to the development of housing, particularly housing for persons with special needs (including those with developmental disabilities) and amend the Zoning Ordinance as necessary. Policy A-3, Policy A-4, Policy B-2, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-5	Comprehensive Zoning Ordinance Update 2015-22 Status: The City is continuing to work on the comprehensive Zoning Ordinance Update, including the creation of more flexible mixed-use zoning districts that will be applied in the City's Focus Areas, including El Camino, Tasman East and Freedom Circle/Patrick Henry Drive.	The City has updated the zoning ordinance as the Specific Plans have been adopted. The City is currently updated the Zoning Ordinance	Continue, as is Renumbered to Action 9

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
			with an anticipated completion in 1Q2023.	
Action 7	<u>Adequate Sites Inventory.</u> Maintain an inventory of housing sites appropriate for a range of income levels and housing types, including supportive housing for persons with disabilities and developmental disabilities. Provide information and technical assistance on Federal and State funding sources or referrals to appropriate agencies. Disperse and monitor the location of affordable units in various areas of the City. Review housing sites inventory at time of development proposal to determine consistency with proposed density and assumed density in Housing Element. Maintain a zero net loss of units identified in the opportunity sites inventory of this Housing Element. If the assumed density is not entitled, a finding must be made that the displaced units can be redistributed to other opportunity sites. Encourage developments that are transit-based or in close proximity to transit when determining City affordable housing funding decision priorities.	Identify Housing Sites (including TOD and Mixed Use) in General Plan. Status: Sites were identified in the General Plan and new housing has been approved and built-in areas designated for mixed use, including El Camino Real. The underutilized sites inventory is used during consultations with prospective developers.	On-going; Lawrence Station, Tasman East and Patrick Henry Drive specific plans approved	Continue, with modification Renumbered to Action 10

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	Encourage Mixed Use development where appropriate to provide increased opportunities for housing development. Notify owners of mixed use designated sites through an outreach/marketing program. Policy B-1, Policy B-2, Policy B-3, Policy B-5, Policy B-6, Policy B-7, Policy C-1, Policy C-3, Policy D-1, Policy D-3, Policy D-4			
Action 8	<u>Lot Consolidation.</u> Provide technical assistance regarding the lot consolidation process to interested parties. Provide the sites inventory to interested developers and assist in identifying sites with lot consolidation potential. Process lot consolidation applications concurrently with other applications for development. Policy B-2, Policy B-3, Policy C-1, Policy D-1	Consolidate lots for development 2015-17 Status: The City has been processing parcel maps and lot mergers to create larger, more easily developable sites, primarily occurring in the El Camino Real PDA.	This process has been successful when applied strategically	Discontinue
Action 9	<u>Impact Fees.</u> Assess if impact fees are constraining development or providing a competitive edge for the City. If City fees deviate significantly from those charged by comparable communities, take actions to adjust fees as appropriate. Policy B-2, Policy B-3, B-5, B-6, B-7, Policy C-3, Policy D-1	Explore Residential and Commercial Nexus Studies Status: 2017: The City completed both a residential and non-residential nexus study and has adopted residential and non-residential impact fees. 2016: The City has commissioned both a residential and non-residential nexus study and is currently doing outreach with stakeholders and the wider community.	The nexus studies have informed the Zoning Ordinance update	Continue Renumbered to Action 11

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
		2015: Studies have been required as part of environmental review of new employment-related developments, but conditioning and funding have only been accomplished where there were negotiations for a related Development Agreement.		
Action 10	<u>Provision of a Variety of Housing Types.</u> Promote the construction of accessory units to increase the type and size of the City's housing stock, with an objective of 25 units per year or 200 units over eight years. As part of the comprehensive Zoning Ordinance update (to be completed by mid-2016), reconsider, and revise if appropriate, requirements for accessory units. Conduct an ongoing promotional program, including mailings to owners of single-family properties with adequate size for accessory living units. Support development of low-income housing alternatives, such as single-room occupancy (SRO) units, senior housing, family housing, housing for persons with disabilities (including developmental disabilities) etc. Encourage affordable, compatible one- and two-story additions for upgrading single-family homes.	Fund Alternative Affordable Housing Types 2017-21 Status: The City is partnering with the County's Office of Supportive Housing to increase the supply of housing that is affordable and available to extremely low income and/or special needs households in the City through the use of funds from the 2016 Measure An Affordable Housing Bond. There are four active projects in the pipeline that total over 400 units. 165 of those units are for seniors, 134 of those units are set-aside for formerly homeless households, 15 units are set-aside for individuals who are disabled or have development disabilities, and 13 units are homeownership units. Encourage One- and Two-Story Additions 2015-21 Status: Almost 100% of proposed additions are approved, subject to Architectural Review, were consistent with zoning district standards. Modifications are typically approved for reduced rear yard for single story additions. Expand very low and extremely low-income units by following types of developments 2015-17 Status: SRO units, Senior Housing, Family Housing, etc. Support can be in the form of City	This program has been successful in increasing housing types	Continue, as is Renumbered to Action 1

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	Provide increased flexibility for houses built prior to the current zoning requirements. Continue to require the Residential Green Checklist as part of the permit submittals for residential construction. Policy A-3, Policy B-1, Policy B-3, Policy C-1, Policy C-3, Policy C-4, Policy D-1, Policy D-3	funds to variances based on SROs unique characteristics. 2015-16 Status: Although not designed as Mixed-Use developments, residential units have been approved/constructed in areas designated Community Mixed Use. These projects will help to bolster the viability of mixed-use projects along the El Camino. Accessory Dwelling Units: The City now produces on the order of 50 ADUs/year, doubling the 2014 estimate.		
Action 11	Inclusionary Housing Policy. Continue to implement the Inclusionary Housing BMP and BMR programs. Annually monitor the effectiveness of the Inclusionary Housing Policy in expanding the housing supply and diversity in the community. Policy B-1, Policy B-2, Policy B-3, Policy B-7, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1	Inclusionary Housing requirement 2015-21 Status: The City's has adopted an Affordable Housing Ordinance, which has increased the inclusionary requirement 15% on site provision for for-sale and rental project with 10 units or more (compared to the previous requirement of 10% for only for-sale projects with 10 or more units). RDA subsidies for inclusionary housing were eliminated under the BMP Program in 1997.	This policy has been applied successfully to housing developmen t projects and has produced low- and moderate-income housing.	Continue, with modification Renumbered and renamed to Action 2: Affordable Housing Ordinance
Action 12	Affordable Housing Incentives. Encourage and assist in efforts to combine public and private funds in joint housing ventures.	Develop Incentives for Affordable and Senior Housing Projects 2015-21 Status: The Zoning Code has been updated to reflect the current State density bonus provisions.	On-going	Continue, as is Renumbered and renamed to Action 3:

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	As appropriate, support and/or partner with housing developers in the application for affordable housing funding, such as providing technical data, assistance in identifying available and appropriate sites, expediting review and processing of affordable housing, and providing local match as funding is available. Annually explore funding available at the regional, state, and federal levels for affordable housing development and programs. Continue to work with the Housing Authority of Santa Clara County to expand the Authority's ability to create low- and moderate-income housing. Participate with other local jurisdictions to provide affordable housing. Collaborate with neighboring jurisdictions to pursue funding opportunities for affordable housing programs. CDBG and HOME funds will continue to be used in conjunction with other cities' funds to construct shelters and to provide housing services. Continue to provide density bonuses or equivalent financial incentives for housing projects which include affordable and/or senior housing units, consistent with State law requirements.			Affordable Housing Incentives and Facilitation

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	Encourage housing developers to use the City's Density Bonus Ordinance and the Planned Development Zone District, which allow for flexibility in the zoning regulations. Continue to pursue opportunities to acquire and rehabilitate existing multi-family structures to be maintained as affordable rental housing. Encourage the provision of specialized housing to meet the needs of those with disabilities (including developmental disabilities); or for group care, emergency housing and foster homes, where appropriate. Identify situations of overcrowding and educate families of local housing programs. Incentivize nonprofit developers to develop units for very low and extremely low households by identifying appropriate housing sites or rehabilitation projects and matching developers with funding sources. Continue to require the Residential Green Checklist as part of the permit submittals for residential construction. Consider, in 2015-2016, other feasible incentives to foster affordable housing development in the City. These may include fee deferral, reduction, or waivers.			

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	Policy B-1, Policy B-2, Policy B-3, Policy B-7, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1			
Action 13	Housing Mitigation Fee. Continue to require housing impact studies as part of project- related environmental reviews for new developments or businesses that generate a high number of jobs. Continue to require Housing Impact Studies through development agreements with new projects, to address the impact on the affordable housing supply. Consider, in 2015-2016, establishing an affordable housing mitigation fee for office and industrial developments that propose a significant square footage of area where persons are to be employed. Policy B-2, Policy B-3, Policy C-1, Policy D-1	Requirement of Housing Impact Fee Studies for the largest projects; Development of a Housing Impact Fee Program Status: 2017-21: The City has adopted an Affordable Housing Ordinance, consisting of inclusionary on-site requirement for residential projects, impact fees for residential projects with 9 or fewer units, for fractional units and for nonresidential development. These requirements became effective on February 22, 2018. 2015-16: The City is currently in the process of outreach with the community and stakeholder to determine appropriate Affordable Housing impact fees, residential and non-residential.	On-going	Discontinue
Action 14	Affordable Housing Funding. Identify a steady source of affordable housing funds. Pursue funding available from State, federal, and regional housing programs. Policy B-1, Policy B-2, Policy B-3, Policy B-7, Policy C-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1	In 2022 the City joined the Santa Clara County PHLA Housing Consortium and will be allocating 2019 and 2020 funding in 2023.2017-21: The City has adopted an Affordable Housing Ordinance, which includes a commercial linkage fee. The ordinance became effective on February 22, 2018, and since fall of 2021 has generated $5.6 million since to address affordable housing needs in Santa Clara. 2015-16: The City is currently participating in the drafting of a multi-city nexus study for the	On-going	Continue to plan and allocate PHLA funding and to look for additional ongoing funding sources. Renumbered to Action 12

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
		creation of both residential and commercial housing impact fees.		
Action 15	Economic Displacement. Evaluate programs and policies and provide recommendations to City Council within one years of Housing Element adoption. As necessary and appropriate, adopt programs and policies to address displacement within two years of Housing Element adoption. Monitor programs and policies bi-annually for effectiveness. Policy B-4, Policy B-5, Policy C-1	The City continues to provide Tenant Based Rental Assistance (TBRA) in the form of deposits and rental subsidies for up to 12 months, along with case management services, to families with children experiencing homelessness, those fleeing domestic violence, or families with children that are at risk of homelessness. Community Ownership Conversion Tenant Protections 2018-21 Status: In the case of condominium conversions, landlords are required to provide tenant protections, including advance notice requirements, right of first refusal, and relocation assistance 2019-20 - On March 24, 2020, the Santa Clara City Council approved Ordinances 2014 and 2015, establishing a temporary eviction moratorium in response to the COVID-19 pandemic. The moratorium went into effect immediately, March 24, and the Council subsequently extended the moratorium through August 31, 2020, at which time AB 3088 established a statewide prohibition on residential evictions. Provide Relocation Assistance to Residents Displaced by Redevelopment 2015-17: With the closure of the RDA, the City is exploring funding	The eviction moratorium has since expired, and state and pandemic related local rental assistance programs have ended. Additional programs may be needed to respond to displacement pressures.	Continue to provide TBRA and explore additional programs that respond to and prevent homelessness and displacement. Allocate the City's HOME ARP funding in 2023. Renumbered and renamed to Action 13: Residential Displacement

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
		streams, including housing linkage fees, for relocation assistance. The City actively encourages developers to provide advance notice and relocation assistance for displaced tenants.		
Action 16	Shared Housing. Continue to support programs designed to create shared housing arrangements for seniors, families, and persons with disabilities (including developmental disabilities). Annually evaluate the need for shared housing services as part of the CDBG annual plan process. Policy B-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-2	Support Shared Living Facilities & Operations 2015-21 Status: The City encourages shared housing arrangements and group living arrangements for special populations who are very low income. In 2018 there was one official shared housing program for seniors in Santa Clara County and it was operated by Catholic Charities. This program ended because it was not sustainable, as it had too few landlords, too many renters, and it required a lot of staff facilitation. Some Seniors have indicated to City staff that they would prefer a 1 bedroom with support services for privacy and safety reasons.	Home sharing can work well for group homes, but less so for the elderly residents.	Continue to support the creation of new shared housing for persons with developmental disabilities. Explore service enhanced senior housing with rents capped at 30% of income versus based on AMI. Explore a new position to help seniors navigate the housing market and to access subsidized housing. Renumbered to Action 18
Action 17	Housing Choice Voucher Program. Continue to participate in and promote the Housing Choice Voucher Program.	Promote Section 8 Housing Program 2015 Status: Currently, the Housing Authority has 659 certificates/vouchers under contract within the City, 269 of which are elderly.	On-going	Continue, as is Renumbered to Action 14

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	Encourage apartment owners to list properties with the Housing Authority for individual Housing Choice Vouchers. Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1			
Action 18	<u>Homeownership for First-Time Buyers.</u> Continue to collaborate with NHSSV to implement the BMP program and provide assistance to approximately 10 to 15 lower, moderate-, and middle-income households during the 2015-2023 Housing Element planning period. Promote homeownership, particularly for first time buyers, through single-family, townhouse and condominium construction as well as conversion of rental to condominium ownership, where appropriate. Encourage program participation among moderate income households, as well as low-income households, while interest rates are low. Continue to promote homebuyer assistance programs through the Housing Trust Silicon Valley and the County of Santa Clara. Include links to these housing resources on City website by 2015. Policy B-1, Policy C-2, Policy D-1	Support and Fund First-Time Homebuyers (FTHB) 2015 Status: The Santa Clara's BMP (Below Market Purchase) program produced 4 first time homebuyers this year. They were all moderate income. There are 106 BMP owners in the current program since 2007 through October 28, 2022.	The current BMP program does not require BMP homes to stay affordable for more than five years. Policy changes could require resale to income qualified buyers and create more	Continue, with modification to require longer affordability terms on BMP homes. Renumbered to Action 15

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
			opportunities.	
Action 19	Fair Housing Program. Continue to refer tenant-landlord complaints to an agency offering meditation. Provide referral services and promotional support to link those experiencing discrimination in housing with public or private groups who handle complaints against discrimination. Seek state and federal enforcement of fair housing laws and continue to cooperate with local agencies investigating claims of discrimination in lending practices and predatory lending. Provide outreach and education materials about fair housing services, nonprofit partners (e.g., Project Sentinel). Continue to hold open house events and meetings to distribute fair housing information and resources to tenants and homeowners in need of assistance. Refer disputes between property owners to the County Human Relations Commission's Dispute Officer. Policy B-1, Policy C-2, Policy D-1	Contract with Non-Profit Agency for Mediation Services 2015 Status: Annual service contract with Project Sentinel to provide tenant-landlord dispute resolution service on city-wide basis Provide Referral Services and Support for Discrimination Concerns 2015 Status: Provision of fair housing services by the City is essential to meet federal and State requirements to affirmatively further fair housing. Housing projects funded by federal HOME funds must develop and implement an affirmative marketing plan.	This has been an important resource that will continue to expand in outreach	Continue, with modification Renumbered to Action 16
Action 20	Homeless Services. Assist in funding locally administered programs that provide shelter, food and clothing for those with transitional and supportive housing needs.	The City has invested several hundred units of permanent supportive housing and/or ELI/VLI housing for families, individuals, and seniors.	The City has invested in a variety of	Continue to fund services and complete the City's local

Table 13.7-2: Actions and Objectives

Action	*Program Title & Objective*	*Achievements/Results*	*Evaluation*	*Recommendation*
	Continue to support housing for at-risk youth. Policy B-1, Policy C-2, Policy D-1	The City has also invested in public services through its CDBG and HOME programs including Tenant Based Rental Assistance, the regional Homelessness Prevention System, case management services for permanent supportive housing, assistance for survivors of domestic violence, and more. In 2022 the City conducted a six-month Homelessness Task Force and outreach process and published a draft strategic framework.	services and is in the process of writing a local strategic plan to expand its efforts.	homelessness response plan and begin implementing new programs that respond to the identified gaps. Renumbered to Action 17

Source(s): City of Santa Clara, 2022

Quantified Objectives

Table 13.7-2 summarizes Santa Clara's quantified objectives for the 2015-2023 Housing Element planning period and the progress the City has made, including progress meeting the City's fifth cycle RHNA.

Table 13.7-3: Summary of 2015-2023 Housing Element Quantified Objectives (through 2021 APR)

Objectives	*Affordability Breakdown*					*Totals*
	Extremely Low	*Very Low*	*Low*	*Moderate*	*Above Moderate*	
Building Permit Objectives (RHNA)						
Goal	-	1,050	695	755	1,593	***4,093***
Progress	-	289	246	125	4,606	***5,266***
Single-Family Rehabilitation Objective						
Goal	424 (160 ELI)			-	-	***424***
Progress	121 (24 ELI)			-	-	***121***
At-Risk Housing Units to Preserve						
Goal	-	-	-	-	-	-
Progress	-	-	-	-	-	-

Source(s): City of Santa Clara, 2022

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Outreach

Summary

As part of the Housing Element update draft a Public Engagement Plan (PEP) was developed by City staff to provide the community public participation opportunities during the development of the Housing Element under Gov. Code Section 65583 (c)(9). Additionally, the City set up a housing element webpage: https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/general-plan/housing-element-update; that provided continual updates as work on the 6th Cycle Housing Element progressed. The list-serv generated by this effort has 1,500 subscribers (as of January 3, 2023) that are notified when the page updates and notifications are posted regarding the Housing Element.

During the development of the PEP stakeholders were identified and interviewed, surveys were conducted in multiple languages, and comment on the draft element was received; all informing the final iteration of the 6th Cycle Housing Element.

Stakeholder interviews were conducted to help build a framework for the 6th Cycle Housing Element. The interview questionnaire and summary are included in **Appendix A-1: Stakeholder Interview Summary**. The stakeholders that were interviewed are a subset of interested parties that were contacted from a list of community members and organizations listed in **Appendix A-2: Stakeholder List.**

Shortly after the interviews were conducted, the City conducted an on-line survey to gather information about how residents were experiencing housing. The survey was conducted in English, Spanish, Vietnamese, and Chinese (Mandarin). There were well over 1,500 responses which are summarized in **Appendix A-3: Community Survey Summary**. The survey results were incorporated into the formulation of the 6th Cycle Housing Plan Goals, Policies, and Actions. Although, there was some demographic variance in the results of the survey, they were not statistically significant. Nonetheless, where there were apparent variances or interesting results, those were provided in the summary sections as additional result tables. Finally, feedback collected provided support for the Housing Plan actions focused on diverse outreach and engagement and services to protected classes.

Appendix A-4: Regional Santa Clara County AFFH Related Outreach and **Appendix A-5: Housing Element Specific Outreach** provide numerous instances of regional and local outreach activities that the City conducted or participated in. As stated in the introduction to this 6th Cycle Housing Element, outreach consisted of:

- Community Meetings
- Stakeholders Meetings, Questionnaires, and Interviews
- Digital Surveys: English, Spanish, Vietnamese, Chinese (Simple)
- Community Events
- Community Pop-ups
- Tenant Listening Sessions
- Homelessness Taskforce Meetings
- Planning Commission and City Council Meetings

At a high level, the community engagement was utilized to balance and align community input with State Housing Law requirements. With, consistent themes of affordability, housing type and tenure, housing choice, tenant protections, and homelessness the outreach process informed the Housing Plan actions, polices, and actions, and confirmed or highlighted trends identified by the demographic analysis. Specifically outreach informed the creation of new efforts in the Housing Element as follows:

- Respondents to outreach and commentors were concerned that the designated levels of affordability in the city's existing inclusionary ordinance are increasingly not affordable for many residents. The Housing Element includes a planned effort to update the inclusionary ordinance to increase a greater number of units in the deeper affordability categories and to redefine the City's moderate affordability category to reflect a lower income range. Also proposed is including in the City's Notice of Funding Availability specifications criteria that would prioritize City funding of Extremely Low Income and Very Low Income units.
- Consistent feedback was received through all outlets and demographics of respondents highlighting the need to better address homelessness. The City's newly created Homelessness Task Force comprised of service providers, advocates, and individuals with lived experience of being unhoused have provided recommendations that are being pursued through the creation of a Homelessness Response Plan with implementation actions that will be adopted in early 2023.
- Commentors provided feedback on the need for more displacement prevention. The Housing Plan includes the City Council's future consideration of new policies and programs that would require no net loss of income restricted units during construction or rehabilitation of existing housing; replacement of existing affordable housing units at the same or lower affordability levels; landlord and City notification and information for tenants affected by efforts that would cause relocation; require developers to provide relocation benefits beyond State requirements.

- Residents of affordable and special needs housing shared at listening sessions that they have been particularly affected by heat waves and wildfire smoke. As part of the City's CDBG program, the City will promote a Notice of Funding Availability process for installation of HVAC improvements for sensitive populations.

The City of Santa Clara asked for the public's comments on the Housing Element Draft via its website, list-serv, social media, printed/mailed newsletter (Inside Santa Clara), e-newsletter (City Hall News) and public meetings. The comments were collected via Konveio, a public comment platform for document review and via email. The public comments received on-line and via formal comment letter are included in **Appendix A-6: Public Review Draft Comments, Figures 1-9.** Following the public comment period on the Housing Element Update, commenters and stakeholders were invited to a stakeholder meeting to discuss the potential Housing Plan goals, policies, and actions that could address their questions and concerns.

Additionally, the City continued to engage in community outreach during the 90-day review period of the Housing Element Draft by HCD. The input collected during this period is subsumed in the housing element specific outreach mentioned above in **Appendix A-5**. Public and comment and formal letters continued to be addressed after the City receive comments on the Housing Element Draft. Notably, the section on Housing Resources, was significantly revised based on formal comments regarding the City's process for site selection.

Appendix A-1 Stakeholder Interview Summary

Six interviews were held via telephone, zoom, and/or email with internal and external community stakeholders between May and June 2022.

FIGURE 1: INTERVIEWS AND SCHEDULE

Santa Clara Unified School District	May 9, 2022
Santa Clara Schools Foundation	May 13, 2022
Santa Clara Senior Center	May 13, 2022
PARS Equality Center	May 18, 2021
Momentum for Health	May 31, 2022
Calabazas Community Apartments, Adobe Services	June 8, 2022

STAKEHOLDER INTERVIEW QUESTIONS & KEY FINDINGS

1. What are the strengths and assets that make Santa Clara a great place to live?

   City of Santa Clara provides its residents with a safe, diverse, community driven environment. The public facilities and parks are a utilized asset in the community.

   - Weather
   - Diverse population (ethnically, economically, age)
   - Safe
   - Great public facilities, parks, libraries, recreation facilities
   - Great location, easily accessible to other areas in the Bay Area
   - Good transport
   - Venues, entertainment options
   - Small town, University/Community College town makes it a great location to live
   - High quality schools
   - Family and community oriented
   - Supports its residents

2. What are the most critical challenges related to residential development in Santa Clara?

   Due to the high cost of living and housing shortages, some residents are unable to afford rent or to buy homes. A shortage of affordable and low-income housing could push residents out of the city.

   - Cost of housing
   - County code prohibits acquiring homes and buildings
   - Shortage of affordable and low-income housing
   - The personal home buying process is difficult due to affordability and cash offers
   - Unable to place underhoused and unhoused community in shelters or affordable housing
   - Lack of land for new developments
   - Lack of housing and securing of more housing
   - Difficulty welcoming others, NIMBY
   - Congestion in existing developed areas
   - High cost of rent and living will push residents out of the area
   - Wait list for housing vouchers, Section 8 lottery
   - Cost of construction
   - Lacks character and a downtown
   - Housing department is outsourcing housing assistance as well as creating barriers

3. What are your priorities for housing development in Santa Clara?

The priorities for the City of Santa Clara should be to provide affordable housing to the locals. Establishing creative housing programs is also a priority. Tackling homelessness should also be a priority.

- Financial assistance and programs for organizations to buy buildings for services such as mental illness facilities, homeless shelters
- Increase amount and accessibility of affordable housing
- Partnerships with organizations to allow for creativity
- Affordable housing for families who work in Santa Clara and send their children to public schools
- More affordable housing
- Subsidized housing options
- Facilities for people coming off the streets

4. What is your definition of affordable housing and who does it serve?

The key responses include: prioritizing the service industry, seniors, police officers, teachers, and locals. Residents should not have to pay more than 50% of their income for housing.

- Subsidized housing, based on income listed on tax returns
- Affordable housing and care for individuals with serious mental illnesses
- Serves people who are service workers/blue collar as well as the entire community
- Allows for a community to develop in a city
- Housing that is affordable for families to live in the city where they work
- Two working adults can afford rent without sacrificing food or a savings
- For teachers, seniors, police, only one senior housing development in the area

5. Are there housing projects (or general development trends) in other cities that are examples of what you would like to see in Santa Clara?

Below are examples of cities with housing projects or development trends suggested by the stakeholders.

- 41 South 11th Street house for housing and maintaining housing for groups of people
- Orange County Health Improvement Plan is a nonprofit that works with the county to train employees to operate housing buildings
- Short term rental assistance (TBRA)
- Charities Housing in Cupertino
- The Veranda Senior Housing
- Apartments/Condominiums with more than two bedrooms and in large buildings
- Multigenerational housing developments, co-ops: https://www.cotaticohousing.org/
- San Jose, community engagement
- Permanent supportive housing facility by PATH in San Jose: Villas on the Park

6. How do you see Santa Clara changing over the next 8-10 years? What role does housing play in these changes?

Providing children, elderly, and lower income residents with affordable housing options is critical to maintaining a sense of community in the City of Santa Clara. Creative and innovative housing approaches may pose challenges with locals.

- Shortage of professionals
- Something should be done about affordable housing
- Less people will want to live in the area if there are tents on the street
- Less taxes otherwise businesses won't thrive
- Give locals a reason to stay
- Expanding housing in a creative way could make people uncomfortable
- If housing doesn't change Santa Clara will not grow in a diverse way and live up to its potential
- Digitization of application processes for affordable housing
- Reduced waiting and processing time to meet demand
- Increased value in the area due to new Google development
- Crime should be addressed for safety
- Equitable quality of school districts
- Multi-bedroom units are needed for families to stay
- Increase in city policies and funding toward creating affordable housing for those in need
- Prioritize seniors and low income

7. Are there neighborhoods in the city that lack access to opportunities for healthy food, green space, transit, quality jobs and education?

Overall, the city provides access to opportunities for the residents of the City of Santa Clara. Some neighborhoods in the city could improve on access to food and transportation.

- Stakeholder is unfamiliar with the area or does not live in the city
- City provides access to opportunities
- Bicycle lane improvements
- Suburban neighborhoods lack walkability
- Transportation is infrequent and does not include enough routes
- Some neighborhoods (such as Lafayette) lacks access to nearby grocery stores

8. Can you share any thoughts or stories about housing discrimination and/or housing segregation in Santa Clara?

Overall, there is a stigma around low-income and affordable housing, particularly with landlords.

- Generally, not too prevalent in the city
- Discrimination and stigma from landlords regarding Section 8/low-income applicants
- Difficulties finding landlords willing to work with participants
- Limited supply of housing in the city
- Outdated stereotypes and stigmas about people with housing vouchers
- Upper class residents are less interested in providing the community with affordable or low-income housing developments
- Low-income housing lumped into one building
- Lower income apartments are located near title I schools and districts
- Families in low-income, one-bedroom apartments out of necessity

9. How can the City, in partnership with stakeholder groups, help to ensure inclusive and equitable fair housing outreach that includes all segments of the community?

Partnering with stakeholder groups is important to the community, however inclusive and equitable outreach are key. Residents would like the city to provide outreach to residents in multiple languages and with clearer guidelines to ensure fair housing.

- Understand the residents' needs
- Acknowledge subgroups other than those defined by race or ethnicity that need housing
- Ensure more affordable housing is implemented
- Prioritize teachers, law enforcement, nonprofit workers who want to stay in the city
- Regular outreach meetings to share community needs with the city
- Prioritize building multi bedroom housing

- Provide information about housing in multiple languages
- Provide clear guideline for who qualifies for housing programs
- City's emailing list does not reach all groups
- Not realistic to buy a house in the city of Santa Clara

10. Are there residential blocks or neighborhoods in the city that lack access to quality education and daycare, open space and parks, libraries, shopping, grocery stores, transit service, clean air, and/or other opportunities?

Below are examples of residential blocks or neighborhoods in the city that stakeholders suggest lack access to quality education and daycare, open space and parks, libraries, shopping, grocery stores, transit service, clean air, and/or other opportunities:

- Residential blocks exist in unincorporated areas with the east and south of the city - going towards the foothills (White Rd) and south of the City (Monterrey, Bernal Rd). These areas need more transportation.
- The state is investing resources in BART and the light rail, but they are not reaching those areas. There is a need for more community health clinics, subsidies for day cares throughout the city.
- The northwest of the city will lack an elementary school once all the units are constructed
- Some neighborhoods are further away from public amenities (such as libraries)
- Clean air is a problem in areas like Lawrence, Montague, Santa Moss, and El Camino
- Lafayette and Clyde is a very industrial block with factories and chemical release
- Noise pollution from the nearby San Jose airport, Levi's stadium, and major roads
- Not everybody has AC filters

11. Are there any other specific stakeholders we should be talking with?

Below is a list of suggested stakeholders to speak with:

- Teresa O'Neill – former city council member
- First community housing (https://www.firstcommunityhousing.org/), 21 major projects in Santa Clara County - experts in housing regulations and they understand the basic needs.
- African American Cultural Center
- Donald, Executive Director of Pacific Clinics (Previously UpLift Family services) – he works with families, youth and can give a different perspective on other populations
- Community Solutions
- Religious centers such as churches

Appendix A-2: Stakeholder List

The stakeholder list initially identified potential organizations and individuals that could be interviewed and potentially participate in a stakeholder workshop(s). The organizations and individuals were contacted by e-mail and direct phone calls to participate in a formal interview.

	Groups Served / Sector									
Company/Organization	**Elderly/ Seniors**	**Persons Experiencing Homelessness**	**Families (large families, female headed families)**	**Persons with disabilities**	**Persons with developmental disabilities**	**Lower income households**	**Farmworkers**	**Spanish speaking residents**	**Affordable Developer**	**Market Rate Developer**
Santa Clara Housing Authority						x			x	
City of Santa Clara Youth Commission Safe Place										
City of Santa Clara Senior Advisory Commission	x									
Santa Clara Senior Center	x									
Heart of the Valley: Services for Seniors	x									
Santa Clara Lions Club										
Santa Clara Libraries		x				x				
West Valley-Mission Community College										
Santa Clara University		x	x			x		x		
Mission College Santa Clara			x		x	x				
Santa Clara Historical Society										
Santa Clara Unified School District										
Santa Clara City Library Foundation and Friends										
Santa Clara Youth Soccer League										
Santa Clara Lions Youth Football & Cheer										
Santa Clara Westside Little League										
Briarwood El Camino Little League										
Santa Clara Swim Club										
Sierra Club Loma Prieta										
Asian American Center of Santa Clara County	x					x				

Company/Organization	Groups Served / Sector									
	Elderly/ Seniors	Persons Experiencing Homelessness	Families (large families, female headed families)	Persons with disabilities	Persons with developmental disabilities	Lower income households	Farmworkers	Spanish speaking residents	Affordable Developer	Market Rate Developer
San Jose Japanese American Citizens League										
Hispanic Foundation of Silicon Valley								x		
CAIR California San Francisco Bay Area										
PARS Equity Center						x				
Jewish Family Services of Silicon Valley	x	x	x			x				
Santa Clara Women's League	x									
Elk's Lodge #2347										
Rotary Club of Santa Clara										
Santa Clara Kiwanis Club	x	x	x	x	x	x				
Sacred Heart Community Service	x	x	x			x				
Project Sentinel	x	x	x	x	x	x		x		
Bill Wilson Center		x								
SV@Home									x	
Abode Services		x							x	
Salvation Army (San Jose)	x	x	x	x	x	x				
Homelessness Task Force			x							
Planning Commission										
Santa Clara Unified School District (McKinney Vento homelessness prevention)		x	x							
City of Santa Clara Chamber of Commerce										
Catholic Charities of Santa Clara County	x	x	x	x	x	x				
Momentum for Health				x	x					
Roots Community Health Center	x	x	x	x	x	x				
American Legion Santa Clara Post 419 (Veterans Services)	x	x								
Working Partnerships USA			x			x		x		

Appendix A-3: Community Survey Summary

FIGURE 1: HOW LONG HAVE YOU LIVED IN THE CITY OF SANTA CLARA? (QUESTION 1; N=1,585)

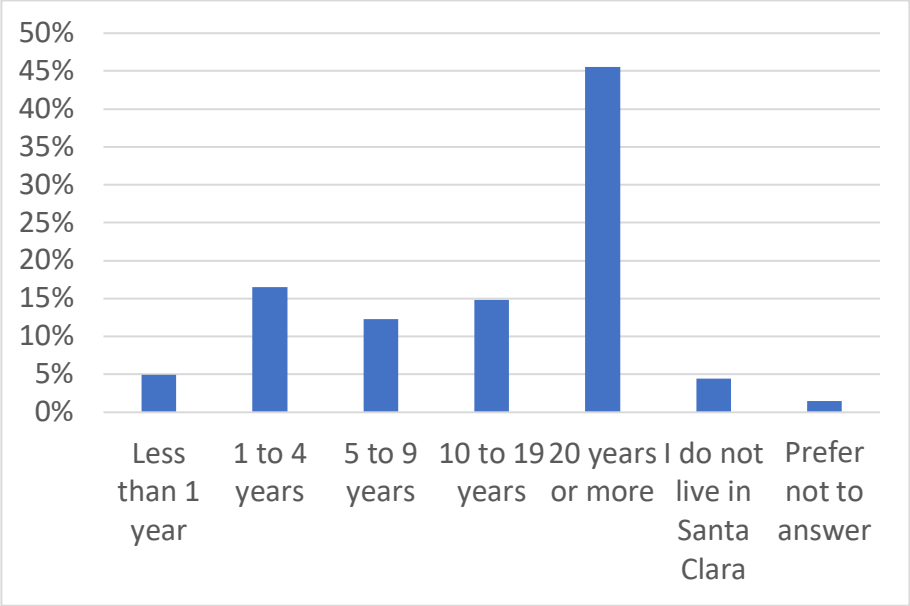


FIGURE 2: HOW LONG HAVE YOU LIVED IN THE CITY OF SANTA CLARA? (QUESTION 1; UNDER 18 – 44 YEARS OLD; N=471)

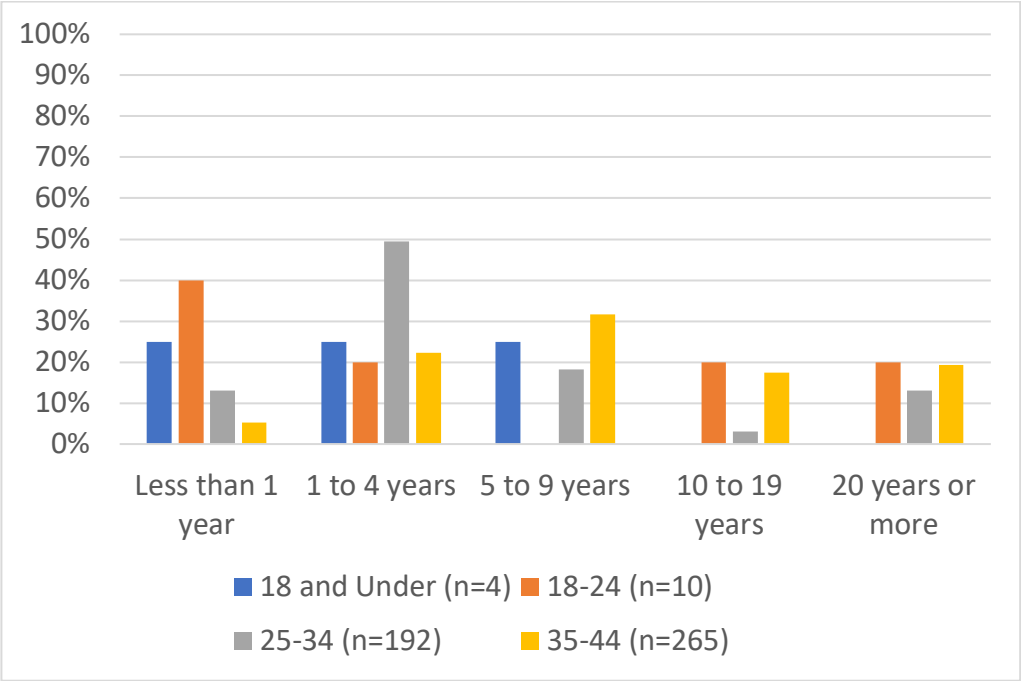

100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Less than 1 year
1 to 4 years
5 to 9 years
10 to 19 years
20 years or more
18 and Under (n=4)
18-24 (n=10)
25-34 (n=192)
35-44 (n=265)

FIGURE 3: HOW LONG HAVE YOU LIVED IN THE CITY OF SANTA CLARA? (QUESTION 1; UNDER 45 YEARS OLD – 65 AND ABOVE; N=842)

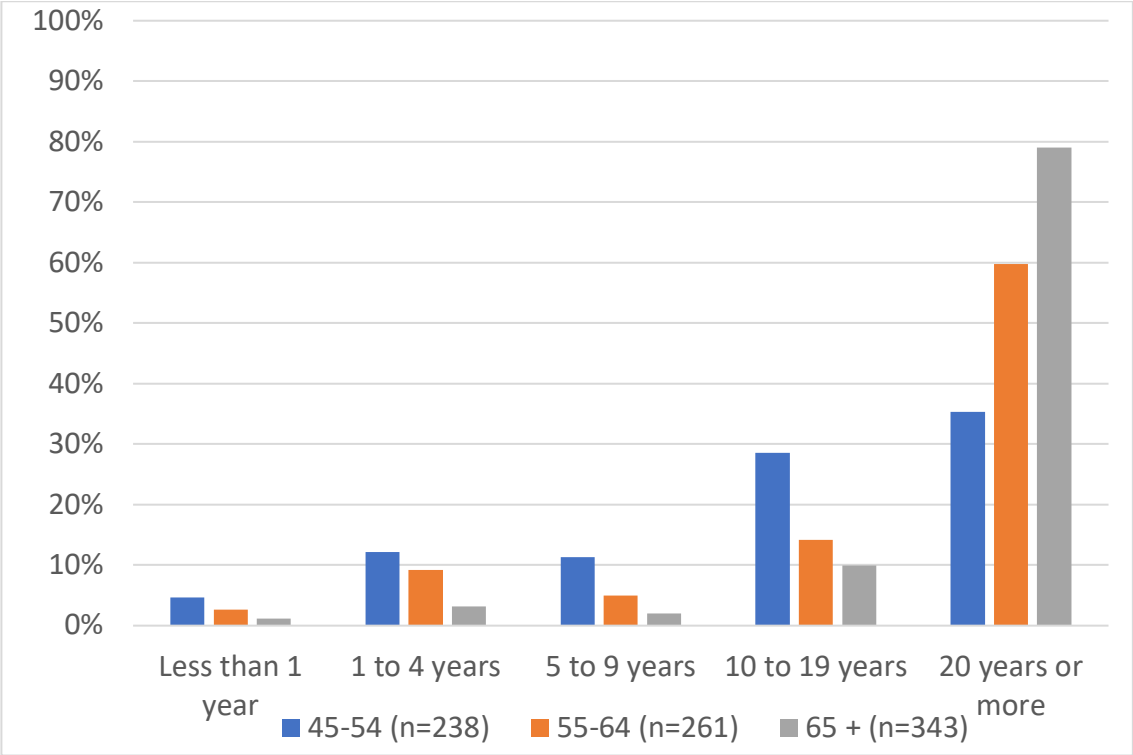


FIGURE 4: WHAT IS YOUR CURRENT HOUSING SITUATION? (QUESTION 2; N=1,651)

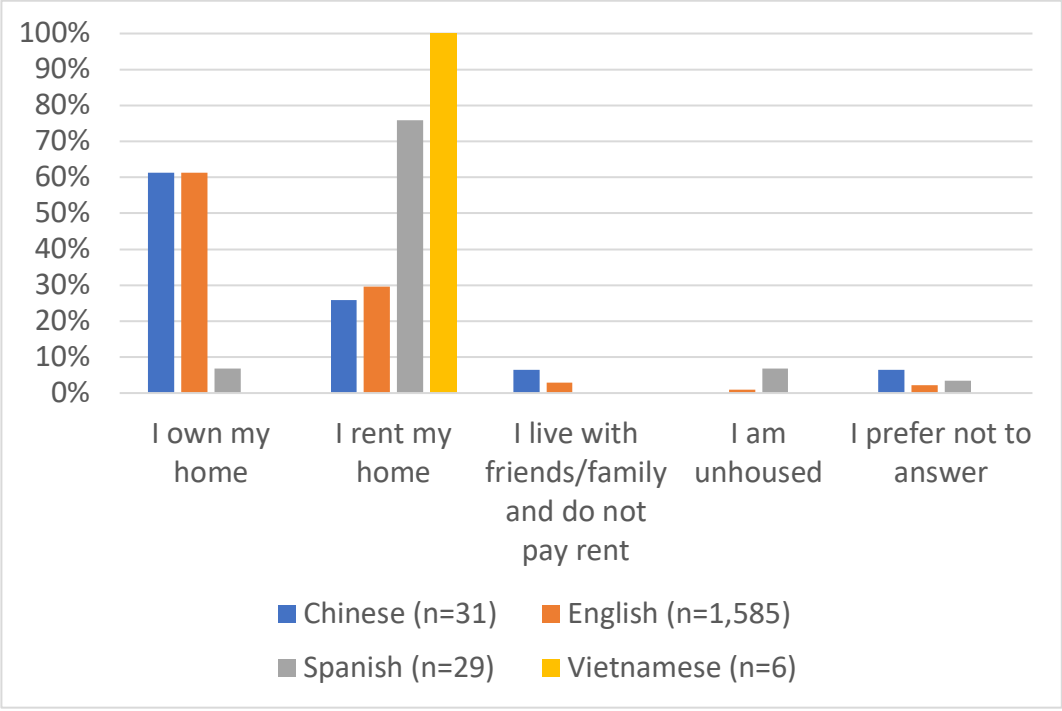


FIGURE 5: WHAT IS YOUR CURRENT HOUSING SITUATION BY AGE GROUPING? (QUESTION 2; UNDER 18 – 44 YEARS OLD; N=471)

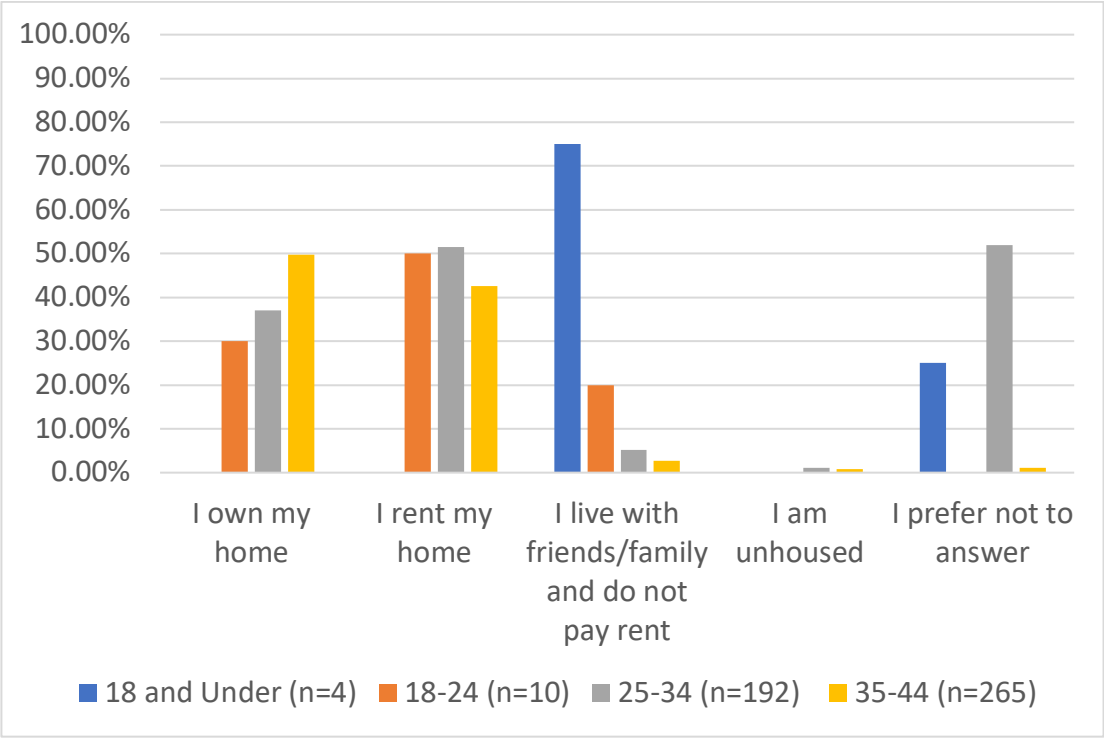


FIGURE 6: WHAT IS YOUR CURRENT HOUSING SITUATION BY AGE GROUPING? (QUESTION 2; UNDER 45 YEARS OLD – 65 AND ABOVE; N=1,651)

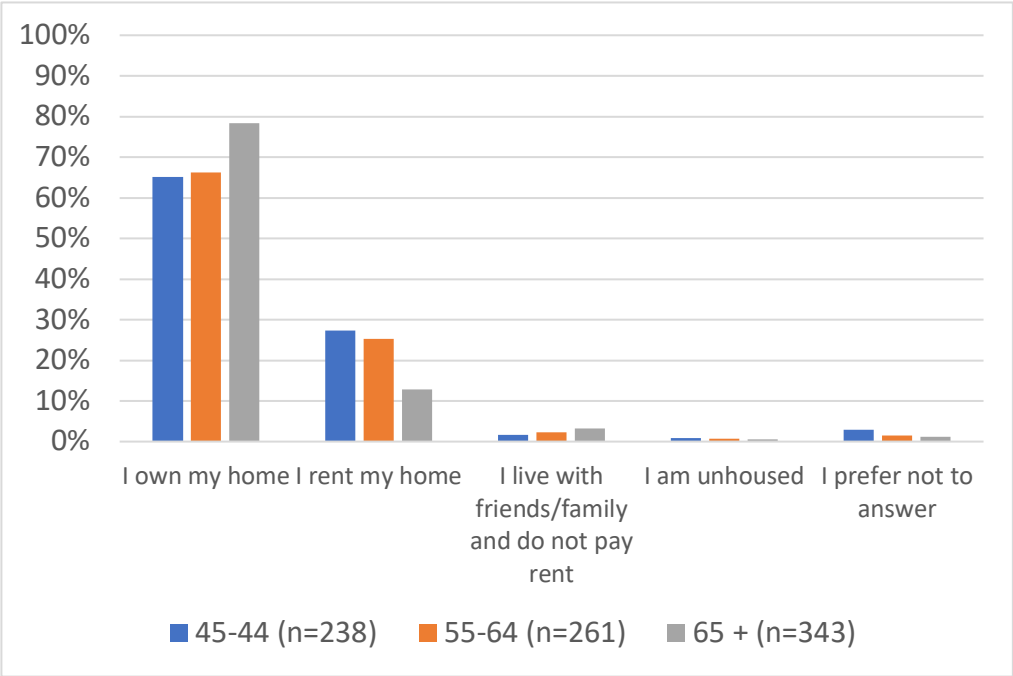
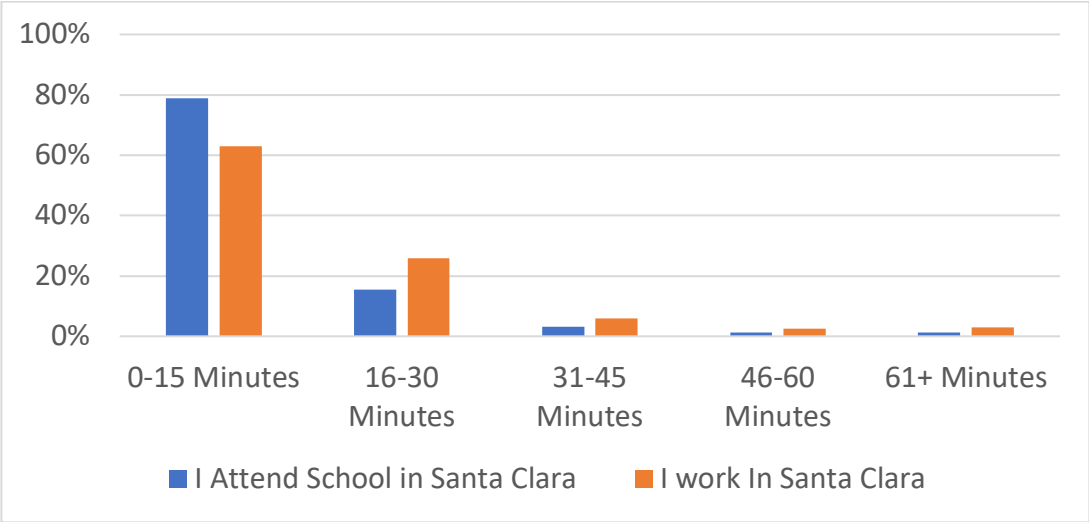
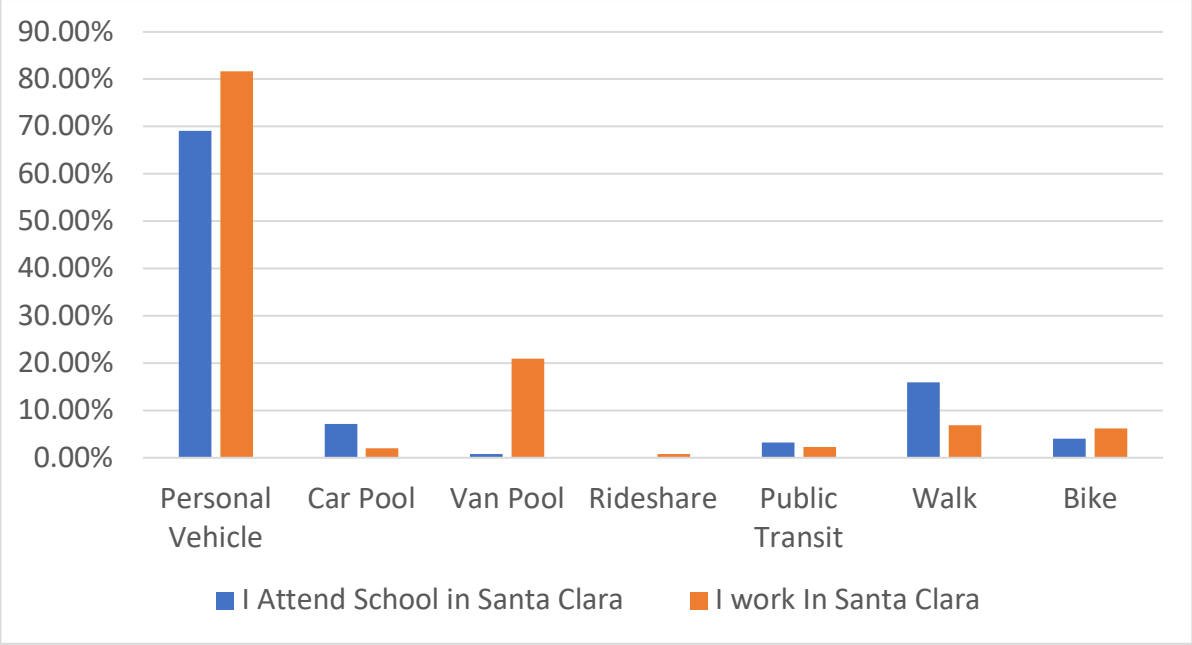


FIGURE 7: DO YOU WORK AND/OR ATTEND SCHOOL IN SANTA CLARA, AND HOW MUCH TIME DO YOU SPEND TRAVELING AND BY WHICH MODE OF TRANSIT? (QUESTION 3; N=722)





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FIGURE 8: WHAT TYPE OF HOUSING DO YOU THINK SANTA CLARA NEEDS MORE OF (PICK YOUR TOP 3 – ENGLISH SURVEY RESULTS)? (QUESTION 4; N=1,474)

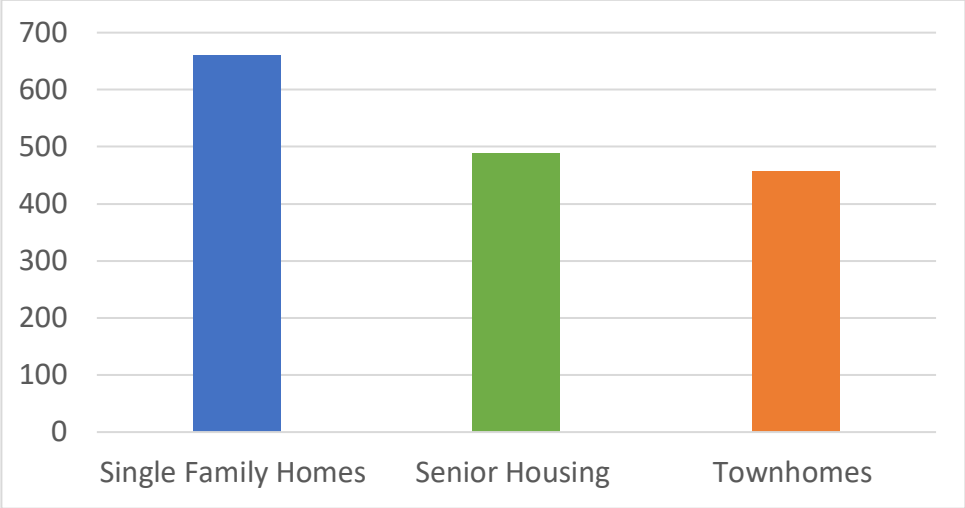
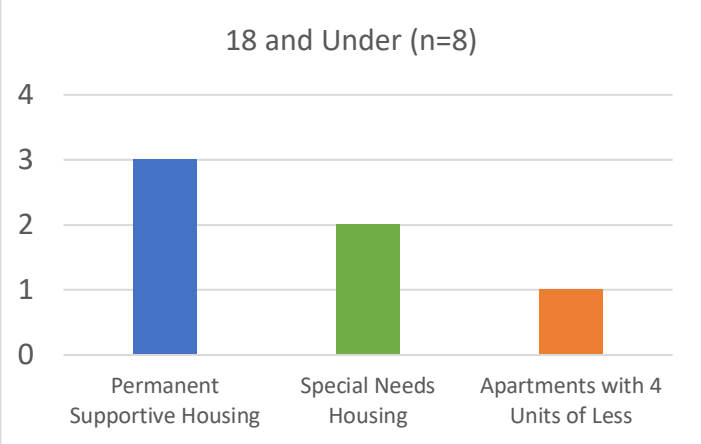
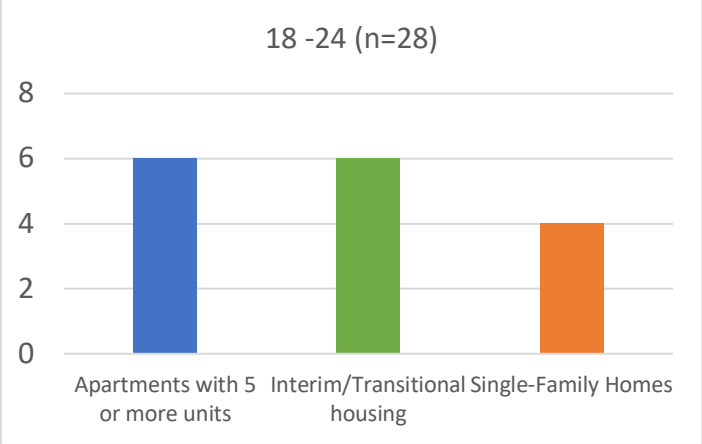
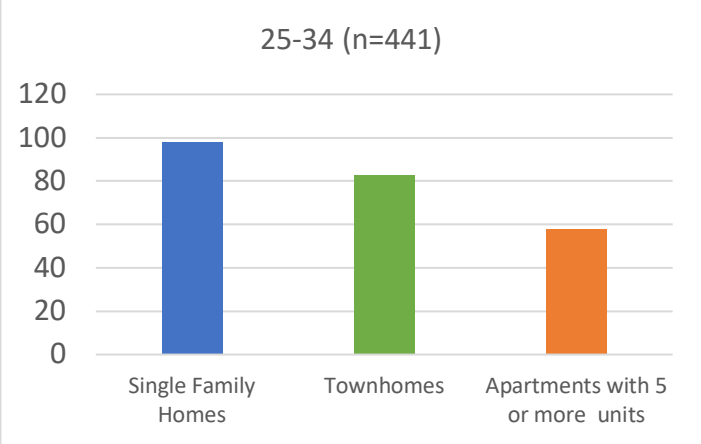
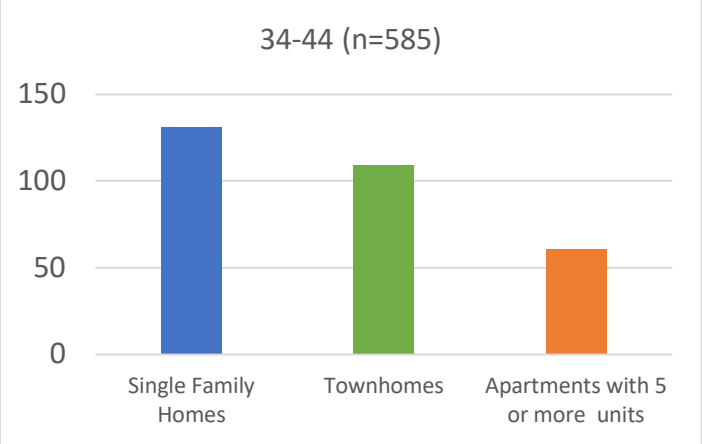


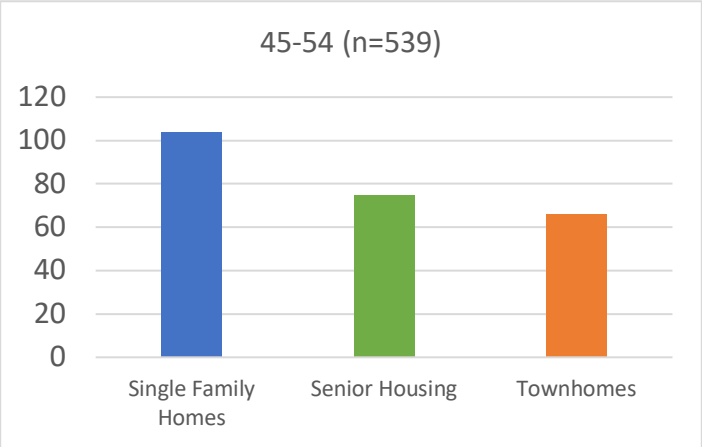
FIGURE 9: WHAT TYPE OF HOUSING DO YOU THINK SANTA CLARA NEEDS MORE OF (PICK YOUR TOP 3 – ENGLISH SURVEY RESULTS BY AGE GROUPINGS)? (QUESTION 4)

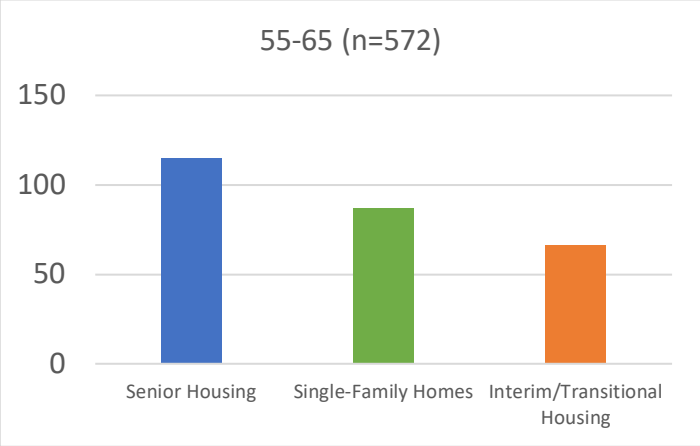









45-54 (n=539)
120
100
80
60
40
20
0
Single Family Homes
Senior Housing
Townhomes


55-65 (n=572)
150
100
50
0
Senior Housing
Single-Family Homes
Interim/Transitional Housing

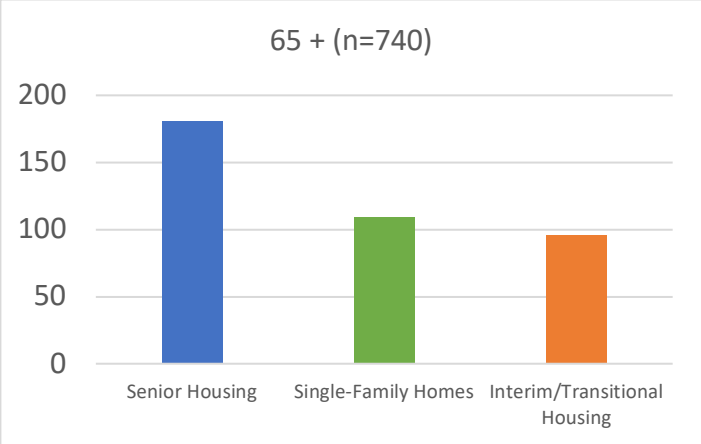

65 + (n=740)
200
150
100
50
0
Senior Housing
Single-Family Homes
Interim/Transitional Housing

FIGURE 10: WHAT TYPE OF HOUSING DO YOU THINK SANTA CLARA NEEDS MORE OF (PICK YOUR TOP 3 – ALL LANGUAGES SURVEY RESULTS)? (QUESTION 4; N=1,538)

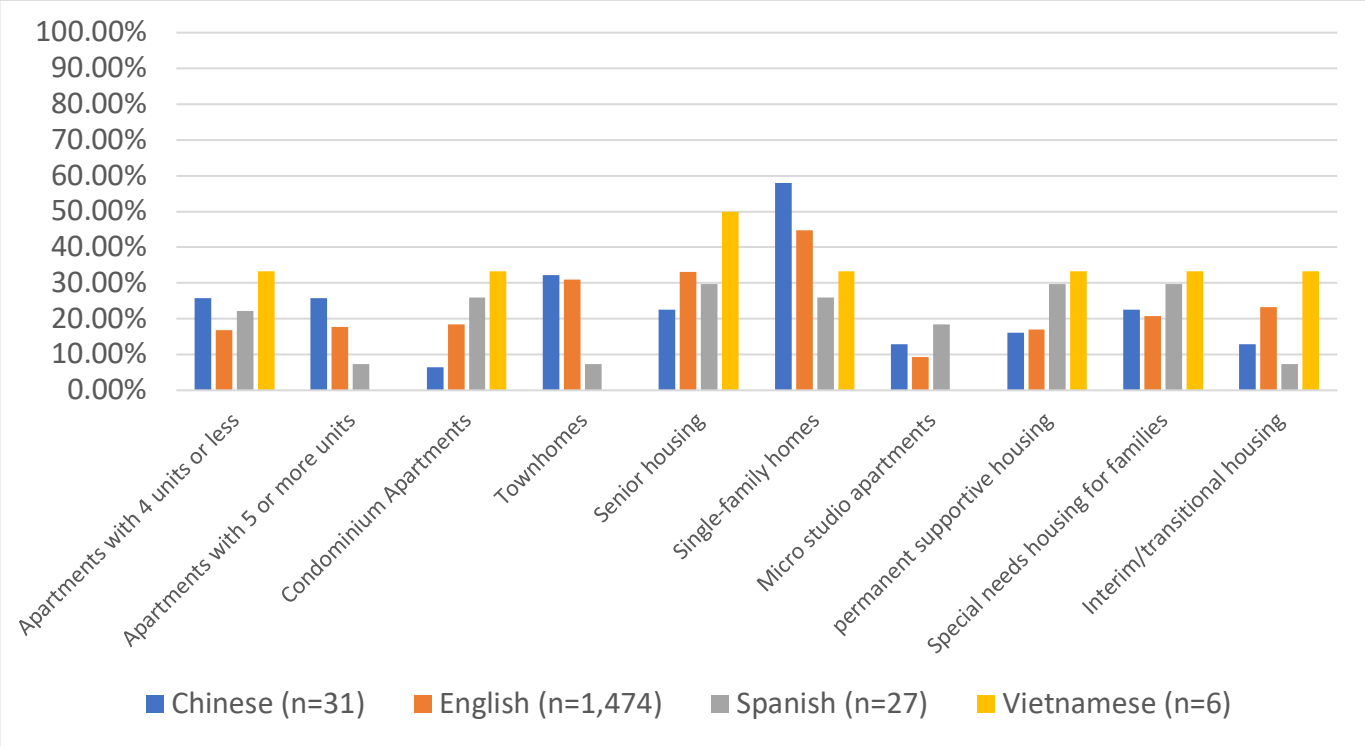


FIGURE 11: MORE HOUSING IS NEEDED FOR (ENGLISH SURVEY RESULTS): (RANK YOUR TOP 3) (QUESTION 5; N=1,452)

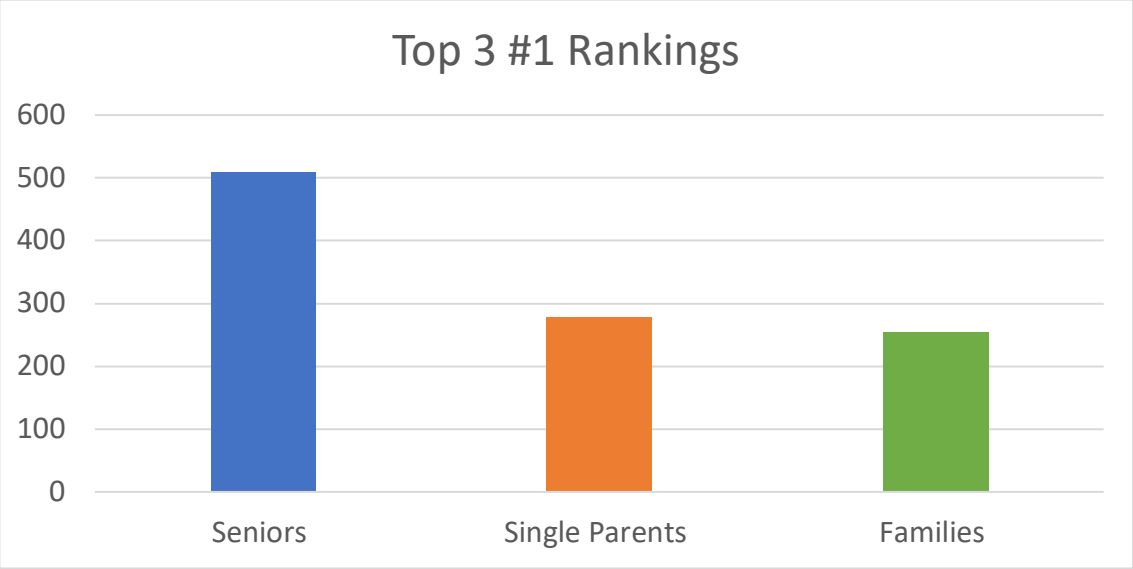


FIGURE 12: MORE HOUSING IS NEEDED FOR (SPANISH SURVEY RESULTS): (RANK YOUR TOP 3) (QUESTION 5; N=29)

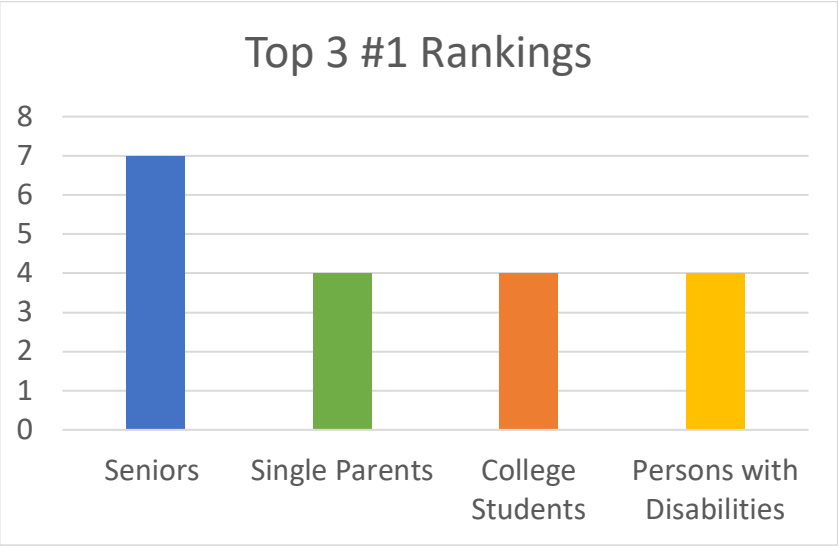


FIGURE 13: MORE HOUSING IS NEEDED FOR (CHINESE SURVEY RESULTS): (RANK YOUR TOP 3) (QUESTION 5; N=31)

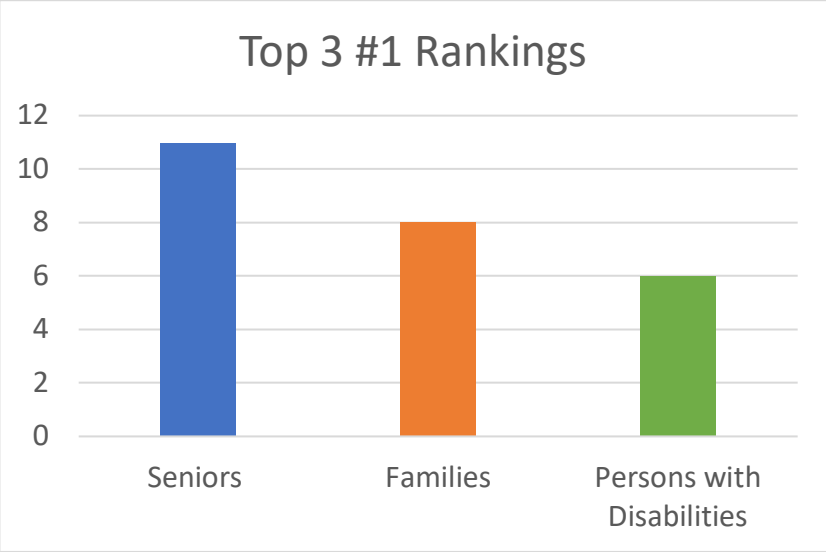


FIGURE 14: MORE HOUSING IS NEEDED FOR (VIETNAMESE SURVEY RESULTS): (RANK YOUR TOP 3) (QUESTION 5; N=6)

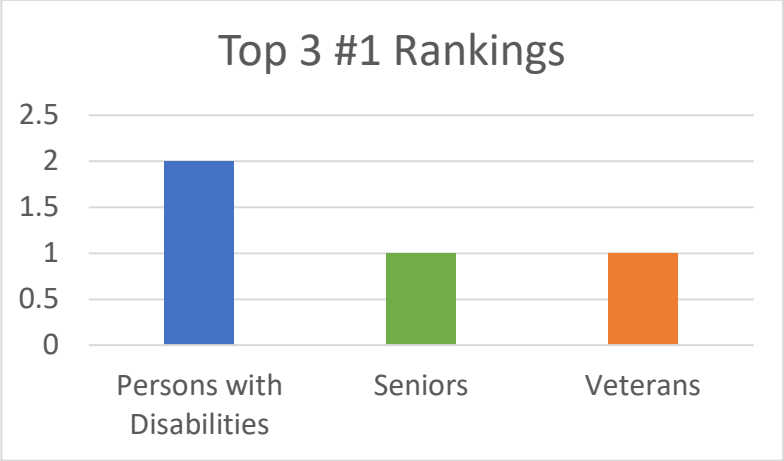


FIGURE 15: MORE HOUSING IS NEEDED FOR (ENGLISH SURVEY RESULTS): (RANK YOUR TOP 3) (QUESTION 5; BY AGE GROUPINGS 18 AND UNDER 44 YEARS OLD; N=784)

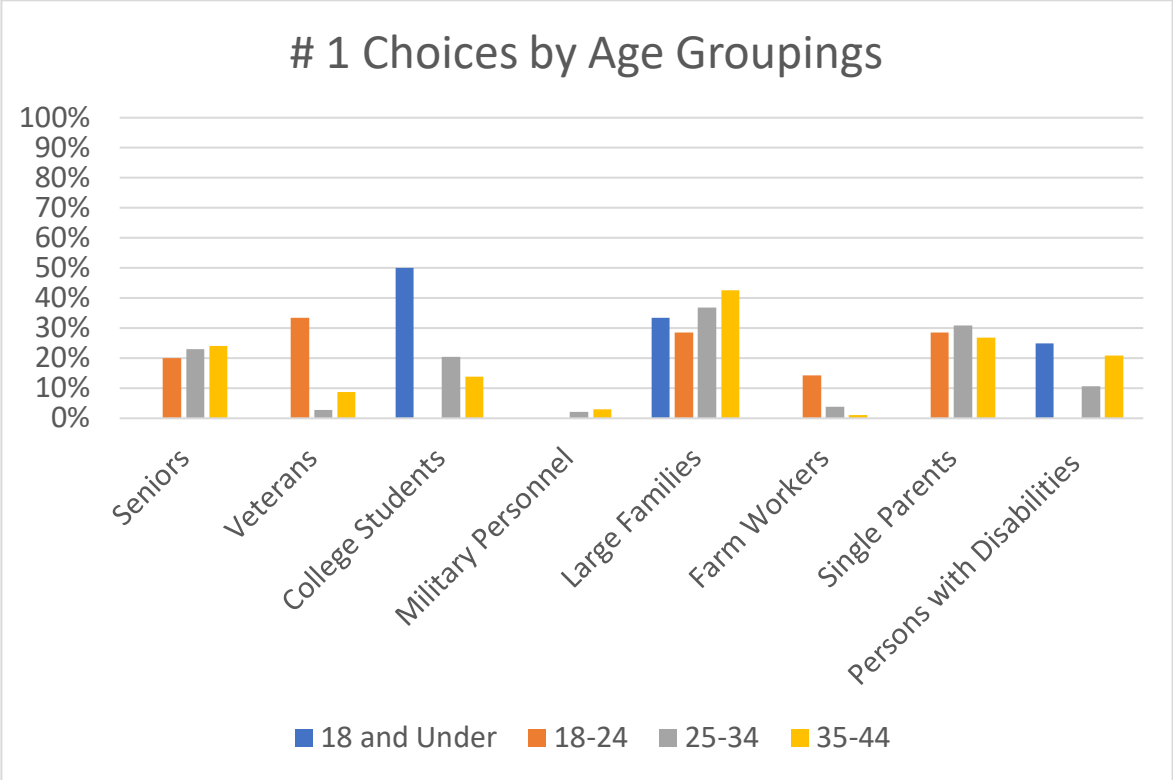


FIGURE 16: MORE HOUSING IS NEEDED FOR (ENGLISH SURVEY RESULTS): (RANK YOUR TOP 3) (QUESTION 5; BY AGE GROUPINGS 45 TO 65 AND ABOVE; N=784)

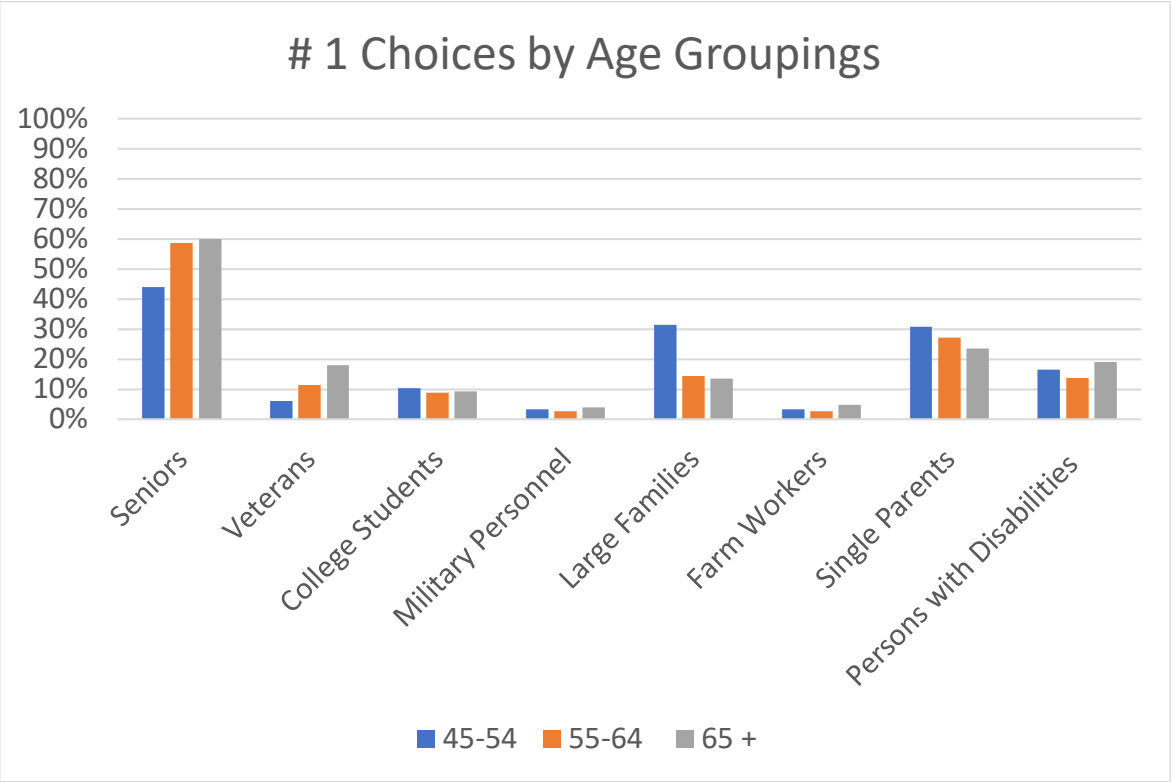


FIGURE 17: PLEASE TELL US HOW IMPORTANT THE FOLLOWING HOUSING ISSUES ARE TO YOU (0 IS UNIMPORTANT, 10 IS VERY IMPORTANT) (QUESTION 6-12)

Average Answers for questions 6-12

6. Ensure that children who grow up in Santa Clara can afford to live in Santa Clara: **8 (N=1,427)**

7. Provide opportunities for people who work in Santa Clara to live in Santa Clara: **8 (N=1,433)**

8. Provide more options for older residents to downsize and stay in the community: **7 (N=1,410)**

9. Streamline the process for new housing construction: **6 (N=1,407)**

10. Provide shelters and transitional housing for homeless families and individuals, along with services that help move people into permanent housing: **6 (N=1,415)**

11. Support programs to help homeowners at risk of mortgage default to keep their homes: **6 (N=1,401)**

12. Establish housing near public transit: **7 (N=1,416)**

FIGURE 18: PLEASE TELL US HOW IMPORTANT THE FOLLOWING PLANNING ISSUES ARE TO YOU (0 IS UNIMPORTANT, 10 IS VERY IMPORTANT) (QUESTION 13-15)

Average Answers for questions 13-17

13. Environmental risks (e.g., wetlands, air quality, flood, etc.): **8 (N=1,287)**

14. Potential traffic and congestion: **8 (N=1,393)**

15. Preserving community character: **7 (N=1,386)**

FIGURE 19: ANY OTHER COMMENTS OR ISSUES RELATED TO PLANNING FOR HOUSING IN THE CITY OF SANTA CLARA? (QUESTION 16; N=833)



FIGURE 20: ANY OTHER COMMENTS OR ISSUES RELATED TO PLANNING FOR HOUSING IN THE CITY OF SANTA CLARA? (QUESTION 16; SPANISH SURVEY; N=22)



FIGURE 21: ARE THERE ANY NEIGHBORHOODS IN SANTA CLARA THAT ARE LACKING GOOD ACCESS TO AMENITIES LIKE PARKS, LIBRARIES, GROCERY STORES, SCHOOLS, BIKE LANES, ETC.? (QUESTION 17; N=645)



FIGURE 22: ARE THERE ANY NEIGHBORHOODS IN SANTA CLARA THAT ARE LACKING GOOD ACCESS TO AMENITIES LIKE PARKS, LIBRARIES, GROCERY STORES, SCHOOLS, BIKE LANES, ETC.? (QUESTION 17; CHINESE SURVEY; N=10)



FIGURE 23: HOW OLD ARE YOU? (QUESTION 18; N=1,390)

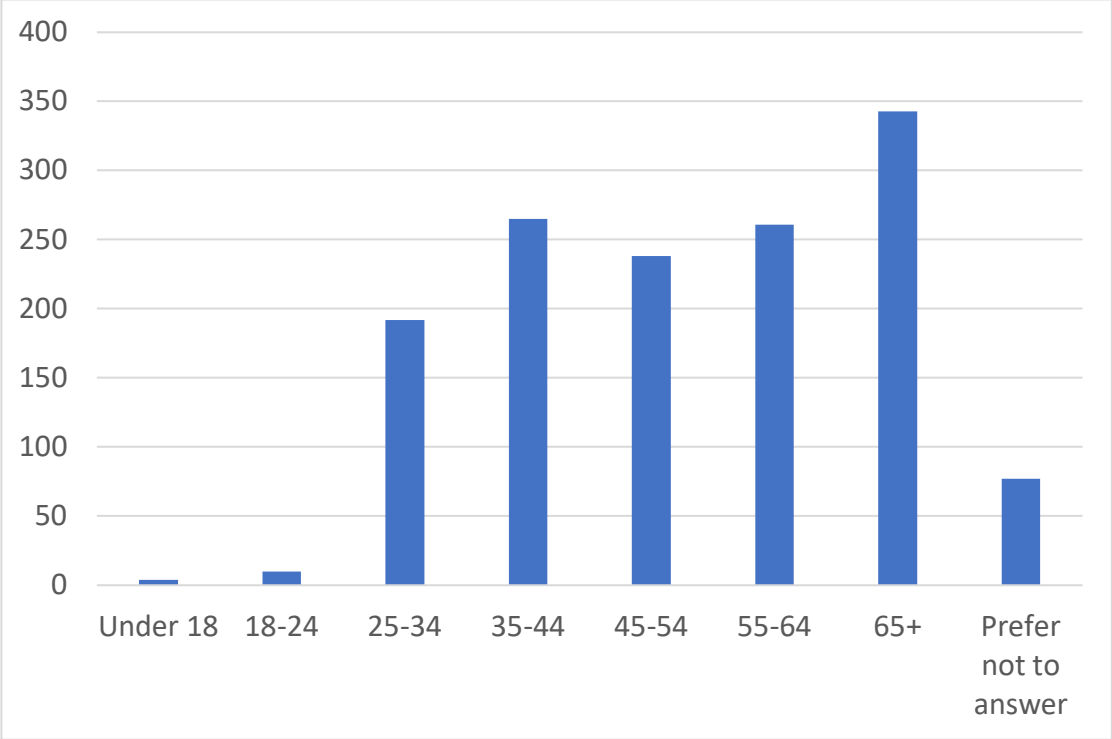


FIGURE 24: WHAT IS YOUR GENDER? (QUESTION 19; N=1,390)

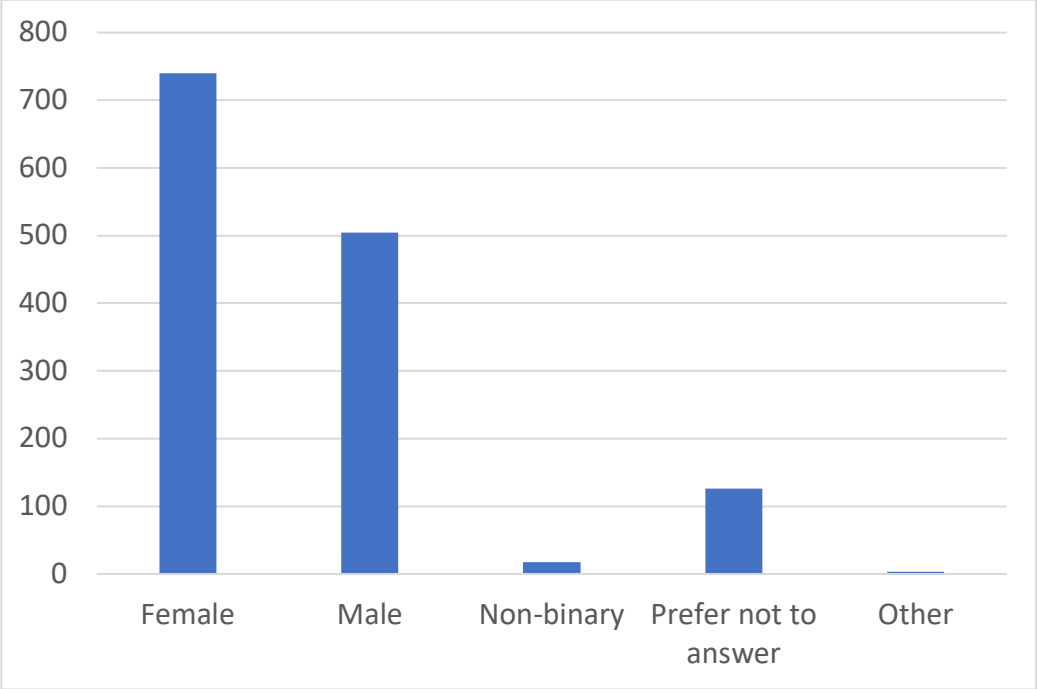


FIGURE 25: HOW DO YOU IDENTIFY YOUR RACE AND ETHNICITY? (QUESTION 20; N=1,390)

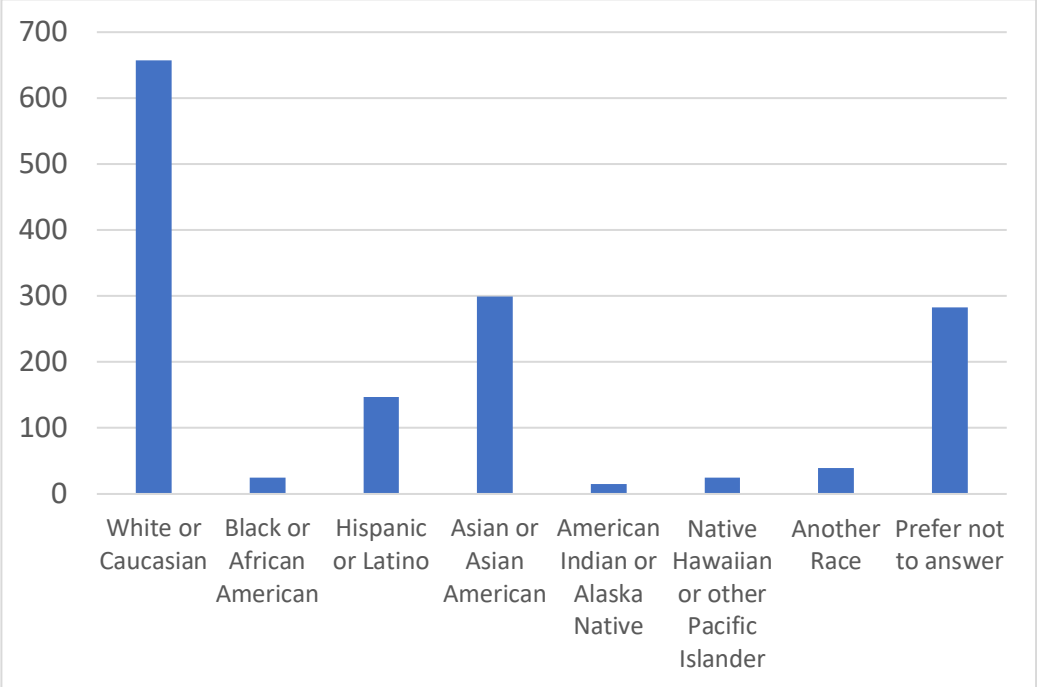
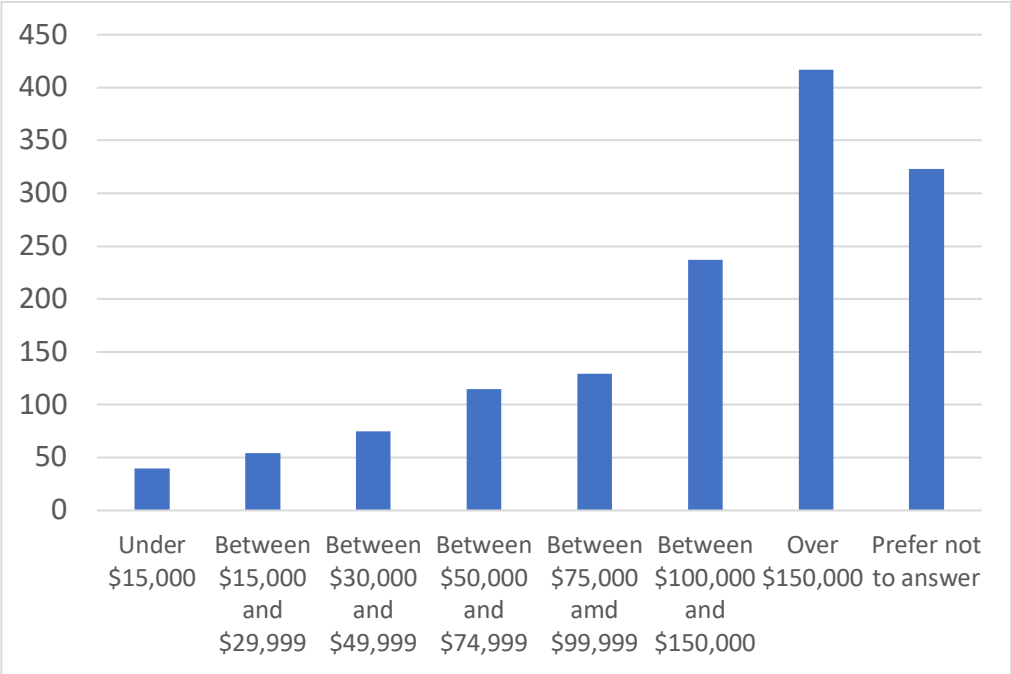


FIGURE 26: WHAT BEST DESCRIBES YOUR ANNUAL HOUSEHOLD INCOME (QUESTION 21; N=1,390)



Appendix A-4 Regional Santa Clara County AFFH Related Outreach

In 2019 Santa Clara County and Cities formed a consortium and hired a consultant to develop a regional Assessment of Fair Housing to meet both HUD and HCD requirements. The consortium hired the Lawyer's Committee for Civil Rights to conduct broad outreach, analysis, and to draft plans. The following is a summary of the interviews and meetings that were held throughout Santa Clara County as part of this early process. These meetings provided important regional context for the AFFH analysis in the Housing Element. The table below lists the meetings by category and the dates on which the meetings were held.

FIGURE 1: REGIONAL SANTA CLARA COUNTY AFFH RELATED OUTREACH (FUNDED IN PART BY CITY OF SANTA CLARA)

Regional Assessment of Fair Housing Meetings	
Meetings	**Date**
Public Community Meetings	
San José Evening Community Meeting	November 13, 2019
City of Santa Clara Community Meeting	November 14, 2019
San José Daytime Community Meeting	November 16, 2019

Urban County Community Meeting	December 11, 2019
Cupertino Meeting (group with other cities/areas)	December 19, 2019
Central County	January 14, 2020
South County	January 15, 2020
Focus Groups	
Formerly Incarcerated Individuals	December 12, 2019
Homeless Individuals and Families	December 12, 2019
Non-Profit Affordable Housing Developers	December 13, 2019
Women	December 13, 2019
Seniors	January 13, 2020
Central County	January 13, 2020
Health Trust for HIV/AIDS	January 14, 2020
Vietnamese Community	January 15, 2020
South County	January 15, 2020
Filipino Community	January 26, 2020
Schools/Educators	January 27, 2020
Seniors	January 29, 2020
Hispanic Community	January 29, 2020
Stakeholder Meetings	
Project Sentinel	October 1, 2019
San José NAACP	October 1, 2019
Asian Law Alliance	October 2, 2019
Law Foundation of Silicon Valley	October 2, 2019
Latinos United for a New America	October 21, 2019
California Apartment Association	October 21, 2019
The Silicon Valley Organization	October 21, 2019
Catalyze SV	October 21, 2019
Santa Clara County Housing Authority	October 21, 2019
International Children Assistance Network	October 21, 2019
Bay Area Legal Aid	October 22, 2019
Housing Trust Silicon Valley	October 22, 2019
Gilroy Compassion Center	October 22, 2019
City of Gilroy	October 22, 2019
Senior Adults Legal Assistance	October 22, 2019
Day Worker Center of Mountain View	October 22, 2019
Santa Clara County Association of Realtors	October 23, 2019
City of Santa Clara	October 23, 2019
City of Sunnyvale	October 23, 2019

Silicon Valley at Home	October 23, 2019
Bay Area Homeowners Network	October 23, 2019
Sunnyvale Community Services	November 12, 2019
SOMOS Mayfair	November 14, 2019
Amigos de Guadalupe	November 15, 2019
West Valley Community Services	November 15, 2019
Habitat for Humanity	December 10, 2019
Working Partnerships USA	December 11, 2019

Because of the breadth of these efforts and the diverse views of the individuals and organizations consulted, it is difficult to distill the information that these meetings yielded down to a few key themes. This summary attempts to, first, identify the range of topics that the meetings addressed and, second, to identify *either* consensus around those topics *or* the primary alternative views expressed.

Key topics addressed in the community engagement process included:

- Unlawful housing discrimination, including but not limited to racial discrimination, failures to provide reasonable accommodations, source of income discrimination, patterns and trends in housing discrimination, and barriers to effective enforcement.
- Demographic and housing data, including but not limited to how community members interpret data provided by the U.S. Department of Housing and Urban Development (HUD) and sources of local data.
- Zoning and land use laws, including but not limited to their impact on affordable housing development and how they interact with community opposition to affordable housing in certain areas.
- Funding and regulatory programs to create affordable housing, including but not limited to how effective they are at producing units, the income levels they reach, and the bedroom distribution of units produced.
- Supportive services programs for persons with disabilities and unhoused residents, including but not limited to how those programs are coordinated with housing programs.
- The connection between access to opportunity and patterns of segregation, including but not limited to with respect to education, employment, transportation, and environmental health.
- Tenant protections and access to legal services, including but not limited to rent stabilization, just cause eviction protections, and funding for tenant representation in eviction cases.

Housing Discrimination

Consistent with national and statewide trends, participants in the community engagement process reported that disability status is the most common alleged basis of discrimination in

complaints submitted to service providers, the California Department of Fair Employment and Housing and HUD. Among disability discrimination complaints, complaints regarding alleged denials of reasonable accommodation requests are the most common. The fact that disability status is the most frequently complained of type of discrimination does not necessarily mean that it is the most common type of discrimination occurring in the community. Because of the nature of the reasonable accommodation process, it may be more apparent to individuals with disabilities that they have been subjected to discrimination. By contrast, fair housing testing may be necessary to uncover national origin and race discrimination, in particular. Testing conducted by stakeholders confirmed that these types of discrimination remain common. Complaints of source of income discrimination also remain common despite the State's relatively recently enacted prohibition on such discrimination against household with Housing Choice Vouchers suggesting either or both inadequate awareness of the new law and/or inadequate enforcement of it.

Demographic and Housing Data

There was broad consensus that housing costs in Santa Clara County are extremely high and have rapidly become more expensive over time. These changes have not affected all communities equally and Hispanic or Latino, Black, and Vietnamese populations, which tend to have lower income levels, being particularly vulnerable to displacement. In light of income disparities among Asian American and Pacific Islander ancestry groups, participants in the community engagement process emphasized the importance of disaggregated data, which tends to show lower income levels among Vietnamese households but also relatively high rates of homeownership.

Zoning and Land Use

Concern about the extent to which zoning and land use laws play a role in fair housing issues varies significantly depending on one's location within Santa Clara County. Additionally, because zoning and land use laws often have consequences across city boundaries, the greatest concerns that community members and stakeholders articulated tended to pertain to different jurisdictions than those where participants lived, provided services, or engaged in advocacy. In particular, many involved in the community engagement process noted concerns about exclusionary zoning in the West Valley. Developer stakeholders, both of affordable and of market rate housing, also noted that long approval timelines were often as significant of a barrier to their efforts as were underlying regulations. They noted understaffing of planning departments as a principal driver of those delays.

Affordable Housing Programs

There was generally consensus around the need to provide more financial support for affordable housing across jurisdictions in Santa Clara County though there were some differences of opinion about how, if at all, to use regulatory tools like inclusionary housing to produce affordable housing. The details of input about affordable housing funding programs varied in relation to the different landscapes of existing programs in each municipality. Some stakeholders noted the high bar to passage for bond issues, including affordable housing bond issues, reflecting that, while the passage of Measure A was a big step forward for Santa Clara County, a similar bond issue in the City of San José had failed despite a large majority of support. Inclusionary housing was a frequent topic of discussion but not a point on which there was consensus. Most participants who discussed inclusionary housing voiced support for the adoption of requirements in more jurisdictions, deeper affordability targeting, and higher set aside requirements. Some participants opposed these types of changes on the basis of stated concerns about deterring new development.

Supportive Services

Participants in the community engagement process noted geographic unevenness in the availability of supportive services for persons with disabilities and unhoused populations, with communities in South County having less access than in North County. There was also criticism of the overall level of services that are available and concern that there were more adequate services available for chronically unhoused individuals with serious mental illness and/or substance abuse disorders but that other vulnerable populations, including disproportionately Hispanic or Latino unhoused families, domestic violence survivors, and medically fragile individuals, have less access to services. For formerly unhoused individuals living in permanent supportive housing, some expressed concern about whether persons with disabilities have true provider choice.

Access to Opportunity

Many stakeholders and residents expressed concern about public transportation in Santa Clara County. Issues raised include the overall level of service, the lack of service in some areas with high performing school in the West Valley, the lack of service in South County, and high fares on CalTrain. Bus riders mentioned long headways on some bus routes as a problem. Participants reflected on the expansion of BART service into Santa Clara County as both an opportunity and an occurrence that could lead to more displacement. With regard to environmental health, the most significant concerns articulated in the community engagement process related to issues in East and North San José. The connection between patterns of segregation and access to proficient

schools was clear in the data analysis conducted for the Assessment of Fair Housing but was not heavily emphasized by participants in the community engagement process.

Tenant Protections

Tenant protections were a frequent topic of discussion albeit one that sharply divided opinion among participants in the community engagement process. Many participants urged robust tenant protections including rent stabilization with as few exemptions as are allowed by state law, just cause eviction protections, constraints on Ellis Act conversions, and requirements that landlords pay relocation expenses for displaced tenants. Other participants, particularly trade associations representing landlords, strongly opposed most or all of these policies. Small "mom and pop" landlords were particularly likely to express opposition to just cause eviction protections and stated more strenuous objections to that policy than they did to rent stabilization. Legal services providers noted that they did not have the resources or capacity to meet the total need for tenant representation in eviction cases absent additional funding. It is important to note that this input was gathered prior to the COVID-19 pandemic, and there was no opportunity to get input on the various government interventions to prevent evictions during the pandemic.

Appendix A-5 Housing Element Specific Outreach

FIGURE 1: HOUSING ELEMENT SPECIFIC OUTREACH

	Housing Element Specific Outreach		
	Meeting/Activity	**Date**	**Meeting Type**
1	Stakeholders Meeting re: Affordable Housing Ordinance Potential Amendments	March 12, 2021	Zoom
2	City Council Study Session	April 6, 2021	Zoom
3	Let's Talk Housing Community Meeting	August 30, 2021	Zoom 25 attendees from Santa Clara
4	Planning Commission Study Session	September 22, 2021	

5	City Council Study Session on Homelessness	November 9, 2021	
6	Joint City Council/Planning Commission Study Session 1	April 19, 2022	
7	Homelessness Taskforce Meeting #1	April 28, 2022	
8	Stakeholder Listening Session: Development Constraints Panel	May 5, 2022	Zoom
9	Community Survey (English, Spanish, Chinese, Vietnamese)	May - July 8, 2022	1,651 responses
10	Health and Wellness Fair	May 20, 2022	• 400 attendees, 50-60 people stopped by booth
11	Homelessness Taskforce Meeting #2	May 26, 2022	Zoom
12	June 2022 City Hall News (monthly e-newsletter)	June 2022	
13	Library Pop-Up Meetings (Central and Northside)	June 14th and 17th, 2022	In Person
14	Inside Santa Clara (summer 2022 edition)	June 18-22, 2022	Mailed to over 58,000 residents and businesses
15	Homelessness Taskforce Meeting #3	June 23, 2022	
16	Joint City Council/Planning Commission Study Session 2	July 12, 2022	
17	Housing Choices – Interview with Kalisha Webster	July 22, 2022	
18	Homelessness Taskforce Meeting #4	July 28, 2022	
19	Community Meeting	August 1, 2022	Zoom
20	Community Meeting Forum on Homelessness	August 9, 2022	Zoom
21	Life Services Alternatives (LSA) – Residential Care Home visit and interview with Dana Hooper and residents	August 12, 2022	In Person
22	Meeting with regional Equity Advisory Group	August 23, 2022	Zoom

23	Homelessness Taskforce Meeting #5	August 25, 2022	
24	40th Anniversary Art & Wine Festival	September 17-18, 2022	In Person
25	Meeting with Riverwood Grove residents (family housing)	September 19, 2022	In Person
26	Meeting with Bill Wilson Peacock Commons residents (Transition Age Youth)	September 20, 2022	In Person
27	Meeting with Liberty Tower residents (Seniors)	September 22, 2022	In Person
28	Homelessness Taskforce Meeting #6	October 27, 2022	
29	Housing Stakeholders Workshop	November 17, 2022	Zoom

Summaries from Select Meetings/Activities

1. March 12, 2021. Stakeholders meeting (Zoom). Approximately 30 individuals representing numerous development companies and related interests participated in a discussion regarding potential amendments to City's Affordable Housing Ordinance. Economic & Planning Systems, Inc. (EPS), the City's consultant, presented at the beginning of the meeting and shared the housing prototypes being analyzed for feasibility with the current Affordable Housing Ordinance and potential changes that would increase the number or depth of affordability the City could consider. A summary of stakeholder comments is available on the Housing Element Update page.

3. August 30, 2021. Let's Talk Housing Community Meeting (Zoom). A series of countywide meetings about the Housing Element update were held from August to September 2021. Each meeting offered Spanish-language interpretation and provided community members with an introduction the Housing Element update, why it matters, information on the Let's Talk Housing outreach effort and countywide trends. Breakout room discussions with individual cities and towns followed. In total 832 registered for the series. Of those who registered for the series, the majority identified as White and over half were 50 years or older. Over sixty percent lived over 21 years within the county, and over half were homeowners. Santa Clara was part of the August 30th, 2021 introductory meeting, along with Milpitas, Mountain View, and Sunnyvale. This meeting offered Vietnamese interpretation in addition to Spanish, courtesy of the City of Milpitas, and outreach for the meeting was conducted in the three languages. Twenty-five people who registered for the August 30th meeting identified as joining from Santa Clara. Of the Santa Clara participants, all indicated being homeowners and living in single family homes. In the breakout session, participants expressed that they valued living in Santa Clara due to its tight knit community, its rich history, ample job opportunities, and its mix of older and newer neighborhoods. However, participants pointed out older housing is becoming increasingly unaffordable and the general lack of moderate and

affordable housing. Older adults, especially those who are moderate or low income, struggle to find housing and many adult children can't live close to their aging parents. Among ideas to address these needs were: transit-oriented development, increasing allowable densities, and developing an affordable housing program for seniors. Among programs or policies that are already working well, participants shared that specific plans have been an effective tool for development and the El Camino Real Specific Plan in particular is a good example of extensive and comprehensive community outreach.

8. May 5, 2022. Stakeholder Listening Session: Development Constraints (Zoom). The presentation and summary from this meeting is available on the Santa Clara County Planning Collaborative page and on the Housing Element Update page.

14. June 18-22, 2022. Inside Santa Clara (summer 2022 edition). Full page article on the Housing Element Update. Printed newsletter sent to over 58,000 residents and businesses.

19. August 1, 2022. Community Meeting (Zoom). Community meeting with a presentation on the Housing Plan of the draft Housing Element Update; comments were made regarding tenant protections, housing for persons with disabilities, and increased housing type and tenure. There twelve (12) members of the community that attended representing individuals and advocacy organizations.

22. August 23, 2022. Regional Equity Advisory Group (EAG) Meeting (Zoom). Provided City with general feedback on how to improve engagement with stakeholders and community members. Suggested more direct outreach and importance of going to specific locations to reach targeted populations. Specific comments about locating housing in high/highest opportunity areas of the City and that ELI households experience the highest rates of housing cost burden, making them at the highest risk of homelessness or displacement.

24. September 17-18, 2022. 40th Annual Art & Wine Festival (In-person). 152 attendees participated in a dot exercise to identify what they felt were the biggest challenges/greatest needs facing the City of Santa Clara. Participants were provided different colored dots if they identified as a City of Santa Clara homeowner (111), City of Santa Clara renter (24), if they work (but don't live) in the City of Santa Clara (4), or if they don't live or work in the City of Santa Clara (13). From a list of 13 biggest challenges/greatest needs, the most votes were placed on 1. Addressing homelessness: programs, temporary housing/permanent supportive housing; 2. Housing that is affordable to low/minimum was earners (e.g., service/retail workers); 3. Providing more homeownership opportunities; and 4. Stabilizing rents (limit large rent increases and large deposit requirements).

Although Santa Clara homeowners and renters identified the same top four biggest challenges/greatest needs, the order was different. For homeowners addressing homelessness received the most votes and stabilizing rents received the fourth most votes. For renters stabilizing rents received the most votes and addressing homelessness received the fourth most votes.

Homeowners: 1. Addressing homelessness; 2. Housing that is affordable to low/minimum wage earners; 3. Providing more homeownership opportunities; 4. Stabilizing rents

Renters: 1. Stabilizing rents; 2. Housing that is affordable to low/minimum wage earners; 3. Providing more homeownership opportunities; 4. Addressing homelessness.

24, 25, 26. September 19, 2022. Riverwood Grove (family housing) Residents Meeting (In-person with 16 adults, 5 children); September 20, 2022. Bill Wilson Peacock Commons (transition age youth) Residents Meeting (In-person with 10 adults, 5 children); September 22, 2022. Liberty Tower (senior housing) Residents Meeting (In-person with 8 adults, 2 staff). Residents of the three housing developments were asked a series of questions, including about their personal experiences/challenges finding and living in affordable/supportive housing, and what they would like to see in terms of priorities for making their housing experience better. In addition to noting specific resources needs and concerns about traffic and safety, residents consistently noted the challenges of barriers to entry (affordability and wait/availability of units).

27. November 17, 2022. Stakeholders Workshop (Zoom). Zoom meeting that reviewed the Housing Element development process using a Mural Board. The meeting was primarily attended by housing and human service providers and advocacy organizations. Attendees mentioned the need for more emergency rental assistance, that state relocation assistance is inadequate, that ELI seniors in income restricted housing are increasingly rent burdened and at risk of homelessness, that seniors need in-person housing navigation assistance that homelessness prevention is less costly than crisis response, that city and county government should work on providing holistic housing services, the need for more social workers and case managers to help clients navigate programs, the need to financially support service providers so they can retain staff, the need to bring air conditioning and filters into affordable housing in response to heat and wildfire smoke climate change, and the need to proactively reach out to Latino/a, Vietnamese, and Filipino/a populations who are disproportionately in need of affordable housing.

Appendix A-6 Public Review Draft Comments

The City of Santa Clara asked for the public's comments on the Housing Element Update. The document to post public comments can be found here: https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=87#page=18. Below is a summary of the received comments.

FIGURE 1: HOUSING ELEMENT DRAFT PUBLIC COMMENTS

Date	Name	Comment	Comment Page	Sentiment	Comment link	Response
7/1/2022	Katherine Lanning	I love Santa Clara and would love to volunteer my time helping others in this beautiful city	18	Positive	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=87#page=18	
7/30/2022	Anne Paulson	The Housing Element isn't the place where the city talks about "exploring changes." The Housing Element is where the city talks about the result of the explorations that have already happened, and explains what the changes are and when exactly they will be accomplished. What changes will you make, and when will they be made? These exceedingly weak explorations do nothing to achieve B-1 (look for sites for affordable housing), B-2 (encourage high density housing),or B-3 (look for funding for affordable housing). They don't do anything for the C goals either, which are about housing for people with special circumstances (disability, female-headed, large family).	22	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=98#page=22	
7/30/2022	Anne Paulson	My suggestion is that you write objectives that would actually achieve your goals, and give time deadlines for them.	22	Negative	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=99#page=22	

7/12/2022	Jennifer	Where is Action #4? I see responsible agency and objectives, but no Action listed or Funding Source.	24	Negative	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=90#page=24
7/30/2022	Anne Paulson	How will you improve the maintenance of student housing, and when?	26	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=100#page=26
7/30/2022	Anne Paulson	When?	26	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=101#page=26
7/30/2022	Anne Paulson	When?	26	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=102#page=26
7/29/2022	Nick Leung	Yes, I would really like to see more upzoning/high density development while being conscious of existing transportation, or improving/adding more transportation to support new developments such that they reduce reliance on cars.	27	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=91#page=27
7/30/2022	Anne Paulson	How?	28	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=103#page=28
7/30/2022	Anne Paulson	How?	28	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=104#page=28

7/30/2022	Anne Paulson	What is the action here? I don't see any action.	33	Negative	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=105#page=33
7/29/2022	Nick Leung	If El Camino becomes densified, I'd like to see dedicated BRT.	77	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=92#page=77
7/29/2022	Nick Leung	We should lower the requirements for parking. Parking is poor land use (especially surface parking) which encourages more cars, which is bad for traffic and many reasons. In this area, so much land is already dedicated to cars (4+4 lane expressways, highways, garages, driveways, parking, etc.). We can increase the transportation connectivity and serve lower income residents better by lessening the emphasis on car-driven development.	117	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=93#page=117
7/30/2022	Anne Paulson	How can you say with a straight face that development standards aren't a constraint on building, when you require two parking spaces for a studio apartment? You're requiring more space for the cars than for the people.	118	Negative	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=96#page=118
7/30/2022	Anne Paulson	An SRO is not employee housing; it's rooms with or without kitchens that are rented separately. Why is the title SRO Housing, when the text doesn't talk about SRO housing? The Housing Element	120	Negative	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=97#page=120

		needs to explain how Santa Clara allows Single Room Occupancy housing.			
7/29/2022	Nick Leung	I think this is unfortunate, but it's obvious that this community opposition to densification has created disastrous effects for housing affordability for everyone. We can fight a lot of this community resistance with transit oriented and mixed use development, though I expect the community will find other ways to oppose it. We should still try. (Page 13.5-23) The Housing Element says that it will do a fee analysis of the four prototypical buildings. And then, it just doesn't. I'd like to know how much the 100 unit building would pay in fees, and I assumed that's what the analysis was going to give me, but it doesn't. Elsewhere in the document (p 13.5-13) it says that a large multifamily project pays $2156 per unit, but that doesn't look accurate, with all those big permit fees.	132	Negative	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=94#page=132
7/30/2022	Anne Paulson	The document needs to tell us what the fees are for these typical buildings.	134	Negative	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=95#page=134

7/30/2022	Anne Paulson	Sares Regis, 800 units???? Sares Regis is a building company, not an address or an identifier for a project. What project is this?	145	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=106#page=145
7/31/2022	Anne Paulson	Typo	149	Positive	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=107#page=149
7/31/2022	Anne Paulson	This has to be 34 REMAINING parcels. Otherwise the numbers don't add up: half the parcels are already built, 11 are approved or proposed, the remaining 17 are listed for below market housing in the table below.	158	Negative	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=108#page=158
7/31/2022	Anne Paulson	"Full buildout of the area will likely occur by 2038." So the capacity listed in 13.6-7 should be discounted by 50%, since since buildout will occur throughout the Sixth and Seventh RHNA cycles.	158	Neutral	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=109#page=158
7/1/2022	Katherine Lanning	I have great experience in developing business and marketing	173	Positive	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=89#page=173
7/1/2022	Katherine Lanning	I would love to volunteer my time to make this city a beautiful one with parks, museums and individual gardens	189	Positive	https://santaclaraca.konveio.com/city-santa-clara-housing-element-update?cid=88#page=189

8/16/2022	Dana Hooper	Thanks for taking the time to visit the LSA Cypress home. Cypress is a licensed residential care home. As I mentioned I had a chance to review chapter 13.2 Housing Plan and have some comments I'd like to share. My general comment is that otherwise eligible individuals should not be excluded because they choose to or are already living in a licensed residential care home. These individuals need the support just as much as there counterpart. Here are some additional comments to specific section in the Housing Plan. Action 1: The 4th objective – Support low-income housing alternatives such as housing for persons with disabilities should be expanded specifically to include licensed residential care homes. Action 3: Affordable Housing Incentives and Facilitation. The construction of affordable housing should also include residential care homes as a type of facility and funding to at least the same level per person as multiunit projects. Action 4: Maintenance of Housing Stock should include residential care homes in the definition of who is qualified to receive maintenance.	n/a	n/a

A

Appendix A-7 Formal Comment Letters

FIGURE 1: HOUSING ELEMENT DRAFT – PUBLIC FORMAL LETTER COMMENTS

Date	Organization	From	Comment(s)
7/27/2022	TransForm	Kendra Ma, Housing Policy Analyst	1. Santa Clara needs to expand on its successful programs and initiate new ones, including: 1) Planning for growth in walkable areas near transit, 2) Reducing the amount of parking mandated for housing and providing incentives and programs to drive less (Transportation Demand Management), 3) Developing sufficient programs to meet affordable home targets of RHNA 2. Action 9 - revising zoning standards and potentially reducing/eliminating parking: lacks commitment to specific changes, such as what parking strategies the city will pursue. TransForm's recommendations: a) Fund a dedicated study of parking reforms b) Require unbundled parking for developments in "Transit Neighborhoods" c) Expand the Transportation Demand Management program 3. TransForm applauds policy C-1: cost-effective complement to strategies focused on housing production
7/1/2022	SV@Home	Matthew Reed, Policy Director	1. Concern over the lack of understanding and attention to the broader Housing Element requirements under Affirmatively Further Fair Housing (AFFH) in this Housing Element Update process. Santa Clara should consider the work and policy efforts conducted in Palo Alto to build upon and further the community's anti-displacement goals by addressing housing instability. See letter for specific recommendations.
7/15/2022	Housing Choices		-The City of Santa Clara needs to adopt more programs and policies related to affordable housing with coordinated services for persons living with developmental disabilities, examples include: a) Integration in typical affordable housing b) Coordination of housing with onsite supportive services c) A mix of unit sizes d) Location near public transit c) Deeply affordable housing -Population of adults living with developmental disabilities continues to increase in Santa Clara while beds available in licensed facilities are decreasing -Policy/Programming recommendations include: 1. Produce more extremely low-income housing 2. Establish and monitor a quantitative goal 3. Target city-owned land to dedicate to affordable housing 4. Local density bonus 5. Extremely low-income ADUs 6. Reduce parking requirements 7. Affirmative marketing of physically accessible units

8/8/2022	SV@Home	Matthew Reed, Policy Director	-The City of Santa Clara's Draft 6th Cycle Housing Element falls short of the statutory requirement at multiple levels, from its failure to elicit and reflect community input, to its deficient analysis of needs, to its absence of concrete programs with implementation details and timelines -The sites inventory falls significantly short of the AFFH requirements for this process -6th Cycle Housing Element Update is a unique process to fully assess the breadth of housing needs in Santa Clara and identify new tools to address housing constraints and needs -Opportunity to engage with the full community across incomes -SV@Home does not find that the Draft Housing Element Update shows evidence of the significant public engagement and community participation required to be compliant with guidance provided by the state -Lack of sufficient outreach and notification to public/community -The Housing Element does not a) provide a summary of public comments and b) explain how the comments were considered and incorporated, including comments that were not incorporated. -The Housing Needs Assessment does not incorporate local knowledge or analysis. -SV@Home recommends that the City of Santa Clara conduct additional outreach and analysis of the housing needs data in the draft with the goal of better understanding the housing needs of the city as they are experienced by residents of the city -SV@Home recommends that the assessment of the 5th Cycle Policies and Programs be incorporated into the more comprehensive assessment of housing needs, including concrete opportunities for public engagement around the lessons learned from these prior efforts. -Lack of connection between needs and solutions in the draft -SV@Home believes the lack of detail in the policies and programs included in the draft will not prove to be compliant. -SV@Home believes there is a general failure to substantively address housing instability and displacement experienced by protected classes under AFFH in Santa Clara. -SV@Home recommends that the City of Santa Clara confirm and remove any sites from the inventory that received building permits prior to June 30, 2022, whether listed as "Under Construction" or "Approved".
8/16/2022	Life Services Alternatives	Dana Hooper, Executive Director	General Comment: Otherwise eligible individuals should not be excluded because they choose to or are already living in a licensed residential care home. These individuals need the support just as much as there counterpart. Action 1: The 4th objective – Support low-income housing alternatives such as housing for persons with disabilities should be expanded specifically to include licensed residential care homes. Action 3: Affordable Housing Incentives and Facilitation. The construction of affordable housing should also include residential care homes as a type of facility and funding to at least the same level per person as multiunit projects. Action 4: Maintenance of Housing Stock should include residential care homes in the definition of who is qualified to receive maintenance.

8/1/2022	Anne Paulson	-The Local Processing Explanation Is Confusing and Lacks Necessary Information -Recommendations: • For each typical type of building (ADU, single family house, 10 unit multifamily, 100 unit multifamily, big project that requires rezoning), list each step the applicant must go through, in order, with the time it takes, the number of public meetings it requires, the approval body or bodies, and how much it costs • Make the fees table comprehensible '-Lack of clarity in the Local Processing Explanation Is Confusing and Lacks Necessary Information -Recommendations: • Be more specific about the stage of approval each project is in. • Discount pipeline project and site inventory capacity for the probability that the project doesn't get built' -What the Housing Element needs to do is explain how this capacity is going to be used to build the RHNA in the next eight years. The document needs to be far more clear and explicit about the entire process—the steps, how long the process takes, how much the fees are, what the project mortality is—and where each listed project is along the way - Santa Clara is nowhere close to building below market units at a rate that would satisfy its Sixth Cycle below market RHNA. So it would make sense for the Housing Element to include programs, with deadlines and milestones, to build more affordable housing. - The City Needs to Commit to Actual Measurable Actions and Deadlines -To further encourage all-affordable projects, the city should also • make all-affordable housing projects buildable by right, with ministerial approval • remove parking minimums for all-affordable projects • reduce fees for all-affordable projects If the city cannot take these actions now for whatever reason, it should identify the reason and commit to taking the action by a certain date within the planning period.

FIGURE 2: FORMAL COMMENT LETTER: TRANSFORM

TransForm
Our communities. Our transportation. Our future.

July 27, 2022

John Davidson, Principal Planner
1500 Waterburton Avenue
Santa Clara, CA 95050

Re: Santa Clara needs transformative parking measures to eliminate development constraints

Dear Mr. Davidson and City Councilmembers,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable for everyone.

We applaud Santa Clara's work to date on the Draft Housing Element. However, to meet housing, transportation, and climate goals, Santa Clara needs to expand on its successful programs and initiate some new ones.

In particular, there will need to be an effective mix of:

- Planning for growth in walkable areas near transit
- Reducing the amount of parking mandated for housing and providing incentives and programs to drive less (Transportation Demand Management or TDM)
- Developing sufficient programs to meet affordable home targets of RHNA

We appreciate the consideration of parking as a massive constraint on development in Santa Clara in the Housing Element, especially related to meeting RHNA requirements. Santa Clara currently requires 1 or more spaces per unit in almost all zoning districts, and without any commitment to further reducing required parking, we see a disconnect between understanding parking as a constraint and taking additional action.

We are grateful for Santa Clara's inclusion of Action 9 which aims to revise zoning standards and potentially reduce/eliminate parking minimums. However we worry this action lacks a commitment to specific changes, such as what parking strategies the city may pursue. The need to eliminate or greatly reduce parking minimums is more important than ever. **Each new parking space costs $30,000-$80,000.**[1] With inflation driving up construction costs since these

[1] https://www.shoupdogg.com/wp-content/uploads/sites/10/2016/05/Cutting-the-Cost-of-Parking-Requirements.pdf

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estimates, two spaces may now cost up to $200,000. Beyond construction costs, parking takes up essential space that could provide more homes, services, or community amenities.

TransForm recommends that Santa Clara consider the following policies in the Housing Element:

1. Funding a dedicated study of parking reforms, particularly how smart parking policies could positively impact housing, transportation, and other goals.
2. Requiring unbundled parking for certain developments in "Transit Neighborhoods" across various zones; this is easier for building managers to implement now with new parking tech tools like Parkade.
3. Expanding the Transportation Demand Management program by requiring provision of transit pass memberships for each resident.

To show the tremendous transportation and climate benefits of these policies, as well as some of the financial savings for residents and reduced costs for development, we have used our GreenTRIP Connect tool to create scenarios for a potential future development site at 2203-2215 Tasman Drive. This site is identified in Santa Clara's draft Housing Element Site Inventory as a "Transit Neighborhood" and part of the Tasman East Specific Plan. The California Office of Planning and Research recommends GreenTRIP Connect as a tool to use while developing General Plans and is especially useful during the development of Housing Elements (the tool is free to use and supports better planning at the site and city-wide level).

At 2203 - 2215 Tasman Drive, GreenTRIP Connect projects the following benefits from implementing smart parking, transportation, and affordability strategies:

1. Implementing unbundling and providing transit passes at this site led to a 29% decrease in parking and resident transportation savings of $4,464 per year.
2. With right-sized parking, incorporating the benefits of good location, unbundled parking and free transit passes, the development would cost $2,509,500 less to build relative to current parking standards.
3. When combined with 100% affordable housing, these strategies resulted in an incredible 52% reduction in driving and greenhouse gas emissions for the site, compared to the city average.
4. If an affordable development with smart parking strategies were built on this site each household would drive 5,373 less miles per year, creating a greener and safer community.

By eliminating the high costs of parking, homes can be offered at more affordable prices, reducing the number of community members that face extreme housing cost burdens, getting priced out of their community, and/or becoming unsheltered. Residents, new and old alike, will greatly benefit from the reduction in vehicle traffic and associated air pollution (see the scenarios here).

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In addition to parking and transportation strategies, we applaud some of the proposed strategies to support more affordable homes, since these would have such tremendous benefits as noted in the GreenTRIP scenario. One of the most important is Policy C-1 which prioritizes collaborating with services agencies and housing developers to use grants towards more special needs and affordable housing. These programs are a cost-effective complement to strategies focused on housing production.

The GreenTRIP scenarios and the chart on the final page of our Scenario document also show the imperative of programs to accelerate development of affordable homes, like Policy C-1. Not only do these households use transit more and drive much less than average, but success in this area can help provide homes for unsheltered individuals and families. A commitment to these programs will show that Santa Clara is committed to planning for all levels of the 6,506 RHNA BMR units anticipated in this cycle.

Please let me know if you have any questions. TransForm hopes this information explains why Santa Clara should make parking reform a priority in the Housing Element update.

Sincerely,
Kendra Ma
Housing Policy Analyst
kendrama@transformca.org

FIGURE 3: FORMAL COMMENT LETTER: SILICON VALLEY AT HOME

sv@home

Board of Directors

Kevin Zwick, Chair
United Way Bay Area

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Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

STAFF
Leslye Corsiglia
Executive Director

July 1, 2022

Submitted via email

Mayor Gillmor and Councilmembers
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Dear Mayor Gillmor, Vice Mayor Jain, and Councilmembers Watanabe, Chahal, Hardy, Park and Becker:

RE: Housing Element – Anti-displacement policies to Affirmatively Further Fair Housing

For much of the Housing Element Update process, the focus has been on the scale of the Regional Housing Needs Allocation (RHNA) and the planning process of identifying potential housing opportunity sites to meet these requirements. What we have observed through this process is that there is relatively less understanding and attention to the broader Housing Element requirements under Affirmatively Further Fair Housing (AFFH).

Through state law, AFFH not only requires that the city plan and implement policies that give low-income families the opportunity to live in high resource and affluent areas, but also to adopt policies that address disproportionate housing needs, including displacement risks, of protected classes. In every jurisdiction in the County lower-income renters - disproportionately working families of color, and people on fixed incomes including seniors and people with disabilities - struggle with housing instability due to extreme rent burden and/or overcrowding. In nearly all jurisdictions the impact of displacement can be tracked through changing demographics over time.

The California Department of Housing and Community Development (HCD) issued guidelines and examples of policies to Affirmatively Further Fair Housing. We know that many jurisdictions throughout the County have been looking at policy options to respond to these requirements. Over the last 36 months the City of Palo Alto, in partnership with SV@Home, explored and adopted a number of creative policies designed to protect renters and stabilize families and communities. While the research and policy making process in Palo Alto was pretty extensive, we believe that the Assessment of Fair Housing, and the targeted outreach through the needs assessment, and program/policy development process, likely provide evidence that tenant protections policies are needed, where few policies existed before.

When the policy process began in Palo Alto, the City already had a right to a one-year lease and voluntary landlord/tenant mediation programs. These programs were valuable in some cases, but research and community engagement found that their reach was very limited and the effective enforcement was difficult to assess. However, a number of policies that alone address only a small piece of the need, were actually determined to be complimentary, and together were more likely to have real impact.

350 W. Julian Street, Building 5, San José, CA 95110
408.780.8411 • www.svathome.org • info@siliconvalleyathome.org

July 1, 2022
RE: **Housing Element – Anti-displacement policies to Affirmatively Further Fair Housing**

Based on the work in Palo Alto, and a number of other cities, below are a number of policies that the City of Santa Clara should consider, or build upon, to further the community's anti-displacement goals by addressing housing instability.

1) Rental Survey Program
   Rental survey systems collect basic information on rental housing – changes to tenancies, changes to rents - to empower cities to better understand the challenges faced by renters, and the effectiveness of state and local renter protections.

2) Tenant Relocation Assistance
   When tenants are displaced due to redevelopment of an existing rental property, or the conversion of that property to another use, this policy would require the property owner to provide assistance to the tenant to help them relocate to another home.

3) Eviction Reduction Program
   This expands on existing state law (AB 1482: The Tenant Protection Act of 2019), which limits the reasons a landlord can evict a tenant, to additional types of rental properties otherwise not covered by the state. Local jurisdictions can determine which loopholes they would like to close. Currently, state law exempts:
   a) Single family homes not owned by a corporation
   b) Rental property built within the past 15 years, including accessory dwelling units.
   c) Any duplex where the owner occupied the unit before the other unit's tenancy and continues to occupy the unit.
   d) Housing restricted by a deed, regulatory restrictions, or other recorded document limiting the affordability to low or moderate income households.
   e) Mobile homes.
   f) Rental property subject to local ordinances that restrict rent increases to less than 5% plus CPI.
   g) Single family homes where the owner occupies and rents at least 2 bedrooms or units (ADUs and JADUs).
   h) Owner occupied rental properties where the tenant shares bathroom or kitchen facilities with the owner.
   i) Hotels
   j) Rental property provided by non-profit hospitals, organizations such as churches, extended care for the elderly, adult care facilities etc.

4) Anti Rent-Gouging Policy
   This policy also expands on existing state law (AB 1482: The Tenant Protection Act of 2019), which limits annual rent increases to 5% plus the Consumer Price Index (CPI), by including additional units exempted by state law. Each city can determine which loopholes they would like to close. They can also adopt lower thresholds for maximum increases like San Jose (5%) and Mountain View (CPI). Currently, state law exempts:
   a) Single Family homes not owned by a corporation
   b) Rental property built within the past 15 years, including accessory dwelling units.
   c) Any duplex where the owner occupied the unit before the other unit's tenancy and continues to occupy the unit.
   d) Housing restricted by a deed, regulatory restrictions, or other recorded document limiting the affordability to low or moderate income households.
   e) Mobile homes.
   f) Hotels

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5) Security Deposit Limit
This policy would limit the amount that can be charged for security deposits to 1.5 times the monthly rent, and help reduce the financial obstacles to entry for low-income households.

6) Fair Chance Ordinance
This ordinance would limit landlords' ability to ask applicants about their history of interaction with the criminal justice system, which disproportionately impacts Black and brown households. The policy would not make it illegal for landlords to run background checks on tenants, but would make it illegal to include these questions on the initial rental application.

7) Right to Counsel
This program would provide tenants with legal assistance in eviction cases. Tenants experiencing housing instability will be better able to enjoy the rights they have, feel more empowered to exercise those rights, and be more likely to stay housed more often.

8) Tenant/Community Opportunity to Purchase (TOPA/COPA)
The local jurisdiction could provide tenants and/or community-based organizations notice of intended sale of rented property, and provide a specific time period during which the tenants and/or organization have the opportunity to purchase the property. Tenants at risk of being displaced through the sale of a building would be provided with another option to potentially stay in their home. A version of this policy is actively being explored and studied in the City of San Jose.

9) Proactive Rental Inspection
This establishes a program for code enforcement officers to routinely inspect the rental housing inventory. Through these programs tenants are more likely to be protected from living in substandard housing, and local jurisdictions may catch habitability issues before they become so large that they require "red tag" evictions.

10) Tenant Resource Center
As a response to the pandemic, the cities of San Jose and Mountain View created Eviction Help Centers where tenants and landlords could receive information on local laws, assistance to apply for rent relief and legal aid. These cities are now looking at making the centers a permanent tenant/housing resource center post-pandemic.

11) City-wide Affordable Rent Portals
A portal for submitting a common application for affordable housing would save the tremendous amount of time and energy it currently takes to submit the same information on separate applications for each affordable property. A clearinghouse of affordable housing opportunities would also allow the city or county to affirmatively market to vulnerable and hard to reach populations. Current examples of these portals include San Jose Doorways and Dalia in San Francisco.

12) Increase Multi-lingual engagement with city services and housing opportunities
Language barriers can keep many communities from accessing the housing opportunities and services they need. Taking steps to increase the city's capacity to engage under multiple languages can improve those outcomes.

13) Net-loss policy
SB 330 (The Housing Crisis Act of 2019) requires that protected units are replaced one-for-one in cases of the redevelopment of a rental property. These provisions are currently mandated by state law, but local jurisdictions

can adopt permanent no-net-loss ordinances. This policy would protect critical sources of housing affordable to lower-income families, and incentivize higher-density infill redevelopment when paired with land use policies to support the feasibility of this redevelopment.

These policies have been developed with consideration of some of the major barriers to housing stability, and causes of displacement, which have been identified through an extensive research and engagement process in Palo Alto, and a few other jurisdictions in the county. Through the housing element, these anti-displacement policies should be considered a comprehensive package of responses to address the complexity of the challenges faced by renters in Santa Clara. For further information and if you have any questions, please feel free to reach out to our Preservation and Protection Associate, Emily Ann Ramos at emily@siliconvalleyathome.org.

Thank you for considering anti-displacement and tenant protections solutions to affirmatively further fair housing.

Sincerely,



Mathew Reed
Policy Director

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FIGURE 4: FORMAL COMMENT LETTER: HOUSING CHOICES

Housing Choices

DEVELOPMENTAL DISABILITIES COMMENTS FOR

CITY OF SANTA CLARA HOUSING ELEMENT

Introduction to Developmental Disabilities

California state law defines developmental disabilities as a disabling condition that emerged before age 18, is expected to be lifelong, and is a substantial disability attributable to major impairment of cognitive and/or social functioning. A substantial disability is defined as "significant functional limitations…in three or more of the following areas of major life activity, as appropriate to the person's age: Receptive and expressive language; Learning; Self-care; Mobility; Self-direction; Capacity for independent living; and/or Economic self-sufficiency". Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. A developmental disability by definition does not include conditions that are solely physical, psychiatric or learning disabilities (Section 4512 of the Welfare and Institutions Code and Section 54000-54002 of the Code of Regulations). Under California's Lanterman Developmental Disabilities Services Act and the U.S. Supreme Court's 1999 decision in *Olmstead v. L.C.,* people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting of their choosing. In California these services are accessed through the state's 21 Regional Centers and funded by the Department of Developmental Disabilities. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement, under SB 812, that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive supportive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Higher Proportion of Adults with Developmental Disabilities in the City of Santa Clara. The City of Santa Clara is home to 612 people with developmental disabilities (Table __). Because the previous Housing Element 2014-2023 reported the population by zip codes there is overlap with surrounding jurisdictions which makes it difficult to estimate the change in population in the City of Santa Clara alone, however throughout Santa Clara County there has been a 14% increase in the population with

developmental disabilities between 2015-2021, much faster than the general population. The table below shows that the City of Santa Clara requires more housing options for adults with developmental disabilities than other parts of the County because a greater proportion of City of Santa Clara's residents with developmental disabilities are adults (67%) as compared to the County's total population (63%).

Table ___ City of Santa Clara and Santa Clara County Population with Developmental Disabilities

Age	City of Santa Clara	City of Santa Clara % of total	Santa Clara County	Santa Clara County % of total
Under age 18	204	33%	4016	37%
18 and older	408	67%	6737	63%
Total	612	100%	10753	100%

Note: The City of Santa Clara population with developmental disabilities was provided by San Andreas Regional Center as of November 2021. The Santa Clara County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021.

Living Arrangements of City of Santa Clara Adults with Developmental Disabilities. Assessing the housing needs of adults with developmental disabilities is of particular importance because as they age the adults will require a residential option outside the family home, whereas the family home is the preferred living option for children with developmental disabilities. As of June 2021, San Andreas Regional Center (SARC) reported that the family home is the most prevalent living arrangement for the City of Santa Clara's adults with developmental disabilities, with 66% of adults continuing to live in the family home. Only 16% of City of Santa Clara adults with developmental disabilities have successfully transitioned to living in their own apartment, more than half of whom live at inclusive properties Estancia Apartments and Rivertown Apartments where a total of 38 units are set-aside for people with developmental disabilities who receive on-site supportive services to help them remain stably housed. As of 2021, 17% of City of Santa Clara adults were reported to be living in licensed care facilities, however, as discussed below, opportunities for adults to live in a licensed care facility are declining throughout the County. This decline is fueling the need for the City of Santa Clara to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services in order to decrease risk of homelessness or displacement when a parent or family member is no longer able to provide housing.

Decline in Licensed Care Facilities in Santa Clara County. The Department of Developmental Services reports that between September 2015 and June 2021, 5% fewer people with developmental disabilities were able to be housed in licensed care facilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities) in Santa Clara County, even as the adult population in need of residential options outside the family home grew. This trend increases the need for affordable housing options coordinated with supportive services funded by the San Andreas Regional Center. The County's reduced supply of licensed care facilities increases the likelihood that City of Santa Clara adults with

developmental disabilities will be forced out of the county when their parents are no longer able to house them--unless there is a significant improvement in access to affordable housing.

Table ___ Living Arrangements of Adults with Developmental Disabilities in City of Santa Clara compared to Santa Clara County

Adult Living Arrangements	City of Santa Clara	City of Santa Clara Percent of Total	Santa Clara County	County Percent of Total
In the family home	269	66%	4,362	65%
Own apartment with supportive services	66	16%	756	11%
Licensed Facilities	69	17%	1,525	23%
Other (including homeless)	4	1%	94	1%
Total Adults	**408**	100%	**6,737**	100%

Note: The City of Santa Clara population with developmental disabilities was provided by San Andreas Regional Center as of November 2021. The Santa Clara County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021.

Longer Life Spans. Between September 2015 and June 2021, the Department of Developmental Services reports that the number of Santa Clara County residents with developmental disabilities age 62 and older grew by 35% (Table __). This increase is generally attributable to well-documented gains in life span, rather than to migration of seniors with developmental disabilities into Santa Clara County. Longer life spans mean that more adults with developmental disabilities will outlive their parents and family members who are by far the single largest source of housing for people with developmental disabilities in the City of Santa Clara. Because older adults currently occupying a licensed facility in Santa Clara County are living longer, this reduced rate of occupant turnover, coupled with closing facilities, will make it more difficult for middle-aged and senior adults who have been living with aging parents in the City of Santa Clara to transition to licensed care when their parents pass away.

Displacement. Notwithstanding 20% growth in Santa Clara County's total population of adults with developmental disabilities, the Department of Developmental Services has documented a 15% decline in the age group 42 to 51 in Santa Clara County between September 2015 and June 2021 (Table ___). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Santa Clara.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Santa Clara County adult population with developmental disabilities correlates with a well-documented annual

increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth of the Santa Clara County population age 18 to 41 with developmental disabilities and will continue into the future. This trend has significant implications for housing needs among City of Santa Clara adults with developmental disabilities during the period of the 2023-2031 Housing Element, as the population can be expected to continue to grow at a faster rate than the general population.

Table __ Changes in Age Distribution of Adult Population in Santa Clara County

Age	2015 Number	2021 Number	% Change
18 to 31	2,767	3,515	27%
32 to 41	891	1,212	36%
42 to 51	833	705	-15%
52 to 61	702	744	6%
62 plus	416	561	35%
Total adults	5,609	6,737	20%

Source: Department of Developmental Services Quarterly Report by County.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Almost 20% of Santa Clara County residents with developmental disabilities have limited mobility, and 15% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with both cognitive and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around $1,000 from the Supplemental Security Income (SSI) program, pricing them out of many of the limited number of affordable housing units in the City of Santa Clara. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units now available for rent in the City of Santa Clara.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and many rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

The City of Santa Clara can meet the housing needs of people with developmental disabilities by adopting policies and programs to continue promoting their inclusion with coordinated services in typical affordable housing. The following considerations should guide the City of Santa Clara in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of the City of Santa Clara.
- **Coordination of housing with onsite supportive services** funded by the San Andreas Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed by people with developmental disabilities.** Per HCD guidance, the City should plan for at least 1,484 Extremely Low Income (ELI) units, or 50% of its Very Low Income RNHA allocation. ELI units are particularly important to people with developmental disabilities, and some of the City's planned production of ELI units should be subject to a preference for people with developmental disabilities.

Policy and Program Recommendations

The City of Santa Clara has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Since its last Housing Element, the City of Santa Clara approved two new inclusive affordable housing projects, 2330 Monroe Street and The Meridian, which will create 26 new apartments subject to a preference for people with developmental disabilities who need coordinated onsite services funded by the San Andreas Regional Center. However, the city still has a long way to go in meeting the housing needs of adult residents with developmental disabilities. Over the course of the next Housing Element cycle the need for deeply affordable housing paired with coordinated supportive services will continue to increase as the population of adults with developmental disabilities continues to grow an outlive aging parents while beds available in licensed facilities continue to decline. In order to meet the increasing needs of the City's population of people with developmental disabilities, policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the San Andreas Regional Center are required. Below are examples of programs and policies which can help to prevent homelessness or displacement of these vulnerable residents as well as to provide opportunities for people with developmental disabilities to live in the least restrictive setting of their choosing in line with the Olmstead Decision.

- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in Santa Clara County, a

growing body of Santa Clara County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. Such disparities in the experience of severe rent burden, housing instability and displacement from the City of Santa Clara are attributable to the shortage of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that would help to reduce such disparities. Local zoning and other policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in the City of Santa Clara and decrease displacement and homelessness for the most at-risk residents, including people with developmental disabilities.

Sample Language: The City of Santa Clara's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 100 new Extremely Low-Income housing units for City of Santa Clara residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

  Sample Language: The City of Santa Clara shall monitor progress towards a quantitative goal of 100 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by San Andreas Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Achieve City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in the City of Santa Clara. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the residents who are most difficult to house under existing state and federal housing finance programs--for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the San Andreas Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of Santa Clara shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the San Andreas Regional Center.

- **Local Density Bonus.** Like many state and federal housing finance programs, the state density bonus program incentivizes the production of housing at the Low and Very Low Income level. But in counties like Santa Clara County, with one of the highest Area Median Incomes in the state, these incentives have the effect of making much of the available affordable housing out of reach for residents on fixed incomes (including seniors and persons with disabilities) or who are working in low wage jobs and are thus unable to meet minimum income requirements to afford the rent assigned to the Very Low Income category. The City of Santa Clara should add additional local incentives to the state density bonus law to make it more responsive to the impact of Santa Clara County's high Area Median Income on the affordability of housing for City of Santa Clara residents who are Extremely Low Income, including special needs populations, for example, people with developmental disabilities.

  Sample Language: In addition to implementing the California density bonus statute, the City shall provide an additional local density bonus, incentives, and/or concessions for housing projects that include at least 5% of the units for people at the Extremely Low-Income affordability level, including special needs populations, for example, people with developmental disabilities.

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing and/or incentives program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the San Andreas Regional Center.

  Sample Language: Subject to funding availability, the City shall devise a program of financing and/or incentives for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated services provided by the San Andreas Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Santa Clara should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

  Sample Language: The City of Santa Clara shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in Santa Clara County (i.e., San Andreas Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Silicon Valley Independent Living Center and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, often rely on housing navigation services funded by the San Andreas Regional Center to learn about and apply for affordable housing.

  Sample Language: As a condition of the disposition of any city-owned land, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City of Santa Clara shall require that the housing developer implement an affirmative marketing plan for state-mandated physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

FIGURE 5: FORMAL COMMENT LETTER: SILICON VALLEY AT HOME

sv@home

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Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Kelly Snider
Kelly Snider Consulting

Staff
Regina Celestin Williams
Executive Director

TRANSMITTED VIA EMAIL

August 8, 2022

John Davidson
Principle Planner
Community Development, Planning Division
City of Santa Clara
1500 Warburton Avenue

Re: City of Santa Clara 6th Cycle Draft Housing Element Update

John Davidson,

SV@Home is the voice for affordable housing in the Silicon Valley. A membership organization, SV@Home works with a broad coalition of strategic partners to address the urgent housing need by boosting production of homes at all income levels, preserving existing affordable homes, and protecting the families in them.

The City of Santa Clara has been a leader in recent years in its commitment to, and success in entitling and building much needed housing. In the current 5th RHNA Cycle the city is on track to permit over 300% of their above moderate obligation. While the City continues to fall short of 5th Cycle obligations for lower-income production, it has demonstrated strong support for 100% affordable projects, and has an active affordable housing pipeline. In addition, Santa Clara has been active in specific area planning, adding planned capacity for thousands of future homes. With the exception of the initial failure of the El Camino Real Specific Plan, the City is moving forward with major planning for the redevelopment of the downtown and the area surrounding the future BART station.

The 6th Cycle Housing Element Update process is a qualitatively, as well as a quantitatively, different undertaking. This is a unique opportunity to more fully assess the breadth of housing needs in Santa Clara and to identify new tools to address these needs and constraints on developing housing. This process is also an opportunity to engage deliberately with the full community across incomes – especially those representative of populations that have been historically excluded and are at risk of displacement – to share their housing needs. This unique opportunity is one that is required to adhere to the clear legal guidance as outlined by the California Department of Housing & Community Development (HCD) in multiple documents interpreting state law.

This is not a simple process, and we appreciate the effort that the City of Santa Clara staff, elected and appointed representatives, and members of the community have invested over the last 6-9 months. As you know, however, the expectations for this process are high, and jurisdictions throughout the state have struggled to generate compliant housing elements for this cycle.

During the review of the current draft, there is still time to receive public input and plan for steps to address concerns prior to the full review of the Housing Element Update by the

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state Department of Housing and Community Development. Towards that end, SV@Home is submitting the following comments.

Outreach, Community Input, and targeted Affirmatively Furthering Fair Housing (AFFH) outreach as the foundation of the Housing Element Update process

We do not find that the Draft Housing Element Update shows evidence of the significant public engagement and community participation required to be compliant with guidance provided by the state. The importance of this public engagement and community participation to the development of the Housing Element Update is central to development of each component of the document from the assessment of needs, to the development of policies and programs to address those needs, to the strategies employed to select housing opportunity sites to fulfill the RHNA.

Community Participation means a solicitation of views and recommendations from members of the community and other interested parties, a consideration of the views and recommendations received, and a process for incorporating such views and recommendations into decisions and outcomes. To address these requirements, the housing element must describe meaningful, frequent, and ongoing public participation with key stakeholders. Under AB 686 (Affirmatively Furthering Fair Housing) this requires going beyond simply giving the public an opportunity to provide input and should be proactively and broadly conducted through a variety of methods to assure access and participation of those most impacted by the City's housing needs and least likely to have access to standard modes of community input.

The summary of community engagement efforts and community participation was not included in the Draft Update released for public comment. City Staff explained that an online community survey had closed after the draft was released and that stakeholder meetings were ongoing. During the joint Planning Commission and City Council study session held on July 12th, staff described outreach efforts targeted at increasing participation in the online survey but very little about the process or substance of any additional engagement and solicitation of input. Without the detailed description of this effort it is difficult to assess, but it is clear that the most robust community participation instrument, the online survey, was employed after the draft needs assessment, proposed policies and programs, and sites inventory had been completed.

SV@Home, which had established itself as an interested stakeholder in 2021, and participated in a community meeting and provided comment at an earlier council study session, was notified of the online survey through email on June 20th. I, as a resident of Santa Clara who had expressed an interest in receiving Housing Element Update process updates, received a link to the survey on June 27th. SV@Home was not notified that the draft had been released on July 1. Nor were we notified that a joint Planning Commission and City Council study session would take place on July 12th. We received no notification of earlier study sessions either.

While the participation in the online survey appears to have been significant, it comes too late to inform the draft and is predictably skewed towards older, wealthier, whiter, homeowners. These limits of the survey instrument were discussed at some length during the study session, as was the more specific need to understand the specific needs and priorities of lower-income renters and LatinX respondents. Lower-income, Black and LatinX, renters have been shown to have been disproportionately impacted by the multiple dimensions of the housing crisis. Their perspectives must be disaggregated in community input to reasonably understand their needs. Everybody's input is important, but this falls short of the targeted - early and often - engagement required under AFFH.

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As a result, the Housing Element does not a) provide a summary of public comments and b) explain how the comments were considered and incorporated, including comments that were not incorporated.

Housing Needs Assessment and Evaluation of Past Housing Element Performance

The Housing Needs Assessment does not incorporate local knowledge or analysis. The Housing Needs Assessment is almost entirely taken from the data packet of demographic information provided by the Association of Bay Area Governments. Given the limited outreach and public engagement prior to the release of the Draft Housing Element Update, it has been impossible for the public, or appointed and elected officials, to understand the assessment of needs presented in a way that allows them to comment on or expand the city's understanding of local housing needs. As a result, there is no evidence of any analysis of need, beyond the rudimentary assessment provided by the Association of Bay Area Governments (ABAG), incorporated into the Housing Needs Assessment. ABAG's materials state that the final step for completing the Housing Needs Assessment when using the provided data packets is to "Make meaning and find insights: Add the analysis that contextualizes this data for your jurisdiction and connects housing needs to policies and programs."

SV@Home recommends that the City of Santa Clara conduct additional outreach and analysis of the housing needs data in the draft with the goal of better understanding the housing needs of the city as they are experienced by residents of the city. We would draw particular attention to the AFFH requirement to assess the differences in experiences by race/ethnicity and across neighborhoods within the city. We find little effort to connect the data points showing that LatinX residents, and other members of protected classes, face greater incidents of housing instability and overlapping housing needs.

Lack of engagement on the assessment of the 5th Cycle Housing Element Update. The City failed to solicit and integrate public comment into the assessment of programs and policies adopted in the 5th Cycle Housing Element update. Neither was this assessment process integrated into the study sessions before the Planning Commission and/or the City Council. Partially as a result, what is provided is a less than thorough assessment of the progress made and the barriers that impeded progress during this period. In most cases, as is the pattern with the draft discussion of the proposed 6th Cycle programs and policies, the programs are simply noted as "ongoing" rather than attempting to assess the impact of specific actions taken. This is both less than we believe is required of this process and a missed opportunity to learn from some of the significant successes. City staff may feel it has a handle on these details, but failure to share through this process in a way that is publicly accessible (and accessible to a mostly new Planning Commission and City Council) is not compliant with state guidance and will significantly hamper ongoing public engagement.

SV@Home recommends that the assessment of the 5th Cycle Policies and Programs be incorporated into the more comprehensive assessment of housing needs, including concrete opportunities for public engagement around the lessons learned from these prior efforts. If most of these policy actions will be continued or have yet to be completed and are rolled over into the 6th Cycle update, it is critical that their impact be carefully reviewed. We believe this is a clear process requirement of this update.

Policies and Programs - Housing Needs Constraints and AFFH. An essential component of the Housing Element Update process is making connections for the plan to be responsive to its own findings – assessing the existing housing needs, and those that may be specific to enumerated populations under AFFH

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requirements, and then showing the work and closing the loop connecting them to specific policies and programs to be implemented in response. We have discussed our concerns with the outreach and engagement meant to inform this process. We have noted the limited assessment of existing programs. Subsequently, we struggle to track the connection between needs and solutions in the draft.

As with many other jurisdictions that we are tracking and reviewing across the state, we believe the lack of detail in the policies and programs included in the draft will not prove to be compliant. From our reading each of the policy and program areas presented are listed as "ongoing." There appear to be two pieces of policy work that are on a scheduled timeline: the comprehensive Zoning Code update initiated in 2014, which we understand as being part of the state mandate that there be objective development standards in place; and the update of the Inclusionary Housing program. With those exceptions, the proposed policies and programs lack a clear definition of work to be undertaken, provide no clear prioritization, and turn to "study," "consider," "continue to monitor,"and "review," rather than fully operationalizing the steps that will be taken. This portion of the update clearly falls short of the standards and guidance provided by the state and by numerous supporting documents made available from multiple sources over the past year. We have seen the lack of detail, discrete action steps, and clear timelines referenced in multiple HCD comments to another jurisdiction.

We would note that we believe there is a general failure to substantively address housing instability and displacement experienced by protected classes under AFFH in Santa Clara. We would also note that this failure was acknowledged during the study session held on July 16th, during which a number of "Potential Programs to Consider" were presented. Ideally, this is not the time to be taking the temperature of decision makers on key policies. These policies should be crafted in response to identified needs and public engagement. If an elected body is presented with a policy solution to address an identified need and chooses not to pursue that policy, this may or may not risk a non-compliant Housing Element. We believe, however, that identifying existing needs and developing specific policy and programmatic responses is required as a part of this process, and it falls to city staff to show their work and explain their recommended course of action.

> ***SV@Home recommends that the content and description of policies and programs to respond to housing needs and constraints should be made significantly more specific in order to be actionable during the 6th Cycle.***

Housing Opportunity Sites Inventory

Avoid Double-Counting 5th Cycle Completed Projects into the 6th Cycle Pipeline Inventory. The pipeline projects listed under Table 13.6-2 have sites labeled as "approved" or "Under Construction" but they do not specify whether they have approved building permits. In an initial review we found major projects listed as "Approved" that were already well under construction having received building permits. Similarly, a number of projects listed as "Under Construction" were found on the Annual Progress Report (APR) lists in prior years. The narrative provided on page 13.6-3 defines "Under Construction" projects as sites with anticipated completion and occupancy permits after June 30, 2022. According to the 5th Cycle Housing Element APR rules, however, projects that acquired their building permits within the planning period would count as progress

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towards a jurisdiction's RHNA.[1] As such, projects that have acquired their building permits would not qualify to be included in this 6th Cycle Draft Housing Element sites inventory.

> ***SV@Home recommends that the City of Santa Clara confirm and remove any sites from the inventory that received building permits prior to June 30, 2022, whether listed as "Under Construction" or "Approved".***

Overdependence on a few Specific Plan Areas, lacking assessment of development expectations. In general, cities should use an AFFH lens when initially reviewing sites to potentially include in the inventory and should not place too much reliance on sites in major plan areas located in lower-resourced areas. The sites inventory places 95% (4,590 units) of its lower-income sites in three major plan areas north of El Camino Real, all within moderate resourced areas with some sites abutting low-resourced areas. The ability of affordable developments to be competitive for state and federal financing will be more limited in moderate-resource areas. Beyond the failure to plan in higher-resourced areas, this over reliance raises a number of concerns: phasing for specific plan areas is often already planned and is subsequently better known than the potential timing for infill development sites; similarly, the developers' intent for specific sites – commercial, market-residential, affordable-residential – are also more generally more transparent. For these reasons the standard of evidence of likely development in these plan areas should reflect this knowledge.

Failure to incorporate AFFH requirement to spread lower-Income sites throughout the City, including higher-resourced areas. The sites inventory should identify and analyze the viability of placing lower-income housing units in high opportunity areas. The highest resourced areas in Santa Clara are located in the southerly sections of the city, which have the highest incomes and schools with the top ranking education scores, as shown in Figure 13.3-22 and Figure 13.3-23. Although investing in lower-resourced areas should also be a priority, **the City of Santa Clara must show efforts to provide access to affordable housing options throughout the entire city.** While located in more areas throughout the city, the distribution of pipeline projects alone does not satisfy this AFFH requirement, as they only make up 15% of the lower-income inventory and are not predominantly located in high resourced areas. [2]

Obvious areas of opportunities to build lower-income housing in higher-resourced areas would be in Santa Clara's downtown or near Stevens Creek Boulevard, which have General Plan Focus Areas. However, the sites inventory does not take advantage of these potential higher-resourced areas to meet AFFH, nor does the Draft Housing Element discuss why these particular areas should not be included. It is particularly disturbing that the prevalence of neighborhood opposition to new housing development is explicitly used as an explanation of why the sites inventory focuses entirely on plan areas where fewer people currently live. This is explicitly contrary to the state direction that the expectation of AFFH requirements open up areas and neighborhoods that have previously been exclusive and created barriers to economic integration and expanded access to opportunity.

[1] HCD, Housing Element Annual Progress Report Instructions (pg 91)

[2] Site Inventory Guidebook, Attachment: Summary of New Laws Referenced in the Guidebook (pg. 39): "AB 686 requires jurisdictions to conduct an assessment of fair housing in the housing element, **prepare the housing element site inventory through the lens of affirmatively furthering fair housing**, and include program(s) to affirmatively further fair housing."

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> ***SV@Home recommends that the City of Santa Clara update the sites inventory to include sites in the General Plan Focus Areas located in high and highest resourced areas so as to achieve AFFH requirements of providing affordable housing opportunities throughout the city.*** [3]

HCD's base level standards for the sites inventory are high. Lower-income sites must: 1) provide substantial evidence, such as market conditions and stronger development trends than what was provided, that indicate existing non-residential use will be discontinued or will not be an impediment to future residential development, 2) demonstrate that there is clear developer interest in redeveloping each site within the planning period, and 3) incorporate potential constraints (e.g. environmental, parking, open space, etc.) into the inventory's realistic capacity calculations consistent with HCD's Site Inventory Guidebook (per Government Code section 65583.2(c)(2)). An explanation of the factors leading to these conclusions in the site-specific analysis should also be provided.

The policies and programs listed in the Draft Housing Element need to support the efforts to successfully build-out the sites inventory. Chapter 13.6 should summarize and be clearly reflective of the outcomes from the proposed policies and programs outlined in Chapter 13.2 of the Housing Plan in order to make the identified sites viable for development without foreseeable constraints, within the planning period.[4]

Closing
The City of Santa Clara's Draft 6th Cycle Housing Element falls short of the statutory requirement at multiple levels, from its failure to elicit and reflect community input, to its deficient analysis of needs, to its absence of concrete programs with implementation details and timelines. We also believe the sites inventory falls significantly short of the AFFH requirements for this process. We encourage HCD to issue findings that the Draft does not substantially comply with Housing Element Law and direct the City to correct these and other deficiencies which may be identified. We would acknowledge again, that City staff have made it clear that they intend to continue to solicit input and refine the current draft prior to final review and approval by the City Council. We believe this provides opportunities to address deficiencies, but these actions will need to be significant.

Sincerely,

Mathew Reed
Director of Policy

---

[3] Site Inventory Guidebook, Background/Purpose, Housing Element Site Inventory Requirements (pg. 3): "When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government **first identify development potential in high opportunity neighborhoods**. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing… A site inventory and analysis will determine whether **program actions** must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new development need."

[4] ABAG Summary of Housing Element Reviews: Sites Inventory (pg. 3): "For non-vacant sites, most jurisdictions will need to provide substantial evidence that the existing use is not a barrier to redevelopment. This is a high bar and will require both *site-specific* analysis and a summary of development trends. Additionally, jurisdictions should **summarize policies and programs that support residential development on proposed redevelopment sites**"

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FIGURE 6: FORMAL COMMENT LETTER: LIFE SERVICES ALTERNATIVES

From: Dana Hooper <dhooper@lsahomes.org>
Sent: Tuesday, August 16, 2022 1:54 PM
To: Adam Marcus <amarcus@Santaclaraca.gov>
Cc: Hadiyah Fain <hfain@lsahomes.org>
Subject: comments to the 23-31 Housing Element

Hi Adam,

Thanks for taking the time to visit the LSA Cypress home. Cypress is a licensed residential care home.

As I mentioned I had a chance to review chapter 13.2 Housing Plan and have some comments I'd like to share.

My general comment is that otherwise eligible individuals should not be excluded because they choose to or are already living in a licensed residential care home. These individuals need the support just as much as there counterpart.

Here are some additional comments to specific section in the Housing Plan.

Action 1: The 4th objective – Support low-income housing alternatives such as housing for persons with disabilities should be expanded specifically to include licensed residential care homes.

Action 3: Affordable Housing Incentives and Facilitation. The construction of affordable housing should also include residential care homes as a type of facility and funding to at least the same level per person as multiunit projects.

Action 4: Maintenance of Housing Stock should include residential care homes in the definition of who is qualified to receive maintenance.

Best,

Dana

Dana Hooper
Executive Director
Life Services Alternatives
www.lsahomes.org
creating home changing lives

O: 408.728.9573 F: 408.762.1348

FIGURE 7: FORMAL COMMENT LETTER: ANNE PAULSON

From: Anne Paulson <anne.paulson@gmail.com>
Sent: Monday, August 01, 2022 4:11 PM
To: John Davidson <JDavidson@SantaClaraCA.gov>; HousingElements@hcd.ca.gov
Subject: City of Santa Clara Housing Element Update: Approvals and Pipelines

Dear John Davidson,

Santa Clara's Housing Element shows a city that is developing, and has a lot of areas where multifamily housing can be built. But the description of the approval process is vague and confusing, and parcels and projects are listed in the pipeline and the site inventory without regard to whether they will actually end up being permitted in the next eight years.

The Local Processing Explanation Is Confusing and Lacks Necessary Information

The section on Local Processing and Permit Procedures, (p 13-5.14 ff), is confusing and omits information. For each kind of project—single family housing, small multifamily, large multifamily, huge multi-acre project that requires a General Plan change— the reader wants to learn

- What are the steps, in order, from the initial approach to the city to the granting of a building permit, including General Plan amendments if those are required?
- How long does each one take, and which ones can be combined?
- How many public meetings are required?
- How much does each step cost?
- What is the average and the median time for each step, and **what is the average and median time from initial approach to the granting of the permit**?
- **What is the average/median cost for each type of project?**
- How many public meetings, in total, are required for each type of project?
- What fraction of proposed projects end up getting entitled?
- **What fraction of proposed projects end up getting building permits**?

The document does not give this information.

The document talks about various types of review (Architectural Review, Planned Development. etc.) but doesn't make clear their order, and which ones can be done in parallel. Table 13.5-8 promises Fee Analysis Scenarios, but they are not provided. They need to be provided, and another scenario should be added: a huge project (like 3905 Freedom Circle) that requires a General Plan Amendment.

The fees list, Table 13.5-9, is unclear. Since the document promises a fee analysis for a typical 100 unit project but doesn't provide it, I tried to compute that fee, but I couldn't. For example, the Plan Review Fee is 75% of the Building Permit Fee, but what counts as the Building Permit Fee? Moreover the Santa Clara numbers in the fee table, Table 13.5-6, seem to be much smaller than the fees listed in Table 13.5-9. And it seems that the Technology Fee computations could be streamlined if the city would just multiply the underlying numbers by 1.0337, rather than having readers attempt to work it out.

Recommendations:

- For each typical type of building (ADU, single family house, 10 unit multifamily, 100 unit multifamily, big project that requires rezoning), **list each step the applicant must go through, in order, with the time it takes, the number of public meetings it requires,**

the approval body or bodies, and how much it costs. I should be able to look at that table for each building type and know how long the whole process takes and how much the whole process costs.
- **Make the fees table comprehensible.** Combining fees might help.

Pipeline Projects and the Site Inventory

Turning to the pipeline projects, Table 13.6-2, I find similar unclarity. A total of 6753 units are listed in Approved projects. This is confusing: if Santa Clara has 6753 approved units in multifamily projects, why did the city only issue 2403 building permits in the last 4 years according to their 2018-2021 Annual Project Report? Why are all these projects not getting building permits, when they seem ready?

The answer is Santa Clara's definition of "approved." Normally, *approved* means a building has been approved on that parcel or those parcels, and the applicant now has only to draw up plans and submit them for a building permit. But that's not true here; instead, *approved* appears to mean that the project is somewhere along the approval cycle, not that it has been fully entitled and the next step is applying for a building permit.

Santa Clara has been rezoning entire industrial areas into neighborhoods for housing. Apparently, a project counts as approved if it's somewhere on the path from the initial General Plan change to the approval of an individual building. For an example, look at 3905 Freedom Circle (Greystar), listed as approved for 1,075 units. The Freedom Circle Focus Area Plan was only adopted in June 2022 (Table 13.6-4). Seemingly, Greystar has to go through some more approval steps before it can apply for a permit. What are those steps? This is what the document should explain, but does not. It looks like there's no certainty that Greystar is going to end up putting up buildings at 3905 Freedom Circle, though.

Instead of counting each approved project for the full number of units, Santa Clara should assume a mortality rate; neighboring San Jose assumes that only 60% of proposed projects will survive to be built. Moreover, the document needs to first make explicit what the full approval path is, and then explain where each project is along that path.

For Proposed projects, the situation is worse, and the projects are even more vague. A project called "Sares Regis" is listed for 300 units. Where is this project to be located? Sares Regis is a developer, not a location. The proposed projects should be listed with more specificity, and should be discounted for the substantial probability that they will not end up going forward.

The Site Inventory should also be discounting projects for the probability they won't be built. On p. 13.6-17, the document says, "full buildout of [the Tasman East Specific Plan] will likely occur by 2038." Then it proceeds to list every single available parcel in Tasman East in the Site Inventory. Since the site will be built out during the next two RHNA cycles, the capacity of those parcels should be discounted by 50%. The Site Inventory lists all the available parcels in the Lawrence State Plan and the Patrick Henry Drive Specific Plan area too, again without discounting. They should be discounted since the city knows the areas will not be built out in the Sixth RHNA Cycle projection period.

Recommendations:
- Be more specific about the stage of approval each project is in.

- **Discount pipeline project and site inventory capacity for the probability that the project doesn't get built.**

Conclusion

There is plainly a lot of capacity in Santa Clara. What the Housing Element needs to do is explain how this capacity is going to be used to build the RHNA *in the next eight years*. The document needs to be far more clear and explicit about the entire process—the steps, how long the process takes, how much the fees are, what the project mortality is—and where each listed project is along the way. If the analysis shows that Santa Clara is not on target to make the RHNA, then the steps need to be sped up and/or the process needs to be altered so that a higher fraction of projects end up surviving the process and receiving building permits.

Sincerely,

Anne Paulson

A

From: Anne Paulson <anne.paulson@gmail.com>
Sent: Monday, August 01, 2022 4:13 PM
To: John Davidson <JDavidson@SantaClaraCA.gov>; HousingElements@hcd.ca.gov
Subject: City of Santa Clara Housing Element Update: Programs for Affordable Housing

Dear John Davidson,

Like most jurisdictions, Santa Clara has been building mostly Above Moderate housing. Like other jurisdictions, Santa Clara is nowhere close to building below market units at a rate that would satisfy its Sixth Cycle below market RHNA.

So it would make sense for the Housing Element to include programs, with deadlines and milestones, to build more affordable housing. A few policies look like they might be relevant:

> **Policy B-1**: Identify potential sites for affordable housing units in areas of "high opportunity" as defined by the state.
>
> **Policy B-4**: Identify and potentially designate surplus land that can accommodate low, very-low, and extremely low-income residential development.
>
> **Policy D-1**: Continue to identify and apply for funding that supports the development of housing for lower-income and special needs households.

These policies look promising. But then, taking a look at the actions, they aren't actions, just more goals. Or they are vague statements of what the city plans to "explore," instead of what the city plans to do.

The City Needs to Commit to Actual Measurable Actions and Deadlines

The city must commit itself to take real actions, by concrete deadlines.

In Action 2: Affordable Housing Ordinance (p. 13.2-4) instead of "explor[ing] changes to the affordable housing ordinance," the document should *make* changes *by a certain time*. The same goes for changing the affordability requirements for moderate income inclusionary units: the document should say what the change will be and when it will be made.

In Action 1: Provision of a Variety of Housing Types (p. 13.2-4) instead of saying the city will *support* SROs, the housing element should *legalize* SROs and plan for a certain number of SRO units to be built by the end of the planning period. The same goes for homes for disabled people and seniors: the document should *allow* and *plan* for such special-need housing.

In Policy B-4 (p13.2-1) Instead of "potentially designating surplus land," the city should designate surplus land, or commit to doing so by a date certain.

To further encourage all-affordable projects, the city should also

- make all-affordable housing projects buildable by right, with ministerial approval
- remove parking minimums for all-affordable projects
- reduce fees for all-affordable projects

If the city cannot take these actions now for whatever reason, it should identify the reason and commit to taking the action by a certain date within the planning period.

Santa Clara needs to build more affordable housing. The Programs part of the Housing Element needs to say how it plans to achieve this, with specific actions and deadlines.

Sincerely,

Anne Paulson

FIGURE 7: FORMAL COMMENT LETTER: PARTNERSHIP FOR THE BAY'S FUTURE

August 24, 2022

PARTNERSHIP FOR THE BAY'S FUTURE

Submitted by email to: Adam Marcus, amarcus@SantaClaraCA.gov

RE: Santa Clara's 6th Cycle Housing Element Update

Dear City of Santa Clara:

Thank you for the opportunity to provide input on the city of Santa Clara's housing element. Your work supporting your community to meet its housing needs is critical in addressing the current housing affordability crisis. We understand that at this moment in the housing element process, your jurisdiction is waiting for comments from HCD. As such, we request that you incorporate additional equitable housing policies into your draft housing element during your next revision. We offer the attached equitable policy resources as well as potential technical assistance from Baird + Driskell Community Planning ("B+D") if your jurisdiction is interested in this level of support.

The Partnership for the Bay's Future ("PBF") is a public-private-nonprofit partnership working to create a more livable Bay Area in which diverse people of all walks of life can afford to live and thrive. To do so, we address the challenges of housing and protecting tenants through the support of equitable policy change as well as investing in the production and preservation of affordable housing.

In consultation with government leaders, housing policy experts, and communities, we have compiled a list of equitable housing priorities that we request Santa Clara incorporate into the new housing element. In some cases, these are policies that housing element law requires jurisdictions to address as a potential action or recommendation in their housing elements, but in other cases, these are suggested policies that we are raising up as PBF's equitable planning priorities. We are including the following resources for your review and consideration:

- a slide deck covering each priority policy idea, with template language for your jurisdiction to consider,
- examples of places where the policy has been adopted, and
- additional links and resources.

We believe that Santa Clara's current efforts already include some of the listed policies, which we applaud. We also believe that all Bay Area communities can take more steps to make their housing elements more equitable. The attached summaries can be used as resources for staff as they communicate with both decision makers and the public, and we are happy to provide further assistance to incorporate these policies into your housing element as well as help draft talking points that can be tailored for local implementation.

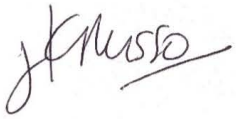
We believe the following policies can play an important role in meeting the requirements of this housing element and supporting thriving communities, and we request that Santa Clara include them in the next housing element draft:

1. Favorable Zoning and Land Use
    - Make multifamily infill easier to develop
    - Allow, require or encourage multifamily housing in more places
    - Allow or encourage missing middle housing in single-family neighborhoods
    - Provide incentives for affordable housing development
    - Provide incentives for affordable ADUs and "missing middle" housing
2. Accelerating Production Timeframes
    - Streamline development approvals and environmental review process for multifamily housing
    - Streamline permitting process for multifamily housing
3. Reducing Construction and Development Costs
    - Ensure local requirements are not making development more expensive without requisite benefits
    - Actively support the use of modular and factory-built construction methods
4. Providing Financial Subsidies: Generate new or dedicate existing revenue for affordable housing
5. Advocating for Rent Control and Just Cause for Eviction Policies
    - Adopt or update rent stabilization policies
    - Adopt or update just cause eviction policies
6. Advocating for Community Land Trusts (CLTs): Support the formation and operation of community land trusts
7. Advocating for Inclusionary Zoning and Impact Fees: Create or review/update inclusionary housing (including in-lieu fees) and commercial linkage fee requirements
8. Inventory of Sites: Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas

If you have any questions, please contact me (krusso@sff.org) and our colleagues at Baird + Driskell (Kristy Wang, wang@bdplanning.com, and Joshua Abrams, abrams@bdplanning.com). We will follow up with you shortly to see if we can provide further support, including technical assistance from the B+D team to further explore some of these policies.

Thank you again for the opportunity to provide input into Santa Clara's housing element. We appreciate your efforts to address the housing needs of Bay Area and California residents.

Sincerely,



Khanh Russo
Vice President of Policy and Innovation
San Francisco Foundation

A

FIGURE 8: FORMAL COMMENT LETTER: CARPENTER'S UNION 405



CARPENTERS LOCAL UNION 405

SERVING SANTA CLARA & SAN BENITO COUNTIES

10/11/2022

Santa Clara City
Attn: John Davidson, Principal Planner
1500 Warburton Avenue
Santa Clara, CA, 95050
Via Email John Davidson

Re: Santa Clara City Draft Housing Element Update

Dear John Davidson,

Please accept these comments on the above referenced Housing Element Update on behalf of the members of Carpenters Local 405, which represents working men and women of Santa Clara City and Santa Clara County. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), as well as the policy goals outlined in the Santa Clara City Housing Element and larger General Plan, it is vital that Santa Clara City support efforts to build the local construction workforce. Local 405 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

Without an intervention, Santa Clara City is not likely to reach its RHNA housing allocation. The City needs to build 11,632 housing units[1] over the next 8 years. The current Draft Housing Element has higher Moderate, Low, and Very Low Income housing unit allocations than the 5th Cycle Goals, all of which were not met. Critically, since 2014, only 16% of Very Low-Income, 26% of Low-Income, and 14% of Moderate-Income housing goals were met.[2] These issues raise concerns for the City's ability to meet affordable housing goals: a top concern for various city stakeholders, including community members.

There are practical solutions to address Santa Clara City's housing shortages. To support the policy goals of the Housing Element, Local 405 is requesting that the City add local hire and apprenticeship requirements to the final Housing Element for all residential construction projects larger than 10 units. The standards Local 405 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor

[1] Page 13.4-14: Draft Santa Clara City 2023-2031 Housing Element (Table 13.4-11: Regional Housing Needs Allocation)
[2] California Housing Partnership: Progress of Santa Clara County towards 5th Cycle RHNA

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needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce.

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of Santa Clara City for any residential project larger than 10 units

Permitting requirements in the Municipal Code of Santa Clara City.

> A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of Santa Clara City, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

> For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards **OR** in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

Local Hire Policy:

> Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within Santa Clara county within 180 days of the expected date of issuance of the Notice to Proceed for the project.

The housing infrastructure in Santa Clara City has not kept up with increased employment opportunities. From 2010-2035, there are projected to be 30% more job openings than available housing in Santa Clara County.[3] Additionally, 40.3% of people who work in Santa Clara

[3] Page 3-23: Santa Clara 2010-2035 General Plan

County do not live in the County.[4] Half of the workers who can afford to live in Santa Clara City are cost-burdened by housing expenses.[5] As Santa Clara City grows, a lack of diverse and affordable housing prevents workers from being able to live and work in the City. A commitment to supporting local residential construction workers and apprenticeship programs can bridge the gap between economic opportunities and suitable housing options in Santa Clara City.

Local 405 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in Santa Clara City, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of Santa Clara City. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by Santa Clara City and Santa Clara County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides Santa Clara City residents housing sooner. Local 405 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career.

Local 405 is in a unique position to address many of the key ideas outline in Santa Clara City Housing Element Update. By investing in the training and utilization of apprentices, performing

[4] United States Census Bureau: OnTheMap (Inflow/Outflow Job Counts for Santa Clara County in 2019-latest available data)
[5] Page 13.3-3: Draft Santa Clara City Housing Element (2023-2031)

outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 405 is prepared to assist in closing the affordability gap in Santa Clara City and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 405.

Thank you for your time and consideration of these comments.

Sincerely,

Samuel Munoz
Senior Field Representative
Carpenters Local 405

CC:

planning@santaclaraca.gov

planning.commission@pln.sccgov.org

FIGURE 9: FORMAL COMMENT LETTER: HOUSING ACTION COALITION

FARELLA BRAUN + MARTEL LLP

THOMAS B. MAYHEW
tmayhew@fbm.com
D 415.954.4948

November 30, 2022

Via E-mail

John Davidson
Principal Planner
E-Mail: JDavidson@SantaClaraCA.gov

Re: City of Santa Clara Draft Housing Element
Comments of Housing Action Coalition

Dear Mr. Davidson:

On behalf of the Housing Action Coalition,[1] we write to comment on the draft 2023-2031 Housing Element for the City of Santa Clara.

The draft Housing Element does not meet the City's obligation to plan and provide for affordable housing. Absent substantial revisions, it may be found in violation of state law.

A. The City Includes Sites That Are Not "Suitable And Available," Because They Do Not Have A "Realistic And Demonstrated Potential" For Redevelopment During The Planning Period To Meet The Need For Housing.

One of the most concrete aspects of any housing element is the inventory of land "suitable and available" for residential development to meet the city's regional housing need by income level. Government Code § 65583(a)(3); HCD Housing Element Site Inventory Guidebook at p. 1 (HAC Appendix Tab 1). The list is a specific means of evaluating whether the City has adequately planned for development of housing for all income levels, and to identify how much land will need to be rezoned to make it possible to provide for the housing needs of the community as it grows. Where nonvacant sites are listed, there must be a "realistic and demonstrated potential for redevelopment" during the next eight years. Government Code § 65583(a)(3). Where nonvacant sites are not zoned for residential development, the City must rezone them within a specified timeframe. *Id.* § 65583.2(a), 65583(c).

[1] The Housing Action Coalition is a nonprofit that advocates for building more homes at all levels of affordability to alleviate the Bay Area and California's housing shortage, displacement, and affordability crisis.

To address past abuses – including cities listing unrealistic sites – the California Legislature created a high standard for listing nonvacant sites, particularly where a city claims that the site is suitable and available for redevelopment as housing affordable to those with below average incomes. Where nonvacant sites are used to address over 50% of the need for affordable housing for those with lower incomes, the City must show the realistic and demonstrated potential for redevelopment by making formal findings that the existing use does not impede residential development "based on substantial evidence that the use is likely to be discontinued" during the planning period. Government Code § 65583.2(g)(2) (final sentence).

The current draft does not meet the requirement that it identify sufficient sites that are realistic, suitable and available. The City relies heavily on the speculative and unlikely assumption that existing uses of buildings in Santa Clara by the technology industry will cease during the next eight years, with research facilities and data centers being torn down to construct affordable housing. It relies on sites too small for practical development by affordable housing developers, and even lists a fire station that it has no plans to move. It also fails to address the fact that many of the sites are being re-listed, because they were not developed or approved for housing during the last eight years, without a commitment to rezone them for "by right" approval.

1. The Six Data Center Sites Are Not Likely To Be Redeveloped As Housing During The Next Eight Years.

(APN 216-33-033, 216-33-045, 216-33-025, 097-46-015, 104-04-076, and 104-04-077)

Several sites on the site inventory– those located at 2960 Corvin, 2970-3000 Corvin, 3030 Corvin, 5101 Lafayette, 4650 Old Ironsides, and 4700 Old Ironsides – are currently used as large-scale data centers.[2] Santa Clara is a favored location for data centers because its municipal electric utility provides power at less expensive rates than PG&E, and because its location in Silicon Valley reduces signal transmission times between the data center customer and the data center. *See* HAC Appendix Tab 2 ("In particular, Santa Clara has become the valley's principal data center hub . . . The municipal utility, Silicon Valley Power, offers slightly lower rates in Santa Clara than its competitor, PG&E, and this has attracted numerous data center developers."); HAC Appendix Tab 3. Santa Clara's optimal location and utility rates make it

[2] The sites were listed on the August 22, 2022 draft of the inventory using APN numbers 216-33-033, 216-33-045, 216-33-025, 097-46-015, 104-04-076, and 104-04-077. The current use was not identified, which if not corrected in the final draft would violate Government Code section 65583.2(b)(3). We note that the use of APN numbers throughout the housing inventory, without also stating the address and current use, makes it considerably more difficult for state reviewers and the public to see what the City plans, and to comment on its feasibility. Including both the current use and the evidence of why the current use is expected to be discontinued are required by state law, and we hope that the City will address this issue in the next draft by adding all of the required information.

particularly unlikely that an existing data center will stop operations and sell to an affordable housing developer for construction of low income housing.

Indeed, each of these data centers were the subject of relatively recent, high dollar acquisitions. The sites were not acquired by residential developers as would be expected if the property were soon to be developed for housing, but by data center operators, making it unrealistic to conclude that they will be demolished during the next eight years to build affordable housing:

- 4650 Old Ironsides (APN 104-04-077) is a 124,400 square foot, two story data center, and was acquired by Menlo Equities in September 2021 for $35.8 million. Menlo Equities focuses on acquiring data centers and describes the acquisition on their website as "Property is situated in a strong infill location that is the most desirable data center submarket in Silicon Valley." HAC Appendix Tab 4.

- The property next door, 4700 Old Ironsides (APN 104-04-076), was also acquired by Menlo Equities in September 2021. It is a 90,100 square feet data center, and was acquired for $28 million. A partner with Menlo Equities was quoted as explaining that the purpose of the acquisition was "because of the increase in the demand for data." HAC Appendix Tab 5.[3]

- The data center at 5101 Lafayette (APN 097-46-015) was acquired in November 2016 for $12.8 million. HAC Appendix Tab 6. The purchaser bought it to continue its use as a data center; the acquirer was a telecommunications provider, (HAC Appendix Tab 7), and it has been used as a data center in the six years since then, with no proposal for redevelopment as housing. The purchaser described their intention for the property as: "We have long targeted Northern California as an expansion opportunity for our zColo data center business."; "The quality and high-power density of this facility is perfectly matched to the requirements of our leading-edge, Bay Area customers." HAC Appendix Tab 6.

  Notably, this data center was on Santa Clara's 2015-2023 Housing Element, and despite the Tasman East Specific Plan, the property was acquired during the last Housing Element period for continued use as a data center, not for redevelopment as housing. Four parcels bordering it were combined for the 2300 Calle De Luna project by housing developer Related, but Related was apparently unable to acquire 5101 Lafayette to square off the project site, as would ordinarily be expected if the site were available for residential development.

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[3] As recently as September 2022, the Santa Clara building department approved re-roofing 4700 Old Ironsides for its existing commercial use, with a project cost of $150,000. Santa Clara Building Permit Number BLD22-66735.

- The data centers at 2960 Corvin, 2970 Corvin, 3000 Corvin, and 3030 Corvin (APN 216-33-033, 216-33-045, 216-33-025) were also included in the 2015-2023 Housing Element, and were not redeveloped. They were instead sold in a transaction that continues their existing use, even after the 2016 rezoning of the Lawrence Station area. In May 2017, data center company Equinix acquired them as part of a $3.6 billion acquisition of a number of data centers. *See* HAC Appendix Tab 3. The president for the Americas at Equinix explained that the acquisitions in Santa Clara were an attractive part of the package, given the high cost to construct new data centers in Silicon Valley.

  The planning department is undoubtedly familiar with the continuing intention to use this site as a data center; there have been a number of planning projects involving installation of additional power systems and energy servers at 2960 Corvin and 2970 Corvin, filed in 2021 and still pending. See Santa Clara Planning Department Record Numbers PLN2021-14844, PLN2021-14845, CEQ2021-01085 and -01086.

Under state housing law, when nonvacant sites are used to meet over 50% of the need for affordable housing – as is the case with Santa Clara's draft Housing Element – the city must meet a high standard: nonvacant sites are presumed under the law to impede residential development, and the City cannot rely on them without finding, based on substantial evidence, that the property is *likely* to become housing in the next eight years. Government Code § 65583.2(g)(2) (final sentence). Particularly given the recent acquisitions of the data centers by data center companies, and their declared business plans to use them as data centers rather than to re-sell them for development of affordable housing, Santa Clara lacks substantial evidence that these properties will meet the affordable housing needs of the next eight years, and cannot credibly conclude that it is "likely" that the data centers will stop operations. They do not count towards the City's obligation to plan for very low and low income housing development.

Without these six data center sites, the City's Housing Element is inadequate because it does not identify sufficient sites to meet the projected regional housing need for very low and low income housing. The draft Housing Element relies heavily on the unsuitable and unavailable data center sites to create the impression that it will meet the housing needs of those who can least afford housing:

APN/Address	Very Low	Low	Moderate
2960 Corvin APN 216-33-033	22	12	12
2970-3000 Corvin APN 216-33-045	79	39	39
3030 Corvin APN 216-33-025	25	13	13
5101 Lafayette APN 097-46-015	71	35	35
4650 Ironsides	390	195	195

APN 104-04-077			
4700 Ironsides APN 104-04-076	326	164	164
Totals:	**913**	**458**	**458**

See Draft Housing Element 8/22/22 at tables 13.6-9, 13.6-10, and 13.6-11. Without these sites, the City's claimed "RHNA Surplus" becomes a deficit:

	Very Low	Low	Moderate
Claimed Inventory[4]	3,592	1,972	2,781
Data Centers Not Appropriately Included in Inventory	(913)	(458)	(458)
Total Without Data Centers	2,679	1,514	2,323
RHNA Requirement	2,872	1,653	1,981
RHNA (Deficit)/Surplus	(193)	(139)	342 surplus

See draft at Table 13.6-5. The final Housing Element will need to identify additional, realistic sites for very low and low income housing in order to meet the requirements of state law.

2. The Gemini Rosemont Technology Park Is Not Likely To Be Redeveloped As Affordable Housing During The Next Eight Years

(APN 216-34-079, -083, -084, and -085)

Next, we address four other parcels from the inventory in the Lawrence Station area: APN 216-34-079, -083,[5] -084, and -085. These parcels are currently used as a research and development office park, under long term leases to Affymetrix (a subsidiary of Thermo Fisher), Cloudinary, Nissan North America, and Intuitive Surgical.

[4] Based on combination of "Approved and Proposed Projects," "Total ADU Projections," and "Total Capacity – Specific Plan Sites" in table 13.6-5.

[5] To avoid confusion, note that -083 is listed twice on the inventory (second, and ninth, on the Lawrence Station table 13.6-10), with the acreage split between "high density residential" and "very high density residential."

As of the time of the passage of the Lawrence Station Area Plan in November 2016, there had been no proposal by the then-owner of these four parcels, Sobrato Organization, to develop any of them as residential. As the plan itself stated, "To date, this entity has not submitted a proposal for development; therefore, commencement of development of these properties is expected to occur subsequent to the proposals described in phase one." LSAP at section 11.4.[6]

Indeed, six years later, there still has been no proposal for redevelopment of these sites as housing. To the contrary, until 2019 Sobrato continued to lease out the space as a research and development office park, and spent nearly $62 million on renovations. HAC Appendix Tab 8. In 2018, Sobrato entered into a new ten year lease with Nissan North America for an expansion of their Northern California technology research, and a six year lease with Cloudinary.[7] In early 2019, shortly before selling the property, Sobrato entered into a long-term lease for 210,000 square feet to Intuitive Surgical. *See* HAC Appendix Tab 8.

In May 2019, three of the parcels – APN 216-34-083, -084, and -085 – were then sold for a whopping $170.52 million to Gemini Rosemont.[8] Gemini Rosemont shows no intention of redeveloping the properties as residential housing. To the contrary, in announcing the deal, its CEO explained that this was an office sector acquisition: "We're entering the next phase of our multi-pronged initiative to acquire Class A assets in the office sector in targeted, tech-centric coastal and gateway markets, and opportunistically in select target markets across the U.S.," said Ian Brownlow, chief executive officer for Gemini Rosemont at the time of the company's relocation. "We will leverage our deep market knowledge and our impressive 25-year track record to identify and acquire those office buildings in which we can unlock value, provide superior tenant services and deliver enhanced returns to our investors."

Meanwhile, tenant improvements continue to be made, even after the Sobrato sale to Gemini Rosemont. *See, e.g.,* BLD21-63262 (building permit for an estimated $300,000 of tenant improvements on the second floor of a 5,733 square foot space at 3410 Central Expressway). These are not dilapidated properties where the existing use is about to be discontinued; this is a vibrant and modern research and technology park where the tenants plan to remain.

In light of the current owner's expressed commitment to the office sector, the long-term leases with technology tenants headquartered in Santa Clara, the tens of millions of dollars recently spent on renovations, and the lack of any indication during the last eight years that anyone wants to redevelop the property as residential, the City cannot credibly claim that there is "substantial evidence" that the property is "likely" to be redeveloped for housing. This property is not going to meet the needs of those with very low, low, and moderate incomes for housing over the next eight years, and should not be counted as likely to meet the RHNA need.

The City's inventory indicates that it expects the technology park to supply 497 very low income, 249 low income, and 249 moderate income affordable units. The City will need to add

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[6] The Lawrence Station Area Plan, as approved, is at HAC Appendix Tab 9.
[7] *See* HAC Appendix Tab 10, Tab 11.
[8] *See* HAC Appendix Tab 8; *see also* Assessor Records at HAC Appendix Tab 12, 13, 14.

additional inventory to meet the needs for affordable housing on sites that are realistic, suitable, and available to meet the need in these categories.

3. The Pearlman/Himy Office Buildings At 4633, 4655, 4677, and 4699 Old Ironsides Are Not Likely To Be Redeveloped As Affordable Housing.

(APN 104-04-138, -139, -140, and -141)

The four four-story office buildings between Old Ironsides and Great America Parkway at the addresses 4633, 4655, 4677, and 4699 Old Ironsides – parcels numbered 104-04-138, -139, -140, and -141, owned by Pearlman/Himy– should not be considered "likely" to be redeveloped for affordable housing during the next eight years. During the Patrick Henry Drive Specific Plan planning process, the owner of those sites specifically asked for a zoning designation that would authorize building of completely non-residential uses: taller office buildings. The City acceded to this request by creating a new zoning designation, "High Density Flex."

By claiming that the properties have been rezoned so that it is theoretically possible to build housing on these four parcels, the City attempts to claim credit for meeting a large portion of its RHNA obligation: together, these parcels are claimed to meet the need for 286 "very low" income units, 144 low income units, and 144 units affordable for those with moderate income. As with other nonvacant sites, the City has the burden of citing substantial evidence that the property is "likely" to be used for housing. Here, the owner expressed a desire for "flexibility" – rejecting the City's initial proposal of housing-only zoning, and requesting creation of a special zoning designation that would allow the owner to build no housing at all. Indeed, at the owner's request, the Environmental Impact Report studied an alternative referred to as "Maximum Office." The City's study of "Maximum Office" alternative applies only to these parcels, since the other parcels in the Patrick Henry Drive Specific Plan area are zoned for residential with only first floor retail/office allowed. Given the strong signals from Pearlman/Himy that it does not have a current intention of building housing on these four parcels, the City does not meet the requirement of showing that it is "likely" that the property will be redeveloped for affordable housing during the next eight years. Meanwhile, the existing use also includes tenants with long-term leases, but the City has done nothing to analyze or investigate when these leases expire, whether the leases contain renewal rights, or whether the existing use would otherwise be an obstacle to the building of housing during the 2023-2031 period.[9]

Indeed, the City's draft Housing Element effectively concedes the City's doubt that the Pearlman/Himy properties will be developed as housing during the 2023-2031 period. If the Pearlman/Himy sites are developed as high density offices – and there is every indication that they will be – the City promises that six months after the approval of the office development, it will *then* identify adequate sites for housing development. This seems to be an ordinary

[9] In fact, publicly available information shows that the four office buildings continue to be marketed for office leases. HAC Appendix Tab 15. The owner continues to sign new office leases, including during 2022. HAC Appendix Tab 16 and 17.

43,560 square feet, and 0.5 acres is 21,780 square feet. County records show that these parcels are in fact smaller than 0.5 acres:[11]

Address/APN	Recorded Size (Assessor Database)	Computed Size (Santa Clara County GIS)
2346 Calle Del Mundo APN 097-46-003	20,038 sq. ft	20,042 sq. ft.
2338 Calle Del Mundo APN 097-46-004	19,602 sq. ft	19,509 sq. ft
2330 Calle Del Mundo APN 097-46-005	20,038 sq. ft	20,042 sq. ft
2322 Calle Del Mundo APN 097-46-006	20,038 sq. ft	20,046 sq. ft
2301 Calle De Luna APN 097-46-007	20,038 sq. ft	20,002 sq. ft
2309 Calle De Luna APN 097-46-008	20,038 sq. ft	20,003 sq. ft
2317 Calle De Luna APN 097-46-009	20,038 sq. ft	19,706 sq. ft
2325 Calle De Luna APN 097-46-010	20,473 sq. ft	21,662 sq. ft
2272 Calle De Luna APN 097-46-025	21,344 sq. ft	21,064 sq. ft
2262 Calle De Luna APN 097-46-026	21,344 sq. ft	21,880*[12] sq. ft

Indeed, the City's own 2015-2023 Housing Element, which listed these same sites, described most of them (all but -025 and -026) as either 0.45 acres or 0.46 acres. *See* 2015-2023 Housing Element at table 8.12-6-4.

Parcels like these, which are smaller than 0.5 acres, cannot be used as part of the site inventory to satisfy the "very low" and "low" categories without a concrete showing, based on prior experience, of why it is realistic to expect that it will be developed for low income housing. The City's Housing Element contains no proof that affordable housing has successfully been

[11] This information is available on the County of Santa Clara GIS map online, available at https://ges.sccgov.org/discovergis/sccmap; the square footage is available by clicking on the individual parcel, then choosing "Show Planning's Property Profile" to obtain this publicly available information from the Santa Clara County Department of Planning and Development.

[12] Note, the GIS Computed Size shows that -026 is slightly larger than 0.5 acres. In order to include it, the city would need to determine, as part of the Housing Element, that the County GIS system is more accurate than the county assessor's official records, which reflect that the property is smaller than 0.5 acres.

developed on sites of this size. The city's RHNA "surplus" is thus overstated by 142 very low, 70 low, and 70 moderate affordable units (and as explained above, is actually a deficit). The City should identify additional sites that are likely to be redeveloped as housing in the next eight years, and which are suitable as sites for affordable housing.

5. The City Has Inappropriately Listed Other Sites As Well.

(1) 3011 Corvin (APN 216-33-021).

Santa Clara City Fire Department Station # 9 serves the Lawrence Station area of the city. It is located at 3011 Corvin Drive. The parcel number is 216-33-021. The City has listed it on its housing inventory, and claims that it will meet part of the RHNA need, because it could be used to build 12 units of affordable housing for those with moderate incomes. However, as far as we are aware, the City has no present intention of selling this property or developing it for affordable housing. Indeed, the Lawrence Station Specific Plan shows that the City intends that the fire station will remain as a public use. The City also listed this parcel on the 2015-2023 Housing Element inventory, and took no steps to make it available for housing. It is not likely to be used for housing in the next eight years, given its existing use. It should be removed, or at least excluded from the totals. This will also help avoid it being used incorrectly as a buffer as part of any "no net loss" analysis during the 2023-2031 period.

(2) 2343 Calle Del Mundo (APN 097-05-111).

Parcel 097-05-111 in the Tasman East area appears to be part of the 2343 Calle Del Mundo project by Summerhill. The rest of the 2343 Calle Del Mundo project site is not listed in the site inventory, presumably because it is already under construction. The City may wish to reevaluate its designation of -111 based on the apparent common ownership with parcel 097-05-110. It should probably be removed, or at least excluded, to avoid being used as part of a "no net loss" analysis during the 2023-2031 period.

B. The Extensive Re-Use Of Sites Requires A New "Use By Right" Zoning Overlay.

In Government Code section 65583.2(c), nonvacant land listed in a prior housing element but not approved for development must be rezoned within three years so that any housing development in which at least 20 percent of the units are affordable to lower income households is entitled to "residential use by right." (i.e., no requirement for conditional use permit, planned development permit, or other discretionary local government review). This would prevent subjective and discretionary permit processes – for example, "architectural review" – from being used to block housing projects that provide affordable housing.

The draft Housing Element for 2023-2031 lists nonvacant land listed in a prior housing element but not approved for development: All of the Tasman East sites on the draft for 2023-2031 were already used on the site inventory for 2015-2023, and all of the Lawrence Station sites on the draft for 2023-2031 were already used on the site inventory for 2015-2023. *Compare*

2015-2023 Housing Element at tables 8.12-6-4 and 8.12-6-5 *with* draft 2023-2031 Housing Element at tables 13.6-9 and 13.6-10. Under section 65583.2(c), the City is therefore required to implement a program to rezone all of these sites by no later than three years from the adoption of the element, to permit "use by right" for housing developments if 20% of the units are affordable to low or very low income residents.

The City is aware of this requirement, but tries to argue around it, at page 13.6-7 of the draft, titled "Re-Use of Sites." The City argues that because it rezoned the Tasman East and Lawrence Station sites during the 2015-2023 cycle for a higher density to conform to the General Plan, it can count the sites as "new" for purposes of the 2023-2031 cycle, and ignore that they were identified in a prior housing element. The argument will not hold up in court. The statute unambiguously states that if the site is nonvacant, was "identified" in a prior housing element, and was not approved for development, it "shall not be deemed adequate to accommodate a portion of the housing need for lower incomes households . . ." unless rezoned in the new housing element for "use by right."

Nor does the City's "rezoning for higher density" argument fit the facts: The sites were rezoned as part of a Government Code section 65583(c) program (albeit late, as explained in the next section). Indeed, if they had not been rezoned, the city otherwise had a shortfall of sites to address the 2015-2023 RHNA. Moreover, some of them are zoned at the exact same density stated in the 2015-2023 Housing Element. *See, e.g.*, APN 216-33-037.

If the City does not wish to implement a "use by right" overlay, it should remove the Tasman East and Lawrence Station sites from the inventory; almost all of them are being (re-)used to satisfy the very low and low income needs that they were designated to meet in the last Housing Element, and in the absence of a "use by right" rezoning, they do not meet the criteria under 65583.2(c) for being re-used.

C. The City Must Address The Unaccommodated Need From The 2015 Regional Housing Needs Allocation.

The City also failed to implement fully its 2015-2023 Housing Element. The consequence of its failure is that it must address both the unaccommodated 2015-2023 need and the new 2023-2031 need.

Where a city fails to implement a housing element, the unaccommodated need must be quickly accommodated during the next period. Government Code § 65584.09(a). Here, Santa Clara failed to timely implement what it promised in its 2015 Housing Element. The unaccommodated need from that period – the failure to provide adequate sites for lower income housing – carries over, and the city cannot use the same sites to meet both the 2015 need and the 2023 need.

We start with a description of the City's failure to make available adequate sites to accommodate the regional need identified in 2014. In the 2015-2023 Housing Element, the City stated that it believed the housing need could be accommodated on sites in the El Camino Real,

Tasman East, and Lawrence Station "focus areas": areas that the City's general plan projected as suitable for rezoning as medium or high density residential, or mixed use, but which were not yet zoned to permit residential development. The Tasman East focus area and Lawrence Station focus area were zoned light industrial. The El Camino Real sites were zoned "thoroughfare commercial" or "community commercial": zoning that did not permit residential construction. No one could build housing on any of the sites in the inventory without rezoning.

Under 65583.02(a), the inventory can only include sites that are (1) vacant and zoned for residential use, (2) vacant and zoned to allow residential development, (3) residentially zoned and capable of being developed at a higher density, or (4) "zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, to permit residential use . . ." The 2015 inventory was valid, if at all, because of a planned program to rezone all of the sites on the list under 65583.2(a)(4) and 65583(c).

A program to rezone sites to make them available is governed in part by Government Code section 65583(c)(1). That subsection required the City to "identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's . . . share of the regional housing need for each income level that could not be accommodated on sites in the inventory . . . without rezoning . . . ." Under 65583(c), the City was required to "set forth a schedule of actions during the planning period, each with a timeline for implementation . . . such that there will be beneficial impacts of the programs within the planning period . . . ."

The City's 2015-2023 Housing Element explained how it would comply with the law: it would engage in a comprehensive rezoning of the entire city to conform with the general plan, "to bring consistency between the Zoning Ordinance and the General Plan, implementing the General Plan goals by facilitating mixed use development and higher density residential development, protecting existing neighborhoods, and incentivizing redevelopment by appropriate development standards and streamlined procedures." The City stated that it would complete this action by mid-2016. *See* 2015-2023 Housing Element at pp. 8.12-122 – 8.12-123 ("Action 6: Zoning Ordinance").

The mid-2016 deadline was important; the action needed to be scheduled "such that there will be beneficial impacts of the programs within the planning period," and also kept the plan for rezoning on track to take place within the required three years. Government Code § 65583(c)(1)(A). Housing could not be constructed unless it were approved; housing would face more hurdles to approval until the rezoning took place; and so removing the obstacle of light industrial or commercial district zoning needed to take place early in the planning period to provide developers the ability to propose and proceed with housing built to meet the needs during the 2015-2023 time period.

By mid-2016, the City still had not completed the comprehensive rezoning that it identified as Action 6. The City blamed problems with its outside consultant for not completing

it in 2016, and promised it would be done in 2017. But even then, it didn't complete it. The draft was finally circulated for public comment in summer 2022 – while the City was working on the 2023 Housing Element – and won't be voted on by the City Council until sometime in 2023. The draft 2023-2031 Housing Element acknowledges that Action 6 is incomplete, and now lists the comprehensive zoning ordinance update as Action 9 in the new plan: "expected to be completed in late 2022/early 2023" *See* 2023-2031 draft Housing Element see p. 13.7-5 ("The City is continuing to work on the comprehensive Zoning Ordinance Update"); and p. 13.2-10 ("Action 9: Zoning Ordinance"); *see also* p. 13.1-1 ("Additionally, the City is nearing completion of a comprehensive Zoning Code update which will further streamline processes with the inclusion of objective standards and new zoning districts that better align with the City's General Plan."); p. 13.2-4.

The City thus did not implement the 2015 Housing Element, and did not rezone, as promised, the sites listed in its 2015-2023 inventory. While the City listed 158 parcels along El Camino Real in its 2015-2023 plan as having the ability to satisfy the housing needs of the community, it left the commercial district zoning in place for the entire 2014-2022 period. To this day, anyone wanting to build housing on most of those parcels (excluding the few that went through the City's discretionary process for a rezoning) needs to apply for a zoning variance, contrary to state law which required not just an expectation of potential rezoning to match the general plan, but actual implementation of the Housing Element by the City. Meanwhile, the City planning staff proposed a rezoning of these sites repeatedly as part of the El Camino Real Specific Plan, but the City Council still has not taken action, and has deferred further discussion. The program actions in the 2015-2023 Housing Element to rezone or provide adequate sites were thus not fully implemented.

Having failed to implement the rezoning as required by state housing law and promised in the 2015-2023 Housing Element to take place by mid-2016, the City is now subject to section 65584.09, which provides:

> [I]f a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.

Santa Clara easily accommodated the need for above-moderate income housing during the 2015-2023 period: it issued building permits for 4,606 units. It appears to have accommodated the 2015-2023 need for moderate income housing, at least if project approvals, rather than actually constructed units, are counted. But it fell seriously short for the "very low" and "low" income categories. The City granted building permits for only 289 "very low" income units, 246 low income units, and 125 units affordable to those with moderate incomes. This leaves a substantial shortfall to be addressed from the last period, in addition to the substantial new need for the new period.

Approvals of Affordable Housing: 1601 Civic Center	106	
Unaccommodated Portion Of 2015-2023 RHNA:	**358**	**236**

In determining the affordable housing requirements for its 2023-2031 Housing Element, the City is not allowed to use the same sites or projects to count toward both the 2015-2023 need and the 2023-2031 need. It must instead plan for both the unaccommodated need and the newly allocated need. *See* Government Code § 65584.09(b). This means that the City's analysis at page 13.6-2 is flawed because it engages in double-counting: the City is claiming that the building permits and approvals from 2015-2023 accommodated a portion of the housing need for that period *and* that the same building permits and approvals from 2015-2023 address the newly allocated need for 2023-2031.

Again, the City's failure to follow through on its 2015 Housing Element has a consequence: the City is now obliged to meet the unaccommodated need from the 2015-2022 period as well as the regional need identified for the 2023-2031 period. Adequate sites must be rezoned within one year to address this unaccommodated portion of the 2015-2023 RHNA need.

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the calculation itself using the information available to it; this calculation should be viewed as illustrative.

D. Conclusion: The City's Site Inventory Needs A Program To Rezone Many More Suitable And Available Sites To Accommodate Its Share Of The Regional Need.

A recap of the issues above, in chart form:

	Very Low	Low	Moderate
Draft Inventory[17]	3,592	1,972	2,781
Data Centers	-913	-458	-458
Gemini Rosemont Technology Park	-497	-249	-249
Sites Smaller Than 0.5 Acres	-142	-70	
4633, 4655, 4677, 4699 Old Ironsides	-286	-144	-144
Fire Station # 9 and Tasman Parcel -011			-35
Total Inventory Without Invalid Sites	**1,754**	**1,051**	**1,895**
RHNA Need for Affordable Housing	2,872	1,653	1,981
+ Unaccommodated Need from 2015-2023	+ 358	+ 236	
= Required Need For Affordable Housing In 2023-2031 Housing Element	= 3,230	= 1,889	1,981
Additional Rezoning Required	**1,476**	**838**	**86**

In addition, the City needs to add a plan to rezone the remaining Tasman East and Lawrence Station properties for residential "use by right" for any housing development proposing 20% affordable units, or find additional sites to cover an additional shortfall.

The City is not without potential solutions: the Planning Department has already prepared a specific plan for El Camino Real that would rezone a large number of sites that may be suitable for housing (this would have included, for example, the 100% affordable housing project at 1601 Civic Center Drive, which would not have then required rezoning after a contentious and years-long process).

[17] Based on combination of "Approved and Proposed Projects," "Total ADU Projections," and "Total Capacity – Specific Plan Sites" in table 13.6-5.

Looking at sites elsewhere in the City would also help address the requirement, noted in SV@Home's comment, to affirmatively further fair housing. The City's concentration of site inventory in the industrial parks on the furthest boundaries of the city, far away from the better resourced schools and parks of residential Santa Clara south of El Camino Real, appears to violate this obligation, and we hope that the next draft of the site inventory will show a greater dispersal of proposed housing sites.

Respectfully submitted,

Thomas B. Mayhew

TBM:tb

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APPENDIX B: Santa Clara Housing Element 2023-2031 Available Sites Inventory																		
last updated 1-20-23																		
APN	**Site Address**	**Site Status**	**SP Name**	**General Plan Designation**	**Zoning Designation**	**SP Land Designation**	**Min Density**	**Max Density**	**Acreage**	**Realistic Capacity Assumption_Details**	**Total Capacity**	**VLOW**	**LOW**	**MODERATE**	**ABOVEMOD**	**Affordability Split**	**Affordability Split_Details**	**Existing Use_Category**
216-33-036	3051 Corvin Drive	Available	LSAP (Nov 2016)	MDRE	LSAP	Medium Density Residential	20	36	0.603888	(min density * acreage) does not meet default density	12	0	0	6	6	0 / 0 / 50 / 50	does not meet default density cannot claim for lower income	commercial
216-33-022	3031 Corvin Drive	Available	LSAP (Nov 2016)	MDRE	LSAP	Medium Density Residential	20	36	0.609543	(min density * acreage) does not meet default density	12	0	0	6	6	0 / 0 / 50 / 50	does not meet default density cannot claim for lower income	commercial
216-33-037	3071 Corvin Drive	Available	LSAP (Nov 2016)	MDRE	LSAP	Medium Density Residential	20	36	0.780375	(min density * acreage) does not meet default density	15	0	0	8	7	0 / 0 / 50 / 50	does not meet default density cannot claim for lower income	commercial
216-34-083	3350 Central Expressway	Available	LSAP (Nov 2016)	VHDR	LSAP	High Density Residential	37	50	1.677414	((min density * 191%) * acreage)	118	48	35	35	0	40 / 30 / 30 / 0		commercial
216-33-035	3323 Kifer Road	Available	LSAP (Nov 2016)	VHDR	LSAP	Very High Density Residential	51	100	0.531195	((min density * 191%) * acreage)	51	21	15	15	0	40 / 30 / 30 / 0		commercial
216-60-045	3450 Copper Place	Available	LSAP (Nov 2016)	VHDR	LSAP	Very High Density Residential	51	100	3.139213	((min density * 191%) * acreage)	305	123	91	91	0	40 / 30 / 30 / 0		commercial
216-34-084	3410 Central Expressway	Available	LSAP (Nov 2016)	VHDR	LSAP	Very High Density Residential	51	100	4.542125	((min density * 191%) * acreage)	442	178	132	132	0	40 / 30 / 30 / 0		commercial
216-34-085	3420 Central Expressway	Available	LSAP (Nov 2016)	VHDR	LSAP	Very High Density Residential	51	100	5.330071	((min density * 191%) * acreage)	519	209	155	155	0	40 / 30 / 30 / 0		commercial
216-34-083	3350 Central Expressway	Available	LSAP (Nov 2016)	VHDR	LSAP	Very High Density Residential	51	100	6.81741	((min density * 191%) * acreage)	664	266	199	199	0	40 / 30 / 30 / 0		commercial
104-04-122	4598 Patrick Henry Drive	Available	PHD (Mar 2022)	VHDR	VHDR	Very High Density Residential	51	99	2.864726	((max density * 72%) * acreage)	204	82	61	61	0	40 / 30 / 30 / 0		industrial
104-04-131	3105 Patrick Henry Drive	Available	PHD (Mar 2022)	VHDR	VHDR	Very High Density Residential	51	99	3.795996	((max density * 72%) * acreage)	270	108	81	81	0	40 / 30 / 30 / 0		industrial
104-04-138	4699 Old Ironsides Drive	Available	PHD (Mar 2022)	HDF	HDF	High Density Flex	60	149	1.734805	((max density * 72%) * acreage)	186	76	55	55	0	40 / 30 / 30 / 0		commercial
104-04-139	4677 Old Ironsides Drive	Available	PHD (Mar 2022)	HDF	HDF	High Density Flex	60	149	2.531554	((max density * 72%) * acreage)	271	109	81	81	0	40 / 30 / 30 / 0		commercial
104-04-141	4633 Old Ironsides Drive	Available	PHD (Mar 2022)	HDF	HDF	High Density Flex	60	149	2.60243	((max density * 72%) * acreage)	279	113	83	83	0	40 / 30 / 30 / 0		commercial
104-04-140	4655 Old Ironsides Drive	Available	PHD (Mar 2022)	HDF	HDF	High Density Flex	60	149	2.699689	((max density * 72%) * acreage)	289	117	86	86	0	40 / 30 / 30 / 0		commercial
104-53-016	4701 Patrick Henry Drive	Available	PHD (Mar 2022)	VR	VR	Village Residential	60	149	9.062373	((max density * 72%) * acreage)	972	390	291	291	0	40 / 30 / 30 / 0		industrial
104-04-089	3200 Patrick Henry Drive	Available	PHD (Mar 2022)	HDR	UV	Urban Village	100	149	1.285564	((max density * 72%) * acreage)	137	55	41	41	0	40 / 30 / 30 / 0		commercial
104-04-095	2900 Patrick Henry Drive	Available	PHD (Mar 2022)	HDR	UV	Urban Village	100	149	1.983616	((max density * 72%) * acreage)	212	86	63	63	0	40 / 30 / 30 / 0		civic_institutional
104-04-094	2950 Patrick Henry Drive	Available	PHD (Mar 2022)	HDR	UV	Urban Village	100	149	2.517905	((max density * 72%) * acreage)	270	108	81	81	0	40 / 30 / 30 / 0		industrial
104-04-128	3100 Patrick Henry Drive	Available	PHD (Mar 2022)	HDR	UV	Urban Village	100	149	2.519292	((max density * 72%) * acreage)	270	108	81	81	0	40 / 30 / 30 / 0		commercial
104-04-124	3200 Patrick Henry Drive	Available	PHD (Mar 2022)	HDR	UV	Urban Village	100	149	4.679705	((max density * 72%) * acreage)	502	202	150	150	0	40 / 30 / 30 / 0		commercial
104-04-136	3055 Patrick Henry Drive	Available	PHD (Mar 2022)	UC	UC	Urban Center	120	250	3.821098	((max density * 72%) * acreage)	687	275	206	206	0	40 / 30 / 30 / 0		industrial
097-46-003	2346 Calle Del Mundo	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.458668	((min density * 215%) * acreage)	59	0	0	30	29	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-004	2338 Calle Del Mundo	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.458805	((min density * 215%) * acreage)	59	0	0	30	29	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-007	2301 Calle De Luna	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.459185	((min density * 215%) * acreage)	59	0	0	30	29	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-008	2309 Calle De Luna	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.459186	((min density * 215%) * acreage)	59	0	0	30	29	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-005	2330 Calle Del Mundo	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.459186	((min density * 215%) * acreage)	59	0	0	30	29	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-006	2322 Calle Del Mundo	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.459186	((min density * 215%) * acreage)	59	0	0	30	29	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-009	2317 Calle De Luna	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.460984	((min density * 215%) * acreage)	59	0	0	30	29	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-010	2325 Calle De Luna	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.472659	((min density * 215%) * acreage)	60	0	0	30	30	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-025	2272 Calle Del Mundo	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.481745	((min density * 215%) * acreage)	62	0	0	31	31	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-026	2262 Calle Del Mundo	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.482545	((min density * 215%) * acreage)	62	0	0	31	31	0 / 0 / 50 / 50	small site - cannot claim for lower income	industrial
097-46-001	5191 Lafayette Street	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.512947	((min density * 215%) * acreage)	66	28	19	19	0	40 / 30 / 30 / 0		industrial
097-46-021	2271 Calle De Luna	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.929071	((min density * 215%) * acreage)	119	49	35	35	0	40 / 30 / 30 / 0		industrial
097-46-023	2281 Calle De Luna	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	60	350	0.939815	((min density * 215%) * acreage)	121	49	36	36	0	40 / 30 / 30 / 0		industrial
097-46-030	2203 Tasman Drive	Available	TE (Nov 2020)	TN	TN	Transit Neighborhood	100	350	1.026134	((min density * 215%) * acreage)	220	88	66	66	0	40 / 30 / 30 / 0		commercial
TOTALS											**7810**	**2888**	**2143**	**2465**	**314**			