
8.12 HOUSING ELEMENT



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TABLE OF CONTENTS

8.12-1	INTRODUCTION	8.12-7
8.12-1.1	Scope and Purpose	8.12-7
8.12-1.2	Relationship to Other Elements	8.12-8
8.12-1.3	Public Outreach	8.12-8
8.12-2	PROGRAM ACCOMPLISHMENTS	8.12-14
8.12-2.1	Effectiveness	8.12-14
8.12-2.2	Progress and Appropriateness	8.12-19
8.12-3	HOUSING NEEDS ASSESSMENT	8.12-20
8.12-3.1	Population & Household Trends	8.12-20
8.12-3.2	Employment Trends.....	8.12-23
8.12-3.3	Housing Characteristics.....	8.12-26
8.12-3.4	Market Conditions and Affordability	8.12-30
8.12-3.5	Special Needs Populations.....	8.12-36
8.12-3.6	At-Risk Housing.....	8.12-51
8.12-4	FINANCING AND SUBSIDY RESOURCES	8.12-55
8.12-4.1	Local Opportunities.....	8.12-56
8.12-4.2	Regional Opportunities	8.12-58
8.12-4.3	State Opportunities	8.12-58
8.12-4.4	Federal Opportunities	8.12-59
8.12-5	HOUSING CONSTRAINTS	8.12-63
8.12-5.1	Governmental Constraints	8.12-63
8.12-5.2	Environmental and Infrastructure Constraints	8.12-81
8.12-5.3	Non-Governmental Constraints	8.12-84
8.12-6	-HOUSING OPPORTUNITIES.....	8.12-91
8.12-6.1	Summary	8.12-91
8.12-6.2	Regional Housing Needs Allocation	8.12-91
8.12-6.3	Densities to Accommodate a Variety of Housing Types.....	8.12-93
8.12-6.4	Sites Selection Process	8.12-95
8.12-6.5	Housing Focus Areas	8.12-96
8.12-6.6	Opportunities for Energy and Resource Conservation	8.12-114



8.12-7 HOUSING PLAN8.12-117

8.12-7.1 Goals and Policies8.12-117

8.12-7.2 Implementing Actions8.12-119

8.12-7.3 Quantified Objectives.....8.12-133

APPENDIX 8.12-A 2007-2014 HOUSING ACCOMPLISHMENTS8.12-134

APPENDIX 8.12-B UNDERUTILIZED SITES8.12-158

LIST OF TABLES

Table 8.12-2-1: Regional Housing Needs Assessment, 2007-20148.12-14

Table 8.12-2-2: Development Projects by Affordability, 2007-2014.....8.12-14

Table 8.12-2-3: Development Projects by Density, 2011-20148.12-18

Table 8.12-3-1: Population Growth Trends, 1990-2010.....8.12-21

Table 8.12-3-2: Household Growth Trends, 1990-20108.12-21

Table 8.12-3-3: Projected Household Growth, 2010-20408.12-22

Table 8.12-3-4: Age Characteristics and Trends, 2000-20108.12-23

Table 8.12-3-5: Household Income, 2011.....8.12-23

Table 8.12-3-6: Employment Trends, 2000 and 20118.12-24

Table 8.12-3-7: Major Employers in Santa Clara, 2013.....8.12-25

Table 8.12-3-8: Projected Job Growth, 2010 to 20408.12-26

Table 8.12-3-9: Average Household Size, 20118.12-27

Table 8.12-3-10: Housing Tenure, 2000 and 20108.12-27

Table 8.12-3-11: Housing Units, by Type, 2000-20108.12-28

Table 8.12-3-12: Year Structure Built, 20118.12-29

Table 8.12-3-13: Inventory of Rental Units, 20138.12-30

Table 8.12-3-14: Median Home Price, April 2014.....8.12-31

Table 8.12-3-15: Occupancy Status by Tenure, 20108.12-32

Table 8.12-3-16: County Household Income Limits, 2014.....8.12-33

Table 8.12-3-17: Housing Affordability by Income, 2014.....8.12-34

Table 8.12-3-18: Summary of Housing Overpayment, 20108.12-35

Table 8.12-3-19: Overcrowded Households by Tenure8.12-36

Table 8.12-3-20: Seniors by Age and Tenure.....8.12-37

Table 8.12-3-21: Elderly Households, by Income 20118.12-38

Table 8.12-3-22: Number of Disabilities, by Type, in the City of Santa Clara.....8.12-39

Table 8.12-3-23: Developmentally Disabled Residents by Age, 2014.....8.12-41

Table 8.12-3-24: Household Size by Tenure8.12-42

Table 8.12-3-25: Housing Stock by Number of Bedrooms8.12-42

Table 8.12-3-26: Median Household Income, by Household Size.....8.12-43

Table 8.12-3-27: Santa Clara County Homeless Survey, 2013.....8.12-46

Table 8.12-3-28: Emergency Housing Providers in the City of Santa Clara8.12-47

Table 8.12-3-29: Inventory of City Assisted Housing Units.....8.12-49

Table 8.12-3-30: Market Value of At-Risk Projects, 2014.....8.12-52

Table 8.12-5-1: 2010-2035 General Plan Land Use Designations (Residential)8.12-64

Table 8.12-5-2: Residential Development Standards8.12-65

Table 8.12-5-3: Parking Standards8.12-66

Table 8.12-5-4: Permitted Housing Types within Residential Zoning Classifications ..8.12-67

Table 8.12-5-5: Planning and Development Fees8.12-73

Table 8.12-5-6: Regional Comparison of Planning and Development Fees.....8.12-74

Table 8.12-5-7: Actual Development Fees for Recent Projects.....8.12-75

Table 8.12-5-8: Planning and Development Fees8.12-76

Table 8.12-5-8: Disposition of Home Loans.....8.12-87

Table 8.12-6-1: Accommodation of the 2014-2022 RHNA8.12-91

Table 8.12-6-2: Regional Housing Needs Assessment, 2014-20228.12-92

Table 8.12-6-3: Development Projects by Density, 2011-20148.12-94

Table 8.12-6-4: Tasman East Focus Area Parcel Inventory8.12-100

Table 8.12-6-5: Lawrence Station Focus Area Parcel Inventory8.12-103

Table 8.12-6-6: El Camino Real Focus Area Parcel Inventory8.12-108

Table 8.12-7-1: Quantified Objectives8.12-133

Table 8.12-a-1: Housing Accomplishments8.12-135



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8.12-1 INTRODUCTION

8.12-1.1 Scope and Purpose

The 2015-2023 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 2015 to 2023 planning period, 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. The format of this Element follows very specific State guidelines with respect to data, evaluation, and topics. The Element addresses the requirements of Title 7, Division 1, Chapter 3, Article 10.6 of the State Government Code and is organized as follows:

1. **Chapter 8.12-1** provides an overview of the Housing Element, its relationship to other elements in the General Plan, and a description of public outreach activities.
2. **Chapter 8.12-2** reviews the 2007-2014 Housing Element, drawing lessons learned from its successes and challenges in order to improve this updated Element. This discussion includes an assessment of the effectiveness of the 2007-2014 Element, its progress in implementation, and the appropriateness of its continuing goals, policies, and actions for this planning period. A summary is provided in this chapter with a complete comparison matrix provided in Appendix A.
3. **Chapter 8.12-3** is a summary of the housing needs assessment, including population, household and employment trends; housing characteristics; special needs populations; and affordable units at-risk of conversion to market-rate.
4. **Chapter 8.12-4** reviews constraints to housing development and potential programs and policy changes that could reduce these barriers. The analysis considers governmental constraints (e.g. zoning regulations, fees, and permit review procedures), as well as non-governmental factors (e.g. availability of financing, land and construction costs, and environmental conditions).
5. **Chapter 8.12-5** describes potential housing sites, including vacant land and underutilized properties appropriate for residential development. Several housing focus areas have been identified, including the Tasman East, Lawrence Station and El Camino Real Focus Areas. This chapter also describes energy and resource conservation programs currently supported by various City departments and the City owned public utilities for water, sewer and electricity.
6. **Chapter 8.12-6** articulates Santa Clara's vision for the City's housing supply in light of current constraints to housing development, markets, and affordability. It establishes a framework to guide decision-making and an action program to help



the City meet its housing needs. The goals, policies and programs in the last section of this chapter focus on four key issues: housing opportunities, housing affordability, housing sites and production, and neighborhood conservation. Finally, the chapter provides quantified objectives that establish targets for affordable, rehabilitated, and replacement housing.

8.12-1.2 Relationship to Other Elements

Since statutory requirements addressed in this Element overlap with other General Plan elements, 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 other elements. 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.

The City is undertaking an update to the Land Use Element, concurrent with the Housing Element update. The Land Use Element update is intended to implement Phase II of the General Plan. Adoption of the Land Use Element update is expected to occur either prior to, or concurrent with, the Housing Element adoption.

8.12-1.3 Public Outreach

The California Government Code requires that local governments make a diligent effort to solicit public participation from all segments of the community in the development of the Housing Element. As part of the City's public participation efforts, Staff held a number of outreach meetings with various stakeholders and the public-at-large to encourage consensus-building towards meeting the City's housing goals and objectives. These meetings included a housing roundtable meeting with developers and advocacy groups, a community workshop intended to encourage interest from the public, a study session with the Planning Commission, and a series of public hearings to review the Housing Element.

The City of Santa Clara views the 2015-2023 Housing Element update process as a strategic opportunity to develop real solutions to local housing needs. It is an opportunity to engage local residents, housing advocates, developers, elected officials, and other stakeholders in a constructive dialog to define and evaluate potential strategies and solutions.

The City has built upon the successes of previous General Plan and Housing Element update processes to engage all economic segments of the community, including:

1. Use of community workshops, study sessions, and an open house forum to discuss possible housing needs and strategies;
2. Selection of a Land Use Steering Committee to oversee the concurrent Land Use Element and Housing Element updates;
3. Publicity through the newspaper, flyers, and use of the City’s website; and
4. Notification of public meetings and hearings as a forum for community members to provide input on the Public Review Draft Housing Element and Final Draft Housing Element.

Schedule of Major Activities during the Housing Element Update

- June 12, 2014 Housing Element Roundtable
- June 19, 2014 Community Workshop/Planning Commission Study Session #1
- June 26, 2014 Land Use Steering Committee Meeting #1
- July 16, 2014 Public Review Draft Housing Element available
- August 6, 2014 Community Workshop/Planning Commission Study Session #2
- August 11, 2014 Land Use Steering Committee Meeting #2
- September 2014 Submittal to HCD for 60-day compliance review
- November 12, 2014 Planning Commission Adoption Hearing
- December 9, 2014 City Council Adoption Hearing
- December 2014 Final Submittal to HCD for 90-day certification review

Housing Element Roundtable

On June 12, 2014, a Housing Element Roundtable was held from 3pm to 5pm at the Central Park Library located at 2635 Homestead Road. The City mailed an invitation to specific stakeholder groups notifying them of the event as well as other upcoming community outreach events for the Housing Element. Stakeholder groups that were notified focused on service providers, affordable housing advocates, and developers. While this meeting was open to the public, specific groups that received a mailed invitation include:

- Advocates for Affordable Housing
- Bill Wilson Center
- Chamber of Commerce
- Project Sentinel
- Prometheus
- ROEM Development, Corp.



- Charities Housing
- Citation Homes
- Core Development Group, Inc.
- Housing Authority of Santa Clara County
- Housing Trust Silicon Valley
- Joint Venture Silicon Valley
- Law Foundation of Silicon Valley
- League of Women Voters
- Legal Aid Society of Santa Clara County
- Liberty Towers
- Mid-Peninsula Housing Coalition
- Neighborhood Housing Services Silicon Valley
- Non-Profit Housing Association of Northern California
- San Andreas Regional Center
- Santa Clara University
- Shea Homes
- Sierra Club
- Silicon Sage Builders, LLC.
- Silicon Valley Community Foundation
- Silicon Valley Leadership Group
- Silicon Valley TransForm
- South Bay Development Company
- SummerHill Homes
- The Irvine Company
- Urban Habitat
- Mr. Jain Sudhanshu

At the Housing Element Roundtable, stakeholders were asked to introduce themselves and to fill out a prioritization exercise regarding housing need in the City of Santa Clara. The exercise asked each participant to rank the various income groups and special needs groups based upon their need and ability to find decent and affordable housing in the City. Following introductions, the Housing Element consultant team gave a “Housing Element 101” presentation, describing the general intent and purpose of the update, the contents and requirements included within the document, and the process to complete the update. Participants were then given the opportunity to discuss issues, opportunities, and strategies regarding affordable housing and housing needs in Santa Clara, as well as the outcomes of the prioritization exercise.

There were eight participants at the meeting including several service providers, an affordable housing advocate, and housing developers. Based on the discussion that occurred, advocate groups expressed that senior housing was a big concern followed by transitional and supportive housing for the homeless. Some of the issues that were identified included:

- Exploring implementation of additional impact fees or development fees to supplement the loss of redevelopment funds;
- Displacement of residents due to the high cost of housing;
- Providing incentives such that any type of housing can be built;
- Establishing a defined and clear process for development; and
- Including flexibility in the City’s Zoning Code for development.

Community Workshop/Planning Commission Study Session #1

On June 19, 2014 the City held a community workshop and Planning Commission Study Session to introduce the Housing Element update work program and collect input on housing issues and opportunities facing Santa Clara. The community workshop was held as an open house forum outside of City Hall from 6pm to 7pm preceding the regularly scheduled Planning Commission meeting. Information on the forum and the meeting were provided through a standard public notice, on the City's website, and at City Hall. Details about the event were also included on the invitation sent directly to the stakeholder groups.

At the open house forum, informational boards were posted introducing the Housing Element update effort and summarizing demographic trends occurring within the City. City Staff and the consultant team were present to answer questions and collect input. In addition to the informational boards, two stations were set up to collect resident input. The first station focused on issues and opportunities regarding housing and affordability. The second asked participants to help prioritize housing needs in the City taking into consideration five special needs groups and four income categories.

During the Planning Commission meeting, an expanded "Housing Element 101" presentation was made by the Housing Element consultant team. The presentation focused on the intent and purpose of the update, the contents and requirements included within the document, and the process to complete the update. The presentation also introduced demographic information that is included in the Housing Element, including: population growth, household income, employment trends, household size, and household growth. Comments were welcomed from the Planning Commission and the public. Questions and comments following the presentation focused on:

- The high percentage of renters in Santa Clara as compared to the County and Bay Area;
- Housing types the City should encourage during the upcoming planning period;
- High cost of rental housing as compared to ownership throughout the Bay Area;
- The HCD streamlined review process and how each section of the document will be updated;
- Densities appropriate to encourage more affordable housing;
- How the City has performed as compared to the 2007-2014 needs allocation;
- Effective tools to encourage lower income housing (i.e. overlays, specific plans, impact fees); and



- The need for senior housing to allow lower income residents to age in place.

Land Use Steering Committee

The Land Use Steering Committee is a four-member Committee representing a balance of elected officials, including two members of the Planning Commission and two members of the City Council. The Committee includes:

Planning Commission	City Council
Ian Champeny	Debi Davis
Yuki Ikezi	Teresa O'Neill

The first meeting focused on reviewing the objectives of the Land Use Element as the City moves into Phase II of General Plan implementation. Related to the Housing Element, the Land Use Element identifies three Focus Areas that are slated to accommodate housing in the next phase: Tasman East, Lawrence Station, and El Camino Real, which align with the housing sites in the 2015-2023 Housing Plan. The Steering Committee reviewed the density assumptions and permitted uses that will form the policies in the Land Use Elements related to the Focus Areas. The Steering Committee members expressed concern that public services and infrastructure are provided to future residents, specifically calling out schools. The Steering Committee noted that future planning should be addressed through the preparation of Specific Plans for each of the Focus Areas. The outcome of the meeting was confirmation that the Focus Areas would move forward in Phase II of General Plan implementation to provide housing in the City, and that the General Plan phasing cycles would align with the Housing Element cycles.

The second meeting was held on August 11, 2014 to confirm the housing inventory and sites to accommodate residential uses in the current planning period. The Steering Committee also confirmed the Housing Plan goals, policies, and implementing actions and provided comments. There was some concern expressed by the members that the City does not currently provide enough open space for its residents and that adequate open space needs to be provided with each new development. Other concerns were expressed that higher density development needed to have adequate public services in place in order to serve new residents. The Steering Committee also discussed the idea of implementing a housing mitigation fee.

Community Workshop/Planning Commission Study Session #2

On August 6, 2014 the City held a second Community Workshop and Planning Commission Study Session to review the Public Review Draft Housing Element. The draft document was posted online and was accessible to the public for a 30-day period starting on July 14, 2014. No public comments were received during the Study Session.

Written Comments Received

Written comments received are provided in Appendix C. The City met with the Law Foundation of Silicon Valley several times (and most recently in October 2014) to discuss their comments on housing issues and program recommendations for the City of Santa Clara (including economic displacement, neighborhood protection ordinance, housing mitigation fees, and other affordable housing incentives). This Housing Element has been revised to incorporate their comments. Specifically, the City will be bringing these suggestions to the City Council in the form of study session(s) within one year of the Housing Element adoption to assess their appropriateness, feasibility, and future actions.



8.12-2 PROGRAM ACCOMPLISHMENTS

8.12-2.1 Effectiveness

For the 2007-2014 Housing Element planning period the City of Santa Clara was allocated a total of 5,873 units. The distribution of units was allocated as shown in Table 8.12-2-1.

TABLE 8.12-2-1: REGIONAL HOUSING NEEDS ASSESSMENT, 2007-2014

<i>Income Group</i>	<i>Units Assigned</i>	<i>Percent of Total</i>
Extremely Low	646	11%
Very Low	647	11%
Low	914	16%
Moderate	1,002	17%
Above Moderate	2,664	45%
Total	5,873	100%

Source: Regional Housing Needs Plan, ABAG, adopted July 18, 2013.

** The City's extremely low income need is assumed to be 50 percent of the very low income allocation of 1,293 units.*

To accommodate their 2007-2014 RHNA allocation of 5,873 units, the City provided an inventory of vacant and underutilized sites, but also relied on a number of proposed and approved development projects as credits toward their identified housing need. Table 8.12-2-2 presents the units completed, under construction, approved, and proposed for the time period of 2007 to 2014.

TABLE 8.12-2-2: DEVELOPMENT PROJECTS BY AFFORDABILITY, 2007-2014

<i>Project Name/Address</i>	<i>Total Units</i>	<i>Units, by Income Level</i>				<i>Total BMR</i>
		<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
<i>Completed</i>						
2007 Total	300			45	255	45
550 Moreland (M2 at Rivermark)	430	25	17		388	42
Agnew & Lafayette (Mission Terrace)	202			20	182	20
1601 Agnew Road	48				48	0
502 Mansion Park Drive	124	7	4		113	11
1777 Agnew Road	59	3	2		54	5
1410 El Camino Real	40	40				40
4767 Lafayette	27			2	25	2
2525 El Camino Real	48	48				48
831 Monroe Street	4				4	0
SUBTOTAL	1,282	123	23	67	1,069	213

TABLE 8.12-2-2: DEVELOPMENT PROJECTS BY AFFORDABILITY, 2007-2014

<i>Project Name/Address</i>	<i>Total Units</i>	<i>Units, by Income Level</i>				<i>Total BMR</i>
		<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
Under Construction						
1655 Scott Boulevard (Shea/UL Site)	130			13	117	13
3625 Pruneridge Avenue	8				8	0
2447 Homestead Road	8				8	0
3175 El Camino Real	133				133	0
3499 The Alameda	6				6	0
2255 Gianera Street	6	6				6
900 Kiely (Kaiser site)	793	27	27	27	712	81
90 N. Winchester Boulevard (BAREC)	275	165			110	165
2585 El Camino Real	60			6	54	6
900 Pomeroy Avenue	3				3	0
SUBTOTAL	1,422	198	27	46	1,151	271
Approved						
1331 Lawrence Expwy.	340	20	13		307	33
3445-3465 Lochinvar Avenue	30			30	0	30
1828-1878 Main Street	28	28			0	28
1460 Monroe Street	28		3	0	25	3
2250 El Camino Real	18			1	17	1
45 Buckingham Avenue	222				222	0
555 Saratoga Avenue	13		1		12	1
1647 Santa Clara Street	2				2	0
1420 Lafayette Street	2				2	0
865 Pomeroy Avenue	20				20	0
1145 Reeve Street	2				2	0
2710 Pruneridge Avenue	2				2	0
4306 Filmore Street	1				1	0
2611-2655 El Camino Real	186				186	0
3421 Homestead Road	14			1	13	1
1701 Lawrence Road	9				9	0
1468 Lafayette St	2				2	0
4092 Davis St.	4				4	0
3515-3585 Monroe Street	825				825	0
3610 and 3700 El Camino Real	475	16	16	16	427	48
SUBTOTAL	2,233	64	33	48	1,651	145
Proposed ^a						
1313 Franklin Street	44			4	40	4
166 Saratoga Avenue	33				30	3
SUBTOTAL	77	0	0	4	70	7



TABLE 8.12-2-2: DEVELOPMENT PROJECTS BY AFFORDABILITY, 2007-2014

Project Name/Address	Total Units	Units, by Income Level				Total BMR
		Very Low	Low	Moderate	Above Moderate	
SUMMARY						
Completed	1,282	123	23	67	1,069	213
Under Construction	1,422	198	27	46	1,151	271
Approved	2,223	64	33	48	1,651	145
Proposed	77	0	0	4	70	7
SUBTOTAL	5,004	385	83	165	3,941	636
RHNA	5,873	1,293	914	1,002	2,664	

Source: City of Santa Clara Planning Division, 2014.
(a) Proposed units are allocated based on permitted densities.

As shown in Table 8.12-2-2, from 2007 to 2014, approximately 1,282 units were constructed in the City. An additional 1,422 units were under construction and 2,233 units approved for construction before June 2014. The City also reported in June 2014, that an estimated 77 units were in some stage of the entitlement process and expected to be approved by the end of 2014, prior to the end of the Housing Element planning period.

Although the RHNA targets were not achieved in actual construction for all affordable income levels, the City was able to construct or approve approximately 629 BMR units that are affordable to moderate, low and very low income residents. Within the 2007-2014 Housing Element the City also included a land inventory that identified vacant and underutilized sites that could accommodate more than 5,800 units. Following the adoption of the 2010-2035 General Plan in 2010, the majority of the sites identified in the 2007-2014 sites inventory were designated in for residential and mixed use development at densities between 19 to 50 dwelling units per acre.

To ensure consistency with the 2010-2035 General Plan, the City of Santa Clara initiated an update to their Zoning Ordinance in 2014. Prior to the adoption of the updated Ordinance, the City has allowed developers to utilize the maximum residential densities based on the General Plan land use designations. While the Zoning Ordinance is being updated, the City has continued to approve development projects consistent with Chapter 18.54, *Regulations for PD – Planned Development and Combined Zoning Districts*. The Comprehensive Zoning Code update is anticipated to be completed in mid-2016.

The PD district is intended to accommodate development that is compatible with the existing community and that:

- (a) Integrates uses that are not permitted to be combined in other zone districts;

- (b) Utilizes imaginative planning and design concepts that would be restricted in other zone districts;
- (c) Subdivides land or air space in a manner that results in units not having the required frontage on a dedicated public street; or
- (d) Creates a community ownership project.

Based on the number of projects approved and proposed during the 2007-2014 Housing Element planning period, and since the adoption of the 2010-2035 General Plan, the City feels that this process has not constrained the ability of developers to construct new housing. Specifically, 2,815 units have been constructed, approved, or proposed at densities above 20 units per acre, exceeding the lower income RHNA sites requirement of 2,207 units. Table 8.12-2-3 presents developments that have been constructed, approved, or proposed following the adoption of the 2010-2035 General Plan, from 2011 to 2014. Information on the permitted densities and the approved or proposed densities of the project are shown. Furthermore, vacant and underutilized properties in the El Camino Real Focus Area offer a residential development potential of over 2,000 units (see Table 8.12-6-6) at densities of at least 20 units per acre.

Santa Clara is a desirable real estate market with high demand for residential units and low vacancy rates. As mentioned in the Housing Needs Assessment section, Santa Clara rental vacancy rates have historically been lower than county and state wide figures. According to the 2010 Census, rental vacancy rates stood at 4.1 percent, which is lower than the 5.0 percent benchmark for a healthy rental market. In addition, in the second quarter of 2014, the median home sales price in Santa Clara was estimated to be around \$670,000. Because of the desirability and high value of residential property in Santa Clara, developers often attempt to maximize the number of residential units developed on a given property. In recent years, development proposals reflect the maximum permitted densities and capacity for their proposed project site. The City expects this trend to continue.

As shown in Table 8.12-2-3, at least 18 development projects with residential units have been constructed, are under construction, or have been approved using the densities allowed in the 2010-2035 General Plan and in most cases utilizing the PD zoning process. These 18 projects represent more than 2,800 units, many of which were approved at densities well above the City's default density of 20 units per acre. In addition, as of June 2014, there were an additional two projects proposed and are expected to receive approval before the end of the 2007-2014 planning period. The proposed projects include an additional 77 units on land designated for 36 units per acre. Generally, the City feels that its current development process does not constrain the development of housing, but



rather provides additional flexibility. It is expected that the comprehensive Zoning Code update, initiated in 2014 and anticipated to be completed in mid-2016, will only provide greater certainty for developers.

TABLE 8.12-2-3: DEVELOPMENT PROJECTS BY DENSITY, 2011-2014

<i>Project Name/Address</i>	<i>Total Units</i>	<i>Total BMR</i>	<i>Developed Density (du/ac)</i>	<i>Permitted Density (du/ac)</i>	<i>General Plan</i>	<i>Zoning</i>
Completed						
1601 Agnew Road	48	0	20	50	High Density Residential	PD-MC
1410 El Camino Real	40	40	49	36	Community Mixed Use	PD
2525 El Camino Real	48	48	48	36	Community Mixed Use	PD
Under Construction						
3175 El Camino Real	133	0	39	36	Community Mixed Use	PD
3499 The Alameda	6	0	15	36	Neighborhood Mixed Use Santa Clara Station Area	PD
900 Kiely (Kaiser site)	793	81	28	36	Medium Density Residential	PD
2585 El Camino Real	60	6	34	36	Community Mixed Use	PD
Approved						
45 Buckingham Avenue	222	0	55	36	Community Mixed Use	CT
555 Saratoga Avenue	13	1	34	36	Community Mixed Use	PD
1647 Santa Clara Street	2	0	12	18	Low Density Residential	PD
1420 Lafayette Street	2	0	18	18	Low Density Residential	PD
865 Pomeroy Avenue	20	0	34	36	Medium Density Residential	R-3
1145 Reeve Street	2	0	11	36	Medium Density Residential	R-3
2710 Pruneridge Avenue	2	0	5	10	Very Low Density Residential	R-1
4306 Filmore Street	1	0	10	10	Very Low Density Residential	R-1
2611-2655 El Camino Real	186	0	52	50	Regional Mixed Use	PD
3515-3585 Monroe Street	825	0	51	36	Medium Density Residential	PD
3610-3700 El Camino Real	475	48	40	50	Regional Mixed Use	PD
Proposed						
1313 Franklin Street	44	4	42	36	Community Mixed Use	CC
166 Saratoga Avenue	33	3	19	36	Medium Density Residential	PD
SUMMARY						
Completed	136	88				
Under Construction	992	87				
Approved	1,750	49				
Proposed	77	7				
Subtotal	2,955	231				
RHNA	5,873	3,209				

Source: City of Santa Clara Planning Division, 2014.

8.12-2.2 Progress and Appropriateness

A complete description of the implementation of the 2007-2014 Housing Element policies and programs as well as recommendations for policy and program changes for this planning period are included in Appendix 8.12-A.



8.12-3 HOUSING NEEDS ASSESSMENT

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Santa Clara, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Needs Assessment is intended to assist Santa Clara in developing housing goals and formulating policies and programs that address local housing needs.

To facilitate an understanding of how the characteristics of Santa Clara are similar to, or different from, other nearby communities, this Needs Assessment presents data for Santa Clara alongside comparable data for the County and, where appropriate, for the San Francisco Bay Area as a whole.

This Needs Assessment incorporates data from numerous sources, including the United States Census; the Association of Bay Area Governments (ABAG); and a variety of real estate online resources. Whenever possible, the Needs Assessment presents recent data that reflects current market and economic conditions. However, in most cases, the 2010 U.S. Census and the 2007-2011 American Community Survey (ACS) provide the most reliable and were considered to be the preferred data sources by ABAG.

8.12-3.1 Population & Household Trends

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, occupation, and income level combine to influence the type of housing needed and the ability to afford such housing.

Population

At the time of the 2010 U.S. Census, the City of Santa Clara had a population of 116,468 people. As shown in Table 8.12-3-1, Santa Clara has experienced significant growth since 1990, with a population increase of nearly 25 percent. The City grew more rapidly than the County, and the larger Bay Area which grew by 19.3 percent and 18.7 percent, respectively, during that same period. The neighboring cities of Sunnyvale and Mountain View saw slower population growth than Santa Clara, at 20 percent and 10 percent respectively, while Cupertino grew nearly twice as fast as Santa Clara at over 45 percent growth.

TABLE 8.12-3-1: POPULATION GROWTH TRENDS, 1990-2010

Year	1990	2000	2010	Percent Change	
				2000-2010	1990-2010
Santa Clara	93,613	102,361	116,468	13.8%	24.4%
Mountain View	67,460	70,708	74,066	4.7%	9.8%
Cupertino	40,263	50,546	58,418	15.6%	45.1%
Sunnyvale	117,229	131,760	140,482	6.6%	19.8%
Santa Clara County	1,497,577	1,682,585	1,786,927	6.2%	19.3%
Bay Area ^(a)	6,023,577	6,783,760	7,151,000	5.4%	18.7%

Source: US Census Bureau, 1990, 2000, and 2010 Decennial Census Counts.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.

Households

The Census Bureau defines a “household” as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons. In 2010, Santa Clara contained approximately 43,021 households. The number of households in the City, and County, has generally increased at a slower pace than population since 1990. The number of households in Santa Clara increased by nearly 18 percent between 1990 and 2010, whereas the number of households in the County grew by just over 15 percent, as shown in Table 8.12-3-2. Surrounding cities grew at a slower rate than Santa Clara, including Mountain View (6.6 percent) and Sunnyvale (4.7 percent); however, Cupertino grew at a much faster rate of nearly 26 percent. The Bay Area as a whole grew over 16 percent during that same time period.

TABLE 8.12-3-2: HOUSEHOLD GROWTH TRENDS, 1990-2010

Jurisdiction	1990	2000	2010	Percent Change	
				2000-2010	1990-2010
Santa Clara	36,545	38,526	43,021	11.7%	17.7%
Mountain View	29,990	31,242	31,957	2.2%	6.6%
Cupertino	16,055	18,204	20,176	10.8%	25.7%
Sunnyvale	50,789	52,539	53,155	1.2%	4.7%
Santa Clara County	520,180	565,863	599,652	5.9%	15.3%
Bay Area ^(a)	2,246,242	2,466,019	2,608,000	5.8%	16.1%

Source: US Census Bureau, 1990, 2000, and 2010 Decennial Census Counts.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties. Totals may vary as different data sources are utilized.

Household Growth Projections

Table 8.12-3-3 presents household growth projections for Santa Clara, Santa Clara County, and the eight-county Bay Area between 2010 and 2040. Table 8.12-3-3 also presents



projections for the jurisdictions directly surrounding Santa Clara, including Mountain View, Cupertino, and Sunnyvale. These figures represent the Association of Bay Area Governments (ABAG) estimates benchmarked against the 2010 Census and a variety of local sources.

TABLE 8.12-3-3: PROJECTED HOUSEHOLD GROWTH, 2010-2040

<i>Jurisdiction</i>	<i>2010</i>	<i>2040</i>	<i>Number</i>	<i>Percent</i>
Santa Clara	43,021	57,260	14,239	33.1%
Mountain View	31,469	41,790	10,321	32.8%
Cupertino	20,176	25,050	4,874	24.2%
Sunnyvale	53,155	72,760	19,605	36.9%
Santa Clara County	599,652	819,130	219,478	36.6%
Bay Area ^(a)	2,667,340	3,308,110	640,770	24.0%

Source: ABAG, 2013.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties. Totals may vary as different data sources are utilized.

From 2010 to 2040, the number of households in the City of Santa Clara is expected to grow to 57,260, or roughly 33 percent. ABAG projects Santa Clara County will experience a slightly higher increase around 37 percent, while the Bay Area as a whole is expected to grow at a slower pace of 24 percent. In comparison to surrounding jurisdictions, Santa Clara’s household growth (33 percent) between 2010 and 2040 is projected to outpace growth in Cupertino, where the number of households is anticipated to increase by 24 percent. The number of households in Santa Clara is expected to grow at a similar pace to Mountain View (33 percent), but slower than Sunnyvale, which is anticipating a 37-percent increase. It is important to note that actual household growth will be largely influenced by household formation trends such as size and marital status, market conditions, and other financial factors which often occur in cycles resulting in booms as well as busts.

Population by Age

Between the 2000 and 2010 Census, the City of Santa Clara experienced increases across all age groups, as shown in Table 8.12-3-4. Santa Clara saw the largest increase in the population of children under the age of 5 and adults between the ages of 45 and 64. The median age in 2010 was 34 years, a slight increase compared to the median age in 2000 which was 33 years. This trend shows that there are increasing numbers of families with young children, and adults approaching retirement age, indicating that there may be a need for additional family housing, with two or more bedrooms, and housing for seniors.

Unlike the City, the County of Santa Clara experienced slower growth in child-age populations, compared to older age groups. In the County, both adults approaching retirement age, ages 45-64, and seniors age 65 and over, were the fastest growing age group over the same time period. The median age of residents in the County was 36 years.

TABLE 8.12-3-4: AGE CHARACTERISTICS AND TRENDS, 2000-2010

Age	City of Santa Clara			Santa Clara County		
	2000	2010	Percent Change	2000	2010	Percent Change
Under 5	6,688	9,092	36%	119,418	124,464	4.2%
5 to 19	16,872	19,268	14%	340,194	350,042	2.9%
20-24	8,404	8,925	6.2%	112,690	113,117	0.4%
25-44	39,991	41,876	4.7%	596,023	547,935	-8.1%
45-64	19,506	25,628	31%	353,733	449,140	27%
65+	10,900	11,679	7.1%	160,527	196,944	23%
Total	102,361	116,468	14%	1,682,585	1,781,642	6%

Source: US Census Bureau, 2000 and 2010 Decennial Census Counts.

Household Income

According to the 2007-2011 ACS estimates, the 2011 median household income in Santa Clara was \$89,004, as in Table 8.12-3-5. This figure is similar to the County median income of \$89,064, but higher than the Bay Area median of \$77,395. These statistics indicate that residents in Santa Clara generally make more money than other cities in the Bay Area, but generate about the same income as other cities in Santa Clara County.

TABLE 8.12-3-5: HOUSEHOLD INCOME, 2011

Income	City of Santa Clara	Santa Clara County	Bay Area
Number of Households	42,316	559,652	2,608,000
< \$10,000	4.2%	3.8%	3.9%
\$10,000 - \$14,999	3.0%	3.1%	3.7%
\$15,000 - \$24,999	6.7%	6.3%	7.2%
\$25,000 - \$34,999	5.9%	6.1%	7.2%
\$35,000 - \$49,999	10%	9.0%	11%
\$50,000 - \$74,999	13%	14%	17%
\$75,000 - \$99,999	13%	13%	13%
\$100,000 - \$149,000	23%	19%	18%
\$150,000 +	22%	26%	20%
Total Reporting	100%	100%	100%
Median Income	\$ 89,004	\$ 89,064	\$ 77,395

Source: US Census Bureau, 2007-2011 ACS (5-year estimates).

8.12-3.2 Employment Trends

To better understand the housing needs of the City, this section presents data illustrating employment of residents living in the City by industry and the availability of jobs within the City. Both factors play a role in the need for housing as the type of employment is



often linked to ability to pay and the types of jobs offered within a community may influence the types of housing needed to promote a healthy jobs-to-housing ratio.

Employment

Table 8.12-3-6 shows the major industries in which residents living in Santa Clara are employed, and how employment trends have changed from 2000 to 2011.

TABLE 8.12-3-6: EMPLOYMENT TRENDS, 2000 and 2011

Industry Type	2000	2011		2000-2011
	Number	Number	Percent	Percent Change
Agriculture, forestry, fishing and hunting, and mining	52	129	0.2%	148%
Construction	1,967	2,173	3.8%	10%
Educational services, health care and social assistance	7,309	10,278	18%	41%
Manufacturing	17,120	11,651	20%	-32%
Wholesale trade	1,608	1,220	2.1%	-24%
Retail trade	5,261	5,447	9.5%	3.5%
Transportation and warehousing, and utilities	1,553	1,434	2.5%	-7.7%
Information	2,628	2,665	4.6%	1.4%
Finance and insurance, real estate and rental leasing	2,248	2,342	4.1%	4.2%
Professional, scientific, management, and administrative services	9,421	12,392	22%	32%
Arts, entertainment and recreation	3,143	4,063	7.1%	29%
Public administration	1,478	1,795	3.1%	21%
Other professions	1,740	1,735	3.0%	-0.3%
Total (civilian employed population)	55,528	57,324	100%	3.2%

Source: US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS (5-year estimates).

In 2011, the highest percentage of residents was employed in the Professional, Scientific, Management, and Administrative Services sector at approximately 22 percent. This represents an increase of 32 percent since 2000. The Manufacturing and Educational Services, Health Care and Social Assistance sectors are the next largest sectors, accounting for 20 and 18 percent of all jobs, respectively; however, Manufacturing also experienced the highest rate of decline of any other sector, decreasing by 32 percent since 2000, while Educational Services, Health Care and Social Assistance increased by 41 percent.

The list of major employers in the City, as shown in Table 8.12-3-7, supports the industry breakdown reported above. Santa Clara's top employers are dominated by high-tech

manufacturing companies. In 2013, Applied Materials and Intel topped the list as major employers with technology based businesses.

TABLE 8.12-3-7: MAJOR EMPLOYERS IN SANTA CLARA, 2013

<i>Employer</i>	<i>Service</i>
Private	
Applied Materials, Inc.	Semiconductor Devices (MFRS)
Intel Corporation	Semiconductor Devices (MFRS)
AAA-Affordable Tutoring	Educational Services
Texas Instruments	High Technology
Agilent	High Technology
Dell, Inc.	High Technology
ORACLE	High Technology
California's Great America	Entertainment Park
Nvidia	Information Technology
Cannon, USA	High Technology
Avaya Inc.	Business Communications
Citrix Systems, Inc.	Information Technology
ON Semiconductor Corporation	Semiconductor Devices (MFRS)
EMC Corporation	Information Technology
Macy's	Corporate Retailer
Institutional	
City of Santa Clara	Local Government
Santa Clara University	Educational Facility

Source: City of Santa Clara Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2013.

Jobs to Housing Balance

At a regional scale, a jobs-housing imbalance results in longer commutes and increases traffic congestion and transportation-related environmental impacts. Local jurisdictions can help address this issue by attempting to strike a local balance between local jobs and housing. Moreover, having a mix of residential and commercial uses helps to buffer a community against economic downturns, and provides a broader tax base. The jobs-housing ratio compares the number of jobs to the number of housing units in the City. However, jobs-housing balance is a complex topic and a ratio of one job per household does not necessarily equate to a jobs-housing balance. Given the high cost of housing in California and in the Bay Area in particular, most households require more than one wage-earner to afford housing in the region.

Santa Clara can be characterized as a “job rich” community, where the number of jobs has well exceeded the number of housing units. According to ABAG, the jobs-to-housing ratio in the City of Santa Clara was estimated at 2.50 in 2010, but projected to slightly decrease to 2.48 by 2040.



Employment Projections

Santa Clara County is one of the Bay Area’s major job generators. From 1990 to 2000, employment opportunities grew rapidly with the rise of technology companies in the Silicon Valley. Although the dot-com collapse and the economic recession of 2008 contributed to slower employment growth from 2000 to 2011 around 3.2 percent, ABAG estimated that over one million new jobs will be available in the Bay Area by 2040, with 33,290 new jobs in Santa Clara, as shown in Table 8.12-3-8. This represents a 29 percent increase in jobs from 2010 to 2040. These employment projections suggest a need for housing to serve a growing and diverse workforce.

TABLE 8.12-3-8: PROJECTED JOB GROWTH, 2010 to 2040

<i>Jurisdiction</i>	<i>2010</i>	<i>2040</i>	<i>2010-2040 Change</i>	
	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Percent</i>
Santa Clara	112,890	146,180	33,290	29%
Mountain View	47,800	63,380	15,570	33%
Sunnyvale	74,610	95,320	20,710	28%
Palo Alto	89,370	119,030	29,650	33%
San Jose	377,140	524,510	147,370	39%
Santa Clara County	926,260	1,229,800	303,530	33%
Bay Area ^(a)	3,385,300	4,505,220	1,119,920	33%

Source: ABAG, 2013.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.

8.12-3.3 Housing Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households, or very low income households.

Household Composition

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In Santa Clara, the average household size in 2010 was 2.63, lower than the Santa Clara County figure of 2.89. Because population growth has outpaced the increase in households in Santa Clara, the average household size has increased slightly since 2000. This was also the case in the neighboring cities of Mountain View, Cupertino, and Sunnyvale; these cities also had a lower average household size than the County.

TABLE 8.12-3-9: AVERAGE HOUSEHOLD SIZE, 2011

<i>Jurisdiction</i>	<i>Persons Per Household</i>	
	<i>2000</i>	<i>2011</i>
Santa Clara	2.58	2.63
Mountain View	2.25	2.32
Cupertino	2.75	2.83
Sunnyvale	2.49	2.59
Santa Clara County	2.92	2.89

Source: U.S. Census Bureau, 2000 Summary File 1 (SF 1), 2007-2011 ACS (5-year estimates).

According to the 2007-2011 ACS, family households, with and without children, represented roughly 64 percent of all households in Santa Clara. During the same period, non-family households in Santa Clara comprised 36 percent of all households; this includes single-person households and non-related multi-person households. In contrast, in Santa Clara County, family households comprised 71 percent of the total households while non-family households comprised 29 percent of the total households.

Homeownership Rate

Housing “tenure” distinguishes between owner-occupied housing units and renter-occupied units. Santa Clara has a relatively low homeownership rate compared to Santa Clara County and the Bay Area in general, as shown in Table 8.12-3-10. The low homeownership rate may be a reflection of the City’s housing stock composition in which single-family homes comprised roughly 42 percent of the housing units in the City in 2010. According to the 2007-2011 ACS, approximately 46 percent of Santa Clara households owned their homes while 59 percent of County households and 60 percent of Bay Area households were homeowners. The City’s homeownership rate has remained fairly constant since 2000, with a slight decrease in homeownership by 2010 (less than one percent).

TABLE 8.12-3-10: HOUSING TENURE, 2000 and 2010

<i>Jurisdiction</i>	<i>2000</i>		<i>2010</i>	
	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>
Santa Clara	46.1%	53.9%	45.9%	54.1%
Mountain View	41.5%	58.5%	42.2%	57.8%
Cupertino	63.3%	36.7%	64.2%	35.8%
Sunnyvale	47.6%	52.4%	48.3%	51.7%
Santa Clara County	59.8%	40.2%	58.7%	41.3%
Bay Area ^(a)	56.4%	43.6%	60.3%	39.7%

Source: US Census Bureau, 2000 and 2010 Decennial Census Counts.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.



Santa Clara’s homeownership rate was lower than in other neighboring cities in 2000 and 2010, except for Mountain View where approximately 42 percent of households owned their own homes. The majority of households in Cupertino and Sunnyvale were homeowners; the homeownership rate in Cupertino and Palo Alto was 64 percent and 48 percent, respectively.

Housing Units

Between 2000 and 2010 the number of housing units in Santa Clara increased from 39,595 to over 45,147 (14 percent), as shown in Table 8.12-3-11. Similar to the County and the Bay Area, the majority of housing units in Santa Clara, 42 percent, are single-family detached units. A single-family detached unit is typically defined as a single family dwelling that shares no exterior walls. However, fewer single-family detached units were built between 2000 and 2010 than multi-family housing developments, including two- to four-unit developments and five or more unit developments, which increased by over 3,300 units during the ten-year time period. This suggests an increase in higher-density, smaller, and more affordable (though not necessarily subsidized) units.

In 2010, the City had approximately 4,325 single-family attached units, which is defined as a unit that may share a wall, or even a portion of a wall with another unit, but is limited to side-by-side development. According to Table 8.12-3-11 there were approximately 4,927 housing units in buildings with 2-4 units, such as duplexes, tri-plexes and four-plexes. In comparison to a single-family attached unit, a duplex is a single structure that contains two units that could be constructed in various formations. In 2010, a high number of units were in structures with 5 or more units, including approximately 16,697 units, equating to roughly 37 percent of the City’s housing stock.

TABLE 8.12-3-11: HOUSING UNITS, BY TYPE, 2000-2010

	2000	2010	2000-2010 Change	
	Number	Number	Number	Percent
Single-Family Detached	17,633	19,162	1,529	9%
Single-Family Attached	3,585	4,325	740	21%
2 to 4 Units	3,872	4,927	1,055	27%
5 or More Units	14,403	16,687	2,284	16%
Mobile Homes	102	46 ^(a)	-56	-55%
Total	39,595	45,147	5,552	14%

Source: US Census Bureau, 2000 Decennial Census Counts; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2013 with 2010 Census Benchmark.

(a) While the US Census reports an estimated 46 units of mobile home housing, there are currently no mobile home parks within the City. City Staff confirms that this number may be an over representation of the number of units and likely significantly lower.

Age of Housing Stock

As shown in Table 8.12-3-12 the majority (80 percent) of the housing units in Santa Clara were built before 1980 with 46 percent built between 1960 and 1979 and another 34 percent built prior to 1959. Unless carefully maintained, older housing stock can create health, safety, and problems for occupants. Generally, housing policy analysts believe that even with normal maintenance, dwellings over 40 years of age can deteriorate, requiring significant rehabilitation. Approximately 70 percent of homes in Santa Clara are 40 years or older and may require additional maintenance and repair.

TABLE 8.12-3-12: YEAR STRUCTURE BUILT, 2011

Year	Number	Percent
2005 or Later	2,346	5%
2000 to 2004	2,934	6%
1990 to 1999	3,639	8%
1980 to 1989	4,487	10%
1970 to 1979	8,276	19%
1960 to 1969	7,913	18%
1950 to 1959	11,052	25%
1940 to 1949	2,213	5%
1939 or earlier	1,846	4%

Source: US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS (5-year estimates).

Notwithstanding this finding, the City’s housing stock remains in relatively good condition. Data on the number of units that lack complete plumbing and kitchen facilities are often used to assess the condition of a jurisdiction’s housing stock. The 2007-2011 ACS estimates that roughly 64 housing units or 0.1 percent of all housing units in the City lack complete plumbing facilities. Similarly, an estimated 290 households or 0.6 percent of all households in the City lack complete kitchen facilities.

Consistent with prior General Plans and the Zoning Ordinance, the City supports maintenance and preservation of housing and the quality of residential neighborhoods. In 2010, the City’s Consolidated Plan 2010-2015 identified 1,968 units in need of rehabilitation. Since FY 2009-10, the City’s Neighborhood Conservation and Improvement Program (NCIP) has provided assistance to 338 homeowner households and 213 renter-households with needed home repairs through a combination of deferred loans and grants. Approximately 200 of these households were low income households. Since 1976, the City of Santa Clara has assisted in the rehabilitation of more than 1,500 homes.



8.12-3.4 Market Conditions and Affordability

This section of the Needs Assessment discusses housing market conditions in Santa Clara. This information evaluates how the private housing market provides for the needs of various economic segments of the local population.

Rental Market Trends

A review of rental market conditions in Santa Clara was conducted using online data to determine the affordability and availability of rental units in the City. To assess rental conditions in the City, rental information for Santa Clara was obtained from internet rental listings. Table 8.12-3-13 presents results of the rental survey by unit type, including apartments, condominiums/townhomes, and single-family homes.

TABLE 8.12-3-13: INVENTORY OF RENTAL UNITS, 2013

<i>Unit Type and Bedrooms</i>	<i>Units Advertised</i>	<i>Rental Range</i>	<i>Median Rent</i>
Apartments			
1	81	\$1,555-\$2,802	\$2,179
2	84	\$1,795-\$3,641	\$2,718
3+	13	\$2,475-\$4,754	\$3,615
Townhomes			
1	0	--	--
2	2	\$2,158-\$2,300	\$2,243
3+	7	\$2,315-\$3,500	\$2,908
Single-Family Homes			
1	1	\$2,195	\$2,195
2	2	\$2,400-\$2,500	\$2,450
3+	19	\$2,350-\$4,000	\$3,175

Source: Trulia.com accessed May 16, 2014.

As shown in Table 8.12-3-13, a one-bedroom unit in Santa Clara ranged from a median of \$2,179 for an apartment to \$2,195 for a single-family home. Two-bedroom units ranged from \$2,450 for a single-family home to \$2,718 for a luxury apartment. To rent a unit with three or more bedrooms the median cost ranged from \$3,175 to \$3,615, but could be significantly more depending on the location and amenities available. It is important to note that of the units advertised the majority (85 percent) were apartments.

Home Sale Trends

While many other markets in California and across the country saw home values fall in 2008, sales prices in Santa Clara County have remained relatively strong over the last 15 years. According to Trulia.com, an online real estate website, median sales prices in the

City of Santa Clara started around \$325,000 in 2000, increasing to nearly \$700,000 in 2008 but falling to \$485,000 in 2009. As the economic climate has improved over the last five years, median sales prices have recovered quickly jumping to over \$625,000 in 2013 and \$745,000 by 2014. Table 8.12-3-14 provides home sale activity for Santa Clara and neighboring cities for April 2014.

TABLE 8.12-3-14: MEDIAN HOME PRICE, APRIL 2014

<i>Community</i>	<i>Zip Code</i>	<i>No. of Homes Sold</i>	<i>Median Home Price</i>	<i>Percent Change from April 2013</i>	<i>Per Square Foot Cost</i>
Santa Clara	95050	35	\$678,250	-3%	\$527
	95051	48	\$668,000	4%	\$619
	95054	12	\$675,000	5%	\$505
Mountain View	94040	25	\$1,436,000	31%	\$783
	94041	10	\$1,186,000	-4%	\$734
	94043	29	\$900,000	32%	\$822
Cupertino	95014	56	\$1,380,000	24%	\$779
Palo Alto	94301	20	\$2,737,500	12%	\$1,700
	94306	33	\$2,100,000	31%	\$1,324
Sunnyvale	94085	21	\$775,000	19%	\$757
	94086	34	\$840,000	19%	\$725
	94087	41	\$1,362,000	44%	\$836
	94089	13	\$773,000	28%	\$621
Santa Clara County	All	1,854	\$729,000	10%	N/A

Source: DataQuick, "Bay Area Home Sale Activity, April 2014" Accessed at <http://dqnews.com/Charts/Monthly-Charts/SF-Chronicle-Charts/ZIPSFC.aspx> on May 30, 2014.

As shown, the median sales price for new and resale single-family homes and condominiums in Santa Clara in April 2014 had increased in zip codes 95051 and 95054, by 4 percent and 5 percent, respectively, and declined by 3 percent in zip code 95050 in a year-over-year comparison. By comparison, the majority of the surrounding zip codes experienced significant increases around 20 percent, with Santa Clara County general experiencing a 10 percent increase in the median sales price from the previous year.

Housing Occupancy and Vacancy Status

The availability of housing units also impacts housing cost as housing prices are often driven up by increased demand. More specifically, a low vacancy rate in the City indicates that the demand for housing exceeds the available supply, typically resulting in higher housing costs. Table 8.12-3-15 presents housing vacancy conditions in Santa Clara according the 2010 Census. As shown in Table 8.12-3-15, in 2010, Santa Clara's had a vacancy rate of 4.7 percent which was slightly higher than the overall vacancy rate for



Santa Clara County reported at 4.4 percent. This is understandable given the City had a higher proportion of rental housing, which usually exhibits a higher level of mobility.

- Ownership Housing.** Housing economists generally consider a 2 to 3 percent vacancy rate for homeownership units as sufficient to provide adequate choice and mobility for residents. According to the 2010 Census, Santa Clara’s vacancy rate for homeownership units was 1.3 percent. Vacancy in 2010 was also low in Santa Clara County at 1.4 percent. The low homeownership vacancy rate in Santa Clara in 2010 is indicative of the tight housing market as technology companies continue to expand in the Silicon Valley region.
- Rental Housing.** A rental vacancy rate of 5 percent is considered sufficient to provide adequate choice and mobility for residents. In 2010, Santa Clara’s rental vacancy rate stood at 4.6 percent, compared to 4.3 percent for the County. These rates fall only slightly below the 5 percent benchmark for a “healthy” rental market. Generally through, Santa Clara’s rental vacancy rate is consistent with rental markets throughout the region. Despite the City’s relatively strong ownership market, the regional trends, including uncertainty in the labor market, continue to compel many households to continue to rent. In addition, current lending practices that require higher down payments to buy a home compel people to continue to rent.

TABLE 8.12-3-15: OCCUPANCY STATUS BY TENURE, 2010

<i>Occupancy Status</i>	<i>City of Santa Clara</i>		<i>Santa Clara County</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Occupied Housing Units	43,021	95.3%	604,204	95.6%
Vacant Housing Units	2,126	4.7%	27,716	4.4%
Total	45,147	100%	631,920	100%

Source: U.S. Census Bureau, 2010 Census.

Housing Affordability

Affordability is generally discussed in the context of households with different income levels. Households are categorized as extremely low income, very low income, low income, moderate income, or above moderate income, based on household size and percentages of the Area Median Income (AMI). These income limits are established annually by the California Department of Housing and Community Development (HCD). State and local affordable housing programs generally target households up to 120 percent of AMI, with a particular focus on households up to 80 percent of AMI. Federal housing programs cap the household income limit at 80 percent of AMI. Table 8.12-3-16 provides the maximum income limits for a four-person household in Santa Clara County in 2014.

TABLE 8.12-3-16: COUNTY HOUSEHOLD INCOME LIMITS, 2014

<i>Income Level</i>	<i>Definition as a Percentage of AMI</i>	<i>Maximum Income (a)</i>
Extremely Low Income	0% to 30% AMI	\$30,570
Very Low Income	31% to 50% AMI	\$50,950
Low Income	51% to 80% AMI	\$81,520
Moderate Income	81% to 120% AMI	\$122,280
Median	100%	\$101,900

Sources: California Department of Housing and Community Development, 2014; ESA, 2014.

^(a) Based on the 2014 Area Median Income of \$101,900 for a family of four living in Santa Clara County.

Ability to Pay for Housing

To better understand housing affordability, Table 8.12-3-17 shows maximum rents and home prices affordable to a four-person household earning an extremely low, very low, low, and moderate income. The maximum affordable sales price was calculated using household income limits published by HCD, conventional financing terms, and assuming that households spend 30 percent of gross income on mortgage payments, taxes, and insurance.

As shown previously in Table 8.12-14 the median sales price for a single-family home in Santa Clara was approximately \$675,000 in April 2014. By comparison, to ensure their housing is affordable, a moderate income family should not purchase a home that costs more than \$695,254. This analysis indicates that for all, but larger moderate income households and above moderate income households, current market prices present a serious obstacle to single-family homeownership.

In reviewing these findings, it is important to note that credit markets have tightened in tandem with the decline in home values. As such, although homes have become more affordable, lender requirements for a minimum down payment or credit score may present a greater obstacle for buyers today. More accessible home loan products are available, including Federal Housing Administration (FHA) loans. FHA loans are insured by the federal government, and have traditionally allowed lower income households to purchase a home that they could not otherwise afford. However, interviews with lenders suggest that many households are not aware of these programs. Moreover, many loan officers prefer to focus on conventional mortgages because of the added time and effort associated with processing and securing approval on a FHA loan. In 2012, only 160 households applied for FHA loans in Santa Clara, compared to 1,412 households applying of conventional lending (see Table 8.12-5-9 in Housing Constraints section of this Housing Element).



TABLE 8.12-3-17: HOUSING AFFORDABILITY BY INCOME, 2014

Income Group	AMI adjusted by size	Affordable Payment		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities	Taxes & Insurance	Affordable Home Price	Rental
Extremely Low (0-30% AMI)		30% AMI					
Two Person (1 bedroom)	\$24,456	\$611	\$611	\$50	\$80	\$112,095	\$561
Three Person (2 bedrooms)	\$27,513	\$688	\$688	\$75	\$90	\$121,741	\$613
Four Person (3 bedrooms)	\$30,570	\$764	\$764	\$100	\$95	\$132,551	\$664
Five Person (4 bedrooms)	\$33,016	\$825	\$825	\$125	\$100	\$139,802	\$700
Very Low (30-50% AMI)		50% AMI					
One Person (Studio)	\$35,665	\$892	\$892	\$50	\$115	\$169,196	\$842
Two Person (1 bedroom)	\$40,760	\$1,019	\$1,019	\$50	\$115	\$198,856	\$969
Three Person (2 bedrooms)	\$45,855	\$1,146	\$1,146	\$100	\$130	\$213,380	\$1,046
Four Person (3 bedrooms)	\$50,950	\$1,274	\$1,274	\$125	\$140	\$234,889	\$1,149
Five Person (4 bedrooms)	\$55,026	\$1,376	\$1,376	\$175	\$145	\$245,810	\$1,201
Lower (50-80% AMI)		80% AMI					
One Person (Studio)	\$57,064	\$1,427	\$1,427	\$48	\$150	\$286,198	\$1,379
Two Person (1 bedroom)	\$65,216	\$1,630	\$1,630	\$85	\$165	\$321,429	\$1,545
Three Person (2 bedrooms)	\$73,368	\$1,834	\$1,834	\$125	\$190	\$353,749	\$1,709
Four Person (3 bedrooms)	\$81,520	\$2,038	\$2,038	\$175	\$210	\$384,904	\$1,863
Five Person (4 bedrooms)	\$88,042	\$2,201	\$2,201	\$200	\$220	\$414,719	\$2,001
Moderate Income (81-120% AMI)		110% AMI					
One Person (Studio)	\$85,596	\$2,140	\$2,497	\$135	\$405	\$455,587	\$2,005
Two Person (1 bedroom)	\$97,824	\$2,446	\$2,853	\$135	\$405	\$538,633	\$2,311
Three Person (2 bedrooms)	\$110,052	\$2,751	\$3,210	\$157	\$475	\$600,258	\$2,594
Four Person (3 bedrooms)	\$122,280	\$3,057	\$3,567	\$211	\$571	\$648,376	\$2,846
Five Person (4 bedrooms)	\$132,062	\$3,302	\$3,852	\$238	\$628	\$695,254	\$3,064

Sources: HUD User, 2014. Compiled by ESA, 2014.

Notes:

1. Property taxes and insurance based on averages for the region
2. Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 5%, 30-year mortgage, and monthly payment 30% of gross household income
3. Based on 2014 Santa Clara County AMI of \$101,900 and 2014 HCD State Income Limits

Maximum affordable monthly rents assumed that households pay 30 percent of their gross income on rent and utilities. According to Trulia.com, the average monthly rent for a three-bedroom, two-bath unit in Santa Clara in May 2014 ranged from \$2,315 for a three-bedroom apartment up to \$9,888 for a three-bedroom townhouse, whereas low income households could only afford to pay up to \$1,851 for a three-bedroom unit. This analysis suggests that very low and low income renters must pay in excess of 30 percent of their incomes to compete in the current market without some form of rental subsidy. The gap is especially large for very low income households who have to pay over 50 percent of their

income to afford the average market rent for a unit that is likely not large enough. This analysis suggests that only above moderate income households can afford the average monthly rent in Santa Clara.

Overpayment (Cost Burden)

According to HUD, a household is considered “cost-burdened” (i.e., overpaying for housing) if more than 30 percent of gross income is spent on housing-related costs. Households are “severely cost burdened” if they pay more than 50 percent of their income on housing costs. The 2010 Census reports that 36 percent of renters and 34 percent of homeowners were overpaying for housing in Santa Clara. Throughout Santa Clara County, 46 percent of renters and 49 percent of homeowners were cost-burdened according to the 2007-2011 ACS, as shown in Table 8.12-3-18.

TABLE 8.12-3-18: SUMMARY OF HOUSING OVERPAYMENT, 2010

<i>Household by Type, Income & Housing Problem</i>	<i>Santa Clara</i>		<i>Total Households</i>
	<i>Total Renters</i>	<i>Total Owners</i>	
Extremely Low-Income (<30% MFI)	4,150	1,305	4,455
Number with cost burden (30-50%)	10%	16%	12%
Number with cost burden (> 50%)	71%	48%	65%
Very Low-Income (31-50% MFI)	2,730	1,585	4,315
Number with cost burden (30-50%)	50%	21%	36%
Number with cost burden (> 50%)	38%	37%	37%
Low-Income (51-80% MFI)	2,730	1,345	4,075
Number with cost burden (30-50%)	46%	20%	37%
Number with cost burden (> 50%)	10%	30%	17%
Moderate-Income (81% + MFI)	13,340	15,125	28,465
Number with cost burden (30-50%)	7%	23%	16%
Number with cost burden (> 50%)	1%	6%	4%
Total Households	22,950	19,360	42,310
Number with cost burden (30-50%)	17%	21%	19%
Number with cost burden (> 50%)	19%	13%	16%

Source: CHAS, based on 2006-2010 ACS (5-year estimates).

According to the most recent Comprehensive Housing Affordability Survey (CHAS) prepared using the 2006-2010 ACS, the majority of low and very low income households were either cost-burdened or severely cost-burdened in Santa Clara. In total, 75 percent of very low income households and 54 percent of low income households overpaid for housing in Santa Clara in 2010. The housing cost burden was particularly pronounced for very low income renters.



Current economic conditions, particularly as they relate to job losses and unemployment, as a result of the 2008 economic downturn, may result in an increase of overpayment in the City of Santa Clara and throughout Santa Clara County. However, more recent data on the percent of households experiencing housing cost burden is unavailable. This Housing Element Update includes a number of implementation programs intended to facilitate affordable housing to lower income households. The City allocates most of its affordable housing funds for households earning less than 80 percent of the County median income, with an emphasis on very low and extremely low income households.

Overcrowding

A lack of affordable housing can result in overcrowded households. State housing programs define “overcrowding” as more than one person per room, excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered to be severely overcrowded. Table 8.12-3-19 illustrates the overcrowding rate among renters and owners in Santa Clara. According to the 2007-2011 ACS, 3.9 percent of the City’s renter-households were overcrowded, and 1.1 percent of all renter-households were considered to be severely overcrowded. In comparison, 0.5 percent of owner-households were estimated to be overcrowded, with 0.3 percent considered to be severely overcrowded. During the current economic downturn, the presence of overcrowding may have increased due to rising unemployment and foreclosures.

TABLE 8.12-3-19: OVERCROWDED HOUSEHOLDS BY TENURE

<i>Tenure</i>	<i>Overcrowded*</i>		<i>Severely Overcrowded**</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Owner Occupied Units	200	0.5%	145	0.3%
Renter Occupied Units	1,630	3.9%	465	1.1%
Total	1,830	4.3%	610	1.4%

Source: CHAS, based on 2007-2011 ACS (5-year estimates).

*Overcrowded households are those with greater than 1 but less than or equal to 1.5 persons per room

**Severely overcrowded households are greater than 1.5 persons per room

Overall, Santa Clara County households experienced overcrowding at a higher rate than Santa Clara households. Three percent of owner-households and 12 percent of renter-households county-wide were overcrowded between 2007 and 2011.

8.12-3.5 Special Needs Populations

Government Code Section 65583(a)(7) requires that Housing Elements include “an analysis of any special housing needs, such as those of senior citizens, persons with disabilities, large families, farmworkers, families with female heads of households, and

families and persons in need of emergency shelter.” This section of the Needs Assessment profiles these populations with special housing needs.

Seniors

During the 2015-2023 Housing Element planning period, seniors are expected to be one of the fastest growing age groups in the County. Many senior residents face a unique set of housing needs, largely due to physical limitations, lower household incomes, and health care costs. Unit sizes and accessibility to transit, health care, and other services are also important housing concerns for this population. In 2010, an estimated 7,017 residents, aged 65 years or older, lived in the City of Santa Clara, according to the 2010 Census. This represents roughly 16 percent of the City’s total population.

As Table 8.12-3-20 indicates, 13 percent of householders in the City of Santa Clara were between 65 years and 84 years old in 2010, with an additional 3 percent aged 85 years old or over. In comparison, Santa Clara County had a slightly higher proportion of senior householders aged 65 or older in 2010, estimated at roughly 19 percent. Table 8.12-3-20 also reflects that nearly 71 percent of Santa Clara senior residents, between 65 and 84 years old, owned their homes. While this homeownership rate is substantially higher than the rate for non-senior households in the City, it is lower than the rate among elderly households in Santa Clara County as a whole. The limited supply and high price of ownership housing in the City, compared to the County, likely contributes to this trend.

TABLE 8.12-3-20: SENIORS BY AGE AND TENURE

Householder Age	City of Santa Clara		Santa Clara County	
	Number	Percent	Number	Percent
Householder 15-64 years	36,004	84%	492,244	82%
Owner	14,827	41%	265,727	54%
Renter	21,177	59%	226,517	46%
Householder 65 -84 years	5,770	13%	94,720	16%
Owner	4,107	71%	71,412	75%
Renter	1,663	29%	23,308	26%
Householder 85+ years	1,247	2.9%	17,240	2.8%
Owner	813	65%	11,159	65%
Renter	434	35%	6,081	35%
Total	43,021	100%	604,204^(a)	100%

Source: US Census Bureau, 2000 and 2010 Decennial Census Counts.

(a) The total number of households may not match previous tables as 2010 Census data was utilized instead of 2007-2011 ACS data. 2010 Census Summary File 1 data was the most recent data available at the time this Element was written.

In 2011, the Comprehensive Housing Affordability Strategy (CHAS) database reported that seniors represented a large percentage of the lower income households in the City



(35 percent). As shown in Table 8.12-3-21, in 2011, a large number of senior households are considered to fall into the low, very low, or extremely low income category.

TABLE 8.12-3-21: ELDERLY HOUSEHOLDS, BY INCOME 2011

<i>Income Level</i>	<i>Number</i>	<i>Percent</i>
Extremely Low Income	2,273	35%
Very Low Income	1,237	19%
Low Income	1,053	16%
Moderate Income	1,874	29%
Total	6,437	100%

Source: US Census Bureau, 2007-2011 ACS (5-year estimates).

As discussed in Section 8.12-3.1, Santa Clara has a growing population of residents that are at or approaching retirement age; many of which may be in need of affordable housing arrangements. Many seniors have special housing needs such as handicap accessible living arrangements. As shown in Table 8.12-3-22 below, nearly 78 percent of the population 65 or older in Santa Clara had some sort of a disability (3,797 seniors). Historically, waiting lists for affordable senior housing have been long, suggesting that demand exceeds supply. Since the last planning period, the City has added more affordable senior housing to the housing stock. There are currently five BMR senior housing developments in the City, containing a total of 615 studio, one- and two- bedroom units. There are another 55 beds within two assisted living facilities for seniors with mental or physical disabilities. Additionally, a 28-unit affordable senior housing development was approved for construction in 2008 and a 48-unit affordable senior housing development at 2525 El Camino Real was completed in 2013.

Persons with Disabilities

A disability is a physical or mental impairment that limits one or more major life activities. Persons with a disability generally have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities.

Within the population of civilian, non-institutionalized residents, age five and to 64, the 2009-2011 ACS reports that nearly 10 percent of Santa Clara residents had a disability. In

comparison, closer to five percent of Santa Clara County residents actually had a disability (see Table 8.12-3-22). Seniors (age 65 years and older) represented 53 percent of the City's disabled population.

TABLE 8.12-3-22: NUMBER OF DISABILITIES, BY TYPE, IN THE CITY OF SANTA CLARA

<i>Age and Disability Status</i>	<i>Santa Clara City</i>		<i>Santa Clara County</i>	
	<i>Number</i>	<i>Percent^(a)</i>	<i>Number</i>	<i>Percent^(a)</i>
Persons 18-64 Years Old	79,107	--	1,153,326	--
With Hearing Difficulty	627	0.8%	11,888	1.0%
With Vision Difficulty	807	1.0%	9,310	0.8%
With Cognitive Difficulty	1,762	2.2%	25,582	2.2%
With an Ambulatory Difficulty	1,930	2.4%	26,275	2.3%
With a Self-Care Difficulty	934	1.2%	10,909	0.9%
With an Independent Living Difficulty	1,462	1.8%	22,156	1.9%
Total with a Disability (18-64 Years Old)	7,522	9.5%	61,096	5.3%
Persons 65 Years and Over	10,921	--	194,187	--
With Hearing Difficulty	1,655	15%	26,957	14%
With Vision Difficulty	638	5.8%	11,630	6.0%
With Cognitive Difficulty	974	8.9%	18,152	9.3%
With an Ambulatory Difficulty	2,464	23%	40,576	21%
With a Self-Care Difficulty	994	9.1%	18,003	9.3%
With an Independent Living Difficulty	1,774	16%	33,595	17%
Total with a Disability (65+ Years Old)	8,499	78%	65,258	34%

Source: US Census Bureau, 2009-2011 ACS (3-year estimates).

(a) Rows may not add up to total as individuals may have multiple disabilities and may be counted more than once.

According to the 2009-2011 ACS, ambulatory difficulties, which include permanent disabilities that restrict one's ability to walk without aid, independent living and self-care difficulties, were the most prominent, particularly among seniors. Cognitive difficulties, which include physical, mental, or emotional problems, having difficulty remembering, concentrating, or making decisions, was one of the more pervasive disability types for the younger population in Santa Clara. Approximately 2.4 percent of persons with disabilities, between the ages of 16 and 64 years, had ambulatory disabilities that prevented them from leaving their home to shop, visit the doctor, or access other services. While another 2.2 percent of disabled persons aged 16 to 64 had a cognitive difficulty. It should be noted that individuals may have more than one type of disability and may be counted more than once.

Among seniors with disabilities in Santa Clara, the most prominent disability type was an ambulatory difficulty (23 percent), followed by an independent living difficulty



(16 percent) and a self-care difficulty (9 percent). The distribution of disability types in Santa Clara County paralleled that of the City of Santa Clara.

While not all of these persons require special housing, low income can be a significant obstacle to housing for the disabled population in Santa Clara. To help meet this need, the City has subsidized the acquisition of two residences for persons with developmental disabilities, accommodating six individuals in each home. In addition, the 450-unit Estancia/Archstone apartments have 90 units reserved for low income households and 23 units designed and reserved for those with developmental and physical disabilities. Housing Authority of the County of Santa Clara (HACSC) also has three units within the City available to persons with physical or developmental disabilities.

Developmentally Disabled Persons

According to Section 4512 of the California Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Andreas Regional Center is 1 of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 8.12-3-23 provides information from the California Department of Social Services on the number of developmentally disabled individuals in the City of Santa Clara. In 2014, there were approximately 696 individuals actively utilizing services at the Regional Center for a developmental disability.

TABLE 8.12-3-23: DEVELOPMENTALLY DISABLED RESIDENTS BY AGE, 2014

Zip Code Area	0-17 Years	18+ Years	Total
95050	98	89	187
95051	170	152	322
95054	71	116	187
Total	339	357	696

Source: California Department of Social Services (DSS), 2014.

Additional information from the California Department of Social Services indicates that as of January 2014, the majority of developmentally disabled residents (approximately 534 persons) resided in a private home with their parent or guardian. To help meet the housing needs of the developmentally disabled, the City approved the operation of a 5-bedroom/3-bath single-family residence as a group home for residents with developmental disabilities during the 2007-2014 planning period. To assist with any housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the San Andreas Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may encounter difficulties in finding adequately-sized, affordable housing due to the limited supply of large units in many jurisdictions. Additionally, large units generally cost more to rent and buy than smaller units. This may cause larger families to live in overcrowded conditions and/or overpay for housing. Although one-, two-, and three-person households account for the majority of household sizes in the City (72 percent), there are a small number of five or more person households. In 2010, ABAG reported 2,092 households with five or more members in Santa Clara, representing 11 percent of total households, as shown in Table 8.12-3-24. Large owner-occupied units are more prevalent than large renter-occupied units. CHAS data further indicates that among large households in the City, approximately 65 percent experience some form of overcrowding, cost burden, and/or substandard conditions. This statistic seems to illustrate that Santa Clara has a need for affordable housing units with three or more bedrooms.



Since 2000, most new development, approximately 4,600 units, has been multi-family development, with five or more units. Currently, 55 percent of the housing stock is composed of studios, and one- or two-bedroom units. Three-bedroom units compose nearly a third of all units in the City, while four-bedroom units account for 10 percent and five or more bedrooms just 3 percent, as shown in Table 8.12-3-25.

TABLE 8.12-3-24: HOUSEHOLD SIZE BY TENURE

Household Size	Owners		Renters		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person household	4,343	22%	6,563	28%	10,906	25%
2-person household	6,284	32%	7,012	30%	13,296	31%
3-person household	3,643	18%	4,391	19%	8,034	19%
4-person household	3,385	17%	2,900	12%	6,285	15%
5+ person household	2,092	11%	2,408	10%	4,500	10%
Total	19,747	100%	23,274	100%	43,021	100%

Source: US Census Bureau, 2000 and 2010 Decennial Census Counts.

TABLE 8.12-3-25: HOUSING STOCK BY NUMBER OF BEDROOMS

Bedrooms	Number	Percent
No bedroom	1,170	2.6%
1 bedroom	8,873	19.7%
2 bedrooms	14,551	32.3%
3 bedrooms	14,775	32.8%
4 bedrooms	4,272	9.5%
5 or more bedrooms	1,395	3.1%
Total housing units	45,036	100%

Source: US Census Bureau, 2007-2011 ACS (5-year estimates).

Potentially compounding the unmet housing needs of larger families is that household incomes typically decrease with household size. Table 8.12-3-26 indicates that household incomes are highest among four-person households, at \$121,921, but decline as household size increases above four people, to \$84,458 for households with six members. The median household income in Santa Clara is \$89,004, which is comparable to the countywide median income. It is likely that larger households may include children and/or seniors who are not employed.

TABLE 8.12-3-26: MEDIAN HOUSEHOLD INCOME, BY HOUSEHOLD SIZE

<i>Household Size</i>	<i>Income</i>
1-person household	\$49,459
2-person household	\$94,368
3-person household	\$108,204
4-person household	\$121,921
5-person household	\$102,641
6-person household	\$81,458
7-or more person household	\$111,429
Median (All Households)	\$89,004

Source: US Census Bureau, 2007-2011 ACS (5-year estimates).

Female-Headed Households

According to the 2007-2011 ACS, 29 percent of single-parent female-headed households nationwide live at or below the federal poverty level, compared to a national poverty rate of 10 percent. Single mothers have a greater risk of falling into poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher-wage jobs, and inadequate child support. Households with single mothers also typically have special needs related to access to daycare/childcare, health care, and other supportive services.

The 2010 Census reports for Santa Clara, that single-parent, female-headed households, with children under the age of 18, comprised roughly 5 percent of all Santa Clara households. This equates to an estimated 2,093 single-parent, female-headed households in the City. The percentage of single-parent, female-headed households is similar to that of the County, which also estimates that roughly 5 percent of all households are single-parent, female-headed households.

Farm Workers

Farmworkers may encounter special housing needs because of their limited income and seasonable nature of employment. Many farmworkers live in unsafe, substandard and/or crowded conditions. Housing needs for farmworkers include both permanent and seasonal housing for individuals, as well as permanent housing for families.

The U.S. Department of Agriculture (USDA) categorizes farmworkers into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works an average of less than 150 days per year and earns at least half of his or her earned income from farm work. Migrant



farmworkers are a subset of seasonal farmworkers, and include those who have to travel to their workplace, and cannot return to their permanent residence within the same day.

Santa Clara County and the City of Santa Clara, in particular, do not have large populations of farmworkers. The 2007 USDA Census of Agriculture identified 5,589 farmworkers in Santa Clara County. Approximately half of farmworkers countywide were permanent employees in 2007. While the USDA does not provide farmworker employment data on a city level, other data suggests that the City's farmworker population is small. According to the 2007-2011 ACS, roughly 0.1 percent of the population in the City is employed in the agriculture, forestry, fishing, and hunting industry (refer to Table 8.12-3-6). No active farming operations exist in the City; the closest being located more than 30 miles away.

College Students

The City of Santa Clara contains several higher education institutions: Santa Clara University (SCU), Golden State Baptist College, and Mission College. SCU currently has a total enrollment of over 8,000 students. The University has begun a program of expanding its on-campus housing with the intent of encouraging more students to live on campus. SCU is currently updating its master plan. At this time, SCU anticipates an increase in the number of students served by on-campus housing, from 2,500 to 3,500. The City supports the expansion of the variety of types of housing opportunities provided on-campus, in order to minimize impacts on the City's off-campus housing stock. Students tend to have limited incomes and traditionally seek small units, or share housing units. Since the previous Housing Element period, the University constructed apartment-style living quarters to house 290 students.

Golden State Baptist College is an undergraduate facility that houses over 400 students in on-campus dormitories. Mission College is a community junior college attended by over 9,000 full- and part-time students who commute from in and outside the City and County. Currently, Mission College has no on-campus residency.

Families and Persons in Need of Emergency Shelters

Families and persons in emergency shelters have critical and immediate needs for transitional, supportive and long-term permanent housing. This population may include many of the groups described above, as well as other extremely-low income households, youth, victims of domestic violence, and temporarily or chronically homeless.

Homelessness

The homeless population, including individuals with physical and mental disabilities and substance abuse problems, has a variety of special housing and service needs. Depending

on an individual's circumstances, these needs may be addressed by emergency shelters, transitional housing, or supportive housing. Government Code Section 65582 definitions of emergency shelters, transitional housing, and supportive housing are provided below:

- **Emergency Shelters.** Housing with minimal supportive services for homeless persons that is limited to occupancy of up to six months by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Section 50801).
- **Transitional Housing.** 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.
- **Supportive Housing.** 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.

Because homelessness is a regional issue, data presented in this section is based on statistics for both the City of Santa Clara and Santa Clara County. Demand for emergency and transitional shelter is difficult to determine given the episodic nature of homelessness. Generally, episodes of homelessness among families or individuals can occur as a single event or periodically.

According to the point-in-time count conducted as part of the 2013 Santa Clara County Homeless Survey there were approximately 7,631 homeless people living on the streets, in emergency shelters and in transitional housing across Santa Clara County. Approximately 6 percent of these individuals, or 478 persons, were located in the City of Santa Clara. By comparison, the Homeless Survey reported 112 homeless individuals in Cupertino, 157 people in Palo Alto, and 425 individuals in Sunnyvale. The large homeless populations in Santa Clara and Sunnyvale may be due, in part, to the presence of the Bill Wilson Center which provides services to homeless youth year-round and the proximity to numerous homeless facilities and service providers within the City of San Jose.

The point-in-time count, however, should be considered a conservative estimate as many homeless individuals cannot be identified or counted, even with the most thorough methodology. Furthermore, a decrease in homeless counted during the census does not necessarily signify a decrease in homelessness. Although careful training took place prior to the count of unsheltered homeless, which includes homeless people who are unlikely to be



found in shelters or in other residential programs within a local homeless assistance network, it is very difficult to count all homeless individuals living on the streets. In 2013, there were approximately 203 unsheltered homeless individuals reported in Santa Clara by the 2013 Homeless Survey. This represents an increase of 71 persons from the 2011 Homeless Survey, when only 132 unsheltered homeless individuals were counted in the City. For the same time period, the number of unsheltered homeless individuals counted in the neighboring jurisdiction of Cupertino increased from 34 to 92 individuals between the 2011 and 2013 homeless counts. Local homeless service providers believe that the increase in homeless individuals in Santa Clara could be, in part, the result of the transient nature of homeless persons and the recent economic recession. As indicated in Table 8.12-3-27, 56 percent of homeless individuals of the total 478 individuals counted in Santa Clara were sheltered. By comparison, roughly 34 percent of the homeless individuals counted in Santa Clara County were sheltered. Table 8.12-3-28 lists the service providers within the City that assist homeless individuals and families.

TABLE 8.12-3-27: SANTA CLARA COUNTY HOMELESS SURVEY, 2013

<i>Jurisdiction</i>	<i>Unsheltered</i>			<i>Sheltered</i>			<i>Total</i>		
	<i>2011</i>	<i>2013</i>	<i>Change</i>	<i>2011</i>	<i>2013</i>	<i>Change</i>	<i>2011</i>	<i>2013</i>	<i>Change</i>
Campbell	103	91	-12	0	0	0	103	91	-12
Cupertino	34	92	58	15	20	5	49	112	63
Gilroy	265	125	-140	255	254	-1	520	379	-141
Los Altos	5	4	-1	0	0	0	5	4	-1
Los Altos Hills	0	2	2	0	0	0	0	2	2
Los Gatos	18	11	-7	0	0	0	18	11	-7
Milpitas	139	95	-44	0	0	0	139	95	-44
Monte Serrano	11	1	-10	0	0	0	11	1	-10
Morgan Hill	176	61	-115	35	0	-35	211	61	-150
Mountain View	17	136	119	20	3	-17	37	139	102
Palo Alto	106	145	39	45	12	-33	151	157	6
San Jose	3,057	3,660	603	977	1,110	133	4,034	4,770	736
Santa Clara	132	203	71	264	275	11	396	478	82
Saratoga	7	35	28	0	0	0	7	35	28
Sunnyvale	213	283	70	161	142	-19	374	425	51
Unincorporated	886	730	-156	99	106	7	958	836	-149
Total	5,169	5,674	505	1,898	1,957	59	7,067	7,631	564

Source: Santa Clara County Homeless Census, 2011 and 2013.

As shown in Table 8.12-3-28, the City of Santa Clara has seven sites where persons in need of emergency shelter can seek shelter and other forms of assistance. The Bill Wilson Center, partially funded by the City of Santa Clara, provides short-term housing for runaway and homeless youth ages 11-17, transitional and supportive housing services for

youth and young adults aged 17 to 21 years old, as well as assistance for young-parent families. The City helped fund the acquisition of an apartment building and a house located on another site that provides transitional housing services to ten young homeless families. A triplex purchased using Federal HOME funds and City RDA funds houses eight single homeless teens.

TABLE 8.12-3-28: EMERGENCY HOUSING PROVIDERS IN THE CITY OF SANTA CLARA

<i>Provider</i>	<i>Target Population</i>	<i>Capacity/Housing Type</i>
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
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: City of Santa Clara, 2014.

HomeFirst’s Sobrato Family Living Center provides emergency housing for up to 43 families. The Center also provides eight units of permanent affordable housing, a community center, and a computer learning center. The shelter houses up to 100 persons per night. Clients may remain at the shelter for up to 90 days and receive tenant education as well as information on area housing and jobs, children’s programs, case management and other subjects. RDA funds also have assisted with the construction of a 24-unit Homesafe Transitional Housing project on City-owned land for those who have experienced domestic violence.

In the 2007-2014 Housing Element update (Program C-3.4) the City committed to revising the Zoning Ordinance to allow emergency shelters in at least one zoning district, by right, consistent with Senate Bill 2 (SB2). The City updated the Zoning Ordinance to permit emergency shelters in the ML (Light Industrial) zone, in compliance with the provisions outlined in SB2, along with the 2015-2023 Housing Element adoption. To date, the City has



shown an ability to provide transitional, supportive and emergency housing through group homes and small apartment complexes.

Extremely Low Income and Very Low Income Households

According to HUD data, 5,455 extremely low income and 4,315 very low income households were residing in Santa Clara between 2006 and 2010. The majority of the extremely low and very low income households were renters. Among these 77 percent of the extremely low income households and 73 percent of the very low income households had housing cost burden (see Table 8.12-3-18).

The City's 2010 Five-Year Consolidated Plan describes affordable housing priorities that place extremely low and very low income households among the most important needs to fund. This plan calls for the City to select proposed eligible projects based on the following priorities:

- No medium or low priority needs will be funded with federal funds.
- Projects leveraging non-City funds at greater than 4-1 will be given higher priority.
- Entitlement funds will focus on limited, special population projects, particularly extremely low income households.
- Entitlement funds will focus on renter projects.
- Self-help homeowner projects for very low income households will be given high priority.

However, with the dissolution of Redevelopment in 2012, limited RDA funds, if any, would be available for large-scale new construction projects.

Assisted Housing Units

Table 8.12-3-29 describes the 325 public housing units, in six separate developments, located throughout the City, that are managed by HACSC. The City's former RDA played an active role in funding affordable housing and was influential in achieving long-term affordability restrictions on several projects. Some of these housing developments also contain support services. In addition, the City has an inclusionary housing requirement, which requires new developments with ten or more dwelling units to provide at least ten percent of their units at below-market rates (BMR). During the 1999-2006 Housing Element planning period this policy helped to produce 123 affordable units. During the 2007-2014 Housing Element planning period, the City continued to enforce their inclusionary housing policy; however in 2009, the decision made in the *Palmer/Sixth Street Properties L.P. v. City of Los Angeles* lawsuit impacted the ability of jurisdictions throughout California, to require a developer to provide

affordable units. Generally, the *Palmer* case held that provisions of a specific plan requiring developers of new rental housing to rent a portion of the units at restricted rents conflict with the Costa Hawkins Act (Civ. Code §1954.50 et seq.), enacted to permit developers to set initial rents on newly constructed and voluntarily vacated units in jurisdictions with rent control. Prior to the *Palmer* case, 25 ownership units and 27 rental units were created during the 2007-2014 Housing Element planning period; however the City is limited in its ability to enforce the ordinance moving forward.

TABLE 8.12-3-29: INVENTORY OF CITY ASSISTED HOUSING UNITS

<i>Development/Address</i>	<i>No. of Units</i>	<i>Owner</i>	<i>Earliest Date of Expiration</i>	<i>Funding Source</i>	<i>Target Population/ Type</i>	<i>Qualifying Income</i>
Chateau Apartments 2150 Main Street	25	Community Housing Developers	2023	RDA/HOME	Families	Very Low, Low
Summerset Apartments 2151 Main Street	43	Community Housing Developers	2025	RDA	Families	Very Low, Low
2193 Homestead Road	1	Senior Housing Solutions	2023	HOME, RDA	Seniors	Very Low
Liberty Tower 890 Main Street	100	Methodist Retirement	2031, Ongoing	RDA, Sect. 8	Seniors	Low
3761 Miramar Way & 2251 Deborah Drive	20	HACSC	2033	RDA	Families	Very Low
2002 Halford Avenue & 3680 Poinciana Drive	16	HACSC	2033	RDA	Families	Very Low
Bracher Senior Apartments 2665 South Drive	72	HACSC	2048	RDA	Seniors	Very Low
Estancia/Archstone 1650 Hope Drive	90	Equity Residential	2048	RDA	Families, Disabilities	Low
Klamath Gardens 2051 Klamath Avenue	17	HACSC	2049	RDA	Families	Very Low
Westwood Ambassador Apartments 2606 Newhall Street	40	Charities Housing Development	2023	HOME, RDA	Families	Very Low, Low
Rivertown Apartments Agnews Road	100	HACSC	2056	RDA	Families	Very Low, Low
Riverwood Grove Apartments 2150 Tasman Drive	71	Mid-Peninsula Housing	2056	RDA	Families	Low
Riverwood Place Apartments 5090 Lick Mill Blvd	148	Mid-Peninsula Housing	2056	RDA	Families	Low
John Burns Gardens Apartments Agnew Road	100	HACSC	2056	RDA	Seniors	Very Low
Gateway Santa Clara 1000 El Camino Real	42	EAH	2057	RDA	Seniors	Very Low, Low



TABLE 8.12-3-29: INVENTORY OF CITY ASSISTED HOUSING UNITS

<i>Development/Address</i>	<i>No. of Units</i>	<i>Owner</i>	<i>Earliest Date of Expiration</i>	<i>Funding Source</i>	<i>Target Population/ Type</i>	<i>Qualifying Income</i>
Casa Del Maestro Lochinvar Ave	40	Santa Clara Unified School District	2063	RDA	Teachers	Low
The Commons	28	Bill Wilson Center	2064	HOME, RDA	Teenagers	Extremely Low, Very Low, Low
Belovida Santa Clara	28	CORE	2065	RDA	Seniors	Extremely Low, Very Low
Presidio El Camino 1450 El Camino Real	40	CORE	2066	RDA	Families	Extremely Low, Very Low, Low
Camino del Rey 2525 El Camino Real	48	ROEM	2068	LIHTC RDA	Seniors	Very Low, Low

Source: City of Santa Clara, 2014.

**AHF – City of Santa Clara Affordable Housing Fund*

Factors in determining the applicable income levels for restricted housing units in a subsidized project tend to include 1) characteristics of the resident base to be served, 2) the RHNA needs and the City’s current status in addressing the needs, 3) the financial subsidy amount and the anticipated return on investment, and 4) the characteristics of the housing project being proposed. In regard to the City’s Inclusionary Housing Policy, generally, ownership housing is geared toward moderate income (80% - 120% AMI) households and rental housing (established typically through a development agreement) for low income (51% - 80% AMI) and very low income (50% and less AMI).

Housing Choice Vouchers (Section 8)

The City of Santa Clara contracts with the HACSC to administer its rental assistance programs, specifically the Housing Choice Voucher program (formerly known as the Section 8 program). According to HACSC, there are almost 15,000 households being assisted by the Housing Choice Voucher Program countywide. According to City of Santa Clara FY2012-2013 Consolidated Annual Performance and Evaluation Report (CAPER), as of August 2012, there were 839 voucher recipients in the City of Santa Clara, and over 900 applicants on the waiting list (which is currently closed). Although many of these individuals and families already have housing, this waiting list suggests a high demand for additional affordable housing opportunities.

8.12-3.6 At-Risk Housing

The State's housing element and Housing and Urban Development (HUD) Consolidated Plan regulations require cities to prepare an inventory of all assisted affordable multi-family rental units which are eligible, or "at-risk," to convert to market rate housing due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. This inventory covers the ten-year evaluation period following the statutory due date of the Housing Element (January 31, 2015) and the five-year planning period of the Consolidated Plan as required by the State regulations and the HUD Consolidated Plan, respectively. To satisfy both State and Federal requirements, the at-risk housing analysis period in this Housing Element is from January 31, 2015 through January 31, 2025. The analysis represents a review of current status and options, rather than a statement of City policy.

According to Table 8.12-3-29, there is one assisted development in the City of Santa Clara that is considered at-risk of conversion to market-rate housing between January 2015 and January 2025. The Chateau Apartments are owned and managed by Community Housing Developers, a local nonprofit group that owns several properties in the City of Santa Clara. The project was constructed in 1969, utilizing funding from the former RDA. In the early 1980's Community Housing Developers purchased the property and have continued to maintain and operate the development to the present. The project currently has affordability covenants in place until 2023. Given this project's nonprofit ownership and based on conversations with City Staff this project is considered low risk to convert to market-rate housing during the planning period.

Although the current ownership of the Chateau Apartments suggests that the project is unlikely to convert to market rate housing, State Housing Law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other than low-income uses (Statutes of 1989 Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be re-paid. Without the limitation imposed due to financing restrictions, affordability of the units could no longer be assured.

Conservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

1. Transfer of ownership to nonprofit developers and housing organizations;
2. Providing rental assistance to renters through other funding sources; and
3. Purchase affordability covenants.



Transfer of Ownership

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. In Santa Clara, the estimated market value for the 25 affordable units in the at-risk projects is evaluated in Table 8.12-3-30 below. The current market value for the Chateau Apartments is estimated to be \$8,307,800. Given that the project is already owned and operated by a nonprofit organization, this strategy is not necessary unless the project is sold to a new entity.

TABLE 8.12-3-30: MARKET VALUE OF AT-RISK PROJECTS, 2014

<i>Size of Unit</i>	<i>Total At-risk units</i>
1-bedroom	7
2-bedroom	18
Total	25
Annual Operating Costs	(\$105,500)
Gross Annual Income	\$770,124
Net Annual Income	\$664,624
Market Value	\$8,307,800

Source: Compiled by ESA.

Notes:

1. Median Rent: 1-bed = \$2,179, 2-bed = \$2,718 (See Table 8.12-3-13)
2. Average Unit Size: 1-bed = 700 sq. ft., 2-bed = 900 sq. ft.,
3. Annual operating costs assume 5% vacancy rate and expenses per square foot = \$5.00
4. Market value = Annual net project income * multiplication factor
5. Multiplication factor for a building in good condition = 12.5

Tenant-based Rental Assistance

A second form of preservation is tenant-based rental assistance, which largely depends on the income of the family, the housing costs of the unit and the number of years the assistance is provided. If the typical family of four that needs rental assistance has income at the very low income level \$50,950 (AMI of \$101,900) then that family could afford approximately \$1,149 per month toward housing costs. The difference between the \$1,149 and the 2014 median rent for a two-bedroom apartment of \$2,718 would result in necessary monthly assistance of \$1,565 per month or \$18,780 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$375,600 per family.

For the 2015-2023 planning period, a total of 25 units are considered high priority “at-risk” units in the City. Providing tenant-based rental assistance for 25 families would cost an estimated \$9,390,000 for a period of 20 years. The assistance cost annually would be only \$782,500.

Construction of Replacement Units

The construction of new low income housing can also be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. Assuming a construction cost of approximately \$100 per square foot for a multi-family rental unit, plus an additional 25% for inflation, the cost of construction alone for replacing 25 affordable at-risk units would be approximately \$2,637,500. This cost excludes land costs and other soft costs (such as financing, architecture and engineering). When considering these additional costs, the total costs to develop replacement units would be significantly higher. This analysis, however, likely understates the true cost of replacing the units, as it would be quite difficult to assemble an appropriate combination of subsidies to develop a similar project with the same mix of unit sizes and affordability levels—and the lack of available vacant land in Santa Clara makes this option very difficult.

At-Risk Summary

During the planning period, the City will seek to preserve all assisted multi-family housing units at-risk of being converted to market rate rental housing. This is to be accomplished by working with public and/or private housing agencies that have expressed an interest in rights-of-first-refusal for publicly assisted housing projects at-risk of conversion to market-rate housing; and by establishing a monitoring program for local Section 8 contracts including an early warning system for units at-risk of being converted to market-rate. The program will include provisions to gauge owner interest in Section 8 renewal, to identify units likely to be acquired and managed as Section 8 housing and to respond to federal and state notices. The City of Santa Clara has identified below federal, state, and local financial resources that have been utilized in the past and will continue to be drawn upon in an effort to save such “at-risk” units.

The City will also include a program in the Housing Plan to monitor existing affordable developments and will continue to update their AB 987 table as necessary. Affordable units may be preserved through collaboration and outreach to qualified nonprofit entities. The City will consider the following programs to preserve at-risk affordable units:

- Community Development Block Grant (CDBG),
- HOME Investment Partnerships Program (HOME),
- City of Santa Clara Affordable Housing Funds,
- Predevelopment Loan Program (PDLP),
- Community Reinvestment Act (CRA),



- Low-Income Housing Tax Credit Program (LIHTC),
- Federal Home Loan Bank System,
- California Housing Finance Agency (CHFA), and
- CalHome Program.

The State of Department of Housing and Community Development (HCD) maintains a list of affordable housing developers that have expressed interests in working with local communities in the preservation of affordable rental housing. The list includes organizations that have expressed interested in affordable housing projects state-wide, including Mercy Housing, EAH, and MidPen Housing. The list also includes organizations that specifically identified Santa Clara County as a targeted location, such as BRIDGE Housing and Eden Housing. Other organizations may include Catholic Charities and Community Housing Developers.

8.12-4 FINANCING AND SUBSIDY RESOURCES

The City has two primary sources of revenue to support the development of affordable housing: Home Investment Partnerships Act (HOME) and the Community Development Block Grant (CDBG). CDBG and HOME funds are typically used to support housing assistance programs for lower income households, which are defined as households earning at or below 80 percent of the area median income. The administration of these sources and the development of new housing and maintenance of existing housing are coordinated through the City's Housing and Community Services Division.

In addition to HOME and CDBG funds, California Community Redevelopment Law (CRL) previously required that the Redevelopment Agency (RDA) of the City of Santa Clara set aside 20 percent of tax increment revenues for affordable housing activities that benefit low and moderate income households. The Housing Set Aside Fund had historically been an important source of funding for affordable housing in Santa Clara providing an estimated \$43.4 million for the time period of July 1, 2007 to June 30, 2014. Historically, a portion of the City's RDA funds were allocated for:

- First Time Homebuyer Assistance, targeting households earning between 80 and 110 percent of the area median income;
- Rental housing development, with the goal of subsidizing 100 percent affordable projects with nonprofit owners;
- Subsidies for Below Market Rent (BMR) rental and ownership units through the City's inclusionary housing policy that requires that 10 percent of new units be rented/sold to qualified low and moderate income households; and
- A homeless/transitional/supportive housing program for new construction or acquisition of housing for special needs populations, specifically established to assist nonprofit housing organizations in either developing new facilities or rehabilitating existing facilities.

RDA funds were also typically used to fund affordable housing service agencies that provide assistance to homeless families, persons with disabilities, seniors, and survivors of domestic violence. Additionally, RDA funding was allocated to offer mortgage credit counseling, first time homebuyer training, and fair housing services to Santa Clara residents.

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. On



February 1, 2012 the Redevelopment Agency of the City of Santa Clara was dissolved. The City was elected to become the Successor Agency overseeing all non-housing functions, responsible for paying off existing debts, disposing of properties and assets to help pay off debts, returning revenues to the local government entities that receive property taxes, and winding up the affairs of the former Redevelopment Agency. The City as the Housing Successor Agency is also responsible to retain the former Redevelopment Agency's housing functions, including retaining all of the housing assets, rights, power, duties, obligations and functions previously performed by the Redevelopment Agency in administering its Low and Moderate Income Housing Fund.

8.12-4.1 Local Opportunities

The following local housing assistance programs are available to support the provision of affordable housing in the City of Santa Clara:

- ***City of Santa Clara Below Market Price Program:*** The City of Santa Clara has a Below Market Price (BMP) housing program that creates new housing opportunities for low and moderate income households. Under the program, new housing developments with ten units or more must include ten percent of the units as affordable. A resale restriction is placed on the affordable homes for a period of 20 years. If the home is sold prior to the 20th year, the homeowner must repay to the City the difference between the below-market price and the market rate price established at the time of initial purchase, as well as a portion of the appreciated value. Payments made to the City through this program are then available to fund more affordable housing projects in the future.
- ***City of Santa Clara Neighborhood Conservation Improvement Program:*** The Neighborhood Conservation Improvement Program (NCIP) is a multi-purposed program that provides technical and financial assistance to qualified residents of the City of Santa Clara. Qualified residents, which includes households with a gross income at or below 80 percent of the area median income, may apply to work with City Staff to correct building/housing code deficiencies and abate hazardous conditions, such as those related to roofing, plumbing, heating/cooling, electrical, termite damage, foundations and weatherization. Financial assistance can be in the form of a low interest loan, grant, or combination of both. Since 1976, the City has assisted more than 1,000 low income homeowners through this program.
- ***Housing Trust Silicon Valley (formerly the Housing Trust of Santa Clara County):*** The Housing Trust Silicon Valley has a multi-family rental loan program and a first-time homebuyer program to facilitate housing opportunities for low and moderate income households. The multi-family rental program is designed to promote the development, rehabilitation, and maintenance of affordable multi-family rental projects in Santa Clara County through five financing products:

1. Land or property acquisition loans;
2. Construction gap loans;
3. Predevelopment loans;
4. Debt service coverage guaranties; and
5. Long term gap/permanent loans.

These funds provide a maximum of \$500,000 per project, and are restricted to projects affordable to households earning from 30 to 80 percent of the area median income. The first-time homebuyer program has a down payment assistance program of up to \$75,000 per household as well as a Below Market Rate (BMR) second loan program that is used to reduce the first loan's interest rate and prepay private mortgage insurance. Through the City's support of the Trust, funding is allocated to housing projects within the City of Santa Clara.

- ***Boomerang Funds:*** The County of Santa Clara approved a resolution on June 17, 2013 establishing a policy for the use of certain revenues from the dissolution of Redevelopment Agencies. The resolution included offering an allocation of one-time low and moderate income housing funds toward a reserve for affordable housing using the monies received from the various cities in the County from the due diligence reviews. The funds have been referred to as "boomerang" funds because with the adoption of this resolution, the funds would be returned to their originally designated purpose, affordable housing. On June 10, 2014, the City adopted a resolution to commit approximately \$5.8 million in non-housing general funds as a match in order to secure a matching commitment from Santa Clara County of \$8.14 Million.
- ***Housing Successor Agency Program Income:*** The City has elected to become the Housing Successor Agency. One of the Successor Agency's functions is to oversee all approved housing assets. The Successor Agency currently has a loan portfolio of approximately \$85 million. The portfolio contains loans receivable from housing development projects and FTHB loans. Loan repayments from the loan portfolio are deposited into this fund and are to be used in accordance with SB341.
- ***City Affordable Housing Fund:*** The City Affordable Housing Fund (CAHF) was established in December 2006. The CAHF captures revenue received from fractional fees for in-lieu inclusionary units as well as repayments owed to the City when a BMP unit is sold. The use of should closely adhere to the City's affordable housing objectives as established in the Housing Element and the Consolidated Plan.



8.12-4.2 Regional Opportunities

Regional resources available and used by the City include the following:

- **Housing Choices Voucher (Section 8) Program:** Administered by the Housing Authority of the County of Santa Clara (HACSC), the Housing Choices Voucher Program (formerly known as Section 8) assists very low income households in renting safe and sanitary housing. Under the federally funded program, each qualified household is responsible for finding appropriate housing within the private market. The federal government mandates that the voucher recipient pay 30 percent of its monthly adjusted gross income for rent and utilities. The U.S. Department of Housing and Urban Development (HUD), through the Housing Authority, then pays the remainder of the rent directly to the landlord. If the household chooses a unit where costs are greater than Fair Market Rent (FMR), the voucher recipient is expected to pay the additional amount. For fiscal year (FY) 2014, the HUD-established fair market monthly rents applicable to the City of Santa Clara are: \$1,105 for an efficiency unit (no bedrooms), \$1,293 for a one-bedroom unit, \$1,649 for a two-bedroom unit, \$2,325 for a three-bedroom unit, and \$2,636 for a four-bedroom unit.

According to HACSC, there are almost 15,000 households being assisted by the Housing Choice Voucher Program countywide. According to City of Santa Clara FY2012-2013 Consolidated Annual Performance and Evaluation Report (CAPER), as of August 2012, there were 839 Section 8 participants in the City of Santa Clara, and over 900 applicants on the waiting list (which is currently closed). HACSC has created new affordable housing opportunities through new construction and rehabilitation projects throughout the County.

8.12-4.3 State Opportunities

State funding programs to assist in the development and preservation of affordable housing are primarily administered through the California Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA). Funding for a number of HCD and CalHFA programs has been made possible through passage of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. The following is a select list of programs offered through HCD and CalHFA:

- **CalHOME:** Grants to local public agencies and nonprofit developers are offered through this program to assist individual households through deferred-payment loans and direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
- **Infill Infrastructure Grant Program:** Assisting in the new construction and rehabilitation of infrastructure, this program supports higher-density affordable and mixed income housing in locations designated as infill.

- ***Multifamily Housing Program:*** The Multifamily Housing Program (MHP) assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.
- ***CalHFA First Mortgage Loan Program:*** This is a 30-year low interest, fixed rate mortgage program.
- ***CalHFA Down Payment Assistance Loan Programs:*** The program provides low interest and deferred payment subordinate loans.
- ***CalHFA Multifamily Lending Programs:*** This program provides acquisition, predevelopment, construction, and permanent financing for acquisition, rehabilitation, and new construction of rental housing that includes affordable rents for low and moderate income families and individuals.

8.12-4.4 Federal Opportunities

Federal resources available and used by the City include the following:

- ***Community Development Block Grant:*** Community Development Block Grant (CDBG) funds are annual direct grants provided to metropolitan areas and urban counties to revitalize neighborhoods, expand affordable housing opportunities, and/or improve community facilities and services. The City of Santa Clara is an entitlement city under the CDBG program and has three major programs for which it uses CDBG funds:
 - ***Rental Rehabilitation:*** Rehabilitation of housing projects to create affordable units for special populations such as seniors, the homeless, persons with disabilities and extremely low income households. This program occasionally assists acquisition and rehabilitation of residential properties, usually intended as group homes for special needs populations and often in conjunction with HOME funds.
 - ***Homeowner Rehabilitation:*** The NCIP Program assists low income homeowners to undertake necessary repairs to maintain a safe and sanitary housing unit. Historically, about half the recipients are considered extremely low income, earning less than 30 percent of the area median income and a large percentage are over the age of 65. CDBG funds are usually used for projects funded with deferred loans, because 15 percent of the repayments may be used to supplement funding for public services. Virtually all of the City's CDBG program income is generated by the NCIP Program.
 - ***Public Facilities:*** Usually involve accessibility modifications that bring existing public facilities into compliance with the Americans with Disabilities Act. On occasion, publicly-owned parks and infrastructure projects in identified low income neighborhoods are funded with CDBG.



According to the City of Santa Clara's Housing & Community Services Division, the typical annual entitlement of CDBG funds ranges from \$1.1 million to \$800,000, with the City's 2014 entitlement estimated to be \$856,156. As the City's entitlement continues to decline, the Housing Division is required to make difficult choices regarding spending.

- **HOME Investment Partnerships Program:** The HOME program is a federally funded program that provides grants to states and local governments to implement local housing strategies designed to increase homeownership and affordable housing opportunities for extremely low and very low income households. These funds can be used for housing rehabilitation, tenant-based rental assistance, assistance to homebuyers, housing acquisition, and new housing construction. The City of Santa Clara is an entitlement jurisdiction in the HOME program and uses 90 percent of its HOME funds for capital projects. The City has four primary programs for using HOME funds:
 - *Rental Rehabilitation:* This program is focused on the creation of affordable units targeted for special populations such as seniors, the homeless, persons with disabilities and extremely low income households, through rehabilitation and acquisition and rehabilitation of existing rental properties. To achieve this, the City has established a working relationship with nonprofit owners.
 - *Homeowner Rehabilitation:* Through this program HOME funds are focused on higher cost rehabilitation projects for homeowners;
 - *"Sweat equity" Homeownership:* In the last five years, the City has developed a working partnership with nonprofit developers such as the Silicon Valley Habitat for Humanity (Habitat) to develop new housing. Because Habitat brings substantial in-kind contributions, particularly labor, home purchase prices can often be reduced to a level affordable to very low income households. Such projects generally need City assistance to identify land, and are often small, in-fill projects; and
 - *Homeless/Transitional Housing:* This program assists nonprofit housing organizations with new construction and acquisition of housing for special needs populations.

According to the City of Santa Clara's Housing & Community Services Division, the typical annual entitlement of HOME funds ranges from \$300,000 to \$700,000, with the City's 2014 entitlement estimated to be \$ 327,815. As the City's entitlement continues to decline, the Housing Division is required to make difficult choices regarding spending.

- **Low Income Housing Tax Credits:** Federal tax credits support new construction and rehabilitation of multi-family rental units, affordable to very low, and low income households. The tax credit program is administered in California by the

Tax Credit Allocation Committee (TCAC), which also administers the State tax credit program.

The City has two primary sources of revenue to support the development of affordable housing: Home Investment Partnerships Act (HOME) and the Community Development Block Grant (CDBG). CDBG and HOME funds are typically used to support housing assistance programs for lower income households, which are defined as households earning at or below 80 percent of the area median income. The administration of these sources and the development of new housing and maintenance of existing housing are coordinated through the City's Housing and Community Services Division.

In addition to HOME and CDBG funds, California Community Redevelopment Law (CRL) previously required that the Redevelopment Agency (RDA) of the City of Santa Clara set aside 20 percent of tax increment revenues for affordable housing activities that benefit low and moderate income households. The Housing Set Aside Fund had historically been an important source of funding for affordable housing in Santa Clara providing an estimated \$43.4 million for the time period of July 1, 2007 to June 30, 2014. Historically, a portion of the City's RDA funds were allocated for:

- **First Time Homebuyer Assistance**, targeting households earning between 80 and 110 percent of the area median income;
- **Rental housing development**, with the goal of subsidizing 100 percent affordable projects with nonprofit owners;
- **Subsidies for Below Market Rent (BMR)** rental and ownership units through the City's inclusionary housing policy that requires that 10 percent of new units be rented/sold to qualified low and moderate income households; and
- **A homeless/transitional/supportive housing program** for new construction or acquisition of housing for special needs populations, specifically established to assist nonprofit housing organizations in either developing new facilities or rehabilitating existing facilities.

RDA funds were also typically used to fund affordable housing service agencies that provide assistance to homeless families, persons with disabilities, seniors, and survivors of domestic violence. Additionally, RDA funding was allocated to offer mortgage credit counseling, first time homebuyer training, and fair housing services to Santa Clara residents.



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8.12-5 HOUSING CONSTRAINTS

8.12-5.1 Governmental 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, which is currently being updated along with this Housing Element update. 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. A total of seven land use designations allow for residential development, as shown in Table 8.12-5-1.



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 8.12-5-1: 2010-2035 GENERAL PLAN LAND USE DESIGNATIONS (RESIDENTIAL)

<i>Land Use Designation</i>	<i>Density/FAR</i>
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
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 20-36 du/acre Minimum Commercial FAR of 0.10
Regional Mixed Use	Residential 37-50 du/acre Minimum Commercial FAR of 0.15

Source: Santa Clara General Plan, 2010.

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 update is expected to be completed in mid-2016 and will address 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

Since 2009, approximately 92 units have been developed in Santa Clara as a result of the City’s density bonus provisions. 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.

Inclusionary Housing

The City has had an "inclusionary" housing policy in place since 1992 that requires private development projects with more than 10 units to include 10 percent of new housing units as affordable. Many of the City’s below-market rate (BMR) units were provided through this inclusionary housing requirement. Since 2009, 25 BMP ownership units and 27 BMR rental units have been created in a project that had a development agreement in place prior to the Palmer decision.

Residential Development Standards

The City’s Zoning Ordinance contains development standards for each zoning district. Table 8.12-5-2 outlines the residential standards under each zoning classification, including minimum lot sizes, setbacks, widths, and densities, as well as restrictions on building and landscape coverage.

TABLE 8.12-5-2: RESIDENTIAL DEVELOPMENT STANDARDS

	R1-8L	R1-6L	R2-7L	R3-18D	R3-25D	R3-36D	R3-M	R3-RV	MU	TMU
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
Maximum Density (du/ac)	5	7	12	18	25	36	10	n/a	25	45
Minimum Lot Width (ft.)	70	60	65	70	70	70	n/a	100	100	100
Maximum Height (ft.)	25	25	25	20	25	45	n/a	n/a	45	50
Minimum Front Yard (ft.)	20	20	20	20	20	20	25	15	10	10
Minimum Side Yard (ft.)	6 & 9	5	5	10	10	10	15 & 25	5 & 15	10	10
Minimum Rear Yard (ft.)	20	20	15	15	15	20	15	n/a	20	20
Max. Building Coverage	40%	40%	45%	35%	35%	45%	n/a	n/a	None	None
Min. Landscape Coverage	n/a	n/a	40%	40% ¹	40% ¹	40% ¹	n/a	n/a	30%	30%

Source: Santa Clara Zoning Ordinance, (2014).

Notes: Each lot greater 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 cost 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. In addition, in 2014, the City initiated an update to their 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 lower income housing in particular.

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. Parking requirements in the Mixed Use and Transit-Oriented Mixed Use zones vary by unit size. The City’s current parking standards are summarized in Table 8.12-5-3 below. Parking requirements can be a constraint to development but the development standards relating to parking may be relieved through a Planned Development process, allowing more flexibility on the site. As part of the comprehensive Zoning Ordinance update, the City will review its parking standards and consider reducing requirements.

TABLE 8.12-5-3: PARKING STANDARDS

<i>Housing Type/Zoning District</i>	<i>Requirements</i>
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)	One space for each studio; one and one-half spaces for each one bedroom unit; two spaces for each two-plus bedroom unit.
Mobile Home Park	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
Second Dwelling Unit	One parking space

Source: Santa Clara Zoning Ordinance, 2014.

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 8.12-5-4. 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 8.12-5-4: 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
Single-Family Dwellings	P	P	P	P	P	P					
Two-Family Dwellings			P	P	P	P					
Multi-Family Housing				P	P	P			P	P	
Accessory Unit	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	
Emergency Shelter											P
Transitional Housing	P	P	P	P	P	P	P	P	P	P	
Supportive Housing	P	P	P	P	P	P	P	P	P	P	

Source: Santa Clara Zoning Ordinance, 2014.

Single-Family Dwellings

The majority of the residential areas in the City are composed of single-family districts. Single-family dwelling 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 Unit

The Zoning Ordinance defines an accessory unit as “one additional dwelling unit not exceeding six hundred forty (640) square feet in floor area, and which includes a kitchen, one-bedroom sleeping quarters, and a bathroom on a lot with an existing single-family dwelling. The accessory unit maybe attached to or part of the existing single-family unit or may be a detached structure and shall meet all other requirements of the ordinance, including design compatibility with the main residence in accordance with the City’s design guidelines.” Second units or accessory units are permitted by right on single-family



lots of 7,000 square feet or greater. Since 2007, approximately 200 accessory units have been permitted in the City, for an average of about 28 units per year. In addition, the City will reconsider, and revise if appropriate, the accessory unit requirements to promote the construction of accessory units as an alternative source of affordable housing.

Manufactured Housing

Factory-built, modular homes constructed in compliance with the Uniform Building Code (UBC), 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, compiled 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 mid-2016, the City will address the provision of large residential care facilities.

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 defined emergency shelter because of an inability to pay.” Currently, emergency shelters are not explicitly permitted in any zoning district by right, as required by Senate Bill 2.

In the past, emergency housing has typically been approved in Santa Clara as group homes or small apartment complexes. However, the City updated the Zoning Ordinance in conjunction with the Housing Element update. The Zoning Ordinance was amended to include provisions for emergency shelters, consistent with State law, in conjunction with the adoption of the 2015-2023 Housing Element. Specifically, the City amended the Zoning Ordinance to permit emergency shelters for the homeless in the ML zone as a permitted

use without discretionary review. This zone encompasses 840 parcels with a total of 623 acres. Adequate capacity is available to accommodate the City's unsheltered homeless population or at least one shelter. The Ordinance amendment was approved by the City Council on December 9, 2014.

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, which amended Sections 65582, 65583 and 65589.5 of the Government Code, transitional housing that is a residential use and 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.

Single-Room Occupancy (SRO) Housing

With high housing costs, many communities in California are exploring the use of Single Room Occupancy (SRO) units to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. An SRO unit is small, usually 200 to 350 square feet, and consists of one habitable room in a structure of other SRO units, also known as a residential hotel. Residents typically share bathrooms and/or kitchens while some SRO units include kitchenettes, bathrooms or half-baths. SRO units are not currently addressed in the City's Zoning Ordinance. As part of the comprehensive Zoning Code update (to be completed in mid-2016), the City will include provisions for SRO housing in the R2-7L, R3-18D, R3-25D, and R3-36D zones.

Farmworker Housing and Employee Housing

Since the closest large-scale agricultural production operations are more than 30 miles away from the City, in southern Santa Clara County, farmworkers have not been identified as a subgroup with special housing needs in the City. Furthermore, the only farming operation located within the City in recent years, the Bay Area Research Extension Center, has been closed since 2007.

While the City does permit agricultural uses in its Agricultural (A) Zoning District, only 15 parcels in the City currently hold this designation. Most of these parcels are also currently occupied by uses other than agricultural activities.

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 are 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 mid-2016, the City will amend the Zoning Ordinance to be consistent with these State requirements for employee housing.

Housing for Persons with Disabilities

Both the federal Fair Housing Amendment 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.

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 (compiled 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).

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

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 City’s Architectural Committee reviews the request. 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 with regard to 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 Planning and Inspection 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 8.12-5-5 provides a breakdown of planning, engineering, and other fees.

TABLE 8.12-5-5: PLANNING AND DEVELOPMENT FEES

<i>Application</i>	<i>Fee</i>
<i>Planning Fees</i>	
Architectural Review	\$600-\$3,075
Development Agreement	\$8,690
Environmental Impact Report	\$12,390
General Plan Amendment	\$7,290-\$10,000
Initial Study/Negative Declaration	\$5,000-\$8,000
Lot Line Adjustment	\$2,070
Mills Act Application	\$1,200
Rezoning	\$4,030-\$12,390
Tentative Parcel Map	\$2,900-\$3,730
Tentative Subdivision Map	\$3,870-\$3,730
Use Permit	\$6,000
Variance	\$730-\$3,070
Vesting Tentative Parcel Map	\$3,650-\$4,950
Vesting Tentative Subdivision Map	\$6,060-\$8,970
Zoning Administrator Action	\$210-\$290
Zoning Code Text Amendment	\$7,910
<i>Development Impact Fees</i>	
	\$340 per unit
Sanitary Sewer Outlet Charge	\$1,277 per lot
	\$5,782 per acre
Sanitary Sewer Connection Fee	\$1,140 per unit
Sanitary Sewer Conveyance Fee	\$4,218 per unit
Street Improvements	\$81.15 per foot
Sidewalk Improvements	\$11.80 per foot
Street Curbing Improvements	\$29.60 per foot
Electric	Varies
Storm Drain	\$5,782 per acre
Storm Drain Improvements	\$29.60 per foot
Recreation Tax	\$15 for first bedroom; \$5 for each additional
School Impact Fee	\$0.79 to \$3.75 per sq. ft.



TABLE 8.12-5-5: PLANNING AND DEVELOPMENT FEES

<i>Application</i>	<i>Fee</i>
Traffic Impact Fee	\$1 per sq. ft. of building area

Source: City of Santa Clara, 2014.

Table 8.12-5-6 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 toward the higher end of the spectrum. The City of Santa Clara’s fees are moderate for the region.

TABLE 8.12-5-6: REGIONAL COMPARISON OF PLANNING AND DEVELOPMENT FEES

<i>Application</i>	<i>Santa Clara</i>	<i>San Jose</i>	<i>Sunnyvale</i>	<i>Mountain View</i>	<i>Milpitas</i>	<i>Campbell</i>
Architectural Review	\$600-\$3,075	Cost	\$133-\$391	\$1,158-\$2,315	\$5,000 deposit	\$1,530
Development Agreement	\$8,690	\$11,805	\$5,105	n/a	\$20,000 deposit	n/a
Environmental Impact Report	\$12,390	\$11,875	10% of consultant fee	n/a	\$20,000 deposit	Actual Cost
General Plan Amendment	\$7,290-\$10,000	\$4,775	\$5,197	\$6,103	\$20,000 deposit	\$11,990
Initial Study/Negative Declaration	\$5,000-\$8,000	\$1,703	\$715	\$2,973	n/a	\$5,200
Lot Line Adjustment	\$2,070	\$1,580	\$1,074 + \$45 per lot	\$736	n/a	n/a
Mills Act Application	\$1,200	\$730-\$3,120	\$2,499	n/a	n/a	\$1,561
Rezoning	\$4,030-\$12,390	\$5,175 + \$1,200 acre	\$5,197	\$7,394	\$20,000 deposit	\$8,375
Tentative Parcel Map	\$2,900-\$3,730	\$4,470 + \$58 per lot	\$3,913 + \$270 per lot	\$1,947	\$5,000 deposit	\$5,995
Tentative Subdivision Map	\$3,870-\$3,730	\$4,470 + \$58 per lot	n/a	n/a	\$10,000 deposit	\$8,870
Use Permit	\$6,000	\$3,100-\$35,500	\$3,120	\$3,858	\$375-\$3,000 deposit	\$3,679
Variance	\$730-\$3,070	\$1,580	\$1,468	\$2,457	\$375-\$3,000 deposit	\$1,995

Source: Cities of Santa Clara, San Jose, Sunnyvale, Mountain View, Milpitas, and Campbell, 2014.

Table 8.12-5-7 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 City Council recently approved a parkland dedication ordinance that will increase the overall development fees. However, the exact fee amount has yet to be determined. The City will adhere to the requirements of the Quimby Act and the cost impacts are not anticipated to constrain housing development.

TABLE 8.12-5-7: ACTUAL DEVELOPMENT FEES FOR RECENT PROJECTS

<i>Fee Type</i>	<i>Multi-Family Project</i>	<i>Single-Family Project</i>	<i>Mixed Use Project</i>	<i>Affordable Project</i>
Planning Fees	\$14,585	\$600	\$14,265	\$14,265
Building and Safety Fees	\$36,057	\$3,052	\$52,093	\$52,093
Development Impact Fees	\$5,000	\$500	\$7,000	\$7,000
Total Fees	\$55,642	\$4,152	\$73,358	\$73,358
Units	13	1	40	40
Cost per Unit	\$4,280	\$4,152	\$1,833	\$1,833
Estimated Total Processing Time	4-9 months	1-2 months	6-8 months	6-8 months

Source: City of Santa Clara, 2014.

On- and Off-Site Improvement Requirements

On- and off-site improvements, including public streets, curbing, sidewalks, street lights, 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 Municipal Code). Off-site improvement requirements are less costly in a fully developed community since infrastructure needed to serve infill development is already in place. The financial burden of improvements as the City’s infrastructure ages is, however, 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 8.12-5-8 and Table 8.12-5-5. 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 8.12-5-8: PLANNING AND DEVELOPMENT FEES

<i>Type of Approval/Permit</i>	<i>Processing Time</i>	<i>Approval Body</i>
Ministerial Review	0 to 2 weeks	Staff
Conditional Use Permit	1 and 1/2 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 6 weeks	Architectural Committee
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	3-6 months	Approval Body
Environmental Impact Report	12-18 months	Approval Body

Source: City of Santa Clara, 2014.

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.
- **Architectural Committee (AC):** A three-person committee made up of two Planning Commissioners and a Councilmember, who assesses the project against the City's Design Guidelines, if applicable, and considers neighborhood compatibility. The City's Design Guidelines apply to certain neighborhoods and areas of town, such as The Old Quad and El Camino Real.
- **Historical Landmarks Commission (HLC):** An appointed commission of members of the public who review proposals 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.
- **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 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 and summarized below.

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 Director of Planning and Inspection to the Architectural Committee. The Architectural Committee makes findings based on the following standards of architectural design:

- Off-street parking areas, screening strips and other facilities and improvements must meet the Zoning Ordinance and General Plan intent.
- 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.



- Approval will not adversely impact the health, comfort or general welfare of persons residing or working in the neighborhood.
- The architectural committee may require the applicant to modify buildings, parking areas, landscaping, signs, and other facilities and improvements to meet Zoning Ordinance and General Plan intent and requirements.
- The architectural committee must make a decision within 40 days following filing of the application with the planning division office, except where the applicant consents to an extension. Failure of the committee to render a decision within this period shall be deemed to be a decision of denial.
- 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 architectural committee, he may within seven days after the decision appeal in writing to the Planning Commission. The architectural committee may refer any application for architectural consideration to the Planning Commission for its decision with the same effect as if an appeal had been taken.
- 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 architectural committee-authorized extensions.

A typical residential development project would be required to obtain approval from the Planning Commission for site planning, the Architectural Committee for design, and the City Council for final approval. Such a project would typically be subdivided, requiring a Tentative Map, as well. To obtain these entitlements, this project would go through the processes of review by the project planner; the Project Clearance Committee to work out details and conditions from each City department; Architectural Review with the Architectural Review Committee; the Planning Commission, and the City Council for final approval. 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.

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 that 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 at 6-12 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 this type 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 approximate four month to process, assuming no Environmental Impact Reports (EIR) would be required. If an EIR is required however, the timeframe can be extended significantly. In Mountain View, another neighboring jurisdiction, the timeframe to process and review a large-scale development is approximately 6-12 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.

Building Codes and Enforcement

The City currently enforces the 2013 California Building, Residential, Green Building Standards, Electrical, Plumbing, Mechanical Codes and the 2013 California Energy Code. In addition, the City enforces the following code amendments adopted by the City Council:

- 2012 International Building Code
- 2012 International Residential Code
- 2012 Uniform Plumbing Code
- 2012 Uniform Mechanical Code
- 2011 National Electric Code
- 2012 International Existing Building Code

These amendments are prudent and necessary based upon the City's climatic, topographical and geological conditions. Generally, building codes and their enforcement in the City are not a constraint to residential development, as compared to neighboring jurisdictions. New construction is required to meet California Building Code regulations, without substantial supplemental local requirements. All new residential, commercial, or industrial buildings are also required to comply with the mandatory requirements in the 2013 California Green Building Standards Code. Compliance with City of Santa Clara Construction and Demolition Debris Recycling program will meet the construction waste reduction requirement in the Green Building Code. A Green Building residential/Green Building commercial/non-residential checklist is required to be submitted with all new building permit applications.

Existing single-family, duplex and triplex units are inspected only when an owner seeks a permit for additional construction or 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.

Airport Noise and Land 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.

8.12-5.2 Environmental and Infrastructure Constraints

Because most new development in the City will be infill, infrastructure is already in place to serve new development.

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. The SCVWD's 2010 Urban Water Management Plan has stated that it will be able to provide all water demands for Santa Clara County (including the City of Santa Clara) through 2025. Supplies are projected to be sufficient during all but the more severe drought years. SFPUC projections indicate as much as a system wide water shortage of up to 20 percent in the event of a multiple-year drought.

The City of Santa Clara has an interruptible contract for water deliveries from SFPUC. However, in the event of a severe drought, the Water Shortage Allocation Plan (a multi-party agreement adopted in 2009 and again in 2011 between the City, San Francisco and 27 other agency members of Bay Area Water Supply and Conservation Agency) provides the City of Santa Clara with a share of the City's usual supply from SFPUC during system wide water shortages up to 20 percent. This reduced share is currently set at 43 percent of the City's base allocation, according to the Tier 2 Drought Implementation Plan.

Recycled water offers one important new non-potable supply of water—a fourth source of water for the City and the region. The City is part owner of the South Bay Water Recycling Project (SBWRP), funded primarily by sewer utilities tributary to the San Jose/Santa Clara Water Pollution Control Plant. While recycled water is not intended to replace potable in



all types of uses, it does provide a reliable drought-proof supply. It is approved by the State for “unrestricted use” and, as such, it does replace potable supplies for landscape irrigation and certain industrial uses. With the current distribution system, more than 10 percent of the City’s total annual water demand is being met with recycled water.

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 Water Pollution Control Plant (WPCP). The WPCP is also used by six other cities as well as unincorporated areas within Santa Clara County, serving approximately 1.4 million residents and about 17,000 main commercial/industrial sewer connections in the cities of San José, Santa Clara, Milpitas, Cupertino, Campbell, Los Gatos, Monte Sereno, and Saratoga. The plant has the capacity to treat up to 167 million gallons per day (mgd), but the population driven flows are projected to reach 172 million gallons per day (mgd) during the “dry season” by 2040. As of 2010, influent flows are currently at less than 110 mgd—well under the plant’s current treatment capacity. Influent wastewater flows to the plant have actually decreased over the past 15 years due to the loss of industry and increased water conservation. However, flows are expected to increase in the future as new homes are built to house the 400,000 new residents in San José over the next 30 years. In order to meet this increased need, the WPCP’s 2012 Master Plan has established a new vision for a rebuilt plant that will address the impact of future regulations, flows and loads. The Master Plan identifies rebuilding, rehabilitation, and replacement projects occurring in each of the plant’s treatment processes and establishes a 30-year capital improvement program (CIP). The project cost of implementing the projects ranges from \$1.8 to \$2.2 billion. With these improvements, the WPCP is expected to be able to meet the wastewater needs of new residential development through this Housing Element planning period.

Energy

The City of Santa Clara owns and operates the municipal electric utility, Silicon Valley Power (SVP), which services over 50,000 residential, commercial, industrial, and customers in the City of Santa Clara. It owns, operates and participates in more than 510 megawatts of electric generating resources supplemented by purchase agreements for 261 megawatts (MW) of additional capacity. Approximately 44 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 2009, Santa Clara electricity consumption across all sectors was approximately 2.8 million megawatt hours, about nine percent of which was from residential uses.

Although the City is largely built-out and future growth will be accommodated almost entirely through infill development, additional growth in the City will increase energy demand. SVP forecasts power demand using three primary factors: historical patterns, new substantial requests for power, and econometrics that focus on financial health of SVP's largest-served industries. SVP expects continued moderate (1-3%) load growth for the next ten years, with periods of rapid growth as new large projects are completed—primarily large office projects and data centers. Given current usage rates per residential unit and per square foot for the various non-residential land use types (commercial, industrial, public/quasi-public), electric energy usage is forecast to increase to 4.0 MWh and natural gas usage to increase to 130,000,000 therms by 2035. Both SVP and Pacific Gas & Electric Company (PG&E) are capable of meeting this demand and it is not anticipated that either utility will need to construct new energy facilities to accommodate any increased demand. Moreover, SVP offers a range of energy efficiency programs, including rebates for installing energy-efficient systems in homes and businesses.

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 expressed by residents 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.

Traffic volume projections for 2035 were developed using the Santa Clara Travel Demand Model. The model anticipates a reduction in trips originating and/or ending in Santa Clara by 2035 (14.35 VMT per person in 2008 versus 12.19 VMT per person in 2035). This reduction is attributable in part to the mix of land uses outlined in the General Plan that will result in shorter trips for residents because of the closer proximity of jobs and services to housing as well as the increased availability and accessibility of other modes of travel, such as bicycling and walking.

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.



The City is almost entirely within a liquefaction hazard zone. Development in a liquefaction hazard zone requires adherence to the guidelines for evaluating and addressing seismic hazards as required by Public Resources Code Section 2695(a). Before a development permit can be granted within this zone, a geotechnical investigation of the site must be conducted and appropriate measures, such as edge containment structures, driving piles or treatment of soils, incorporated into the project design.

The General Plan recognizes these seismic hazards and provides policies to address safety for earthquake activity and geologic conditions. In addition, the City has adopted the California Building Code with local amendments, which is implemented and enforced by the City's Building Inspection Division. The Building Code includes provisions to address appropriate design and construction in seismically active areas. It also includes provisions to ensure that foundation and building design is appropriate to site soil conditions, including standards to address expansive soils conditions.

Flooding

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). Development may occur within the SFHA, provided it complies with local floodplain management ordinances and meets the minimum federal requirements. Policies to reduce hazards associated with flooding and to monitor potential sea level rising as a result of global warming are included in the General Plan. In addition, the City has adopted the Flood Damage Prevention Code, 1987 ed., to address requirements for flood protection.

8.12-5.3 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 2014, fewer than five acres of vacant properties (including right-of-way properties) are zoned for residential or mixed use development 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 recently revised its General Plan designations in 2010 to encourage high-quality infill redevelopment that includes higher-density housing in addition to commercial businesses in some locations.

Community Resistance

Since 1985, there has been community opposition to residential infill development at higher densities. The primary concern is that most underutilized and vacant sites are located along major transportation corridors and directly adjacent to long-established single-family neighborhoods. These factors, along with the relatively shallow depth of these properties, make the transition between densities 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. Community resistance has, instead, been based on density as well as traffic impacts and parking.

Approximately 247 acres of vacant and underutilized land has been identified for potential new higher-density residential or mixed use redevelopment in three focus areas: El Camino Real, Lawrence Station, and Tasman East. 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, as well as ensure adequate parking, could reduce some constraints for the approval of new housing.

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 take into account 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 February 2014 are as follows:

- Type I or II, Multi-Family: \$131.94 to \$150.25 per sq. ft.
- Type V Wood Frame, Multi-Family: \$100.18 to \$104.74 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$110.29 to \$117.71 per sq. ft.
- The unit costs for residential care facilities generally range between \$126.72 and \$177.76 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.

These costs are also exclusive of the costs of land and soft costs, such as entitlements, financing, etc. 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.

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 costs in most other states.

Due in large part to limited land availability in the City, residential land has not been wide 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. The HMDA information in Table 8.12-5-8 is a summary of loan applications submitted in 2012, the most recent year for which data are available as of the writing of this Housing Element. As shown, a total of 1,412 households applied for conventional home purchase loans compared to only 160 applications for government backed loans. The majority of loan applications submitted for homes in Santa Clara in 2012 were for home refinancing (8,694 applications). Conventional home purchase loan applications and refinancing applications had similar rates of approval. However, applications for home improvement loans had a notably lower rate of approval. Government-backed home purchase loans, more often used by lower and moderate income households, were not used widely in Santa Clara and that rate of approval was lower than that for conventional financing.

TABLE 8.12-5-8: DISPOSITION OF HOME LOANS

Loan Type	Total Applications		Originated		Approved Not Accepted		Denied		Other	
	#	%	#	%	#	%	#	%	#	%
Government Backed Purchase Loans	160	1.5%	106	66.3%	14	8.8%	16	10.0%	24	15.0%
Conventional Purchase Loans	1,412	13.5%	1,031	73.0%	98	6.9%	144	10.2%	139	9.8%
Refinance	8,694	83.2%	6,304	72.5%	394	4.5%	1,000	11.5%	996	11.5%
Home Improvement Loans	183	1.8%	125	68.3%	4	2.2%	36	19.7%	18	9.8%
Total	10,449	100.0%	7,566	72.4%	510	4.9%	1,196	11.4%	1,177	11.3%

Source: www.LendingPatterns.comTM, 2014.

“Approved Not Accepted” are those applications approved by the lenders but not accepted by the applicants.

“Other” includes loan applications that were either withdrawn or closed for incompleteness.

It can be difficult for lower and moderate income first-time homebuyers to acquire sufficient savings and income to pay for a down payment, closing costs, monthly mortgage, and tax and insurance payments. There are local housing programs available to



lower and moderate income first-time homebuyers to address this problem. These programs, more fully described in the Housing Plan chapter of this Housing Element, reduce the constraints associated with the availability of financing for lower and moderate income households.

Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. The homeowner would lose their home and also would owe the home lender an additional amount.

As with many communities across the State, the City has been impacted by foreclosures, although to a lesser extent. In 2013, the City of Santa Clara recorded a foreclosure rate of 0.02 percent, compared to 0.04 percent in the County and 0.09 percent in California. Total foreclosure activities in the City fluctuate from month to month but are generally trending downtown between June 2013 and April 2014.¹

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 32 properties in Santa Clara were in the auction stage of the foreclosure process.

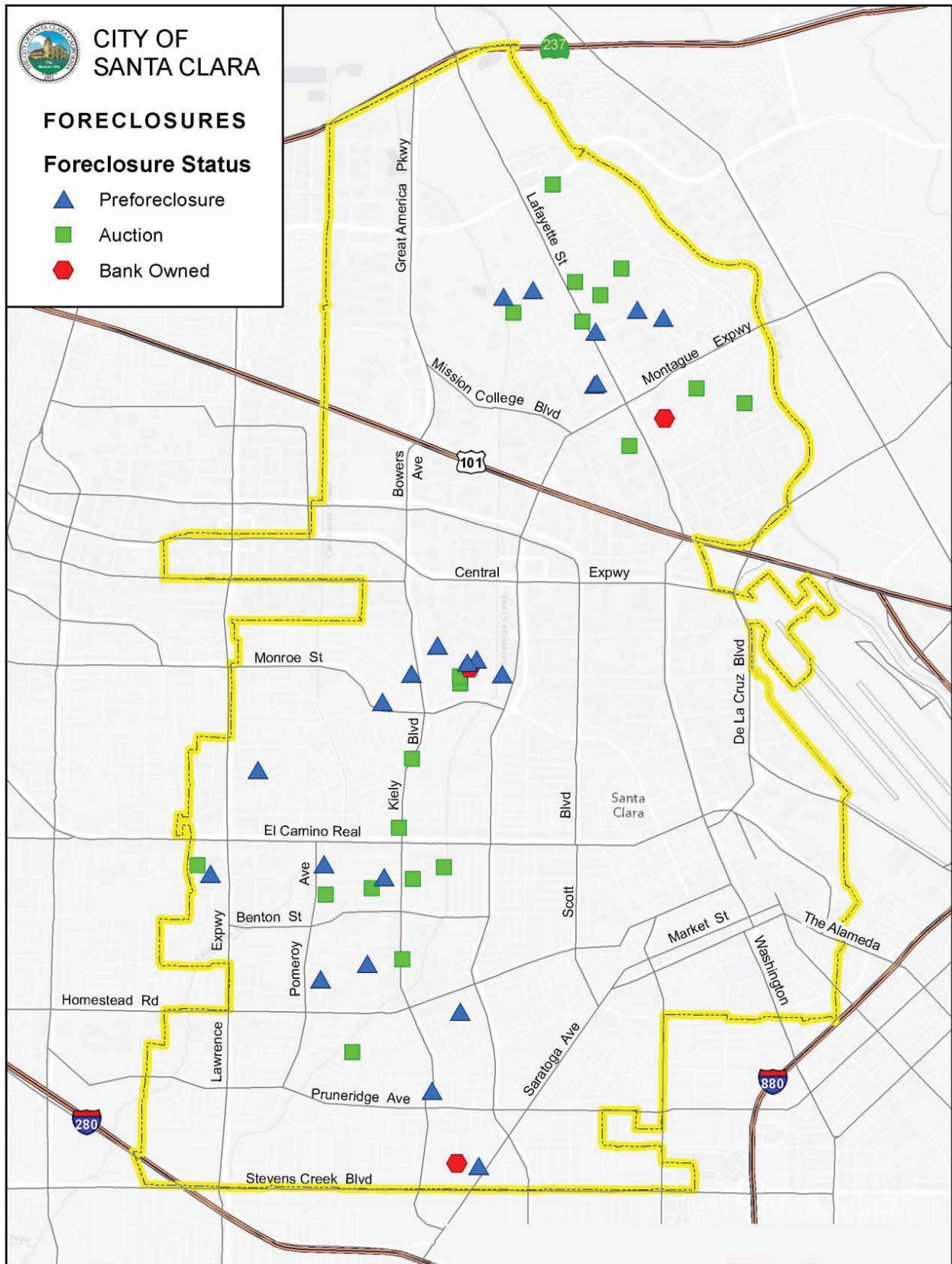
Figure 8.12-5-1 illustrates the location of all the properties within the City that were in the foreclosure process as of May 2014. As shown, foreclosures are not concentrated in any specific neighborhoods. Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of May 2014, 41 properties in Santa Clara were in this pre-

¹ <http://www.realtytrac.com/statsandtrends/foreclosuretrends/ca/santa-clara-county/santa-clara>. Accessed on May 22, 2014.

foreclosure stage. Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 32 properties in Santa Clara were in the auction stage of the foreclosure process.



FIGURE 8.12-5-1: LOCATION OF FORECLOSURES



8.12-6 HOUSING OPPORTUNITIES

8.12-6.1 Summary

Identification of land suitable for housing development is necessary to determine the City’s ability to accommodate the housing need as defined by the Regional Housing Needs Allocation (RHNA) for a range of income groups. Potential housing sites documented in this chapter are summarized in Table 8.12-6-1 and shown in Figure 8.12-6-1. For the 2015-2023 Housing Element planning period, the City has a substantial number of underutilized sites that can accommodate up to 6,077 housing units on land designated for densities up to 50 dwelling units per acre (du/ac).

Because the RHNA for the fifth cycle Housing Element covers from January 2014 through October 31, 2022, units approved but not yet permitted and pipeline units can also be credited toward the new RHNA. As of July 2014, approved but not yet permitted projects in the City total 1,750 units, with an additional 77 units being proposed. These projects would result in 55 BMR units. As a result, the City has the potential to exceed the RHNA at each income level with a substantial surplus of more than 3,811 units. The methodology for determining appropriate sites and their dwelling yield is described in the following section.

TABLE 8.12-6-1: ACCOMMODATION OF THE 2014-2022 RHNA

	<i>Permitted Density</i>	<i>Acres</i>	<i>Potential Capacity</i>
2014-2022 RHNA			4,093
El Camino Real Focus Area	20-50 du/ac	112.48	2,274
Lawrence Station Focus Area	20-50 du/ac	65.3	2,127
Tasman East	37-50 du/ac	41.9	1,676
Sites Subtotal		220.9	6,077
Units Approved/Proposed			1,827
TOTAL surplus/(deficit)			3,811

8.12-6.2 Regional Housing Needs Allocation

State Housing Element Law requires that each jurisdiction develop local housing programs designed to meet its share of existing and future regional housing needs for all income groups. This requirement ensures that each jurisdiction accepts responsibility for the housing needs of its current and anticipated future residents, particularly lower-income households, and plans for a variety of housing choices.

The State Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the State Department of Housing and Community Development



(HCD) apportioning this demand to each of the state’s regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

Pursuant to California Government Code Section 65584, the State, regional councils of government (Association of Bay Area Governments for Santa Clara) and local governments must collectively determine each locality's share of regional housing need. For the Association of Bay Area Governments (ABAG) region, the RHNA projection period is January 2014 through October 2022, to allow for synchronization with the population and employment projects utilized for Plan Bay Area, in compliance with SB 375. The housing allocations set by ABAG, establish housing planning goals for the Housing Element planning period that runs from January 31, 2015 through January 31, 2023. Table 8.12-6-2 presents a summary of ABAG’s projected housing need allocation for Santa Clara for 2014 to 2022 which is to be accommodated in the 2015-2023 Housing Element. Importantly, jurisdictions must demonstrate that they have sufficiently zoned residential land to accommodate their RHNA.

TABLE 8.12-6-2: REGIONAL HOUSING NEEDS ASSESSMENT, 2014-2022

<i>Income Group</i>	<i>Units Assigned</i>	<i>Percent of Total</i>
Extremely Low	525	13%
Very Low	525	13%
Low	695	17%
Moderate	755	18%
Above Moderate	1,593	39%
Total	4,093	100%

Source: *Regional Housing Needs Plan, ABAG.*

* *The City's extremely low income need is assumed to be 50 percent of the very low income allocation of 1,050 units.*

As shown in Table 8.12-6-2, the City’s allocation is divided into four income categories:

- Extremely Low Income – less than 30% of the area median income;
- Very Low Income – 31% to 50% of the area median income;
- Low Income – 51% to 80% of the area median income;
- Moderate Income – 81% to 120% of the area median income; and
- Above Moderate Income – more than 120% of the area median income.

For the 2015-2023 planning period, Santa Clara’s RHNA has been determined by ABAG to be 4,093 housing units, including 1,050 units for very low income households, 695 units for

low income households, 755 units for moderate income households, and 1,593 units for above moderate income households. Jurisdictions are also required to plan for the growth needs in the extremely low income category (30 percent or less than the area median income). The City's extremely low income need is assumed to be 50 percent of the very low income allocation or 525 units.

8.12-6.3 Densities to Accommodate a Variety of Housing Types

Housing Element State Law requires the City to identify sites that can accommodate a variety of housing opportunities, and importantly to accommodate the City's very low and low income need. Pursuant to Government Code Section 65583.2, Santa Clara may utilize "default" density standards to demonstrate that sites are adequate for lower-income households. As a jurisdiction within the Bay Area Metropolitan Statistical Area, Santa Clara's default density standard was 20 units per acre for the fourth cycle RHNA but increased to 30 units per acre for the fifth cycle RHNA as a jurisdiction with a population exceeding 100,000 according to the 2010 Census.² Consequently, if a site permits residential densities at these density thresholds for the corresponding periods, units associated with that site may be counted as meeting the housing need for lower-income households.

In 2014, the City of Santa Clara initiated an update to their Zoning Ordinance to ensure consistency with the 2010-2035 General Plan, adopted in 2010. Prior to the adoption of the updated Ordinance, the City has allowed developers to utilize the maximum residential densities based on the General Plan land use designations. Typically, the 2010-2035 General Plan allows up to 50 dwelling units per acre in most mixed use and high density residential site locations. While the Zoning Ordinance is being updated the City has continued to approve development projects consistent with Chapter 18.54, *Regulations for PD – Planned Development and Combined Zoning Districts*. The PD district is intended to accommodate development that is compatible with the existing community and that:

- (a) Integrates uses that are not permitted to be combined in other zone districts;
- (b) Utilizes imaginative planning and design concepts that would be restricted in other zone districts;
- (c) Subdivides land or air space in a manner that results in units not having the required frontage on a dedicated public street; or
- (d) Creates a community ownership project.

² The fourth cycle RHNA for the ABAG region covers from January 1, 2007 through January 31, 2015, as amended by SB 375. The fifth cycle RHNA covers from January 1, 2014 through October 31, 2022.



Based on the number of projects approved and proposed during the 2007-2014 RHNA planning period, the City feels that this process has not constrained the ability of developers to construct new housing. Table 8.12-6-3 presents a simple comparison of recent projects that have been or are going through the entitlement process, their respective zoning and General Plan designation and the permitted versus developed density.

Table 8.12-6-3 shows 20 development projects with residential units have been constructed, are under construction, approved or proposed using the densities allowed in the 2010-2035 General Plan and in most cases utilizing the PD zoning process. These 20 projects represent more than 2,000 units many of which were approved at densities well above the City’s default density of 20 units per acre for the fourth RHNA cycle. Generally, the City feels that its current development process does not constrain the development of housing, but rather provides additional flexibility. It is expected that the comprehensive Zoning Code update, initiated in 2014, will only provide greater certainty for developers.

TABLE 8.12-6-3: DEVELOPMENT PROJECTS BY DENSITY, 2011-2014

<i>Project Name/Address</i>	<i>Developed Density (du/ac)</i>	<i>Permitted Density (du/ac)</i>	<i>General Plan</i>	<i>Zoning</i>
1601 Agnew Road	20	50	High Density Residential	PD-MC
1410 El Camino Real	49	36	Community Mixed Use	PD
2525 El Camino Real	48	36	Community Mixed Use	PD
3175 El Camino Real	39	36	Community Mixed Use	PD
3499 The Alameda	15	36	Santa Clara Station Area	PD
900 Kiely (Kaiser site)	28	36	Medium Density Residential	PD
2585 El Camino Real	34	36	Community Mixed Use	PD
45 Buckingham Avenue	55	36	Community Mixed Use	CT
555 Saratoga Avenue	34	36	Community Mixed Use	PD
1647 Santa Clara Street	12	18	Low Density Residential	PD
1420 Lafayette Street	18	18	Low Density Residential	PD
865 Pomeroy Avenue	34	36	Medium Density Residential	R-3
1145 Reeve Street	11	36	Medium Density Residential	R-3
2710 Pruneridge Avenue	5	10	Very Low Density Residential	R-1
4306 Filmore Street	10	10	Very Low Density Residential	R-1
2611-2655 El Camino Real	52	50	Regional Mixed Use	PD
3515-3585 Monroe Street	51	36	Medium Density Residential	R-3
3610-3700 El Camino Real	40	50	Regional Mixed Use	PD
1313 Franklin Street	42	36	Community Mixed Use	CC
166 Saratoga Avenue	19	36	Medium Density Residential	PD

Source: City of Santa Clara Planning Division, 2014.

In addition to Table 8.12-6-3, Table 8.12-2-2 in Section 8.12-2, provides more detailed information on the number of units constructed, under construction, approved, and proposed between 2007 and 2014. During the seven-year timeframe, approximately 1,282 units were constructed in the City. An additional 1,422 units were under construction and 2,233 units approved for construction by June 2014. Finally, an estimated 77 units were in some stage of the entitlement process and expected to be approved by the end of 2014, prior to the end of the Housing Element planning period.

8.12-6.4 Sites Selection Process

To accommodate the 2014-2022 RHNA allocation for the fifth cycle, the City has identified key underutilized parcels designated for residential or mixed use development that are likely to redevelop during the Housing Element planning period. The lack of vacant land in Santa Clara and the relatively high value of new development mean that the City regularly sees the redevelopment of underutilized sites, including ones that contain functioning industrial, residential, and commercial uses. The City considered a number of factors in determining whether non-vacant underutilized sites were appropriate for redevelopment. This study defines underutilized sites as properties that:

- Existing on-site uses are not compatible with the 2010-2035 General Plan designation or show potential to be discontinued;
- A developer or owner has expressed interest in redevelopment;
- Show deferred maintenance, remain vacant, or have high turnover rates;
- Have existing residential units, but could accommodate more than three times the current capacity, based on the 2010-2035 General Plan;
- Have structural improvement to land value (I/L) ratio of less than 1.0 (meaning the land is worth more than the existing improvements);
- Have commercial buildings that fall far short of the site's development potential; and/or
- Have surface parking lots occupying a major portion of the site.

The City has few remaining vacant properties. Recent residential development has occurred primarily in the form of recycling existing underutilized properties into higher-density residential uses. Specifically, existing marginally operating retail uses (such as liquor stores, laundromats, and strip retail uses) have been replaced primarily by multi-family residential-only developments. Detailed information on the existing conditions of the parcels included in the sites inventory including a discussion on the overall



improvement to land ratios and photos of the existing conditions are provided in Appendix 8.12-B.

To realistically estimate the number of residential units that could be accommodated on the selected sites, the City took into consideration development trends and applicable development standards.

- **Residential-only sites.** Development standards such as building height restrictions, minimum setbacks, and maximum lot coverage requirements generally impact a developer's ability to construct the maximum number of units allowed by the General Plan and Zoning Ordinance on a particular site. Consequently, the 2015-2023 sites inventory assumes that developers will be required to set aside a small portion of the site to accommodate these standards, as well as improvements and other requirements, but will generally maximize their site based on the permitted densities. Based on development trends in the City and the region, the inventory assumes that sites designated exclusively for residential development could achieve 80 percent capacity.
- **Mixed use sites.** Santa Clara is a desirable residential market with high demand based on the number of jobs in the City resulting in a high jobs-to-housing ratio. Because of the desirability and high value of residential property in the region, developers are often reluctant to include ground floor commercial space in residential buildings, even when land is zoned for mixed use development. Despite this trend, the 2015-2023 sites inventory conservatively assumes that sites designated for mixed use development will achieve at least 50 percent residential capacity.

8.12-6.5 Housing Focus Areas

For the 2015-2023 Housing Element planning period, the City has identified three focus areas that permit residential only and mixed use development at densities up to 50 units per acre. The three opportunity areas are appropriate to accommodate and facilitate the development of housing types for all five income categories, from extremely low to above moderate income, that comprise the City's 2014-2022 RHNA. The three housing focus areas include parcels within the Tasman East Focus Area, Lawrence Station Focus Area, and parcels grouped within the El Camino Real Focus Area. These three areas are identified within the 2010-2035 General Plan as either existing or future focus areas that represent locations and opportunities for more intense development. These areas are shown on Figure 8.12-6-1 and described in more detail in the following sections.

Tasman East Focus Area

The Tasman East Focus Area includes approximately 42 acres of developed land located near the northern City boundary. The Focus Area includes a rectangular grouping of 36 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. The Focus Area has approximately 25 owners and is currently developed with a mix of light industrial and business park uses. The majority of the buildings on-site are one-story constructed in the 1960-70s with large surface parking areas. A more detailed description of the on-site uses with photographs is provided in Appendix 8.12-B. Figure 8.12-6-2 shows the boundary and existing conditions of the area.

The Tasman East Focus Area was identified as a future focus area in the 2010-2035 General Plan Land Use Element. As Phase I of the General Plan is near complete, Tasman East is now identified as a Focus Area in Phase II of the General Plan, which is to be implemented



FIGURE 8.12-6-1: 2015-2023 HOUSING FOCUS AREAS

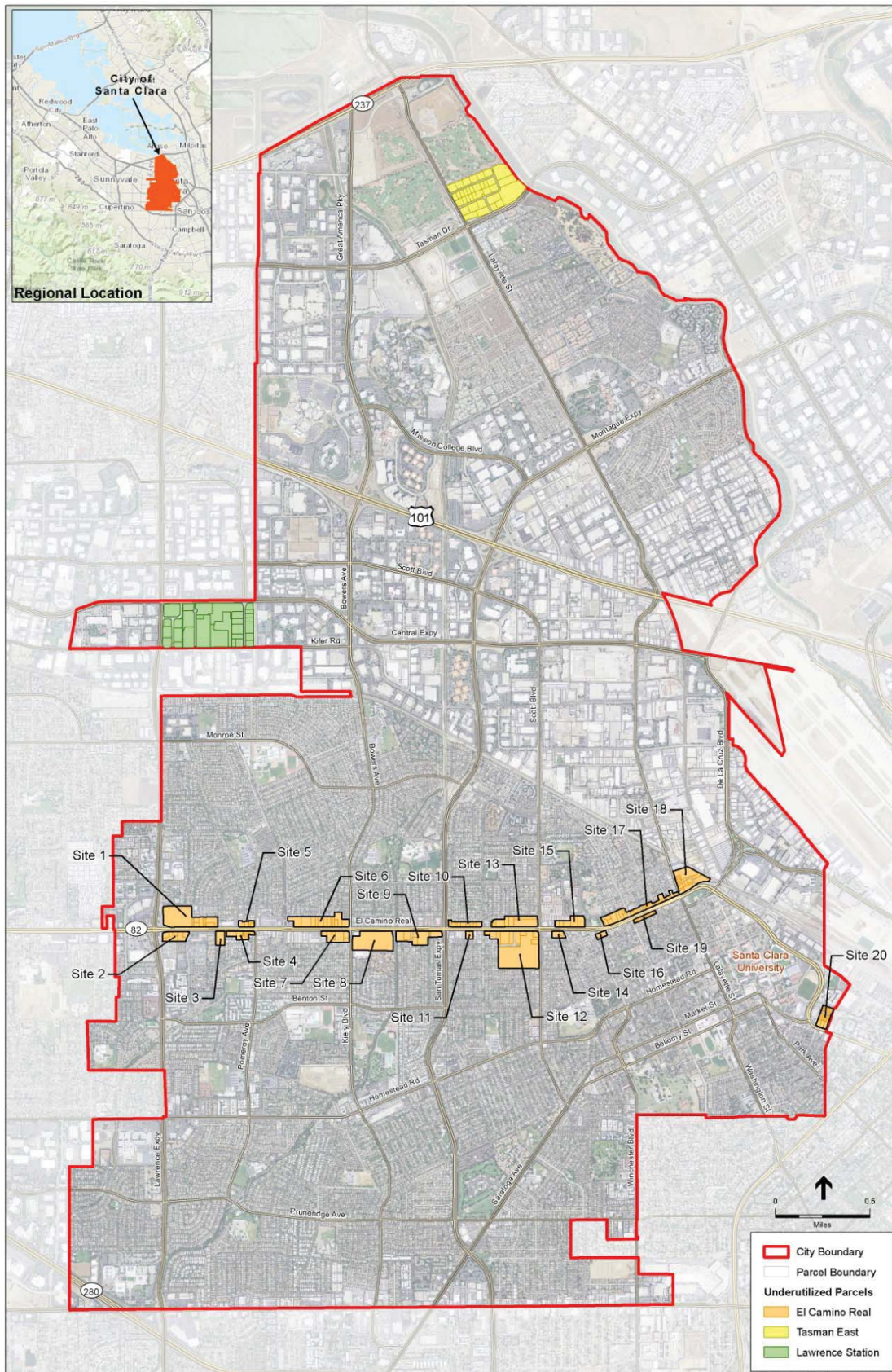


FIGURE 8.12-6-2: TASMAN EAST FOCUS AREA



between 2015 and 2025. As part of the phased development identified in the General Plan, Tasman East is anticipated to transition from a Light Industrial designation and use to High Density Residential. The High Density Residential designation promotes residential development at densities ranging from 37 to 50 units per gross acre. Development on the site is expected to have an urban feel, with mid-rise buildings, structured or below-grade parking, and shared open space. This development intensity is appropriate to accommodate the large number of employees in the area and support existing public transit located adjacent to the Focus Area. Three public transportation providers serve the Focus Area, including the Santa Clara Valley Transportation Authority (VTA), providing both light rail and bus service at the Lick Mill and Tasman Station, as well as Amtrak and the Altamont Corridor Express (ACE) served by the Great America station. It is expected that additional analysis of water, sewer, and other infrastructure would be required as part of the development process.

The Tasman East Focus Area allows and encourages densities that are appropriate to accommodate the City's overall RHNA allocation. Assuming a maximum permitted density of 50 units per acre and that each site is developed at 80 percent of its potential capacity, the Tasman East Focus Area can accommodate a total of 1,676 units. Table 8.12-6-4 provides a detailed inventory of the parcels included in the Tasman East Focus Area.



TABLE 8.12-6-4: TASMAN EAST FOCUS AREA PARCEL INVENTORY

<i>Parcel No.</i>	<i>Address</i>	<i>Zoning</i>	<i>General Plan</i>	<i>Acres</i>	<i>Density</i>	<i>Capacity</i>	<i>Existing Use</i>	<i>Constraints^(a)</i>
09705056	2101 Tasman Dr	ML	High Density Residential	7.28	50	291	Business Park/ Light Industrial	100-Year Flood Zone
09705057	2220 Calle De Luna	ML	High Density Residential	2.32	50	93	Parking/Light Industrial	100-Year Flood Zone
09705058	2200 Calle De Luna	ML	High Density Residential	3.66	50	147	Vacant/Office	100-Year Flood Zone
09705059	2233 Calle Del Mundo	ML	High Density Residential	1.14	50	46	Business Park/ Light Industrial	100-Year Flood Zone
09705060	2263 Calle Del Mundo	ML	High Density Residential	0.98	50	39	Business Park/ Light Industrial	100-Year Flood Zone
09705061	2303 Calle Del Mundo	ML	High Density Residential	1.01	50	40	Business Park/ Light Industrial	100-Year Flood Zone
09705062	2323 Calle Del Mundo	ML	High Density Residential	1.01	50	40	Business Park/ Light Industrial	100-Year Flood Zone
09705063	2343 Calle Del Mundo	ML	High Density Residential	0.99	50	39	Business Park/ Light Industrial	100-Year Flood Zone
09705064	5201 Lafayette St	ML	High Density Residential	1.18	50	47	Business Park/ Light Industrial	100-Year Flood Zone
09746001	5191 Lafayette St	ML	High Density Residential	0.54	50	22	Business Park/ Light Industrial	100-Year Flood Zone
09746002	2354 Calle Del Mundo	ML	High Density Residential	0.46	50	19	Business Park/ Light Industrial	100-Year Flood Zone
09746003	2346 Calle Del Mundo	ML	High Density Residential	0.46	50	19	Business Park/ Light Industrial	100-Year Flood Zone
09746004	2338 Calle Del Mundo	ML	High Density Residential	0.45	50	18	Business Park/ Light Industrial	100-Year Flood Zone
09746005	2330 Calle Del Mundo	ML	High Density Residential	0.46	50	18	Business Park/ Light Industrial	100-Year Flood Zone
09746006	2322 Calle Del Mundo	ML	High Density Residential	0.46	50	18	Business Park/ Light Industrial	100-Year Flood Zone
09746007	2301 Calle De Luna	ML	High Density Residential	0.46	50	18	Business Park/ Light Industrial	100-Year Flood Zone
09746008	2309 Calle De Luna	ML	High Density Residential	0.46	50	18	Business Park/ Light Industrial	100-Year Flood Zone
09746009	2317 Calle De Luna	ML	High Density Residential	0.45	50	18	Business Park/ Light Industrial	100-Year Flood Zone
09746010	2325 Calle De Luna	ML	High Density Residential	0.50	50	20	Business Park/ Light Industrial	100-Year Flood Zone
09746011	5185 Lafayette St	ML	High Density Residential	0.90	50	36	Business Park/ Light Industrial	100-Year Flood Zone
09746015	5101 Lafayette St	ML	High Density Residential	1.41	50	56	Business Park/ Light Industrial	None
09746016	5151 Lafayette St	ML	High Density Residential	1.24	50	49	Business Park/ Light Industrial	None
09746017	2300 Calle De Luna	ML	High Density Residential	1.50	50	60	Business Park/ Light Industrial	None
09746018	2300 Calle De Luna	ML	High Density Residential	1.24	50	50	Business Park/ Light Industrial	100-Year Flood Zone
09746019	5123 Calle Del Sol	ML	High Density Residential	1.93	50	77	Business Park/ Light Industrial	100-Year Flood Zone
09746020	2231 Calle De Luna	ML	High Density Residential	1.04	50	42	Business Park/ Light Industrial	100-Year Flood Zone

TABLE 8.12-6-4: TASMAN EAST FOCUS AREA PARCEL INVENTORY

Parcel No.	Address	Zoning	General Plan	Acres	Density	Capacity	Existing Use	Constraints ^(a)
09746021	2271 Calle De Luna	ML	High Density Residential	0.96	50	38	Business Park/ Light Industrial	100-Year Flood Zone
09746022	*no Site Address*	ML	High Density Residential	0.08	50	3	Business Park/ Light Industrial	100-Year Flood Zone
09746023	2281 Calle De Luna	ML	High Density Residential	0.92	50	37	Business Park/ Light Industrial	100-Year Flood Zone
09746024	2302 Calle Del Mundo	ML	High Density Residential	0.98	50	39	Business Park/ Light Industrial	100-Year Flood Zone
09746025	2272 Calle Del Mundo	ML	High Density Residential	0.48	50	19	Business Park/ Light Industrial	100-Year Flood Zone
09746026	2262 Calle Del Mundo	ML	High Density Residential	0.50	50	20	Business Park/ Light Industrial	100-Year Flood Zone
09746027	2232 Calle Del Mundo	ML	High Density Residential	1.05	50	42	Business Park/ Light Industrial	100-Year Flood Zone
09746028	5102 Calle Del Sol	ML	High Density Residential	1.61	50	64	Business Park/ Light Industrial	None
09746029	2221 Tasman Dr	ML	High Density Residential	0.76	50	31	Restaurant	None
09746030	2203 Tasman Dr	ML	High Density Residential	1.02	50	41	Restaurant	None
TOTAL				41.89		1,676		

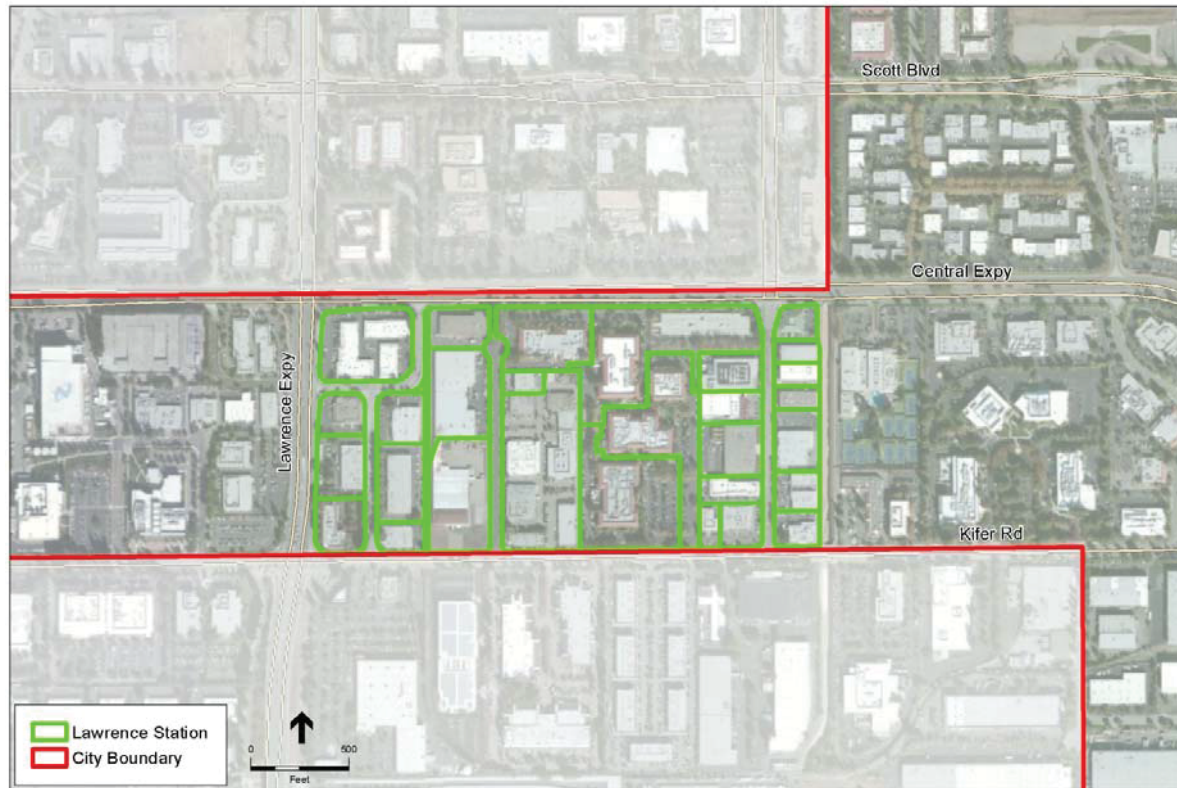
(a) For all parcels included in the Tasman East Focus Area, additional analyses of the existing water and sewer lines is necessary to determine if there are any capacity or upgrade issues.

Lawrence Station Focus Area

According to the 2010-2035 General Plan Land Use Element, the Lawrence Station Focus Area includes approximately 92 acres of developed land located at the City’s western limit. The Focus Area generally includes a rectangular grouping of 41 parcels with 23 property owners. While the larger Lawrence Station Focus Area totals approximately 92 acres, the sites inventory focuses on 65 acres that are most likely to redevelop into residential uses during the 2015-2023 Housing Element planning period. The 65 acres identified for redevelopment includes all parcels located east of Lawrence Expressway, south of Central Expressway, north of Kifer Road, and including parcels fronting both sides of Corvin Drive. This smaller area includes 31 properties developed with a mix of light industrial, research and development, and business park uses. A more detailed description of the on-site uses with photographs is provided in Appendix 8.12-B. The majority of the buildings on-site are one-story constructed in the 1960-70s with large surface parking areas. Figure 8.12-6-3 shows the boundary and existing conditions of the area.



FIGURE 8.12-6-3: LAWRENCE STATION FOCUS AREA



As Phase I of the 2010-2035 General Plan is near complete and the timing of Phase II begins, Lawrence Station is now identified as a Focus Area in the 2010-2035 General Plan Land Use Element. As part of the phased development identified in the General Plan, Lawrence Station is anticipated to transition from a Light Industrial designation and use to High Density Residential and Medium Density Residential designations. The High Density Residential designation promotes development at densities ranging from 37 to 50 units per gross acre. Development on the site is expected to have an urban feel, with mid-rise buildings, structured or below-grade parking, and shared open space. This development intensity is appropriate to accommodate the large number of employees in the area and support existing public transportation systems that includes a Caltrain station located south of the Focus Area. The Medium Density Residential classification is intended for residential development at densities ranging from 20 to 36 units per gross acre. Building types can include a combination of low-rise apartments, townhouses and rowhouses with garage or below grade parking. The site is adjacent to an existing Caltrain station, providing existing employees and future residents with alternative transportation options and opportunities for transit-oriented development. It is expected that additional analysis of water, sewer, and other infrastructure would be required as part of the development process. It is also likely that other Public Works requirements may apply, such as new signals, water and sewer line upgrades, and roadway improvements. Such

improvements are typical to the redevelopment of existing older and underutilized uses and should not unduly constrain development in the area.

The Lawrence Station Focus Area allows and encourages densities that are appropriate to accommodate the City’s overall RHNA allocation. Assuming a development capacity of 80 percent and a maximum permitted density of 50 units per acre for sites classified as High Density Residential and 36 units per acre for sites classified as Medium Density Residential, the Lawrence Station Focus Area can accommodate a total of 2,127 units. Table 8.12-6-5 provides a detailed inventory of the parcels included in the Lawrence Station Focus Area.

TABLE 8.12-6-5: LAWRENCE STATION FOCUS AREA PARCEL INVENTORY

<i>Parcel No.</i>	<i>Address</i>	<i>Zoning</i>	<i>General Plan</i>	<i>Acres</i>	<i>Density</i>	<i>Capacity</i>	<i>Existing Use</i>	<i>Constraints^(a)</i>
21634030	*no Site Address*	ML	High Density Residential	0.05	50	2	Vacant	None
21634036	3570 Ryder St	ML	High Density Residential	1.11	50	44	Community Commercial	None
21634072	2951 Gordon Ave	ML	High Density Residential	2.18	50	87	Research and Development	None
21634066	2901 Gordon Ave	ML	High Density Residential	0.84	50	33	Research and Development	None
21634070	3505 Kifer Rd	ML	High Density Residential	4.02	50	161	Heavy Industrial	None
21634046	3060 Copper Rd	ML	High Density Residential	1.45	50	58	Community Commercial	None
21634075	*no Site Address*	ML	High Density Residential	0.42	50	17	ROW	None
21634041	2985 Gordon Ave	ML	High Density Residential	1.40	50	56	Light Industrial	None
21634051	2960 Gordon Ave	ML	High Density Residential	1.80	50	72	Light Industrial	None
21634052	3517 Ryder St	ML	High Density Residential	3.80	50	152	Light Industrial	None
21634073	2900 Gordon Ave	ML	High Density Residential	1.58	50	63	Research and Development	None
21634047	2960 Copper Rd	ML	High Density Residential	3.29	50	131	Light Industrial	None
21633014	3000 Corvin Dr	ML	Medium Density Residential	1.15	36	33	Light Industrial	None
21634079	3450 Central Expy	ML	Medium Density Residential	3.36	36	97	Heavy Industrial	None
21634076	3400 Central Expy	ML	Medium Density Residential	7.18	36	207	Heavy Industrial	None
21634080	3380 Central Expy	ML	Medium Density Residential	5.43	36	156	Office	None
21634069	3465 Kifer Rd	ML	Medium Density Residential	7.64	36	220	Heavy Industrial	None
21633025	3030 Corvin Dr	ML	Medium Density Residential	1.43	36	41	Light Industrial	None
21633034	2904 Corvin Dr	ML	Medium Density	1.10	36	32	Light Industrial	None



TABLE 8.12-6-5: LAWRENCE STATION FOCUS AREA PARCEL INVENTORY

Parcel No.	Address	Zoning	General Plan	Acres	Density	Capacity	Existing Use	Constraints ^(a)
Residential								
21634081	3420 Central Expy	ML	Medium Density Residential	5.79	36	167	Office	None
21633033	2960 Corvin Dr	ML	Medium Density Residential	0.99	36	29	Light Industrial	None
21633015	2970 Corvin Dr	PD	Medium Density Residential	1.96	36	56	Light Industrial	None
21633035	3337 Kifer Rd	ML	Medium Density Residential	0.54	36	16	Heavy Industrial	None
21633036	3051 Corvin Dr	ML	Medium Density Residential	0.62	36	18	Light Industrial	None
21633037	3300 Central Expy	ML	Medium Density Residential	0.79	36	23	Office	None
21633030	2921 Corvin Dr	ML	Medium Density Residential	1.05	36	30	Light Industrial	None
21634005	3045 Copper Rd	ML	Medium Density Residential	0.54	36	15	Light Industrial	None
21633001	3305 Kifer Rd	ML	Medium Density Residential	0.94	36	27	Heavy Industrial	None
21633029	*no Site Address*	ML	Medium Density Residential	1.65	36	47	ROW	None
21633021	3011 Corvin Dr	ML	Medium Density Residential	0.62	36	18	Public/Institutional	None
21633022	3031 Corvin Dr	ML	Medium Density Residential	0.62	36	18	Light Industrial	None
TOTAL				65.33		2,127		

(a) For all parcels included in the Lawrence Station Focus Area, additional analyses of the existing water and sewer lines is necessary to determine if there are any capacity or upgrade issues.

El Camino Real Focus Area

As noted in the 2010-2035 General Plan Land Use Element, the El Camino Real Focus Area is the City’s most visible and identifiable commercial corridor. El Camino Real is a primary east-west route and State highway, providing commercial services for, many of the City’s residential neighborhoods. As the majority of the properties along the corridor were developed in the 1950-60s a number of them are presently underutilized, providing a unique opportunity for revitalization including the introduction of new residential uses. While the El Camino Real Focus Area identified in the General Plan includes all parcels fronting El Camino Real as it extends through the City, the Housing Element sites inventory focuses on 20 parcel groupings or “sites”, along the corridor that are most likely to redevelop into residential uses during the 2015-2023 Housing Element planning period. The 20 identified sites total approximately 112 acres and were formed to encourage the development or large cohesive development projects. Figures 8.12-6-4 and 8.12-6-5 show the boundary and existing conditions of the El Camino Focus Area.

FIGURE 8.12-6-4: EL CAMINO REAL FOCUS AREA (WESTERN PORTION)

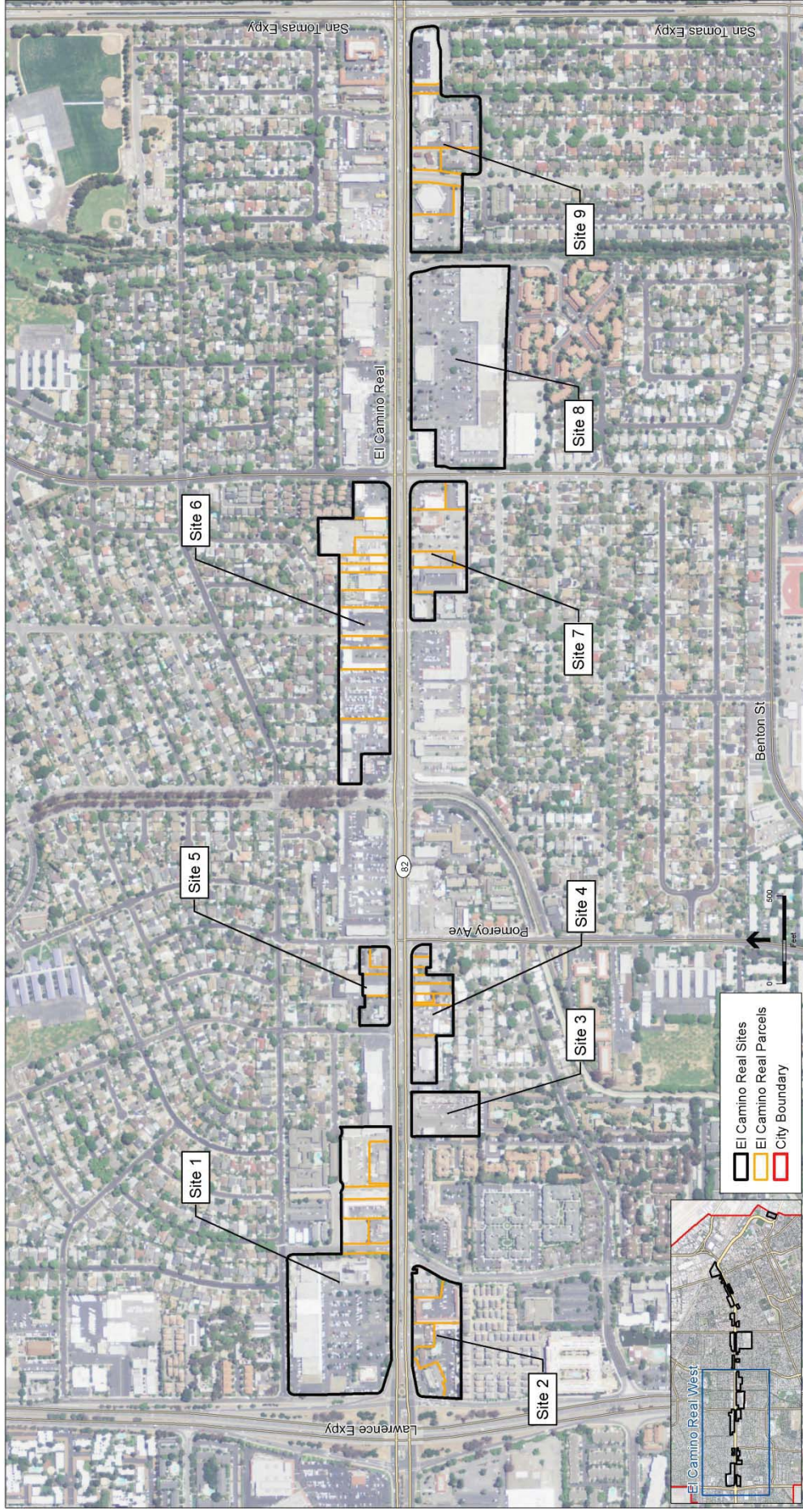
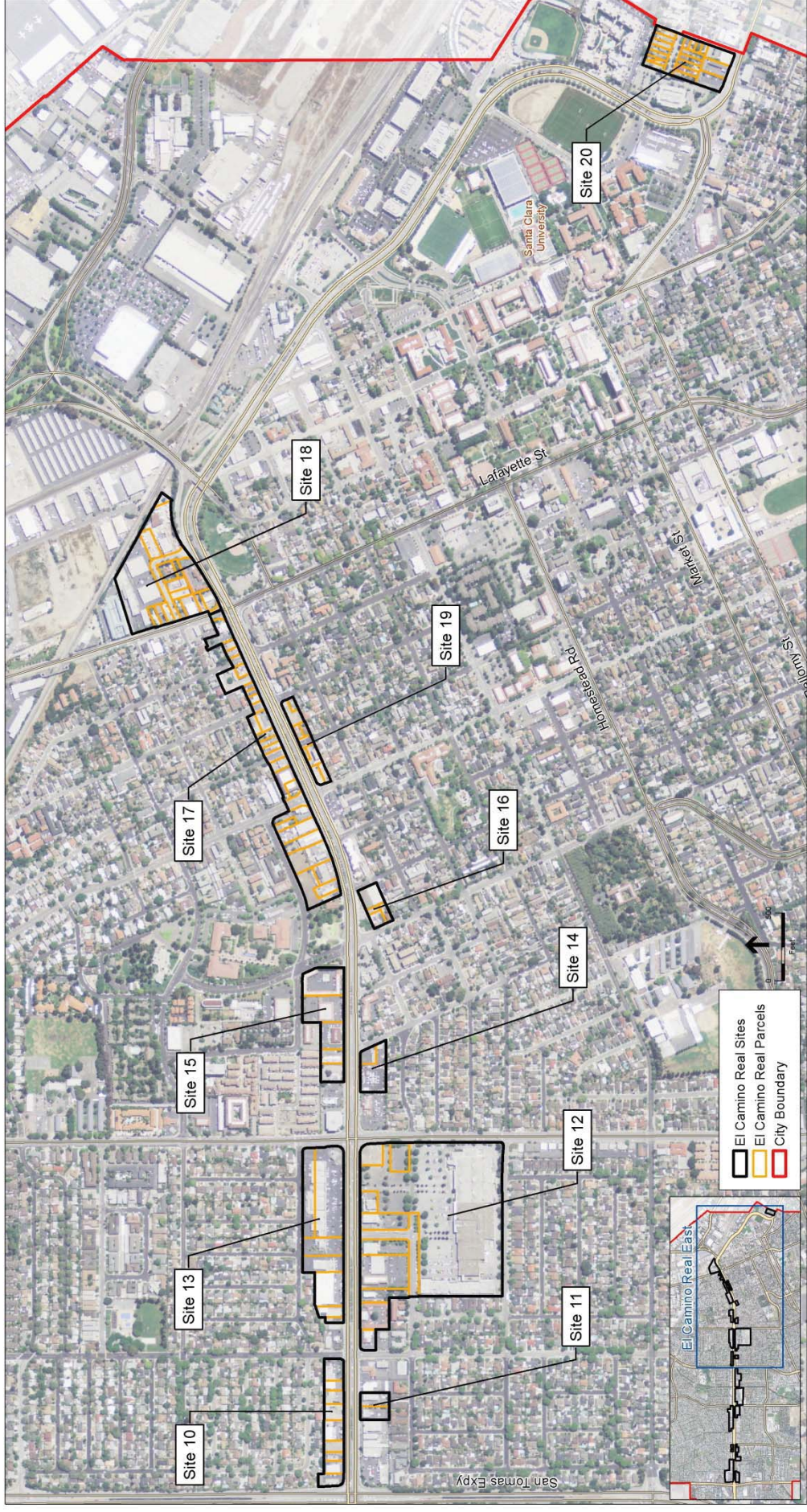


FIGURE 8.12-6-5: EL CAMINO REAL FOCUS AREA (EASTERN PORTION)



Existing development along El Camino Real consists of a mix of small-scale auto-oriented commercial uses and services, as well as mid- to large-scale strip mall developments. Building heights are generally one story, with parking located towards the street edge. The roadway itself is wide and can accommodate higher speeds, coupled with inconsistent landscaping and narrow sidewalks, thereby reducing pedestrian accessibility and walkability.

The 2010-2035 General Plan vision for El Camino Real is to transform this Focus Area from a series of automobile-oriented strip-malls to a tree-lined, pedestrian- and transit-oriented corridor with a mix of residential and retail uses. Larger properties, are typically designated as Regional Mixed Use and located at key intersections, with smaller mid-block properties designated Community Mixed Use. The Regional Mixed Use classification is intended to promote high-intensity, mixed use development along major transportation corridors in the City permitting all types of retail, local serving offices, hotel, and service uses, except for auto-oriented uses, to meet local and regional needs. A minimum residential development of 37 to 50 units per gross acre is required. Similarly, the Community Mixed Use classification is intended to encourage a mix of residential and commercial uses along major streets. Retail, commercial and neighborhood office uses are allowed at a minimum FAR of 0.10, in conjunction with residential development between 20 and 36 units per acre. For both designations, parking is encouraged to be behind buildings, below-grade or in structures, to ensure that active uses face public streets. It is expected that additional analysis of water, sewer, and other infrastructure would be required as part of the development process.

The El Camino Real Focus Area allows and encourages densities that are appropriate to accommodate the City's 2014-2022 RHNA allocation. Assuming a development capacity of 50 percent for mixed use sites and a maximum permitted density of 50 units per acre for sites classified as Regional Mixed Use and 36 units per acre for sites classified as Community Mixed Use, the El Camino Real Focus Area can accommodate a total of 2,274 units. Table 8.12-6-6 provides a detailed inventory of the parcels included in the El Camino Real Focus Area.



TABLE 8.12-6-6: EL CAMINO REAL FOCUS AREA PARCEL INVENTORY

Site No.	Parcel No.	Address	Zoning	General Plan	Acres	Density	Capacity	Existing Use	Constraints ^(a)
1	22002020	3475 El Camino Real	CT	Community Mixed Use	0.46	36	8	Commercial	None
1	22002022	3499 El Camino Real	CC	Community Mixed Use	0.41	36	7	Auto-Related	None
1	22002040	3550 Flora Vista Ave	CT	Community Mixed Use	0.51	36	9	Religious	None
1	22002045	3443 El Camino Real	CT	Community Mixed Use	1.57	36	28	Commercial	None
1	22002046	3455 El Camino Real	CT	Community Mixed Use	0.67	36	12	Carwash	None
1	22002048	3477 El Camino Real	CC	Community Mixed Use	0.72	36	13	Hotel	None
1	22003010	3501 El Camino Real	CC	Regional Mixed Use	10.67	50	267	Restaurant	None
				SITE 1 SUBTOTAL	15.01		345		
2	29001113	3550 El Camino Real	CT	Regional Mixed Use	1.15	50	21	Restaurant	None
2	29001115	3590 El Camino Real	CT	Regional Mixed Use	0.68	50	12	Restaurant	None
2	29001117	3570 El Camino Real	CT	Regional Mixed Use	0.40	50	7	Hotel	None
2	29001116	3580 El Camino Real	CT	Regional Mixed Use	1.58	50	28	Commercial	None
2	29001114	3530 El Camino Real	CT	Regional Mixed Use	0.58	50	10	Commercial	None
				SITE 2 SUBTOTAL	4.38		110		
3	29001136	3410 El Camino Real	CT	Community Mixed Use	2.23	36	40	Commercial	None
				SITE 3 SUBTOTAL	2.23		40		
4	29002101	3348 El Camino Real	CT	Community Mixed Use	0.14	36	3	Auto Related	None
4	29002102	3380 El Camino Real	CT	Community Mixed Use	0.88	36	16	Office	None
4	29002105	3334 El Camino Real	CT	Community Mixed Use	0.27	36	5	Commercial	None
4	29002098	3310 El Camino Real	CT	Community Mixed Use	0.15	36	3	Commercial	None
4	29002100	3358 El Camino Real	CT	Community Mixed Use	0.22	36	4	Commercial	None
4	29002104	3334 El Camino Real	CT	Community Mixed Use	0.31	36	6	Auto Related	None
4	29002099	3310 El Camino Real	CT	Community Mixed Use	0.15	36	3	Commercial	None
4	29002103	3362 El Camino Real	CT	Community Mixed Use	0.95	36	17	Auto Related	None
4	29002087	El Camino Real	CT	Community Mixed Use	0.08	36	2	Light Industrial	None
				SITE 4 SUBTOTAL	3.16		57		
5	22001044	3335 El Camino Real	CT	Community Mixed Use	0.43	36	8	Auto Related	None
5	22001059	3367 El Camino Real	CT	Community Mixed Use	0.62	36	11	Auto Related	None
5	22001018	3305 El Camino Real	CT	Community Mixed Use	0.29	36	5	Commercial	None
5	22001053	3327 El Camino Real	CT	Community Mixed Use	0.32	36	6	Commercial	None
				SITE 5 SUBTOTAL	1.66		30		

TABLE 8.12-6-6: EL CAMINO REAL FOCUS AREA PARCEL INVENTORY

Site No.	Parcel No.	Address	Zoning	General Plan	Acres	Density	Capacity	Existing Use	Constraints ^(a)
6	22031077	2907 El Camino Real	CT	Community Mixed Use	0.33	36	6	Auto-related	None
6	22032056	3031 El Camino Real	CT	Community Mixed Use	0.45	36	8	Auto Related	None
6	22032054	3033 El Camino Real	CT	Community Mixed Use	0.83	36	15	Grocery	None
6	22032059	3035 El Camino Real	CT	Community Mixed Use	1.88	36	34	Plant Nursery	None
6	22031082	2855 El Camino Real	CT	Community Mixed Use	1.50	36	27	Commercial	None
6	22031114	2825 El Camino Real	CT	Community Mixed Use	0.97	36	18	Commercial	None
6	22031075	2983 El Camino Real	CT	Community Mixed Use	1.08	36	19	Rental Car	None
6	22032057	3141 El Camino Real	CT	Community Mixed Use	1.85	36	33	Restaurant	None
6	22031079	2931 El Camino Real	CT	Community Mixed Use	0.66	36	12	Auto-Related	None
6	22031083	2895 El Camino Real	CT	Community Mixed Use	0.46	36	8	Parking	None
6	22031078	2915 El Camino Real	CT	Community Mixed Use	0.33	36	6	Commercial	None
6	22031080	*no Site Address*	CT	Community Mixed Use	0.67	36	12	Auto Related	None
SITE 6 SUBTOTAL					11.01		198		
7	29005055	2930 El Camino Real	CT	Community Mixed Use	1.05	36	19	Retail	None
7	29005074	2910 El Camino Real	CT	Community Mixed Use	0.52	36	9	Hotel	None
7	29005076	2800 El Camino Real	CT	Community Mixed Use	0.71	36	13	Liquor Store	None
7	29005054	2998 El Camino Real	CT	Community Mixed Use	0.52	36	9	Restaurant	None
7	29005060	1500 Kiely Blvd	CT	Community Mixed Use	0.44	36	8	Goodwill	None
7	29005077	2850 El Camino Real	CT	Community Mixed Use	1.92	36	34	Bank	None
SITE 7 SUBTOTAL					5.14		93		
8	29006020	2600 El Camino Real	CC	Regional Mixed Use	13.48	50	337	Community Commercial	None
SITE 8 SUBTOTAL					13.48		337		
9	29046016	2500 El Camino Real	CT	Community Mixed Use	0.49	36	9	Commercial	100-Year Flood Zone
9	29046017	2490 El Camino Real	CT	Community Mixed Use	2.73	36	49	Restaurant	100-Year Flood Zone
9	29007138	2430 El Camino Real	CT	Community Mixed Use	1.21	36	22	Furniture	100-Year Flood Zone
9	29046001	2570 El Camino Real	CT	Community Mixed Use	1.59	36	29	Auto-related	100-Year Flood Zone
9	29046002	2550 El Camino Real	CT	Community Mixed Use	0.99	36	18	Hotel	100-Year Flood Zone
9	29046015	2500 El Camino Real	CT	Community Mixed Use	0.76	36	14	Hotel	100-Year Flood Zone
SITE 9 SUBTOTAL					7.78		140		
10	22414111	2325 El Camino Real	CT	Community Mixed Use	0.53	36	10	Commercial	100-Year Flood Zone
10	22414089	2327 El Camino Real	CT	Community Mixed Use	0.24	36	4	Restaurant	100-Year Flood Zone
10	22414110	2367 El Camino Real	CT	Community Mixed Use	0.22	36	4	Restaurant	100-Year Flood Zone
10	22414106	2369 El Camino Real	CT	Community Mixed Use	0.32	36	6	Auto-related	100-Year Flood Zone



TABLE 8.12-6-6: EL CAMINO REAL FOCUS AREA PARCEL INVENTORY

Site No.	Parcel No.	Address	Zoning	General Plan	Acres	Density	Capacity	Existing Use	Constraints ^(a)
10	22414094	2355 El Camino Real	CT	Community Mixed Use	0.50	36	9	Bicycle Repair	100-Year Flood Zone
10	22414114	2341 El Camino Real	CT	Community Mixed Use	0.40	36	7	Auto-related	100-Year Flood Zone
10	22414109	2345 El Camino Real	CT	Community Mixed Use	0.28	36	5	Commercial	100-Year Flood Zone
10	22414090	2337 El Camino Real	CT	Community Mixed Use	0.33	36	6	Commercial	100-Year Flood Zone
10	22414086	*no Site Address*	CT	Community Mixed Use	0.38	36	7	Auto-related	100-Year Flood Zone
SITE 10 SUBTOTAL					3.22		58		
11	29008109	2340 El Camino Real	CT	Community Mixed Use	0.49	36	9	Restaurant	100-Year Flood Zone
11	29008136	2336 El Camino Real	CT	Community Mixed Use	0.49	36	9	Commercial	100-Year Flood Zone
SITE 11 SUBTOTAL					0.98		18		
12	29010076	2006 El Camino Real	CC	Community Mixed Use	0.48	36	9	Restaurant	None
12	29010090	2238 El Camino Real	CC	Community Mixed Use	0.71	36	13	Parking Lot	None
12	29010075	2010 El Camino Real	CC	Community Mixed Use	19.38	36	349	Restaurant	None
12	29010066	2000 El Camino Real	CC	Community Mixed Use	0.59	36	11	Hotel	None
12	29010028	2120 El Camino Real	CC	Community Mixed Use	1.01	36	18	Commercial	None
12	29010091	2232 El Camino Real	CC	Community Mixed Use	2.08	36	37	Restaurant	None
12	29010078	2200 El Camino Real	CC	Community Mixed Use	0.95	36	17	Bank	None
12	29010072	2250 El Camino Real	CT	Community Mixed Use	0.99	36	18	Tourist/Visitors	None
12	29010068	2280 El Camino Real	CT	Community Mixed Use	0.40	36	7	Restaurant	None
12	29010073	*no Site Address*	CC	Community Mixed Use	0.69	36	12	Vacant	None
SITE 12 SUBTOTAL					8.10(b)		142(b)		
13	22415030	2255 El Camino Real	CT	Community Mixed Use	0.12	36	2	Auto Related	None
13	22415037	2165 El Camino Real	CC	Regional Mixed Use	0.94	50	23	Commercial	None
13	22415037	2211 El Camino Real	CC	Regional Mixed Use	0.84	50	21	Commercial	None
13	22415033	2025 El Camino Real	CT	Community Mixed Use	3.23	36	58	Commercial	None
13	22415029	2225 El Camino Real	CT	Regional Mixed Use	1.24	50	31	Commercial	None
13	22415022	2245 El Camino Real	CT	Community Mixed Use	0.36	36	6	Commercial	None
13	22415018	*no Site Address*	CT	Community Mixed Use	1.37	36	25	Restaurant	None
SITE 13 SUBTOTAL					8.09		189		
14	26901081	1890 El Camino Real	CT	Community Mixed Use	1.17	36	21	Auto-related	None
14	26901082	1890 El Camino Real	CT	Community Mixed Use	0.31	36	6	Auto-related	None
SITE 14 SUBTOTAL					1.48		27		
15	22420095	1855 El Camino Real	CT	Community Mixed Use	0.53	36	10	Auto-related	None
15	22420094	1805 El Camino Real	CT	Community Mixed Use	0.41	36	7	Auto-related	None

TABLE 8.12-6-6: EL CAMINO REAL FOCUS AREA PARCEL INVENTORY

Site No.	Parcel No.	Address	Zoning	General Plan	Acres	Density	Capacity	Existing Use	Constraints ^(a)
15	22449009	1705 El Camino Real	CT	Community Mixed Use	1.39	36	25	Bank	None
15	22449010	1655 El Camino Real	CT	Community Mixed Use	1.40	36	25	Hotel	None
15	22449012	1745 El Camino Real	CT	Community Mixed Use	0.79	36	14	Restaurant	None
		SITE 15 SUBTOTAL			4.52		81		
16	26903006	1550 El Camino Real	CT	Community Mixed Use	0.09	36	2	Auto-related	None
16	26903003	1463 Lincoln St	CT	Community Mixed Use	0.18	36	3	Single-family	None
16	26903004	1499 Lincoln St	CT	Community Mixed Use	0.25	36	5	Auto-related	None
16	26903051	1466 Jefferson St	CT	Community Mixed Use	0.54	36	10	Auto-related	None
		SITE 16 SUBTOTAL			1.07		19		
17	22426066	1171 El Camino Real	CT	Community Mixed Use	0.20	36	4	Hair Salon	None
17	22426055	1538 Main St	CT	Community Mixed Use	0.21	36	4	Office	None
17	22426060	1205 El Camino Real	CT	Community Mixed Use	0.25	36	5	Office	None
17	22448004	1493 El Camino Real	CT	Community Mixed Use	0.51	36	9	Strip Mall	None
17	22428064	911 El Camino Real	CT	Community Mixed Use	0.58	36	10	Restaurant	None
17	22426073	1265 El Camino Real	CT	Community Mixed Use	0.48	36	9	Grocery	None
17	22448005	1483 El Camino Real	CT	Community Mixed Use	0.34	36	6	Single-family	None
17	22448006	1493 El Camino Real	OG	Community Mixed Use	0.89	36	16	Office	None
17	22448013	1399 El Camino Real	CT	Community Mixed Use	1.05	36	19	Vacant	None
17	22448012	1385 El Camino Real	CT	Community Mixed Use	0.59	36	11	Commercial	None
17	22426050	1295 El Camino Real	CT	Community Mixed Use	0.25	36	4	Commercial	None
17	22448009	1320 Civic Center Dr	OG	Community Mixed Use	0.21	36	4	Commercial	None
17	22426012	1181 El Camino Real	CT	Community Mixed Use	0.17	36	3	Auto-related	None
17	22428067	999 El Camino Real	CT	Community Mixed Use	0.14	36	3	Commercial	None
17	22448011	1363 El Camino Real	CT	Community Mixed Use	0.51	36	9	Office	None
17	22428048	979 El Camino Real	CT	Community Mixed Use	0.15	36	3	Auto-related	None
17	22428069	1021 El Camino Real	CT	Community Mixed Use	0.18	36	3	Commercial	None
17	22428036	1041 El Camino Real	CT	Community Mixed Use	0.09	36	2	Auto-related	None
17	22426065	1191 El Camino Real	CT	Community Mixed Use	0.17	36	3	Car Wash	None
17	22428068	1083 El Camino Real	CT	Community Mixed Use	0.12	36	2	Commercial	None
17	22428035	1031 El Camino Real	CT	Community Mixed Use	0.62	36	11	Office	None
17	22428037	1075 El Camino Real	CT	Community Mixed Use	0.09	36	2	Office	None
17	22426058	1111 El Camino Real	CT	Community Mixed Use	0.31	36	6	Heavy Industrial	None
17	22448002	1375 El Camino Real	CT	Community Mixed Use	0.67	36	12	Auto Related	None
		SITE 17 SUBTOTAL			8.79		158		



TABLE 8.12-6-6: EL CAMINO REAL FOCUS AREA PARCEL INVENTORY

Site No.	Parcel No.	Address	Zoning	General Plan	Acres	Density	Capacity	Existing Use	Constraints ^(a)
18	22429034	1525 Alviso St	ML	Community Mixed Use	1.44	36	26	Sign Shop	None
18	22429023	1526 Alviso St	ML	Community Mixed Use	0.15	36	3	Vacant	None
18	22429008	1595 Lafayette St		Community Mixed Use	0.18	36	3	Vacant	None
18	22429022	820 Civic Center Dr	ML	Community Mixed Use	0.36	36	6	Tourist/Visitors	None
18	22429016	1607 Lafayette St	CT	Community Mixed Use	0.18	36	3	Vacant	None
18	22429038	889 El Camino Real		Community Mixed Use	0.32	36	6	Single-family	None
18	22429017	1627 Lafayette St	CT	Community Mixed Use	0.18	36	3	Office	None
18	22429010	858 Civic Center Dr	ML	Community Mixed Use	0.31	36	5	Office	None
18	22429033	1717 Lafayette St	ML	Community Mixed Use	3.35	36	60	Single-family	None
18	22429009	864 Civic Center Dr	ML	Community Mixed Use	0.20	36	4	Vacant	None
18	22429018	1647 Lafayette St	CT	Community Mixed Use	0.18	36	3	Commercial	None
18	22429030	1543 Lafayette St	CT	Community Mixed Use	0.18	36	3	Vacant	None
18	22429007	1555 Lafayette St	CT	Community Mixed Use	0.38	36	7	Tech Office	None
18	22429041	859 El Camino Real	CT	Community Mixed Use	0.76	36	14	Commercial	None
18	22429012	*no Site Address*	CT	Community Mixed Use	0.14	36	3	Auto-related	None
18	22429032	*no Site Address*	CT	Community Mixed Use	0.43	36	8	Hotel	None
SITE 18 SUBTOTAL					8.73		157		
19	26903079	1212 El Camino Real	CT	Community Mixed Use	0.29	36	5	Nail Salon	None
19	26905084	*no Site Address*	CT	Community Mixed Use	0.36	36	6	Vacant	None
19	26903086	1489 Monroe St	CT	Community Mixed Use	0.15	36	3	Vacant	None
19	26905056	1473 Jackson St	CT	Community Mixed Use	0.12	36	2	Vacant	None
19	26905011	1463 Jackson St	CT	Community Mixed Use	0.12	36	2	R&D	None
19	26905003	1460 Main St	CT	Community Mixed Use	0.12	36	2	Tourist/Visitors	None
19	26903131	*no Site Address*	CT	Community Mixed Use	0.06	36	1	Single-family	None
19	26903130	*no Site Address*	CT	Community Mixed Use	0.20	36	4	Vacant	None
SITE 19 SUBTOTAL					1.42		26		
20	23016002	1228 Sherwood Ave	R1	Community Mixed Use	0.16	36	3	Tourist/Visitors	None
20	23016003	1227 Sherwood Ave	R1	Community Mixed Use	0.19	36	3	Single-family	None
20	23016004	1223 Sherwood Ave	R1	Community Mixed Use	0.18	36	3	Single-family	None
20	23016005	1219 Sherwood Ave	R1	Community Mixed Use	0.18	36	3	Single-family	None
20	23016007	2222 The Alameda	CT	High Density Residential	0.45	50	11	Hotel	None
20	23016008	2234 The Alameda	CT	High Density Residential	0.49	50	12	Hotel	None
20	23016028	*no Site Address*	R1	Community Mixed Use	0.03	36	0	Vacant	None

TABLE 8.12-6-6: EL CAMINO REAL FOCUS AREA PARCEL INVENTORY

Site No.	Parcel No.	Address	Zoning	General Plan	Acres	Density	Capacity	Existing Use	Constraints ^(a)
20	23016029	1202 Sherwood Ave	R1	Community Mixed Use	0.16	36	3	Single-family	None
20	23016030	1206 Sherwood Ave	R1	Community Mixed Use	0.17	36	3	Single-family	None
20	23016031	*no Site Address*	R1	Community Mixed Use	0.16	36	3	Vacant	None
20	23016032	1216 Sherwood Ave	R1	Community Mixed Use	0.16	36	3	Single-family	None
20	23016033	1220 Sherwood Ave	R1	Community Mixed Use	0.16	36	3	Single-family	None
20	23016034	*no Site Address*	R1	Regional Mixed Use	0.07	50	2	Vacant	None
20	23016035	1215 Sherwood Ave	R1	Community Mixed Use	0.18	36	3	Single-family	None
20	23016036	1211 Sherwood Ave	R1	Community Mixed Use	0.18	36	3	Single-family	None
20	23016037	1077 Portola Ave	R1	Community Mixed Use	0.09	36	2	Single-family	None
20	23016038	1081 Portola Ave	R1	Community Mixed Use	0.09	36	2	Single-family	None
20	23016039	1083 Portola Ave	R1	Community Mixed Use	0.09	36	2	Single-family	None
20	23016040	1085 Portola Ave	R1	Community Mixed Use	0.09	36	2	Single-family	None
20	23016116	1089 Portola Ave	CT	High Density Residential	0.46	50	11	Architect	None
SITE 20 SUBTOTAL					3.70		76		
TOTAL					112.48		2,274		

(a) For all parcels included in the El Camino Real Focus Area, additional analyses of the existing water and sewer lines is necessary to determine if there are any capacity or upgrade issues.

(b) Calculations for Site 12 assume only 8.1 acres of the larger site are available for residential development and could accommodate 142 units at 50 percent capacity and a maximum permitted capacity of 50 dwelling units per acre.



8.12-6.6 Opportunities for Energy and Resource Conservation

In addition to its strategic location near jobs, transit and services, the City of Santa Clara owns and operates its own electric utility, water and sewer utility, and jointly owns the sewage treatment plant with the City of San José. The City consequently has greater control over production and consumption than most other jurisdictions in the State. This control provides an opportunity to implement programs and policies that encourage energy and resource conservation. In December 2013, the City adopted a Climate Action Plan (CAP) which builds upon these programs and policies to further reduce energy use and conserve resources, while reducing the City's greenhouse gas (GHG) emissions. The CAP provides goals and actions to achieve a 15 percent reduction in GHG's by 2020.

Land Use and Transportation

Santa Clara, given its built-out nature, must strategically guide growth and new development throughout the City. With the adoption of the 2010-2035 General Plan new housing has already been approved near key corridors and walkable centers. As future development is planned and constructed in the City, there are new opportunities to locate housing and jobs in proximity to transit and to expand transit services along designated corridors, resulting in reduced vehicle trips and encouraging alternative forms of transportation. For example, both the Lawrence Station and Tasman East Focus Areas are within a half-mile walking distance of a transit center. Under the CAP, the City would aim to reducing vehicle trips and miles traveled (VMT) by implementing a transportation demand management program. The City would also revise its parking standards to require parking spaces for electric vehicle charging.

Energy

The City supports several regional efforts to conserve energy resources and reduce greenhouse gas emissions. In January 2008, the City signed the U.S. Mayors Climate Protection Agreement with a target of meeting or exceeding the Kyoto Protocol for a reduction of greenhouse gas emissions of 5.2 percent below 1990 levels by 2012 (a 29 percent cut).

The City is well-established in sustainable planning through its utilities and public services, including the City's municipal electric utility, Silicon Valley Power (SVP). Today, SVP and the City are focused on expanding the utility's sustainable resources. One of the City's main priorities is the reduction of greenhouse gases and development of sustainable renewable energy and green power resources. Over 30 percent of the power mix for SVP is from renewable geothermal, small hydroelectric, solar and wind sources (57 percent if large hydroelectric sources are included). With implementation of the CAP, the City

intends to eliminate coal-power from SVP's energy portfolio and investigate large scale renewable energy options. SVP currently offers a Green Power option that allows residents and businesses in the City to purchase 100 percent clean wind and solar power, which is produced locally in California and within the City.

The City has installed solar systems at two City facilities, which could produce up to 500 kW of energy when combined. With implementation of the CAP, the City plans to install up to five additional solar PV projects with a total installed capacity of 3 to 5 MW. To encourage residential PV systems, SVP offers a Neighborhood Solar Program, matching resident and business contributions to the fund for nonprofit solar facilities in the City. Additionally, SVP provides rebates for local businesses and residents for installation of solar electric systems, and expedited solar system permitting. The City aims to install an additional 6 MW of solar, through a combination of residential and commercial installations.

SVP offers free home energy audits for residential customers, to help identify energy efficiency improvements, and rebates that reduce the cost of various improvements, including: energy efficient appliances, insulation, lighting, cooling and process changes. Under the CAP, the City will implement new programs to achieve a five percent reduction in community-wide electricity use by 2020. The City will also work with Pacific Gas and Electric (PG&E) to encourage residents and businesses to retrofit their natural gas systems.

Water and Wastewater

Santa Clara is also involved with water resource conservation and recycling, through co-ownership of the San José/Santa Clara Water Pollution Control Plant (WPCP), which treats wastewater from sinks, tubs, toilets, and industrial processes. The WPCP is on track to be energy self-sufficient in five years and carbon neutral in 20 years. The updated WPCP Master Plan, adopted in 2011, looks at revenue strategies that could off-set projected sewer rate increases, address rising sea levels and flood control, and increase recycled water usage. Medium or large housing developments with landscaping needs are eligible for recycled water. Due to high infrastructure costs, single-family homes are not eligible. The City will continue to implement its Urban Water Management Plan, which includes water conservation programs aimed at reducing water use 20 percent by 2020.

Waste Reduction

Recycling and green waste collection activities in the City include a curbside recycling program which collects recyclable materials and yard clippings. Since 2008, the City has been able to divert 65 percent of the City's waste from the landfill on average. The City intends to increase and expand their solid waste programs to achieve an 80 percent



diversion rate by 2020. This would include the expansion of the City's existing pilot food waste collection program to serve 25 percent of all restaurants in the City.

Green Building

In 2008, the City adopted Green Building Policies that recognize the Leadership in Energy and Environmental Design (LEED™) rating system and the GreenPoint residential rating system of Build It Green. These policies require the submittal of a completed LEED™ or GreenPoint checklist as part of a planning application. At this time, applicants are not required to implement green building practices. New public construction and renovation projects over 5,000 square feet, however, are required to achieve a LEED™ Silver Certification level or better and to recycle at least 50 percent of materials. As described in the CAP, the City intends to create a tree-planting standard for new development, which would reduce energy used for building cooling.

8.12-7 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.

8.12-7.1 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 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, in different 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.

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.

8.12-7.2 Implementing Actions

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

Action 1: Neighborhood Conservation Improvement Program (NCIP)

Under the direction of the City of Santa Clara Housing and Community Services Division, NCIP is a multi-purposed program offering technical and financial assistance to qualified residents. The program is designed for citywide households with gross incomes at or below 80 percent of County median income. Various types of repairs may be addressed through NCIP: re-roofing, plumbing, heating/cooling, electrical, termite damage, foundation and weatherization are examples. The costs for home repairs are covered under the loan program. Financial assistance can come in the form of a loan, grant or combination of both. For each project, the financial terms are reached at the time of determining eligibility and scope-of-work to be performed. Loan interest rates can be as low as 3 percent and increase according to the household income. Length of time of the loan is typically up to 20 years on either a deferred payment or monthly installment payment basis. Essentially, terms are flexible and below market, based on the applicant's particular income situation. 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).

Funding Source:	CDBG, HOME
Responsible Agency:	Housing & Community Services Division
Objectives:	<ul style="list-style-type: none"> - Assist approximately 424 homeowners with rehabilitation assistance, including approximately 160 extremely low income households. - 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.
Timeframe:	Ongoing
Relevant Policies:	Policy A-1



Action 2: 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. One assisted rental project in Santa Clara – Chateau Apartments - is identified to be at potential low risk of conversion to market rate use in 2023.

- Funding Source:** Departmental Budget
- Responsible Agency:** Housing & Community Services Division
- Objectives:**
- 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.
 - 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.
- Timeframe:** Ongoing
- Relevant Policies:** Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1

Action 3: Acquisition of Multi-Family Housing

As a strategy to expand the City’s affordable housing inventory, Santa Clara will continue to explore opportunities 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
- Objectives:**
- 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 markets, rehabilitate units, and convert from market rate to affordable levels.

Timeframe: Ongoing

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

Action 4: 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 the residential neighborhoods. In an average year, the City receives several thousand complaints related to possible code enforcement violations. For all types of code complaints, the first step in the follow-up procedure is personal contact by a City Staff member to ascertain if a code violation exists, and to request remediation. In many cases, the individual responsible 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

Objectives:

- 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.

Timeframe: Ongoing

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

Action 5: Neighborhood Relations Program

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 officials and students.



- Funding Source:** Departmental Budget
- Responsible Agency:** Planning Division, Police Department
- Objectives:**
- Improve the maintenance of student-occupied homes and behavior of the occupants to minimize impacts on the neighborhood 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.
- Timeframe:** Ongoing
- Relevant Policies:** Policy A-1, Policy A-2, Policy A-3, Policy A-4

Action 6: 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 Zoning Ordinance update is expected to be completed in mid-2016. 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 by appropriate development standards and streamlined procedures.

In addition, the City completed a number of amendments to the Zoning Ordinance that were adopted in conjunction with the adoption of the 2015-2023 Housing Element on December 9, 2014. These amendments include provisions for reasonable accommodations, emergency shelters, transitional housing, and supportive housing, as well as an update of the City's Density Bonus Ordinance. The City will continue to monitor the Zoning Ordinance for any additional constraints to the development of housing and process amendments as necessary.

- Funding Source:** Departmental Budget

Responsible Agency:	Planning Division
Objectives:	<ul style="list-style-type: none"> - 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.
Timeframe:	Zoning Ordinance update to be completed by mid-2016; remaining objectives to be completed on an ongoing basis.
Relevant Policies:	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

Action 7: 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 2015-2023 Housing Element indicates the City can accommodate its RHNA of 4,093 units, including 1,050 very low income units, 695 low income units, 755 moderate incomes, and 1,593 above moderate income units.

The City is updating its Land Use Element to implement Phase II of the 2010-2035 General Plan, providing additional housing opportunities in Tasman East and Lawrence Station Focus Areas, as discussed in detail in the Housing Opportunities section. The Land Use Element update to implement Phase II of the General Plan is scheduled to be adopted concurrent with the Housing Element adoption.

Funding Source:	Departmental Budget
Responsible Agency:	Planning Division
Objectives:	<ul style="list-style-type: none"> - 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.
- 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.

Timeframe: Ongoing

Relevant Policies: 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: Lot Consolidation

While lot consolidation has not been heavily utilized in Santa Clara in the past, a number of small lots (less than 0.5 acres) along El Camino Real with multiple property owners have been identified in the Sites Inventory for the 2015-2023 Housing Element. The City will take a number of steps to facilitate the lot consolidation process for prospective developers.

Funding Source: Departmental Budget

Responsible Agency: Planning Division

- Objectives:**
- 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.

Timeframe: Ongoing

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

Action 9: 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 (including the recently adopted park fees) with surrounding and similar jurisdictions.

Funding Source:	Departmental Budget
Responsible Agency:	Planning Division
Objectives:	- 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.
Timeframe:	Conduct impact fee study/analysis in 2016/17 and monitor fees on an ongoing basis
Relevant Policies:	Policy B-2, Policy B-3, B-5, B-6, B-7, Policy C-3, Policy D-1

Action 10: 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 2015-2023 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 low income housing alternatives.

Funding Source:	Departmental Budget
Responsible Agency:	Planning Division
Objectives:	<ul style="list-style-type: none"> - 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. - 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.
Timeframe:	Ongoing
Relevant Policies:	Policy A-3, Policy B-1, Policy B-3, Policy C-1, Policy C-3, Policy C-4, Policy D-1, Policy D-3



Action 11: Inclusionary Housing Policy

The City's Inclusionary Housing Policy requires developers of residential developments of 10 or more units to provide at least 10 percent of their units at rents or prices affordable to very low, low and moderate income households. The Inclusionary Housing Policy has two components: Below Market Rental (BMR) program and Below Market Purchase (BMP) program. The City works with Neighborhood Housing Services Silicon Valley (NHSSV) to offer the BMP units to income-qualified households.

- Funding Source:** Inclusionary Housing
- Responsible Agency:** Planning Division
- Objectives:**
- 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.
- Timeframe:** Ongoing
- Relevant Policies:** 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 12: Affordable Housing Incentives

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, and households with persons who have disabilities (including developmental disabilities).

- Funding Source:** CDBG; HOME
- Responsible Agency:** Planning Division
- Objectives:**
- Encourage and assist in efforts to combine public and private funds in joint housing ventures.
 - 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.
- 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.

Timeframe:

Ongoing

Relevant Policies:

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

With the dissolution of redevelopment and diminishing funding at the State and federal levels, the City will explore alternative funding mechanisms for affordable housing.



Specifically, the City will continue its current practices of requiring housing impact studies for large-scale projects with the potential of generating a significant number of jobs. In addition, the City will consider establishing a housing mitigation fee program.

- Funding Source:** Departmental Budget
- Responsible Agency:** Housing and Community Services Division
- Objectives:**
 - 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.
- Timeframe:** Ongoing
- Relevant Policies:** Policy B-2, Policy B-3, Policy C-1, Policy D-1

Action 14: Affordable Housing Funding

Within 12-18 months of the Housing Element adoption, conduct study session or series of study sessions as needed with the City Council to explore additional sources that would provide a steady funding stream for affordable housing. These may include local sources such as commercial linkage and setting aside a portion of general fund property tax revenues formerly collected from former Redevelopment Areas to be retained for affordable housing (also referred to as “boomerang funds”).

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

- Funding Source:** Departmental Budget
- Responsible Agency:** Planning Division and Housing and Community Services Division
- Objectives:**
 - Identify a steady source of affordable housing funds.
 - Pursue funding available from State, federal, and regional housing programs.
- Timeframe:** Conduct a series of study sessions, within 12-18 months of Housing Element adoption, with City Council on steady source of local affordable housing funds. Annually evaluate NOFAs for affordable housing and pursue as appropriate.

Relevant Policies: 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 15: Economic 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 any displacement of lower income households due to new development. As redevelopment of existing uses continues, the City will evaluate potential displacement, and develop and adopt measures, as appropriate, to address the risk of direct or indirect displacement of existing residents. The City will implement measures, as appropriate, to address displacement. The City will monitor such measures bi-annually for effectiveness and make necessary adjustments.

Funding Source: Departmental Budget

Responsible Agency: Planning Division

Objectives: - 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.

Timeframe: Ongoing

Relevant Policies: Policy B-4, Policy B-5, Policy C-1

Action 16: Shared Housing

Shared housing is an affordable housing alternative for seniors and other lower income residents. The City provides funding assistance to the Shared Housing Program administered by Catholic Charities. This program arranges for households to share an existing housing unit. In addition to contributing to the operating expenses of such programs, the City has provided single-family homes for shared housing arrangements. The homes were originally purchased for right-of-way needs and subsequently became available for shared housing.



- Funding Source:** Departmental Budget, CDBG
- Responsible Agency:** Planning Division
- Objectives:**
- 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.
- Timeframe:** Ongoing
- Relevant Policies:** Policy B-1, Policy C-2, Policy C-3, Policy C-4, Policy D-1, Policy D-2

Action 17: 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 determined by 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. As of August 30, 2012, the Housing Authority had 839 Section 8 vouchers under contract within the City, an increase of 10 vouchers from the previous year.

- Funding Source:** Section 8
- Responsible Agency:** Housing Authority of the County of Santa Clara
- Objectives:**
- Continue to participate in and promote the Housing Choice Voucher Program.
 - Encourage apartment owners to list properties with the Housing Authority for individual Housing Choice Vouchers.
- Timeframe:** Ongoing
- Relevant Policies:** Policy B-1, Policy C-1, Policy C-2, Policy C-3, Policy D-1

Action 18: Homeownership for First-Time Buyers

The City continues to create affordable ownership units through its Inclusionary Housing Policy. Neighborhood Housing Services Silicon Valley (NHSSV) partners with Santa Clara to offer the units created through the Inclusionary Housing - Below Market Purchase (BMP) program to income-qualified households. These units are purchased with downpayment assistance and remain affordable 20 to 45 years for working and middle income buyers. The intent of the BMP program is to offer homebuyers an opportunity to purchase a home they would not ordinarily be able to afford. As part of this program, Santa Clara BMP owners participate in an equity share program. During the first five years, the equity increase is

capped at the amount of percentage change in the Santa Clara County Median Income (AMI) level from the year that the unit was purchased until the year that the unit is sold. Owners will earn five percent equity per year during the 20-year restriction.

Other resources for affordable homeownership are also available to Santa Clara residents. These include the Housing Trust Silicon Valley and Mortgage Credit Certificates. The Housing Trust Silicon Valley provides loans to low and moderate income homebuyers in Silicon Valley in the form of low-interest, second mortgages and downpayment assistance. Santa Clara residents are eligible for two types of assistance offered by the Housing Trust:

- Mortgage Assistance: Up to 17 percent of the purchase price, not exceeding \$85,000
- Gap Assistance: Up to 20 percent of the purchase price, not exceeding \$50,000

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.

Funding Source:	Inclusionary Housing
Responsible Agency:	Neighborhood Housing Services Silicon Valley (NHSSV)
Objectives:	<ul style="list-style-type: none"> - 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.
Timeframe:	Ongoing
Relevant Policies:	Policy B-1, Policy C-2, Policy D-1



Action 19: 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 732 Santa Clara households and landlords with resolving disputes through counseling, conciliation and mediation.

Funding Source: CDBG

Responsible Agency: Housing and Community Services Division

Objectives:

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

Timeframe: Ongoing

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

Action 20: Homeless Services

The City provides assistance to a number of local agencies that operate programs that serve the homeless. The following agencies have received funding from the City:

- Next Door Solutions to Domestic Violence
- Emergency Housing Consortium
- St. Justin Community Ministry
- Bill Wilson Center
- Community Technology Alliance
- Invision

Funding Source:	CDBG
Responsible Agency:	Housing and Community Services Division
Objectives:	<ul style="list-style-type: none"> - Assist in funding locally administered programs that provide shelter, food and clothing for those with transitional and supportive housing needs. - Continue to support housing for at-risk youth.
Timeframe:	Ongoing
Relevant Policies:	Policy B-1, Policy C-2, Policy D-1

8.12-7.3 Quantified Objectives

Table 8.12-7-1 below summarizes the City of Santa Clara's quantified housing objectives for the 2015-2023 Housing Element planning period.

TABLE 8.12-7-1: QUANTIFIED OBJECTIVES

	<i>Units to be Constructed (RHNA)</i>	<i>Units to Be Rehabilitated</i>	<i>Units to Be Conserved</i>
Extremely Low Income	525	160	12
Very Low Income	525	168	13
Low Income	695	96	0
Moderate Income	755	0	0
Above Moderate Income	1,593	0	0
Total	4,093	424	25



APPENDIX 8.12-A 2007-2014 HOUSING ACCOMPLISHMENTS

For the Association of Bay Area Governments (ABAG) region, the fourth cycle of Housing Element update, including the goals, policies and programs outlined in the Housing Plan, addresses housing need for the planning period extending from July 1, 2009 through June 30, 2014. In contrast, the Regional Housing Needs Allocation (RHNA) for the fourth cycle began on January 1, 2007 and extends to June 30, 2014. Therefore, regarding RHNA accomplishments, the progress report reflects all new units constructed since January 1, 2007. For all other housing program, the progress report focuses on achievements since July 1, 2009. While the fourth cycle Housing Element covered a five-year planning period, the fifth cycle Housing Element planning period has been extended to eight years by SB 375, addressing housing need between January 31, 2015 and January 31, 2023.

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>		<i>Accomplishments and Continued Appropriateness</i>
<p>GOAL A: Create and maintain high-quality, livable, and unique residential neighborhoods and preserve established single-family neighborhoods.</p>		
<p><i>Program A-1.1: Neighborhood Conservation Improvement Program (NCIP)</i></p> <ul style="list-style-type: none"> • Provide grants and loans for needed home repairs. 	<p><i>Conservation</i></p>	<p><u>Accomplishments:</u> Since FY 2009-10, the City’s Neighborhood Conservation and Improvement Program (NCIP), funded by HOME, CDBG and the Housing Authority of the City of Santa Clara (SCHA), has provided assistance to 338 owner-households and 213 renter-households with needed home repairs through a combination of deferred loans and grants. Approximately 200 of these households were low income households. Of those assisted by the NCIP, 101 homeowners and five renter-households were provided with accessibility modifications to their dwelling units. About 155 housing units were also tested for lead-based paint and five required some level of lead hazard mitigation.</p> <p>During FY 2008, the City also began a special NCIP Program called Bright Home, which provided free external painting for low income homeowners. The Bright Home Program assisted a total of 137 low income households since FY 2009. Bright Home was discontinued in 2011 due to funding limitations.</p> <p><u>Continued Appropriateness:</u> The NCIP program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> While Liberty Towers was considered to be at-risk of converting to market-rate housing, this project has remained as an affordable housing development. The City used HOME funds to install solar panels at Liberty Tower Apartments in 2011. In 2012, the City completed an upgrade of the electrical distribution system at Liberty Tower Apartments, a senior housing complex with 100 housing units. The City will continue to monitor the project and provide assistance to help maintain the community’s affordability.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p>
<p><i>Program A-1.2: Preserve Assisted Rental Housing</i></p> <ul style="list-style-type: none"> • Continue to assist the Property Owners of Liberty Towers. Liberty Towers is a regular applicant for Community Development Block Grant (CDBG) and HOME funding to make periodic improvements to the property. Such assistance helps the project maintain its affordability. • Monitor the legislative changes concerning the Section 8 program in order to be strategically prepared for the potential conversion of at-risk units. 	<p><i>Preserve Assisted Rental Housing</i></p>	<p><u>Continued Appropriateness:</u> The NCIP program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> While Liberty Towers was considered to be at-risk of converting to market-rate housing, this project has remained as an affordable housing development. The City used HOME funds to install solar panels at Liberty Tower Apartments in 2011. In 2012, the City completed an upgrade of the electrical distribution system at Liberty Tower Apartments, a senior housing complex with 100 housing units. The City will continue to monitor the project and provide assistance to help maintain the community’s affordability.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<ul style="list-style-type: none"> • Monitor the at-risk project through maintaining contact with the property owner regarding their 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. • Conduct tenant education. Notify tenants as far in advance as possible of potential conversion to market rate housing. Provide information regarding tenant rights and conversion. • Offer tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as nonprofit organizations. 	<p><u>Accomplishments:</u> The City continues to maintain its housing inspection and education programs. The Building Inspection Division is responsible for regulating the Building and Housing code standards to safeguard the life, health, property and public welfare by controlling and inspecting the design and construction of all buildings and structures within the City. Code enforcement officers inspect approximately 300 properties annually. In addition, at least every three years, the City conducts on-site program audits and Housing Quality Inspections of all HOME-funded projects.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> The City continues to require the Residential Green Checklist as part of the permit submittals for residential activities.</p> <p><u>Continued Appropriateness:</u> This is a routine process of building permit issuance and is not included in the 2015-2023 Housing Element as a</p>
<p><i>Program A-2.1: Code Enforcement Program</i></p> <ul style="list-style-type: none"> • Continue the multi-family residential housing inspection and educational programs. • Aggressively respond to violations of housing codes. • Give 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. 	<p><u>Accomplishments:</u> The City continues to maintain its housing inspection and education programs. The Building Inspection Division is responsible for regulating the Building and Housing code standards to safeguard the life, health, property and public welfare by controlling and inspecting the design and construction of all buildings and structures within the City. Code enforcement officers inspect approximately 300 properties annually. In addition, at least every three years, the City conducts on-site program audits and Housing Quality Inspections of all HOME-funded projects.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> The City continues to require the Residential Green Checklist as part of the permit submittals for residential activities.</p> <p><u>Continued Appropriateness:</u> This is a routine process of building permit issuance and is not included in the 2015-2023 Housing Element as a</p>
<p><i>Program A-3.1: "Build It Green"</i></p> <ul style="list-style-type: none"> • Require "Build It Green" Checklists as part of remodel and addition permit submittals. 	<p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> The City continues to require the Residential Green Checklist as part of the permit submittals for residential activities.</p> <p><u>Continued Appropriateness:</u> This is a routine process of building permit issuance and is not included in the 2015-2023 Housing Element as a</p>

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p><i>Program A-4.1: Santa Clara University (SCU)</i></p> <ul style="list-style-type: none"> • Improve the maintenance of student-occupied homes and behavior of the occupants to minimize impacts on the neighborhood surrounding SCU. • Enhance code enforcement and special Police patrols to address the problems in the area. • Hold quarterly meetings with student tenants, landlords, SCU, residents and the City to allow opportunities for stakeholders to discuss neighborhood issues and concerns. 	<p>separate housing program.</p> <p><u>Accomplishments:</u> Established in 1990 as a forum for on-going communication and problem solving among City officials, neighborhoods, property owners, and Santa Clara University officials and students, the Neighborhood-University Relations Committee (NURC) continues to meet three times per year (in October/November, February and April) to discuss neighborhood issues. The City continues to maintain a constructive relationship with SCU to minimize neighborhood impacts associated with student housing.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Neighborhood Relations Program.</p>
<p><i>Program A-4.2: Neighborhood Relations</i></p> <ul style="list-style-type: none"> • 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. 	<p><u>Accomplishments:</u> The City continues to work with neighborhood groups and community stakeholders to ensure that new development is compatible with surrounding uses. The City continues to work with applicants and developers on neighborhood outreach meetings to facilitate neighborhood input throughout the planning process.</p> <p><u>Continued Appropriateness:</u> The City should continue to encourage developers to conduct public outreach meetings to include neighborhood input throughout the planning process.</p>
<p><i>Program A-5.1: Design Guidelines</i></p> <ul style="list-style-type: none"> • Maintain and encourage consistent and high quality standards for residential construction, reconstruction and remodels. 	<p><u>Accomplishments:</u> The City is currently in the process of updating its Single-Family Residential Design Guidelines. The Guidelines are intended to encourage the orderly and harmonious appearance of structures and properties; provide fair and equitable treatment to all applicants; maintain property values throughout the City; and encourage the physical development of the City as anticipated by the 2010-2035 General Plan. Adoption of these Guidelines is anticipated in 2014.</p> <p><u>Continued Appropriateness:</u> This is a routine part of the development review process and is not included in the 2015-2023 Housing Element as a separate housing program.</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>		<i>Accomplishments and Continued Appropriateness</i>
<p>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.</p>		
<p><i>Program B-1.1: Location of Affordable Housing</i></p> <ul style="list-style-type: none"> • Locate affordable units throughout new and existing development. <ul style="list-style-type: none"> - In new housing development, review location of affordable units during development review process. - In existing neighborhoods, support acquisition of single-family homes for affordable housing. 	<p><u>Accomplishments:</u> The City continues to review the location of affordable housing units during the plan review process. To expand the supply of affordable housing, the City also continues to pursue a strategy of infill development and acquisition of existing housing. The City completed two infill affordable housing projects along El Camino Real. Presidio El Camino, located at 1450 El Camino Real was completed in 2011 and consists of 40 units of affordable housing. Camino del Rey, located at 2525 El Camino Real has 48 units of senior affordable housing and was completed in 2013.</p> <p><u>Continued Appropriateness:</u> The City has not completed any acquisition of single-family homes and funding is limited to pursue such strategy in the current financial environment. The remaining components of this program are a routine part of the development review process and are not included in the 2015-2023 Housing Element as a separate housing program.</p>	
<p><i>Program B-2.1: Minimum Density Requirements</i></p> <ul style="list-style-type: none"> • Establish minimum density requirements for zones that permit residential development to match General Plan designations and to ensure that sites are developed at appropriate density levels. 	<p><u>Accomplishments:</u> 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. This update is expected to be completed in mid-2016. As part of this update, minimum and maximum density requirements will be established in residential zones.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Zoning Ordinance Monitoring Program.</p>	
<p><i>Program B-2.2: Preserve Assisted Rental Housing</i></p> <ul style="list-style-type: none"> • Continue to assist the Property Owners of Liberty Towers. Liberty Towers is a regular applicant for Community Development Block Grant (CDBG) and HOME funding to make periodic improvements to the 	<p><u>Accomplishments:</u> The City used HOME funds to install solar panels at Liberty Tower Apartments in 2011. The City also completed an upgrade of the electrical distribution system at Liberty Tower Apartments, a senior housing complex with 100 housing units, in 2012. The City will continue to monitor the project and provide assistance to help maintain the community's affordability.</p>	

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p>property. Such assistance helps the project maintain its affordability.</p> <ul style="list-style-type: none"> • Monitor the legislative changes concerning the Section 8 program in order to be strategically prepared for the potential conversion of at-risk units. • Monitor the at-risk project through maintaining contact with the property owner regarding their 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. • Conduct tenant education. Notify tenants as far in advance as possible of potential conversion to market rate housing. Provide information regarding tenant rights and conversion. Offer tenants information regarding Section 8 rental subsidies and other available assistance through City and County agencies as well as nonprofit organizations. <p><i>Program B-2.3: General Plan and Zoning Ordinance Inconsistencies</i></p> <ul style="list-style-type: none"> • Amend the Zoning Ordinance to permit residential use by right on parcels that have General Plan designations that permit residential development, but commercial zoning designations that do not. 	<p><u>Continued Appropriateness:</u> This program is a repeat of Program A-1.2 and will not be included in the 2015-2023 Housing Element as a separate program.</p>
	<p><u>Accomplishments:</u> 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. This update is expected to be completed in mid-2016. As part of this update, inconsistencies between the General Plan and Zoning Ordinance will be resolved.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Zoning Ordinance Monitoring Program.</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p><i>Program B-2.4: General Plan Consistency</i></p> <ul style="list-style-type: none"> Annually review the Land Use Section of the General Plan for areas subject to flooding identified by the Federal Management Agency (FEMA) or the State Department of Water Resources (DWR). Review the Housing Element for internal consistency with the Land Use and Environmental Quality Sections and amend the element, as necessary. 	<p><u>Accomplishments:</u> The City periodically reviews General Plan elements for consistency and makes updates as necessary.</p> <p><u>Continued Appropriateness:</u> This program constitutes standard City planning practices and procedures. It will not be included in the 2015-2023 Housing Element as a separate program.</p>
<p><i>Program B-3.1: Residential Sites Inventory</i></p> <ul style="list-style-type: none"> Maintain an inventory of housing sites appropriate for a range of housing types and income levels. Identify appropriate sites for affordable housing and provide benefits and assistance to property owners to create affordable housing. 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. 	<p><u>Accomplishments:</u> The City continues to maintain and periodically update the inventory of available housing sites. This inventory is made available to all interested parties at the request of Planning Staff.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p>
<p><i>Program B-3.2: Accessory Units</i></p> <ul style="list-style-type: none"> Promote the construction of accessory units to increase the type and size of the City's housing stock. Evaluate the current Ordinance and consider including performance standards related to those impacts that are considered a concern to neighbors. The intent would be to increase the flexibility of the 	<p><u>Accomplishments:</u> Since 2007, approximately 200 accessory units have been permitted in the City. The City continues to promote and provide information on accessory units to interested parties. In addition, the City is undertaking a comprehensive update to its Zoning Ordinance to reflect the current goals and policies of the 2010-2035 General Plan. This update is expected to be completed in mid-2016. As part of this update, revisions to the Accessory Unit Ordinance will be considered and updated if deemed appropriate. The promotional program will</p>

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<p><i>Program and Objectives</i></p>	<p><i>Accomplishments and Continued Appropriateness</i></p>
<p>Ordinance, particularly in areas with non-subdivision development, and increase the number of applications for accessory units.</p> <ul style="list-style-type: none"> • Consider revising the minimum lot size requirements with the comprehensive update of the Zoning Ordinance. • Conduct an ongoing promotional program, including mailings to owners of single-family properties with adequate size for accessory living units. 	<p>commence subsequent to adoption of the updated Zoning Ordinance.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Provision of a Variety of Housing Types and Zoning Ordinance Monitoring programs.</p>
<p><i>Program B-3.3: Parking Requirements</i></p> <ul style="list-style-type: none"> • Reconsider parking requirements during the comprehensive Zoning Ordinance update. 	<p><u>Accomplishments:</u> The City is undertaking a comprehensive update to its Zoning Ordinance to reflect the current goals and policies of the 2010-2035 General Plan. This update is expected to be completed in mid-2016. As part of this update, revisions to the City's parking requirements will be considered and updated if deemed appropriate.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Zoning Ordinance Monitoring Program.</p>
<p><i>Program B-3.4: Zero Net Loss</i></p> <ul style="list-style-type: none"> • Maintain a zero net loss of units identified in the opportunity sites inventory of the 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. 	<p><u>Accomplishments:</u> The City continues to monitor the opportunity sites inventory on an ongoing basis with each residential project reviewed.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Adequate Sites Inventory Program.</p>
<p><i>Program B-4.1: Affordable Housing Development</i></p> <ul style="list-style-type: none"> • Increase the affordable housing stock by: <ul style="list-style-type: none"> - Combining public and private funds in joint housing ventures. - Continuing to work with the Housing Authority of Santa Clara County to expand the Authority's ability to create low and moderate 	<p><u>Accomplishments:</u> SCHA funds a Shared Housing Program administered by Catholic Charities. This program arranges for households to share an existing housing unit. It focuses on single-parent households. Since 2009, 181 persons have been assisted through this program.</p> <p>The City also has a Below Market Purchase (BMP) Program that includes an inclusionary component. This program requires developers</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p>income housing.</p> <ul style="list-style-type: none"> - Participate with other local jurisdictions to provide affordable housing. CDBG and HOME funds will continue to be used in conjunction with other cities' funds to construct shelters and to provide housing services. 	<p>to set aside ten percent of newly constructed units, units converted from non-residential to residential, and/or units changed from renter to homeowner tenure. Since 2009, 32 affordable ownership units have been developed as a result of this program.</p> <p>Habitat for Humanity Silicon Valley also completed the construction of six housing units for purchase by very low income households in 2009. The project received financial assistance from the HOME Program and the Redevelopment Agency of the City of Santa Clara (RDA) (Gianera II). Habitat was also granted HOME funds to develop affordable housing on a surplus RDA property. The in-fill site is suitable for the construction of another seven housing units for sale to very low income households. However, this project was delayed due to issues stemming from the State's decision to terminate all redevelopment agencies.</p> <p>Maitri, a nonprofit organization that primarily helps families from South Asia facing domestic violence, emotional abuse, cultural alienation, human trafficking or family conflict, utilized HOME funds in 2009 to acquire a four-unit residence to be used as an SRO for up to nine survivors of domestic violence. Also in 2009, the City's Inclusionary Zoning (Below Market Rental Program, BMR) and Density Bonus Programs completed two projects with a total of 55 affordable rental units. The SCHA also completed a 40 unit project in 2012 for persons with disabilities. All 40 rental units were modified for accessibility in compliance with applicable state and federal law.</p> <p>In 2013, the City partnered with ROEM Corporation and Pacific Housing to develop a 48-unit affordable senior apartment community. The 48 one-bedroom apartments are affordable to seniors with annual incomes that are at or below 60 percent of the Santa Clara County Area Median Income. The project was financed with 4 percent Low-Income Housing Tax Credits and tax-exempt bond financing made possible by Freddie Mac Credit Enhancement Program. The City of Santa Clara invested \$7 million in this project.</p>

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
	<p>With financial assistance from the City, Senior Housing Solutions acquired, in September 2010, a 5-bedroom/3-bath single-family residence as a shared residence for extremely low income seniors located at 455 North Cypress Avenue. Rehabilitation work on the property began in 2010 as well, however, because of financial difficulties, Senior Housing Solutions agreed to assign its interests in the property to another agency. The Cypress house was assigned to Mas Milagros in 2012 and is currently being operated as a group home for residents with developmental disabilities.</p> <p>There has been little development of new housing units during the first few years of the fourth cycle Housing Element planning period. This had been largely a consequence of the financial crisis that had severely impacted all phases of the housing market. The stagnant economy had depressed the anticipated housing production for homeownership (BMP) and rental (BMR) housing. A number of proposed housing projects in the pipeline were delayed or cancelled. While the housing market in the Bay Area has seen significant recovery in recent years, the loss of Redevelopment Agency (RDA) funds since PY 2011 has affected development of 100 percent affordable housing projects, as the City's RDA funds had been the primary source of local funds to construct new housing units.</p> <p>The City is currently in possession of three surplus properties whose development into affordable housing has been delayed by the loss of redevelopment funds. In 2005, SCHA purchased a surplus County of Santa Clara property and in 2009, SCHA purchased a surplus Fire Station. In 2011, SCHA purchased surplus property from the state of California located at 90 N. Winchester Blvd for the development of a senior housing project. These three projects are currently delayed due to difficulties in securing funding to develop these projects.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p><i>Program B-5.1: Housing Mitigation Fee</i></p> <ul style="list-style-type: none"> Require housing impact studies as part of project-related environmental reviews for new developments or businesses that generate a high number of jobs. Consider 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. Require Housing Impact Studies through development agreements with new projects, to address the impact on the affordable housing supply. 	<p>and will be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> The City continues to require housing impact studies on large-scale projects. There has been a desire in the Housing Division to establish a mitigation fee in the past; however, there has not been enough support to move this forward.</p> <p><u>Continued Appropriateness:</u> With the loss of redevelopment funds, the City may need to explore alternative funding sources for affordable housing. This program is included in the 2015-2023 Housing Element.</p>
<p><i>Program B-6.1: Sites for Future Housing Development</i></p> <ul style="list-style-type: none"> Designate in the General Plan Land Use Element sites suitable for future housing development. Revise development criteria for transit-oriented development (TOD) designated areas to encourage residential development and ensure neighborhood compatibility. Review additional sites for possible designation as residential or mixed use, considering their location relative to existing residential uses, parks, and support services such as transit, and for environmental suitability. Encourage developments that are transit-based or in close proximity to transit when determining City affordable housing funding decision priorities. 	<p><u>Accomplishments:</u> The City's 2010-2035 General Plan is organized into three distinct phases. Phase I represents the City's short-term strategy for growth, between 2010 and 2015. It incorporates potential development of housing sites located near the Santa Clara transit station, Downtown, El Camino Real and other residential and mixed use areas. The end of this phase aligns with the beginning of the 2015-2023 Housing Element. Phase II represents the City's intermediate strategy for growth, between 2015 and 2023. It continues many of the policies defined in Phase I, including employment intensification north of the Caltrain corridor; mixed use development along El Camino Real and in Downtown; and commercial uses along Stevens Creek Boulevard.</p> <p>The City is in the process of updating Phases II and III of its Land Use Element and undertaking a comprehensive update to the Zoning Ordinance to implement the General Plan. These efforts are anticipated to conclude by mid-2016.</p> <p><u>Continued Appropriateness:</u> The City will ensure adequate sites for its RHNA. This program will be included in the 2015-2023 Housing Element as part of the Adequate Sites Inventory Program.</p>

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

Accomplishments and Continued Appropriateness	
Program and Objectives	Accomplishments and Continued Appropriateness
<p><i>Program B-6.2: Mixed Use Development</i></p> <ul style="list-style-type: none"> • Encourage Mixed Use development where appropriate to provide increased opportunities for housing development. • Encourage the inclusion of housing in any new developments in Mixed Use designated areas. • Notify owners of mixed use designated sites through an outreach/marketing program. 	<p><u>Accomplishments:</u> The City currently has a number of mixed use projects pending:</p> <ul style="list-style-type: none"> • The El Presidio, located at 1450 El Camino Real, is a proposed mixed use project with 40 affordable apartments and over 3,000 square feet of office/retail space. • Gateway Village, located at 3700 El Camino Real, is a proposed mixed use project that includes 475 housing units and 84,000 square feet of retail space. • Madison Place, located at 1460 Monroe Street, is a proposed four-story mixed use project that is expected to include a total of 28 units (2 one-bedroom units, 18 two-bedroom units, and 8 three-bedroom units) as well as first level retail (5,530 square feet) and office space (1,460 square feet). • Monticello Village, located at 3515-3585 Monroe Street, is a proposed mixed use project that includes plans for 825 residential units above retail space. • 1313 Franklin Street is a proposed mixed use project that includes 44 housing units with 4 listed as BMR. <p><u>Continued Appropriateness:</u> The City will continue to encourage mixed use development in the community. This program will be included in the 2015-2023 Housing Element as part of the Adequate Sites Inventory Program.</p>
<p><i>Program B-6.3: Mixed Use Overlay</i></p> <ul style="list-style-type: none"> • Refine Mixed Use Overlay zone criteria to encourage mixed use development at key nodes. • Revise development standards, such as minimum lot size, building heights, open space requirements and separation from potential nuisances to facilitate development, while ensuring compatibility of use. 	<p><u>Accomplishments:</u> The City is undertaking a comprehensive update to its Zoning Ordinance to reflect the current goals and policies of the 2010-2035 General Plan. This update is expected to be complete by mid-2016. As part of the update, revisions to the City's mixed use development standards will be considered and updated if deemed appropriate.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Zoning Ordinance Monitoring Program.</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p><i>Program B-7.1: Shared Housing</i></p> <ul style="list-style-type: none"> Continue to assist in funding programs designed to create shared housing arrangements for seniors and families. In addition to contributing to the operating expenses of such programs, the City has provided single-family homes for shared housing arrangements. The homes were originally purchased for right-of-way needs and subsequently became available for shared housing. 	<p><u>Accomplishments:</u> SCHA funds a Shared Housing Program administered by Catholic Charities. This program arranges for households to share an existing housing unit. It focuses on single parent households. Since 2009, 181 persons have been assisted through this program.</p> <p>With financial assistance from the City, Senior Housing Solutions acquired, in September 2010, a 5-bedroom/3-bath single-family residence at 455 North Cypress Avenue as a shared residence for extremely low income seniors. Rehabilitation work on the property began in 2010 as well; however because of financial difficulties, Senior Housing Solutions agreed to assign its interests in the property to another agency. In 2012, the Cypress House was assigned to Mas Milagros and is currently being operated as a group home for developmentally disabled adults.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p>
<p><i>Program B-7.2: Low Income Housing Alternatives</i></p> <ul style="list-style-type: none"> Support development of low income housing alternatives, such as Single-Room Occupancy (SRO) units, Senior Housing, Family Housing, etc. Amend the Zoning Ordinance to allow Single-Room Occupancy (SRO) Units in multi-family residential zoning districts, similar to other multi-family developments. 	<p><u>Accomplishments:</u> Since 2009, the City successfully provided several affordable housing alternatives to low income households, including the following projects:</p> <ul style="list-style-type: none"> Maitri, a nonprofit organization that primarily helps families from South Asia facing domestic violence, emotional abuse, cultural alienation, human trafficking or family conflict, utilized HOME funds in 2009 to acquire a four-unit residence to be used as an SRO for up to nine survivors of domestic violence. In 2013, the City partnered with ROEM Corporation and Pacific Housing to develop a 48-unit affordable senior apartment community. The 48 one-bedroom apartments are affordable to seniors with annual incomes that are at or below 60% of the Santa Clara County Area Median Income. The project was financed with 4% Low-Income Housing Tax Credits and tax-

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
	<p>exempt bond financing made possible by Freddie Mac Credit Enhancement Program. The City of Santa Clara invested \$7 million in this project.</p> <ul style="list-style-type: none"> • With financial assistance from the City, Senior Housing Solutions acquired, in September 2010, a 5-bedroom/3-bath single-family residence at 455 North Cypress Avenue as a shared residence for extremely low income seniors. Rehabilitation work on the property began in 2010 as well; however because of financial difficulties, Senior Housing Solutions agreed to assign its interests in the property to another agency. In 2012, the Cypress House was assigned to Mas Milagros and is currently being operated as a group home for developmentally disabled adults. <p>The City is undertaking a comprehensive update to its Zoning Ordinance to reflect the current goals and policies of the 2010-2035 General Plan. This update is expected to be completed in mid-2016. As part of this update, provisions for SRO housing will be established.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Provision of a Variety of Housing Types Program.</p>
<p>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 in-come, or mental or physical disability.</p> <p><i>Program C-1.1: One and Two Story Additions</i></p> <ul style="list-style-type: none"> • Encourage affordable, compatible one and two story additions for upgrading single-family homes. • Provide increased flexibility for houses built prior to the current zoning requirements. 	<p><u>Accomplishments:</u> The City continues to encourage affordable, compatible one- and two-story additions for upgrading single-family homes</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Provision of a Variety of Housing Types Program.</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p><i>Program C-1.2: Low and Moderate Income Housing Fund</i></p> <ul style="list-style-type: none"> Continue to use the City's Redevelopment Agency Low and Moderate Income Housing Fund to assist in creating and/or preserving affordable ownership and rental housing. Emphasize programs that create rental housing for the senior population, home ownership for moderate income households, especially first-time buyers, rentals for lower income households, homeless assistance for extremely-low income households, and housing services and administration. 	<p><u>Accomplishments:</u> In prior years, financial resources of the Redevelopment Agency of the City of Santa Clara (RDA) had been a major factor in the City's investment in affordable housing and leveraging private funds. The State of California officially terminated redevelopment agencies. Retained funds and assets were transferred to the Housing Authority of the City of Santa Clara (SCHA) on March 8, 2011.</p> <p>The loss of RDA funds has affected development of 100 percent affordable housing projects, as the City's RDA funds had been the primary source of local funds to construct new housing units. The City currently owns three surplus properties whose development into affordable housing has been delayed by the loss of redevelopment funds. Specifically, in 2005, SCHA purchased a surplus County of Santa Clara property and in 2009, SCHA purchased a surplus Fire Station. In 2011, SCHA purchased surplus property from the state of California located at 90 N. Winchester Blvd for the development of a senior housing project. These three projects are currently delayed due to difficulties in securing funding for developing the properties.</p> <p>As of 2014, the City and the State have completed negotiations as to the final disposition of former RDA assets. The State has claimed that the City will have to pay an estimated \$63 million dollars from its Affordable Housing Set-Aside Fund. The City and State established a payment plan to re-pay the \$63 million.</p> <p><u>Continued Appropriateness:</u> This program is no longer applicable and will not be included in the 2015-2023 Housing Element.</p>
<p><i>Program C-1.3: Bayshore North Redevelopment Area</i></p> <ul style="list-style-type: none"> Maintain 30 percent set aside for affordable housing in the Bayshore North Redevelopment Area, as funds are available. 	<p><u>Accomplishments:</u> On May 24, 2011, the City Council passed Ordinance No. 1887, adding Chapter 17.25 to the City Code, establishing and specifying the purposes for the Bayshore North Project Enhancement Authority (BNPEA). The BNPEA was intended to act on and expand opportunities for economic development within the City's Bayshore North area, including promoting opportunities for professional</p>

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p><i>Program C-1.4: Inclusionary Housing Ordinance</i></p> <ul style="list-style-type: none"> Require developers of residential developments of 10 or more units to provide at least 10 percent of their units at rents or prices affordable to very low, low and moderate income households. 	<p>sporting events and other activities, and managing assets within its control. Major projects in the Bayshore North area include: the 49ers Santa Clara Football Stadium, the Santa Clara Convention Center Complex (location of the Santa Clara Convention Center, the Hyatt Regency Hotel, and the TECHMART office building) and Great America Theme Park (now California's Great America). However, with the dissolution of redevelopment, funding is longer available to pursue economic development activities in this area or to be set aside for affordable housing.</p> <p><u>Continued Appropriateness:</u> This program is no longer applicable and will not be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> The City's Below Market Purchase (BMP) Program creates new homeownership housing through the City's inclusionary housing policy. Since 2009, 32 affordable ownership units have been developed as a result of this program. In addition, during 2009, the City's Inclusionary Zoning (Below Market Rental Program, BMR) and Density Bonus Programs completed two projects for a total of 55 affordable rental units. Since 2009, 25 BMP ownership units have been created and 27 rental units were created in a project that had a development agreement in place prior to the Palmer decision.</p> <p>There has been little development of new housing units in recent years. This has been largely a consequence of the financial crisis that has severely impacted all phases of the housing market in the last four years. The stagnant economy has depressed the anticipated housing production for homeownership (BMP) and rental (BMR) housing. A number of proposed housing projects in the pipeline have been delayed or cancelled. That market impact has been exacerbated by the loss of Redevelopment Agency (RDA) funds.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Affordable Housing Development Program.</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p><i>Program C-1.5: Incentives for Affordable Housing</i></p> <ul style="list-style-type: none"> • Modify Zoning Ordinance to provide incentives for affordable housing projects. • Include the standard State “affordable housing” definition in the Zoning Ordinance and as a “permitted and encouraged” use in the residential and Planned Development zones. • 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. 	<p><u>Accomplishments:</u> The City is undertaking a comprehensive update to its Zoning Ordinance to reflect the current goals and policies of the 2010-2035 General Plan. This update is expected to be completed in mid-2016. As part of this update, additional incentives—including density bonuses, parking reductions, and additional building height—for affordable housing will be considered and established if deemed appropriate.</p> <p>Since 2009, 3 density bonus projects were approved for a total of 92 units. Another 88 affordable units were also approved for development in the City’s Planned Development Zone.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Affordable Housing Development Program.</p>
<p><i>Program C-2.1: Density Bonus</i></p> <ul style="list-style-type: none"> • Provide density bonuses or equivalent financial incentives for housing projects which include affordable and/or senior housing units, consistent with State law requirements. 	<p><u>Accomplishments:</u> The City continues to implement its Density Bonus Ordinance. Since 2009, 3 density bonus projects were approved for a total of 92 units.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Affordable Housing Development Program.</p>
<p><i>Program C-2.2: Section 8</i></p> <ul style="list-style-type: none"> • Continue to participate in and promote the Section 8 Existing Housing Program. • Encourage apartment owners to list properties with the Housing Authority for individual Section 8 vouchers. 	<p><u>Accomplishments:</u> As of August 30, 2012, the HA had 839 Section 8 certificates/vouchers under contract within the City, an increase of 10 vouchers from the previous year.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p>
<p><i>Program C-2.3: State Legislation</i></p> <ul style="list-style-type: none"> • Propose/support State legislation to provide further incentives for the production of affordable housing and mixed use residential. 	<p><u>Accomplishments:</u> The City continues to monitor State legislation on affordable housing incentives and mixed use development. As appropriate, the City issues statements/comment letters regarding its official position on various pieces of legislation.</p>

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<ul style="list-style-type: none"> Make appropriate amendments to planning documents to maintain consistency with State law, as appropriate. 	<p>The City is undertaking a comprehensive update to its Zoning Ordinance. As part of this effort, the City will ensure that the City's development standards and regulations comply with State law.</p> <p><u>Continued Appropriateness:</u> This program constitutes standard City planning practices and procedures. It will not be included in the 2015-2023 Housing Element as a separate program.</p>
<p><i>Program C-2.4: Home Ownership for First-Time Homebuyers</i></p> <ul style="list-style-type: none"> Promote home ownership, particularly for first time buyers, through single-family, townhouse and condominium construction, conversion of rental to condominium ownership where appropriate and Redevelopment Housing Fund assistance. Cooperate with the County of Santa Clara Housing Bond coordinator for the issuance of Mortgage Revenue Bonds for ownership projects and for the issuance of Mortgage Credit Certificates for first-time homebuyers. The Redevelopment Agency also funds a First Time Homebuyers Program in cooperation with a local lending institution. Encourage participation among moderate income households as well as low income households, while interest rates are low. 	<p><u>Accomplishments:</u> Since 2009, the City has assisted 81 low and moderate income homebuyers through the First Time Homebuyer Program. An additional 17 households received assistance from the County's Mortgage Credit Certificate Program during this time. However, with the dissolution of redevelopment, the City's ability to assist in homeownership has been limited.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p>
<p><i>Program C-3.1: Acquisition and Rehabilitation of Multi-Family Housing</i></p> <ul style="list-style-type: none"> 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 	<p><u>Accomplishments:</u> As funding permits, the City continues to pursue acquisition and rehabilitation opportunities. In 2009, HOME funds were provided to Maitri to acquire a four-unit residence to be used as an SRO for up to nine survivors of domestic violence. In 2012, the Bill Wilson Center completed the acquisition/rehab of a 28-unit housing project, known as Peacock Court and renamed the Commons, to provide housing for transitional-aged youth. This project was funded with both HOME and RDA funds (prior to dissolution). The rehabilitation</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p>rental markets, rehabilitate units, and convert from market rate to affordable levels.</p> <p><i>Program C-3.2: Housing and Services for the Homeless and Persons At-Risk of Homelessness</i></p> <ul style="list-style-type: none"> Assist in funding locally administered programs that provide shelter, food and clothing for those with transitional and supportive housing needs. The City will evaluate and work towards eliminating constraints to the provision of emergency housing, and will amend the Zoning Ordinance to allow homeless shelters, transitional and supportive housing by right in multi-family zones, as well as in appropriate commercial and Planned Development zones, in compliance with SB 2. Develop housing opportunities for persons and families with transitional and supportive housing needs. Continue to support housing for at-risk youth. 	<p>of The Commons extended the affordability covenants from 2025 to 2064.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> Since 2009, the City has assisted 2,752 persons with support services to homeless individuals and families through programs administered by various agencies, including:</p> <ul style="list-style-type: none"> Next Door Solutions to Domestic Violence Home First St. Justin Community Ministry Bill Wilson Center Community Technology Alliance Innvision <p>During this time, an additional 30,157 persons at-risk of homelessness, particularly those with special needs, were also assisted through programs administered by the following agencies:</p> <ul style="list-style-type: none"> Bill Wilson Center Sacred Heart Community Center Heart of the Valley Senior Transportation Outreach and Escort Special Needs Transportation Live Oak Adult Day Services Senior Adults Legal Assistance Long-Term Care Ombudsman Program of Catholic Charities YWCA Second Harvest Food Bank Operation Brown Bag St. Justin Community Ministry City of Santa Clara Santa Clara Family Health Foundation United Way Silicon Valley

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

Program and Objectives	Accomplishments and Continued Appropriateness
<p><i>Program C-3.3: Housing for Persons with Special Needs</i></p> <ul style="list-style-type: none"> Encourage the provision of specialized housing to meet the needs of those with sensory, physical and/or mental disorders; 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 populations by identifying appropriate housing sites or rehabilitation projects and matching developers with funding sources. 	<ul style="list-style-type: none"> Project Sentinel Silicon Valley Independent Living Center Council on Aging <p>The City is in the process of comprehensively updating its Zoning Ordinance. This update is expected to be completed in mid-2016. As part of this update, provisions for emergency shelters, transitional housing, and supportive housing will be established.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p> <p><u>Accomplishments:</u> Maitri acquired a four-unit residence as an SRO for up to nine survivors of domestic violence. In addition, one transitional housing project involving rehabilitation, with 42 units for at-risk youth, was completed for occupancy in April 2012.</p> <p>Mas Milagros took possession of the Cypress House from another nonprofit organization in 2012. The house is currently occupied by five developmentally-disabled adults.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Affordable Housing Development Program.</p>
<p><i>Program C-3.4: Zoning Ordinance Amendments</i></p> <ul style="list-style-type: none"> Revise the Zoning Ordinance to allow emergency shelters in at least one zoning district, by right, pursuant to SB 2, and eliminate processing, development or management standards that might hinder development. Encourage the provision of emergency shelters in 	<p><u>Accomplishments:</u> The City updating its Zoning Ordinance. This update is expected to be completed in mid-2016. As part of this update, provisions for emergency shelters will be established.</p> <p><u>Continued Appropriateness:</u> This program is a repeat of Program C-3.2 and will be included in the 2015-2023 Housing Element as part of the Zoning Ordinance Monitoring Program.</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p>districts that are close to transit and services through Planned Development (PD) zoning, or through conversion of older hotels or motels.</p> <p><i>Program C-3.5: Lot Consolidation</i></p> <ul style="list-style-type: none"> Establish a lot consolidation program to assist property owners of small lots in their ability to develop multi-family housing. 	<p><u>Accomplishments:</u> Lot consolidation has not been used by the City for housing projects in the past. Upon further consideration, the City has decided not to pursue this program. However, the City will continue its current practices of providing technical assistance to property owners and interested developers regarding lot consolidation.</p> <p><u>Continued Appropriateness:</u> This program is modified in the 2015-2023 Housing Element.</p>
<p><i>Program C-4.1: Displaced Residents</i></p> <ul style="list-style-type: none"> Provide relocation assistance to residents displaced by City projects or projects using City or Federal funds. 	<p><u>Accomplishments:</u> Since 2009, City activities have not led to the displacement of any residents.</p> <p><u>Continued Appropriateness:</u> This program constitutes standard requirements for the use of public funds. It will not be included in the 2015-2023 Housing Element as a separate program.</p>
<p>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.</p> <p><i>Program D-1.1: Condominium Conversions</i></p> <ul style="list-style-type: none"> Review condominium conversion proposals for conformance to the Planned Development ordinance requirements. 	<p><u>Accomplishments:</u> The City continues to review condominium conversion proposals for conformance to the Planned Development Ordinance requirements.</p> <p><u>Continued Appropriateness:</u> This program constitutes standard City planning practices and procedures. It will not be included in the 2015-2023 Housing Element as a separate program.</p>
<p><i>Program D-2.1: Housing Constraints for Persons with Disabilities</i></p> <ul style="list-style-type: none"> Remove constraints to providing housing to persons with disabilities. 	<p><u>Accomplishments:</u> The City is currently in the process of comprehensively updating its Zoning Ordinance. This update is expected to be completed in mid-2016. As part of this update, any constraints to housing for persons with disabilities will be removed.</p> <p><u>Continued Appropriateness:</u> This program is a repeat of Program D-5.1 and will be included in the 2015-2023 Housing Element as part of the Zoning Ordinance Monitoring Program.</p>

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

Accomplishments and Continued Appropriateness	
Program and Objectives	
<p><i>Program D.2.2: Tenant-Landlord Complaints</i></p> <ul style="list-style-type: none"> Continue to refer Tenant-Landlord complaints to an agency offering mediation. 	<p><u>Accomplishments:</u> Since 2009, Project Sentinel, the City’s fair housing service provider, has assisted 732 households and landlords in Santa Clara to resolve disputes through counseling, conciliation, and mediation.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Fair Housing Program.</p>
<p><i>Program D.3.1: Housing Discrimination</i></p> <ul style="list-style-type: none"> 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. 	<p><u>Accomplishments:</u> Since 2009, Project Sentinel, the City’s fair housing service provider, has investigated a total of 116 complaints of housing discrimination. The City also continues to require that all housing projects funded with federal funds to develop a written affirmative marketing plan. The affirmative marketing plans of all such projects have been reviewed within the last three years. Project Sentinel’s services include a public education element. Since 2009, the agency has participated in 128 workshops and trainings. In addition, the annual Fair Housing Symposium, sponsored by Project Sentinel, was held at the City of Santa Clara Convention Center in 2010 and 2011. Project Sentinel produced 287 fair housing public service announcements which were aired on 30 radio stations, including Spanish-speaking stations, in the Bay Area. Advertisements were also placed annually in seven local newspapers directed at particular racial/ethnic groups. Those announcements were included in the City’s public cable channel, website, and <i>Inside Santa Clara</i> publication, which is mailed to all City residents. Project Sentinel also distributes brochures (in English, Spanish, Chinese, Tagalog and Vietnamese) at various public facilities.</p> <p>In addition, as part of the new construction of a 40-unit rental project, the Presidio, an office facility was constructed for Project Sentinel. The office officially opened in January 2013.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as part of the Fair Housing Program.</p>



TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
<p><i>Program D-4.1: Public Outreach</i></p> <ul style="list-style-type: none"> • Increase public outreach efforts for advanced planning projects. • Improve education and outreach efforts to help the community better understand housing issues, particularly the needs of families and the perceptions of residential densities. 	<p><u>Accomplishments:</u> The City continues to outreach to the public for advanced planning projects. Interested person lists are developed for each project and notices are sent in multiple media forms.</p> <p><u>Continued Appropriateness:</u> This program constitutes standard City planning practices and procedures. It will not be included in the 2015-2023 Housing Element as a separate program.</p>
<p><i>Program D-5.1: Housing for Persons with Disabilities</i></p> <ul style="list-style-type: none"> • Enhance housing opportunities for those with disabilities. • Implement Americans with Disabilities Act (ADA) and State building code requirements for the provision of accessible housing units. • Provide up to \$5,000 CDBG grants for disabled households to make accessibility improvements. 	<p><u>Accomplishments:</u> Since FY 2009-10, the City's Neighborhood Conservation and Improvement Program (NCIP), funded by HOME, CDBG and the Housing Authority of the City of Santa Clara (SCHA), has provided 101 homeowners and five renter households with accessibility modifications for their dwelling unit. The City will continue to implement the requirements of ADA and State Building Code.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the 2015-2023 Housing Element.</p>
<p><i>Program D-5.2: ADA Accessibility on Public Property</i></p> <ul style="list-style-type: none"> • Reduce physical barriers to the disabled on public property and street rights-of-way. • Add ramps to corner curbs, public facility entries and improving access to public bathrooms. • Maintain multi-year allocation of funds. 	<p><u>Accomplishments:</u> Since 2009, the City's Removal of Barriers Project has completed curb cut projects annually, involving 52 ramps at 30 intersections throughout the City per year. In 2012, construction on the Senior Center ADA Improvement project is expected to begin. The project consists of three improvements: (1) Power activators for doors in the Senior Center to improve access to program spaces, which was completed in PY2012; (2) Improved air circulation in the Natatorium, to enable persons with breathing impairments to access the swim therapy programs, scheduled for completion in early PY2013; and (3) Acoustical treatment of the lobby/front counter area to reduce noise, scheduled for completion in PY 2013. An estimated 818 seniors will benefit from the project.</p> <p>The Parkway Park Restroom project was completed in PY 2011. Approximately 883 persons with disabilities benefitted from this project. The Bracher Park Restroom project was completed in November 2010.</p>

TABLE 8.12-A-1: HOUSING ACCOMPLISHMENTS

<i>Program and Objectives</i>	<i>Accomplishments and Continued Appropriateness</i>
	<p>The project made a public park restroom accessible to persons with disabilities. An estimated 865 persons with disabilities lived in the park's service area. The Morgan Pavilion Restroom project was completed in January, 2010. It modified an existing public restroom to make it accessible to persons with disabilities. This project utilized CDBG funds provided under the American Recovery and Reinvestment Act. There are an estimated 14,376 persons with disabilities living in the City who will benefit from the project.</p> <p>In addition, in 2012, the City completed a CDBG-funded study on City Hall improvements needed to comply with ADA accessibility standards.</p> <p><u>Continued Appropriateness:</u> This program continues to be appropriate and will be included in the City's Consolidated Plan, but not as a separate program in the 2015-2023 Housing Element.</p>



APPENDIX 8.12-B UNDERUTILIZED SITES

[Included under separate cover]

APPENDIX 8.12-C WRITTEN COMMENTS RECEIVED

The City received a letter from the Law Foundation of Silicon Valley (dated August 6) on the City's Draft Housing Element. The letter is attached; the City is working on a response to the letter.



LAW FOUNDATION OF SILICON VALLEY

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San José, CA 95112

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August 6, 2014

SENT VIA E-MAIL: PlanningCommission@santaclaraca.gov

Ian Champeny, Chair
Planning Commission
City of Santa Clara
1500 Warburton Ave.
Santa Clara, CA 95050

Re: Preliminary Comments on Santa Clara's Housing Element

Dear Planning Commission:

The following preliminary comments on the City of Santa Clara's ("City") Draft 2015-2023 Housing Element ("Housing Element") are offered by the Public Interest Law Firm and the Fair Housing Law Project (programs of the Law Foundation of Silicon Valley),¹ on behalf of low-income residents of Santa Clara. We are unable to attend tonight's meeting in person, but we hope that these comments are helpful in your consideration of Santa Clara's Housing Element. We appreciate your and the City's willingness to consider these comments but reserve the right to augment and change these comments as the process goes forward.

Public Participation

The City should do more to encourage public participation and to engage with all economic segments of the community in the development and update of the Housing Element.² There were only two meetings held for the public prior to the production of the draft Housing Element.³ There are only two meetings scheduled after the production of the draft Housing Element to illicit public input.

We encourage the City to engage in more vigorous public outreach prior to the adoption of

¹ PILF's mission is to protect the human rights of individuals and groups in Santa Clara and San Mateo Counties who are underrepresented in the civil justice system. PILF accomplishes its mission by leveraging the skills and resources of pro bono attorneys to provide high-quality representation in class action and impact litigation, advocacy in state and local government, and litigation support to local legal services programs. PILF focuses its efforts on behalf of elders, youth, individuals with disabilities, those who are frequent victims of illegal discrimination, and those who have low incomes. One of PILF's five litigation and advocacy priorities is to preserve affordable housing. The mission of FHLF is to ensure that all people may freely choose a place to live without regard to their race, color, religion, sex, age, national origin, sexual preference, marital status, source of income, operation of a licensed day care, disability, or whether they have children in their family.

² City of Santa Clara, Draft Housing Element, p. 8.21-9, available at (<http://santaclaraca.gov/index.aspx?page=2828>).

³ Id.

the Housing Element. This outreach should be targeted at various community groups and stakeholders. Meetings should be held in locations convenient for low- and moderate-income residents, and the City should ensure that the meetings are accessible to people with disabilities and people with limited English proficiency. We also encourage the City to conduct one-on-one interviews with local community groups and stakeholders.

Potential Governmental and Non-Governmental Restraints

- **Economic Displacement**

We are greatly concerned with the economic displacement of low-income residents from the City of Santa Clara. Rapid job growth in the high-tech sector has led to an imbalance in the jobs/housing ratio in the City. With no policies protecting low-income residents from rent increases or displacement, many low-income residents are being forced out of the City. We believe that this economic displacement is a pressing issue that is only superficially addressed in the Housing Element. The Housing Element should do a deeper analysis of the economic displacement and recommend policies that will prevent displacement of low-income residents.

- **Neighborhood Protection Ordinance Regulating Number of Renters in a Single Family Residence**

Currently, a committee is considering an Ordinance for the City of Santa Clara that would limit the number of renters in single family homes to three.⁴ Neither this proposed Ordinance, nor the community attitudes that have spurred it, are discussed as constraints in the Housing Element. This Ordinance will limit the number of available housing units in Santa Clara and will greatly impact for residents with disabilities, who often live in formal or informal congregate housing arrangements. This Ordinance will affect group homes for the disabled, as it will limit the number of individuals who could share a home. This Ordinance should be addressed in the Housing Element as it puts restraints on the development of affordable housing units. The Ordinance also likely runs counter to Action 13 of the Housing Element which requires the City to support programs designed to create shared housing arrangements for seniors, families, and persons with disabilities.⁵

- **Community Resistance to Affordable Housing**

The Housing Element should do a further analysis of community resistance (NIMBYism --“Not-in-My-Back-Yard”) as a constraint to the development of affordable housing in the City. Recent news articles illustrate negative community feelings about affordable housing and certain groups in Santa Clara.⁶ However, the City’s Draft Housing Element does not adequately address the effects of NIMBYism on the community.

⁴ Neighborhood Protection Ordinance, available at <http://santaclaraca.gov/index.aspx?recordid=12581&page=1419>.

⁵ Draft Housing Element, 8.12-126.

⁶ See, e.g., Andie Waterman, “Santa Clara: Housing battle pits students against residents,” *San Jose Mercury News* (Aug. 5, 2014) <http://www.mercurynews.com/education/ci_26280634/santa-clara-housing-battle-pits-students-against-residents>.



- **Lack of Support for Affordable Housing Funding**

The lack of support for affordable housing funding serves as both a governmental and non-governmental constraint to the development of affordable housing. As discussed in greater detail below, the dearth of public funds available to support affordable housing development limits cities' ability to meet their housing needs, and local funding mechanisms like housing mitigation fees can help local governments fill that gap. However, Santa Clara has not moved forward with a housing mitigation fee due to lack of "support."⁷ The Housing Element should engage in a deeper analysis of why such fees are not supported by policymakers and/or the public and should propose programs to address this constraint.

Sites Inventory and Analysis

In general, the sites identified by the Housing Element are primarily commercial or industrial areas. Two of the areas identified, the Tasman Area and Lawrence Area plans, have no residential housing. The Housing Element should do more to describe how these areas will transform from primarily commercial or industrial areas to residential zones within the planning period. Although the City states that these areas will be rezoned as planned development zoning, there is little information provided in the Housing Element as to how residential development will be encouraged in the area and what incentives the city will provide for residential development. The City provides little guidance as to why it believes the current commercial and industrial buildings that exist will relocate to other areas, especially since the vast majority of them are currently occupied.

Qualified Objectives and Housing Programs:

- **Adopt a Housing Impact Fee**

We encourage the City establish as a program to adopt a Housing Impact Fee. The loss of redevelopment funds, as well as the *Palmer* decision, has severely limited the development of affordable housing. While we applaud the City for its set-aside of former redevelopment "boomerang" funds for affordable housing, the Housing Element should provide further concrete programs to bolster its ability to fund the development of affordable homes. For example, the 2007-2014 Housing Element includes a program "consider establishing an affordable housing mitigation fee."⁸ However, the draft version of the 2015-2023 Housing Element does not include any programs regarding the adoption of a housing mitigation fee.

The City provides no explanation as to why a housing mitigation fee will not be considered during the planning period except that "there has been a desire in the Housing Division to establish a mitigation fee in the past; however, there has not been enough support to move this forward."⁹ There is no discussion as to what support is needed to develop a mitigation fee, or what steps the City had taken to assess the feasibility of an impact fee or what factors lead the City to determine there was "not enough support."

⁷ Draft Housing Element, 8.12-143.

⁸ Draft Housing Element, 8.12-143.

⁹ Id.

Many local jurisdictions, such as Mountain View, have established housing impact fees to ameliorate the loss of RDA. Housing impact fees provide a continuous local funding source for the development of affordable housing. Therefore, we encourage the City to reintroduce a program in this Housing Element to adopt a Housing Impact Fee, and more specifically to undergo a Housing Impact Fee Nexus Study within the first year of the planning period.

- **Adopt Commercial Linkage Fee**

Similarly, we encourage the City to adopt a commercial linkage fee. The commercial linkage fee requires developers to ameliorate some of the housing impacts generated by new commercial development by requiring developers to pay fees for the development of affordable housing. In high-development areas like Santa Clara, a commercial linkage fee will provide a continuous funding source for the development of affordable housing. We recommend that the City of Santa Clara do a Job-Housing Nexus Analysis within the first year of the planning period to assess the adoption of a commercial linkage fee.

- **Update the Zoning Ordinance Within the First Year of the Planning Period**

Santa Clara's current Zoning Ordinance is not in compliance with state law. There are no provisions in the Zoning Ordinance that allow for emergency shelters, supportive housing, or transitional housing as of right in violation of Senate Bill 2.¹⁰ Also, the Zoning Ordinance currently does not comply with state density bonus laws.¹¹ The Housing Element recommends making these changes by the middle of 2016.¹² This same program is in the current Housing Element. We encourage the City to prioritize these zoning changes and adopt them within the first year of the planning period.

The City almost must update its Zoning Ordinance to allow larger residential care facilities, housing more than six residents.¹³ Residential care facilities are an important source of housing for individuals with disabilities, and specifically residents with developmental disabilities. The City's failure to allow such facilities as of right in the Zoning Ordinance has a disparate impact on residents with disabilities and operates as a constraint to the development of housing for people with disabilities. As part of the City's obligation to affirmatively further fair housing, we encourage the City to amend the Zoning Ordinance within the first year of the planning period.

- **Adopt a Reasonable Accommodation Policy Within the First 6 months of the Planning Period**

Santa Clara does not have a reasonable accommodation policy.¹⁴ A robust reasonable accommodation policy is an integral part of Santa Clara's duties to affirmatively further fair housing and to remove constraints to the development of housing for people with disabilities.

¹⁰ Housing Element, 8.12-68-69.

¹¹ Housing Element, 8.12-64.

¹² Id. at 121.

¹³ Housing Element, 8.12-68.

¹⁴ Housing Element, 8.12-72.



We recommend that the City adopt a reasonable accommodation policy within the first six months of the planning period. We further recommend that the City allow fair housing and disability rights organizations the opportunity to comment on the proposed reasonable accommodation policy prior to its adoption.

- **Source of Income Protections for Section 8 Voucher Holders**

We encourage the City to enact an ordinance that would prohibit landlords from discriminating against Section 8 voucher holders. As identified in the Housing Element, many extremely low-income and low-income residents in Santa Clara rely on the Section 8 Housing Choice Voucher program to remain in Santa Clara. Unfortunately, many voucher holders have difficulty realizing the portability and flexibility that the voucher program is supposed to offer as many landlords refuse to rent to Section 8 voucher holders. As there are no protections against this discrimination, many Section 8 voucher holders are forced to move out of high-opportunity areas like Santa Clara.

Other cities, such as East Palo Alto, have enacted ordinances that include participation in Section 8 and other voucher programs as a prohibited form of source of income discrimination. We encourage Santa Clara to enact such an ordinance so that low-income section 8 voucher holders are able to find stable rental housing in Santa Clara.

- **Enact a Rent Stabilization Ordinance**

One of the major challenges to affordability in Santa Clara is the high rents, which continue to skyrocket. The City should enact a rent stabilization ordinance that would limit the amount that rents are allowed to increase. A rent stabilization ordinance would allow low-income residents to remain in Santa Clara for longer periods of times, as rents would increase gradually as opposed to the drastic rent increases of several hundred dollars and up that we see many of our clients getting.¹⁵ Other jurisdictions have passed such ordinances.

- **Enact a Just Cause Eviction Ordinance**

A just cause eviction ordinance protects tenants from housing instability while allowing a landlord to evict a tenant for good reason. Just cause eviction ordinances limit the reasons a tenant can get evicted, prohibiting landlords from simply giving no-cause notices as allowed by state law. A just cause eviction ordinance increases housing stability and prevents displacement, especially for low-income residents. Other Bay Area jurisdictions have such ordinances.

¹⁵ See Daniel DeBolt, Santa Clara Voice, "Commission wants to track jobs-housing ratio" (Apr. 23, 2014) <<http://www.mv-voice.com/news/2014/04/23/commission-wants-to-track-jobs-housing-ratio>> (including stories of two families whose children sleep on the floor to remain in Santa Clara school district and of a \$1,000 rent increase).

We would happy to speak with you, as well as with City staff, to discuss these comments further. If you have any questions, please feel free to contact Nadia Aziz at (408) 280-2453.

Sincerely,

/s/

Nadia Aziz, Senior Attorney
Fair Housing Law Project

Cc: Shaun Lacey, Assistant Planner, via e-mail to slacey@santaclaraca.gov
Paul McDougall, HCD, via email to paul.mcdougall@hcd.gov



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October 10, 2014

SENT VIA E-MAIL: james.johnson@hcd.ca.gov

James Johnson
Housing and Policy Division
Housing and Community Development
1800 3rd Street
PO Box 952053
Sacramento, CA 94252-2053

Re: Santa Clara's Draft Housing Element

Dear Mr. Johnson:

The following comments on the City of Santa Clara's ("City") Draft 2015-2023 Housing Element ("Draft Housing Element") are offered by the Public Interest Law Firm and the Fair Housing Law Project (programs of the Law Foundation of Silicon Valley),¹ on behalf of low-income residents of Santa Clara. We appreciate your willingness to consider these comments but reserve the right to augment and change these comments as the process goes forward.

Public Participation

While we appreciate the City's willingness to meet with and discuss the Law Foundation's comments, we request that the City engage in outreach to a wide variety of housing consumers, specifically to low- and moderate- income residents, as required by the HCD Building Blocks²

Potential Governmental and Non-Governmental Restraints

• **Economic Displacement**

The Draft Housing Element should address the economic displacement of low-income

¹ Public Interest Law Firm's (PILF)'s mission is to protect the human rights of individuals and groups in Santa Clara and San Mateo Counties who are underrepresented in the civil justice system. One of PILF's five litigation and advocacy priorities is to preserve affordable housing. The mission of the Fair Housing Law Project (FHLF) is to ensure that all people may freely choose a place to live without regard to their race, color, religion, sex, age, national origin, sexual preference, marital status, source of income, operation of a licensed day care, disability, or whether they have children in their family.

residents from the City of Santa Clara as a non-governmental constraint. Rapid job growth in the high-tech sector has led to an imbalance in the jobs/housing ratio in the City. With no policies protecting low-income residents from rent increases or displacement, many low-income residents are being forced out of the City. We believe that this economic displacement is a pressing issue that is only superficially addressed in the Draft Housing Element. The Housing Element should include a more in-depth analysis of this non-governmental constraint and include a program and policies to mitigate and/or prevent the displacement of low-income residents.

- **“Neighborhood Protection Ordinance,” which Bans Boarding Homes and Regulates the Number of Renters in a Single Family Residence**

The Planning Commission is considering an ordinance, entitled the “Neighborhood Protection Ordinance,” which would ban boarding homes and limit the number of renters in single family homes to five.³ While we understand that the Ordinance has not been adopted, we believe that the Ordinance should still be analyzed as a potential constraint as it will have the effect of limiting the number of available housing units in Santa Clara and will greatly impact residents with disabilities, who often live in formal or informal congregate housing arrangements. The Ordinance also contradicts Action 13 contained in the Draft Housing Element, which requires the City to support programs designed to create shared housing arrangements for seniors, families, and persons with disabilities.⁴

- **Community Resistance to Affordable Housing**

The Draft Housing Element should include an analysis of community resistance (NIMBYism --“Not-in-My-Back-Yard”) as a non-governmental constraint on the development of affordable housing in the City, as the present discussion is limited to two paragraphs and no programs or policies are provided to address this constraint.⁵ Recent news articles illustrate negative community feelings about affordable housing and certain groups in Santa Clara.⁶ The Draft Housing Element briefly mentions a lack of support for policies such as a housing mitigation fee, but does not identify NIMBYism as a constraint. HCD should require the City to address and analyze NIMBYism as a constraint.

- **Lack of Funding for Affordable Housing**

One of the most significant non-governmental constraints that a city must analyze in its housing element is “housing financing, including private financing and government assistance programs.”⁷ However, the Draft Housing Element provides little analysis regarding the City’s

³ Neighborhood Protection Ordinance, available at <http://santaclaraca.gov/index.aspx?recordid=12581&page=1419>.

⁴ Draft Housing Element, 8.12-126.

⁵ Draft Housing Element, 8.12-85.

⁶ See, e.g., Andie Waterman, “Santa Clara: Housing battle pits students against residents,” *San Jose Mercury News* (Aug. 5, 2014), available at http://www.mercurynews.com/education/ci_26280634/santa-clara-housing-battle-pits-students-against-residents.

⁷ HCD Building Blocks for Effective Housing Elements, “Non-Governmental Constraints,” available at http://www.hcd.ca.gov/hpd/housing_element2/CON_nongovconstraints.php.



ability to facilitate the development of new affordable housing units in light of its loss of redevelopment funds. While we recognize that the City has taken the initiative to build affordable housing within the constraints of the *Palmer/Sixth Street Properties L.P. v. City of Los Angeles decision*, we believe that the lack of a permanent source of affordable housing funding serves as both a governmental and non-governmental constraint to the development of affordable housing. This should be analyzed in the Draft Housing Element.

As discussed in greater detail below, the dearth of public funds available to support affordable housing development limits cities' ability to meet their housing needs, and local funding mechanisms, like housing mitigation fees, will help local governments fill that gap. However, Santa Clara has not adopted nor adequately studied these funding options due to a described lack of "support."⁸ The City should address these constraints by including programs and policies that will enable it to explore the creation of sustainable local funding mechanisms to facilitate the production and preservation of affordable housing units that policymakers and residents can unify to support.

Sites Inventory and Analysis

During our recent meeting with members of the City's planning staff, staff provided us with a more detailed description the City's focus, or opportunity, areas, which have been identified as the most appropriate to accommodate and facilitate the development of housing types for residents of all income levels.⁹ This discussion was very illuminating, especially in light of our concerns that the Draft Housing Element's plans were not sufficiently specific to allow the reader to understand how these long-time industrial areas would convert and how the City would facilitate housing to accommodate the housing need during the 2015-2023 planning period. We believe that the Santa Clara City community would benefit from an expanded discussion regarding the site inventory and analysis, and we request that HCD require the City to expand this discussion.

Qualified Objectives and Housing Programs:

Generally, the housing programs are not sufficiently detailed. As noted by HCD, effective housing element programs include the following: "[d]efinite time frames for implementation;" "[i]dentification of agencies and officials responsible for implementation;" "[d]escription of the local government's specific role in program implementation;" "[d]escription of the specific action steps to implement the program;" "[p]roposed measurable outcomes;" "[d]emonstration of a firm commitment to implement;" and "[i]dentification of specific funding sources, where appropriate."¹⁰ However, the programs described in the Draft Housing Element provide very little detail, no concrete timelines, include no prioritization, and limited concrete actions that the City will take. For example, Action 11 states that the City will "encourage" certain types of affordable housing developments, but it does not set forth any concrete actions that the City

⁸ Draft Housing Element, 8.12-143.

⁹ Draft Housing Element, 8.12-6.5

¹⁰ HCD Building Blocks for Effective Housing Elements, "Program Overview and Quantified Objectives," available at http://www.hcd.ca.gov/hpd/housing_element2/PRO_overview.php.

intends to take.¹¹ Notably, timeframes are not specified for most programs.¹² HCD should request the City to amend this section so that it sets forth specific plans, actions, and timeframes for each of its programs.

- **Affordable Housing in Focus Areas**

While we are encouraged that the City believes that its Focus Areas will be a source of housing for residents of all income levels, programs and policies that will facilitate the development of affordable housing units in these areas should be included in the Draft Housing Element. A Specific Plan for these areas will be created, and we believe that the City's planning process for these areas should explore mechanisms that will facilitate the construction of affordable units in these areas. We recently suggested that the City study the City of San Jose's Diridon Station Area Plan, which requires a 15% affordable housing goal in this planning area.¹³ This type of mechanism may be a model for facilitating the development of affordable housing units in Santa Clara, a city that is adjacent to San Jose. As the affordability requirement relates to a planned area, and not a specific project, the restrictions in *Palmer* would not apply. HCD should encourage the City to explore programs and policies that will facilitate the production of affordable housing units in Focus Areas.

- **Affordable Housing Funding**

The City has not identified any programs that would provide a permanent source of funding for affordable housing. The Housing Element should provide specific programs that bolster the City's ability to facilitate the development of affordable homes and meet its regional housing needs assessment allocation. For example, the 2007-2014 Housing Element includes a program to "consider establishing an affordable housing mitigation fee."¹⁴ However, the 2015-2023 Draft Housing Element does not include any programs regarding the adoption of a housing mitigation fee.

The City provides no explanation as to why a housing mitigation fee will not be considered during the planning period, except for including a limited discussion that, "there has been a desire in the Housing Division to establish a mitigation fee in the past; however, there has not been enough support to move this forward."¹⁵ There is no discussion about 1) the barriers or constraints that can be addressed through programs and policies to gain support for, inter alia, a mitigation fee, 2) what steps the City previously took to assess the feasibility of an impact fee, or 3) what factors lead the City to determine there was "not enough support" for a mitigation fee.

The City should reintroduce a program in its 2015-2023 Draft Housing Element that evaluates an affordable housing fund and include programs and policies that will study to

¹¹ Draft Housing Element, 8.12-125.

¹² *Id.* at p. 124-129.

¹³ City of San Jose, Diridon Station Area Plan, available at: <http://www.sanjoseca.gov/index.aspx?NID=1743>.

¹⁴ Draft Housing Element, 8.12-143.

¹⁵ *Id.*



determine the feasibility of such a fund.

- **Anti-Displacement of Low-Income Families**

HCD should require the City to include anti-displacement programs and policies in its Draft Housing Element. Low- and moderate-income residents who live in Bay Area cities, including Santa Clara, face routine and double digit rent increases. Residents who depend on housing subsidies, including Section 8 vouchers, are shut out of the housing market. Excessive rent increases and an inability to utilize a housing subsidy voucher causes residents to face homelessness and/or drives them further from their long-time communities and places. Displacement, a non-governmental constraint, must be evaluated, especially in light of the City's obligation to preserve its affordable housing stock and provide housing opportunities for residents at all income levels. Rent stabilization measures, like ordinances that require just cause eviction and/or prevent discriminating against Section 8 voucher holders, should be evaluated, and, as such, we request that HCD require Santa Clara to include programs and policies that will evaluate anti-displacement measures.

I welcome the opportunity to discuss these comments further with you. If you have any questions, please feel free to contact me at (408) 280-2453 or via e-mail at nadia.aziz@lawfoundation.org.

Sincerely,

/s/

Nadia Aziz, Senior Attorney
Fair Housing Law Project

Cc: Shaun Lacey, Assistant Planner, via e-mail to slacey@santaclaraca.gov

APPENDIX 8.12-B UNDERUTILIZED SITES

8.12-B-1 ANALYZING UNDERUTILIZED SITES

To accommodate the City's 2014-2022 RHNA a parcel specific inventory of sites has been identified as part of Housing Element Section 8.12-6, Housing Opportunities. As described in Section 8.12-6-5, the 2015-2023 Housing Element planning period, the City has identified three focus areas that permit residential only and mixed use development at densities up to 50 units per acre. The three opportunity areas are appropriate to accommodate and facilitate the development of housing types for all five income categories, from extremely low to above moderate income, that comprise the City's 2014-2022 RHNA. The three housing focus areas include parcels within the Tasman East Focus Area, Lawrence Station Focus Area, and El Camino Real Focus Area. These three areas are identified within the 2010-2035 General Plan as either existing or future focus areas that represent locations and opportunities for more intense development. These areas are shown on Figure 8.12-B-1.

In 2014, the City of Santa Clara initiated an update to the Zoning Ordinance to ensure consistency with the 2010-2035 General Plan. Prior to the adoption of the updated Ordinance, the City has allowed developers to utilize the maximum residential densities based on the General Plan land use designations. Typically, the 2010-2035 General Plan allows up to 50 dwelling units per acre in most mixed use and high density residential site locations. While the Zoning Ordinance is updated the City has continued to approve development projects consistent with Chapter 18.54, Regulations for PD – Planned Development and Combined Zoning Districts. The PD district is intended to accommodate development that is compatible with the existing community and that:

- (a) Integrates uses that are not permitted to be combined in other zone districts; or
- (b) Utilizes imaginative planning and design concepts that would be restricted in other zone districts; or
- (c) Subdivides land or air space in a manner that results in units not having the required frontage on a dedicated public street; or
- (d) Creates a community ownership project.

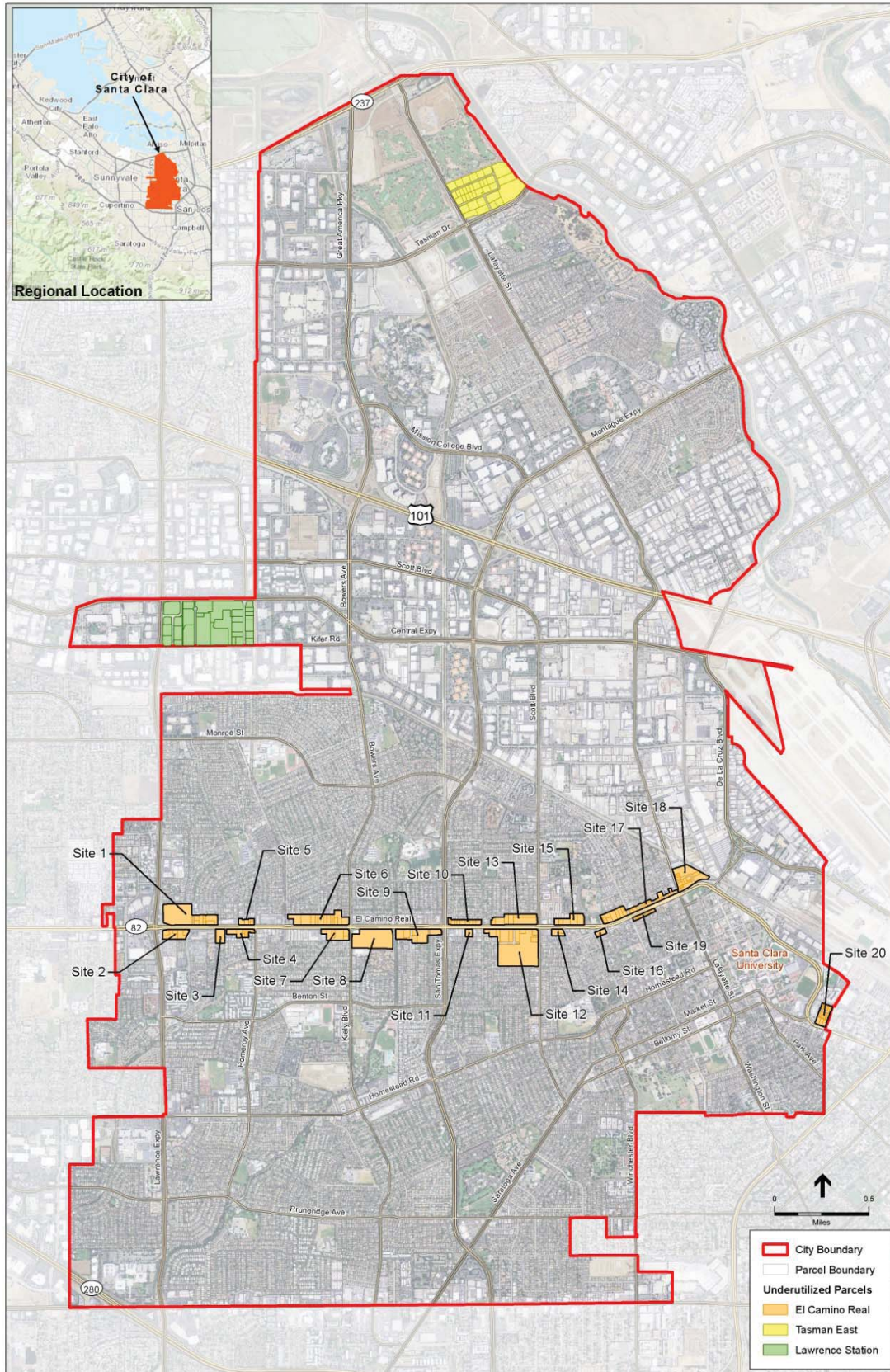
To accommodate the 2014-2022 RHNA, the City has identified key underutilized parcels designated for residential or mixed use development that are likely to redevelop during the Housing Element planning period. Parcel specific information for each site is provided within Section 8.12-6; however, as many of the sites are considered to be underutilized, the



City has prepared a detailed analysis of each underutilized site designated as a potential location for residential and mixed use development. The context and existing conditions for both Tasman East and Lawrence Station are described generally, as these areas are new focus areas within the 2010-2035 General Plan. It is possible that a specific plan or other master plan effort may occur for each of these areas. In contrast, as El Camino Real is an extensive corridor with varying conditions, housing opportunity sites along the corridor have been numbered and each site is described in more detail within this section. Generally, all three focus areas include parcels that meet one or more of the following criteria:

- Existing on-site uses are not compatible with the 2010-2035 General Plan designation or show potential to be discontinued;
- A developer or owner has expressed interest in redevelopment;
- Show deferred maintenance, remain vacant, or have high turnover rates;
- Have existing residential units, but could accommodate more than three times the current capacity, based on the 2010-2035 General Plan;
- Have structural improvement to land value (I/L) ratio of less than 1.0 (meaning the land is worth more than the existing improvements);
- Have commercial buildings that fall far short of the site's development potential; and/or
- Have surface parking lots occupying a major portion of the site.

FIGURE 8.12-B-1: 2015-2023 HOUSING FOCUS AREAS





8.12-B-2 TASMAN EAST FOCUS AREA

Lot Area (acres): 41.89

General Plan: High Density Residential

Allowable Density (units/acre): 37-50

Realistic Unit Capacity: 1,676

As described in Section 8.12-6-5, the Tasman East Focus Area includes approximately 42 acres of developed land located near the northern City boundary. The Focus Area includes a rectangular grouping of 36 parcels owned by approximately 25 owners



and is 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. The Focus Area is also located to the northeast of Levi Stadium expected to open in fall of 2014.

The Tasman East Focus Area is currently developed with a mix of light industrial and business park uses. Business tenants specialize in research and development for combustible fuels, machinery, metal finishing, printing, and electronics. There are also a number of office uses including financial and accounting services. Many of the buildings in the Focus Area have vacant tenant spaces and leasing signs posted. Along the southern boundary of the Focus Area, there is easy access to the Santa Clara Valley Transportation Authority (VTA) Light Rail and the Amtrak/Altamont Corridor Express (ACE) trains with two stations adjacent along Tasman Drive.







Improvement-to-land (I/L) ratios for parcels within the Tasman East Focus Area generally range from 0.01 to greater than 3.5. The majority of the parcels have a ratio of greater than 1 and the overall Focus Area has an I/L ratio of 1.12. While the I/L ratio is estimated to be greater than 1 for the area, the age of the structures and the current uses are not consistent with the vision of the 2010-2025 General Plan. Higher density residential uses are planned for the Focus Area and would better serve new and proposed development in the northern portion of the City.

As Phase I of the 2010-2035 General Plan is near complete and the implementation of Phase II begins, Tasman East will become a Focus Area in the 2010-2035 General Plan Land Use Element. As part of the phased development identified in the General Plan, Tasman East is anticipated to transition from a Light Industrial classification to High Density Residential. The High Density Residential classification promotes residential development at densities ranging from 37 to 50 units per gross acre. Development on the site is expected to have an urban feel, with mid-rise buildings, structured or below-grade parking, and shared open space. This development intensity is appropriate to accommodate the large number of workers in the area and support planned public transportation systems. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process. The following images show the existing conditions on the site.

The Tasman East Focus Area allows and encourages densities that are appropriate to accommodate the City's overall RHNA allocation. Assuming a maximum permitted density of 50 units per acre and that each site is developed at 80 percent of its potential capacity, the Tasman East Focus Area can accommodate a total of 1,676 units. Table 8.12-6-4 provides a detailed inventory of the parcels included in the Tasman East Focus Area.

8.12-B-3 LAWRENCE STATION FOCUS AREA

Lot Area (acres): 65.32

General Plan: High Density Residential and Medium Density Residential

Allowable Density (units/acre): 20-50

Realistic Unit Capacity: 2,127

As described in Section 8.12-6-5, the Lawrence Station Focus Area includes approximately 92 acres of developed land located at the City's western limit. The Focus Area generally includes a rectangular grouping of 41 parcels with 23 property owners.



While the larger Lawrence Station Focus Area totals approximately 92 acres, the sites inventory focuses on 65 acres that are most likely to redevelop into residential uses during the 2015-2023 Housing Element planning period. The 65 acres identified for redevelopment includes all parcels located east of Lawrence Expressway, south of Central Expressway, north of Kifer Road, and including parcels fronting both sides of Corvin Drive. This smaller area includes 31 properties developed with a mix of light industrial, research and development, and business park uses.

Existing development within the Lawrence Station Focus Area includes a mix of one- and two-story buildings constructed in the 1960-70s with large surface parking areas. Business tenants specialize in light manufacturing, research and development, and distribution of a variety of products including semiconductors, health products, and electronics. There are also a number of office uses including marketing services, business management services, and a meditation center. There are a substantial number of the buildings in the Focus Area with vacant tenant spaces and leasing signs.





SANTA CLARA
GENERAL PLAN



I/L ratios for parcels within the Lawrence Station Focus Area generally range from 0.02 to greater than 3.5. Many of the parcels have an I/L ratio of less than 1 and the overall Focus Area has an I/L ratio of 0.93. While the improvement to land ratio is estimated to be close to 1 for the parcels identified as housing opportunities sites within the Housing Element, the age of the structures and the current uses are not consistent with the vision of the 2010-2025 General Plan. Higher density residential uses are planned for the Focus Area and would better serve new and proposed development in the eastern portion of the City.

As Phase I of the 2010-2035 General Plan is near complete and the implementation of Phase II begins, Lawrence Station is now identified as a Focus Area in the 2010-2035 General Plan Land Use Element. As part of the phased development identified in the General Plan, Lawrence Station is anticipated to transition from a Light Industrial designation and use to High Density Residential and Medium Density Residential designations. The High Density Residential designation promotes development at densities ranging from 37 to 50 units per gross acre. Development on the site is expected to have an urban feel, with mid-rise buildings, structured or below-grade parking, and shared open space. The Medium Density Residential classification is intended for residential development at densities ranging from 20 to 36 units per gross acre. Building types can include a combination of low-rise apartments, townhouses and rowhouses with garage or below grade parking. The site is adjacent to an existing Caltrain station, providing existing employees and future residents with alternative transportation options and opportunities for transit-oriented development. It is expected that additional analysis of water, sewer, and other infrastructure would be required as part of the development process. It is also likely that other Public Works requirements may apply, such as new signals, water and sewer line upgrades, and roadway improvements. Such improvements are typical to the redevelopment of existing older and underutilized uses and should not unduly constrain development in the area.

The Lawrence Station Focus Area allows and encourages densities that are appropriate to accommodate the City's overall RHNA allocation. Assuming a development capacity of 80 percent and a maximum permitted density of 50 units per acre for sites classified as High Density Residential and 36 units per acre for sites classified as Medium Density Residential, the Lawrence Station Focus Area can accommodate a total of 2,172 units. Table 8.12-6-5 provides a detailed inventory of the parcels included in the Lawrence Station Focus Area.



8.12-B-4 EL CAMINO REAL FOCUS AREA

El Camino Real, State Route 82, is a primary east-west roadway through the City, home to many commercial businesses that serve the local community and the wider region. The General Plan describes existing development along El Camino Real as a mix of small-scale auto-oriented commercial uses and services and mid- to large-scale strip mall developments. Building heights are generally one story, with parking located towards the street edge. The roadway itself is a wide, high-speed right-of-way, coupled with inconsistent landscaping and narrow sidewalks, reducing pedestrian accessibility.

As the majority of the properties along the corridor were developed in the 1950-60s, a number of them are presently underutilized, providing a unique opportunity for revitalization including the introduction of new residential uses. While the El Camino Real Focus Area identified in the General Plan includes all parcels fronting El Camino Real as it extends through the City, the Housing Element sites inventory focuses on 21 parcel groupings or “sites”, along the corridor that are most likely to redevelopment into residential uses during the 2015-2023 Housing Element planning period. These 21 sites total approximately 140 acres and were formed to encourage the development of larger, more cohesive development projects. The following images show the existing conditions on each of the 21 sites identified for housing along El Camino Real.

Site 1: 3443-3501 El Camino Real

Lot Area (acres): 15.01
General Plan: Community Mixed Use and Regional Mixed Use
Allowable Density (units/acre): 36-50
Realistic Unit Capacity: 345

Site 1 is located in the western half of the City, along El Camino Real. The site includes seven contiguous parcels totaling approximately 15 acres. Site 1 is generally located on the northeastern corner of the intersection of El Camino Real and Lawrence Expressway. Flora Vista Avenue dissects the site and could provide future access for a cohesive development project.



The larger western portion of Site 1 contains the Lawrence Square Shopping Center, a one-story strip mall with a variety of independent take-away restaurants. There is a large

surface parking lot separating the structure from El Camino Real. The I/L ratio is roughly 0.90 which indicates that the land is worth more than the structures developed. On the eastern portion of the site, there is a hotel, a religious institution, a touchless carwash, and two one-story strip commercial buildings. The value of the land far surpasses that of the improvements on the eastern portion of the site, with an I/L ratio of 0.15.



The three eastern most parcels straddling Flora Vista Avenue are zoned Community Commercial with the remaining four parcels to the west are zoned Thoroughfare Commercial. While the site is currently zoned for the commercial uses the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use and Regional Mixed Use. The Community Mixed Use designation is intended for pedestrian-oriented development, with a focus on ground level neighborhood-serving retail residential development on upper floors. The Community Mixed Use designation applies to all six parcels east of Flora Vista Avenue and allows up to 36 units per acre. The Regional Mixed Use designation permits all types of retail, office, hotel, and service uses, to meet local and regional needs and requires residential development at 37 to 50 units per acre. The Regional Mixed Use designation applies to the largest parcel, west of Flora Vista Avenue. Following the adoption of the General Plan in November 2010, the City has approved projects based on the densities permitted in the corresponding General Plan land use designation, in conjunction with a PUD zone change. Assuming that 50 percent



of the site is developed with residential uses, Site 1 can accommodate a total of 345 new units at densities ranging from 36 to 50 units per acre.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 2: 3530-3590 El Camino Real

Lot Area (acres): 4.38

General Plan: Regional Mixed Use

Allowable Density (units/acre): 50

Realistic Unit Capacity: 110

Site 2 is located in the western half of the City, along El Camino Real. The site includes five contiguous parcels totaling approximately 4.4 acres. Site 2 is generally located on the southeastern corner of the intersection of El Camino Real and Lawrence Expressway.



Existing structures on Site 2 include two large-format single-story restaurants, two 2-story travel lodges (inns), and one auto repair shop. The primary access for all businesses on the site is along El Camino Real. Secondary access to the western portion of the site is provided by a driveway that opens onto a one-way off-ramp that connects northbound traffic on the Lawrence Expressway with El Camino Real. To the east, secondary access is provided off Flora Vista Avenue. Existing land uses to the north of Site 2, across El Camino Real, include large-format, auto-oriented commercial/retail uses which are included as part of Site 1 (described above). To the west is a three story mixed-use development with commercial establishments on the first story and apartments on the top two stories. The southern boundary of the property consists of condominiums and townhomes. Generally the I/L ratio for the parcels included in Site 2 are under 0.5 with the exception of 3580 El Camino Real which contains the Vagabond Inn, which has a I/L above 2.



While all five parcels on the site are currently zoned Thoroughfare Commercial (CT) the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Regional Mixed Use, and requires residential development at 37 to 50 units per gross acre. Assuming that 50 percent of the site is developed with residential uses, Site 2 can accommodate a total of 110 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 3: 3410 El Camino Real

Lot Area (acres): 2.23

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 40

Site 3 is located in the western half of the City, along El Camino Real. The site is one parcel totaling approximately 2 acres. Site 3 is generally located along the southern side of El Camino Real, midway between Flora Vista Avenue and Pomeroy Avenue.



Existing structures on Site 3 include two single-story buildings and much of the site is dedicated to parking. The building nearest to the street is occupied by a small café-type restaurant. The other building is an L-shaped structure, oriented along the back of the property and away from El Camino Real, housing multiple small retail shops which offer a wide variety of goods and services. Site 3 is adjacent to a multi-story apartment complex, on



the western side, which is accessed via a driveway off El Camino Real. The apartment complex is separated from El Camino Real by a separate commercial property, also one story in height, which houses several small retail and service establishments. To the east of Site 3 is another commercial development, also offering small office and retail space, which looks to be recently renovated. A multi-family apartment complex and several single-family homes are located south of the site. The value of the land far surpasses that of the improvements at the site, with an I/L ratio of 0.37.



While the site is currently zoned Thoroughfare Commercial (CT) the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential, Site 3 can accommodate a total of 40 new units. Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 4: 3310-3380 El Camino Real

Lot Area (acres): 3.16

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 57

Site 4 is located in the western half of the City, along El Camino Real. The site includes nine contiguous parcels totaling approximately 3 acres. Site 4 is generally located on southwestern corner of the intersection of El Camino Real and Pomeroy Avenue.



There are several existing structures on the site, all of which house commercial, retail or service establishments. There is a single building on the western end of the site which houses a travel agency, music studio, and restaurant. One of the larger parcels, located near the center of the site, is occupied by a used car dealership and auto parts store. There are two mixed use buildings with small retail space on the ground floor and apartments on above. There are two additional single-story buildings with retail and commercial tenant spaces. Site 4 is located in proximity to Site 3, and adjacent to a small commercial development offering retail and office space. There are single-family neighborhoods located south of Site 4, consisting of primarily single-story homes. There are various commercial and retail businesses located to the north and east of the site. The value of the land far surpasses that of the overall improvements on the parcels combined, with an I/L ratio of 0.52. While the site is currently zoned Thoroughfare Commercial (CT) the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 4 can accommodate a total of 57 new units.





Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 5: 3305-3376 El Camino Real

Lot Area (acres): 1.66

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 30

Site 5 is located in the western half of the City, along El Camino Real. The site includes four contiguous parcels totaling approximately 1.7 acres. Site 5 is generally located on the northwestern corner of the intersection of El Camino Real and Pomeroy Avenue.



Existing structures on Site 5 house a gas station, a veterinary clinic, and a drive-through fast food restaurant. There are also two buildings housing several small retail and service establishments, including a pet store, tattoo shop, and tae kwon do studio. There multi-family apartment complexes located north, otherwise the site is surrounded to the south, east and west by commercial and retail spaces. The value of the land far surpasses that of the improvements at the site, with an I/L ratio of 0.40.

While the site is currently zoned Thoroughfare Commercial (CT), the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 5 can accommodate a total of 30 residential units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

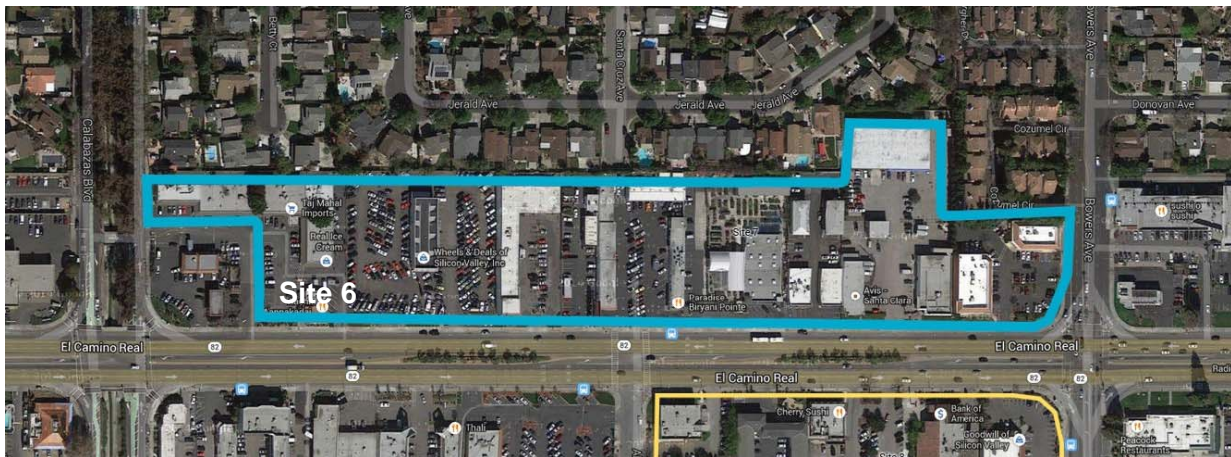
Site 6: 2825-3141 El Camino Real

Lot Area (acres): 11.01

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 198



Site 6 is located in the western half of the City, along El Camino Real. The site includes twelve contiguous parcels totaling approximately 11 acres. Site 6 is generally located on the northern side of El Camino Real, and includes properties from Calabazas Boulevard to Kiely Boulevard.

There are multiple existing buildings on the site, all of which house commercial services and retail establishments. Most of the buildings are single-story; there is a strip mall structure at the western end of the site with multiple tenants, while the remaining buildings on the site are typically for one or two tenants. In addition to general retail uses, there is a nursery, a used car dealership, and automotive repair shop operating on Site 6.



The site is surrounded by commercial and retail uses to the south, east and west, and single-family homes to the north. The value of the land surpasses the value of the improvements for the overall site with an I/L ratio of 0.60. While the site is currently zoned Thoroughfare Commercial (CT), the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 6 can accommodate a total of 198 new units.



Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 7: 1500 Kiely Blvd, 2800-2998 El Camino Real

Lot Area (acres): 5.14

General Plan: Community Mixed Use

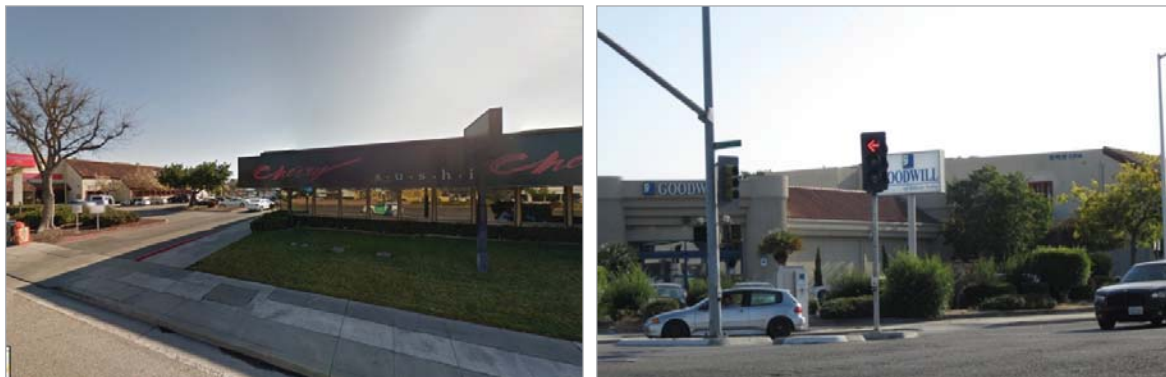
Allowable Density (units/acre): 36

Realistic Unit Capacity: 93

Site 7 is located in the western half of the City, along El Camino Real. The site includes six parcels totaling approximately five acres. Site 7 is generally located on the south side of El Camino Real, from Alpine Avenue in the west to Kiely Boulevard on the east.



There is a two story building, located off Alpine Avenue, which houses offices, commercial, and retail tenants. Adjacent to the two-story commercial building is a two story motel. The remaining three buildings include a stand-alone restaurant, bank, and thrift store. These buildings are generally one story and a large portion of each parcel is dedicated to parking. The site is surrounded by commercial and retail uses to the north, east, and west. To the south are single-family homes, many of which have accessory units. The value of the land far surpasses that of the improvements at the site, with an I/L ratio of 0.33.



While the site is currently zoned Thoroughfare Commercial (CT) the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 7 can accommodate a total of 93 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.



Site 8: 2600 El Camino Real

Lot Area (acres): 13.48
General Plan: Regional Mixed Use
Allowable Density (units/acre): 50
Realistic Unit Capacity: 243

Site 8 is located in the western half of the City, along El Camino Real. The site consists of one parcel totaling approximately 13.5 acres. Site 8 is generally located on the south side of El Camino Real, between Kiely Boulevard and Rowe Avenue.



Site 8 is currently a large shopping plaza, which includes two single-story buildings and is served by a bus stop. Roughly half of the site is dedicated to parking, and the other half is dedicated to commercial and retail space. Southwest of the site is a large building which houses a bowling alley. There are also single-family homes and a multi-family development featuring condominiums and townhomes to the south. The site is surrounded to the north, east and west by commercial and retail establishments.

While the site is currently zoned Community Commercial (CC) the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Regional Mixed Use, and requires residential development at 37 to 50 units per gross acre. Assuming that 50 percent of the site is developed with residential uses, Site 8 can accommodate a total of 243 new units.



Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 9: 2430-2570 El Camino Real

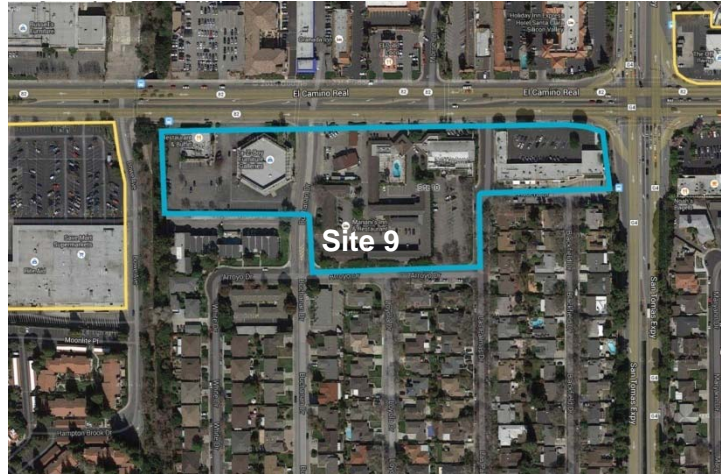
Lot Area (acres): 7.78

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 140

Site 9 is located in the western half of the City, along El Camino Real. The site includes six parcels totaling approximately 8 acres. Site 9 is generally located on the south side of El Camino Real, between Rowe Avenue and the San Tomas



Expressway. Both Buchanan Drive and Las Palmas Drive dissect the site, running from north to south and dividing the site into three separate areas.

On the west end, there are two single-story buildings housing a restaurant and a furniture store. Between Buchanan Drive and Las Palmas Drive is an auto repair shop and a motel. The east side of the site is occupied by a single-story shopping plaza with a large parking lot. There are single-family homes and apartment complexes located south of the site and the site is surrounded by other commercial uses to the north, east and west. While the I/L ratio is estimated at 1.15 for this site, the age of the structures and the current uses are not consistent with the General Plan. Higher density uses are planned for the corridor and would be better suited for the site.

While the site is currently zoned Thoroughfare Commercial (CT) the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 9 can accommodate a total of 140 new units.





Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 10: 2325-2369 El Camino Real

Lot Area (acres): 3.22

General Plan: Community Mixed Use

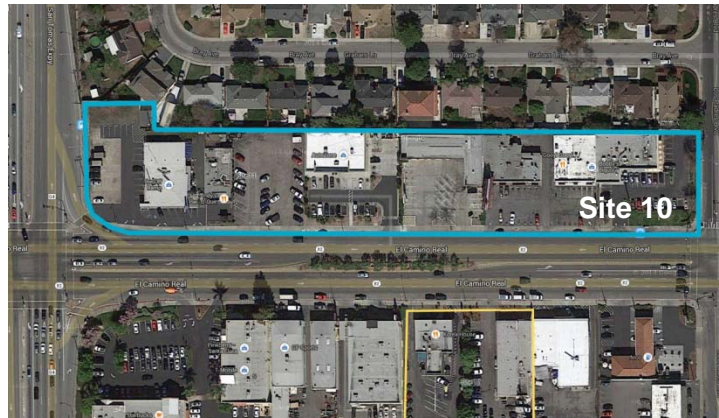
Allowable Density (units/acre): 36

Realistic Unit Capacity: 58

Site 10 is located in the eastern half of the City, along El Camino Real. The site includes nine contiguous parcels totaling approximately 3.2 acres. Site 10 is generally located on the northwestern corner of the intersection of El Camino Real and San Tomas Expressway. The site encompasses multiple sites from San Tomas Expressway on the west side to Los Padres Boulevard to the east.

Existing structures on Site 10 are all single-story buildings housing various commercial and retail tenants, including a bicycle shop, an automotive parts store, and an automotive repair shop. The site is surrounded by commercial and retail uses to the south, east and west, and single-family homes to the north. The I/L ratio for the site is 0.64, indicating that the land is worth more than the buildings and could be redeveloped into a higher and better use.

While the site is currently zoned Thoroughfare Commercial (CT), the General Plan Land Use Diagram Phase II: 2015-2023 designates the site



as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 10 can accommodate a total of 58 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 11: 2336 and 2340 El Camino Real

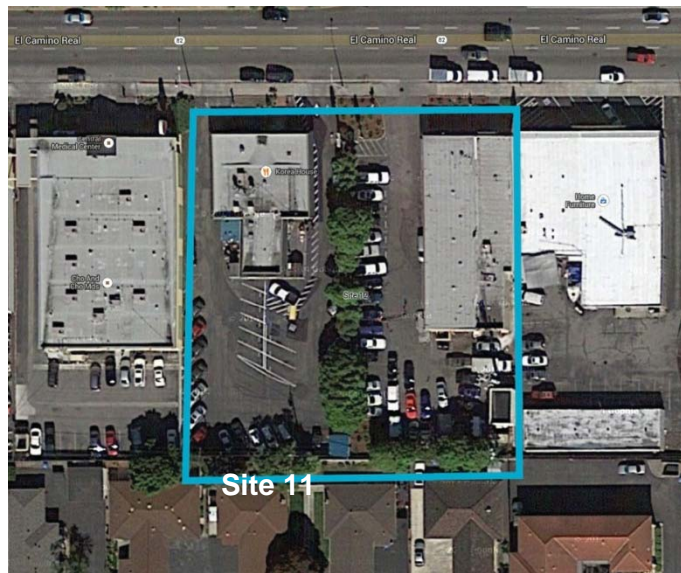
Lot Area (acres): 0.98

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 18

Site 11 is located in the eastern half of the City, along El Camino Real. The site includes two adjacent parcels totaling approximately 1 acre. Site 11 is generally located on the south side of El Camino Real near the intersection of El Camino Real and Los Padres Boulevard.



There are two single-story attached buildings on the site which host a furniture store, dry cleaner, tattoo shop, and moving vehicle rental service. There is also restaurant on the site in a stand-alone, single-story building. The site is adjacent to a medical office and there is commercial retail space to the north, east, and west of the site. There are single story attached homes located to the south of the site. The value of the land surpasses that of the improvements at the site, with an I/L value ratio of 0.44. While the site is currently zoned Thoroughfare Commercial (CT), the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 11 can accommodate a total of 18 new units.



Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 12: 2000-2280 El Camino Real and Scott Blvd

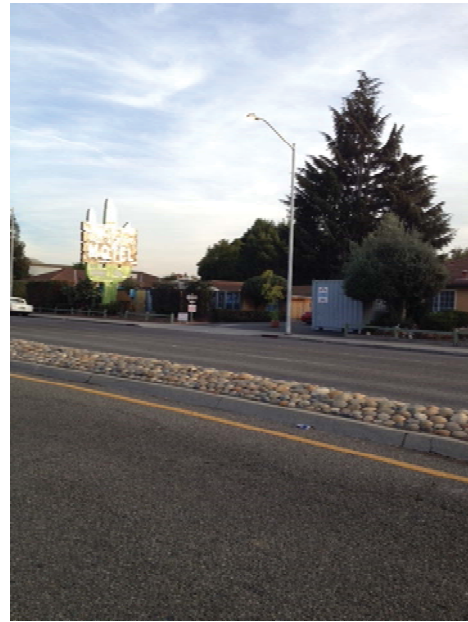
Lot Area (acres): 27.27 (8.0 for residential uses)
General Plan: Regional Mixed Use
Allowable Density (units/acre): 50
Realistic Unit Capacity: 142

Site 12 is located in the eastern half of the City, along El Camino Real. The site includes 10 contiguous parcels totaling approximately 27.3 acres. It is assumed that approximately 8 acres of the site could be developed with new residential uses. Site 12 is generally located on the south side of El Camino Real, extending from Los Padres Boulevard to Scott Boulevard. The site is dissected by Anna Drive, running east to west, and McCormick Drive, running north to south, intersecting roughly in the center of the site.



Site 12 is a large site, encompassing the majority of three City blocks. There are multiple structures on the site, all of which are single-story buildings surrounded by large expanses of parking. Existing uses on the site range from small to large format retail and commercial establishments. The site is surrounded by other commercial and retail uses, to the north, east

and west near El Camino Real. The southern boundary of the site is surrounded by single-family homes. A large portion of the site is currently under construction with a mix of retail and commercial uses including a new Target, a grocery store, restaurants, and other commercial uses. The City anticipates that the western portion of the site fronting El Camino Real is most likely to accommodate new residential units. This site is ideal as it provides potential residents with access to services, shopping and employment opportunities.



The eight eastern most parcels near Scott Boulevard are zoned Community Commercial (CC) with the remaining two parcels to the west zoned Thoroughfare Commercial (CT). While the site is currently zoned for the commercial uses the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Regional Mixed Use which requires residential development at 37 to 50 units per gross acre. Assuming that 8 acres of the site are developed with residential uses, Site 12 can accommodate a total of 142 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 13: 2025-2255 El Camino Real



Lot Area (acres): 8.09
 General Plan: Community Mixed Use and Regional Mixed Use
 Allowable Density (units/acre): 36-50
 Realistic Unit Capacity: 189

Site 13 is located in the eastern half of the City, along El Camino Real. The site includes seven contiguous parcels totaling approximately 8 acres. Site 13 is generally located on the northwestern corner of the



intersection of El Camino Real and Scott Boulevard.

The site is currently occupied by a shopping plaza, with a large surface parking lot on the east half and other commercial and retail serving buildings on the western portion. Businesses on-site include a variety of independent restaurants, auto-related uses, small retail shops and a Smart and Final. The site is surrounded by commercial and retail to the south, east and west, and single-family residential to the north. There is also a large apartment complex to the east, off Scott Boulevard. The I/L ratio for the site is 0.70, indicating that the land is worth more than the buildings and could be redeveloped into a higher and better use.



The eastern most parcel near Scott Boulevard is zoned Community Commercial (CC) with the remaining parcels to the west zoned Thoroughfare Commercial (CT). While the site is currently zoned for the commercial uses the General Plan Land Use Diagram Phase II: 2015-2023 designates the two sites on the western side as Community Mixed Use, with a maximum development density of 36 units to the acre, and Regional Mixed Use for the

remaining sites which requires residential development at 37 to 50 units per gross acre. Assuming that 50 percent of the site is developed with residential uses, Site 13 can accommodate a total of 189 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 14: 1890 El Camino Real

Lot Area (acres): 1.48

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 27

Site 14 is located in the eastern half of the City, along El Camino Real. The site includes two adjacent parcels totaling approximately 1.5 acres. Site 14 is generally located on the southwest corner of the intersection of El Camino Real and Pierce Street.



Site 14 is occupied by an auto tire shop and a used car dealership. The site is surrounded by commercial and retail uses to the north, east, and west, and single-family residential homes to the south. The value of the land far surpasses that of the improvements at the site, with an I/L ratio of 0.02.

While the site is currently zoned Thoroughfare Commercial (CT), the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 14 can accommodate a total of 27 new units.



Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 15: 1655-1855 El Camino Real

Lot Area (acres): 4.52

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 81

Site 15 is located in the eastern half of the City, along El Camino Real. The site includes five contiguous parcels totaling approximately 4.5 acres. Site 15 is generally located on the northwestern corner of the intersection of El Camino Real and Lincoln Street.



The site consists of a two-story hotel on the east end, a two-story office building, and other single-story buildings housing a bank, two restaurants, an auto repair shop and audio shop. The site is surrounded by commercial land uses to the south, east, and west. To the northwest is a large apartment complex. To the north east are a few single-family homes and an office building. While the I/L ratio is higher for this site, 1.15, the current uses and significant areas of surface parking are not consistent with the General Plan. Higher density uses are planned for the corridor and would be better suited for the site.



While the site is currently zoned Thoroughfare Commercial (CT) the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 15 can accommodate a total of 81 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 16: 1463-1550 El Camino Real

Lot Area (acres): 1.07

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 19

Site 16 is located in the eastern half of the City, along El Camino Real. The site includes four contiguous parcels totaling approximately one acre. Site 16 is generally located on the south side of El Camino Real between Lincoln Street and Jefferson Street.



The existing site consists of an auto body shop, housed in a large single-story building, and two smaller single-story buildings. The Geoffrey Goodfellow Sesquicentennial Park is located at the northwest corner of the block, adjacent to the site. To the east of the site is a



mixed-use, multi-story development of newer construction. The south end of the site consists primarily of single-family homes. The value of the land surpasses that of the improvements on the site, with an overall I/L ratio of 0.48.



While the site is currently zoned Thoroughfare Commercial (CT), the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 16 can accommodate a total of 19 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

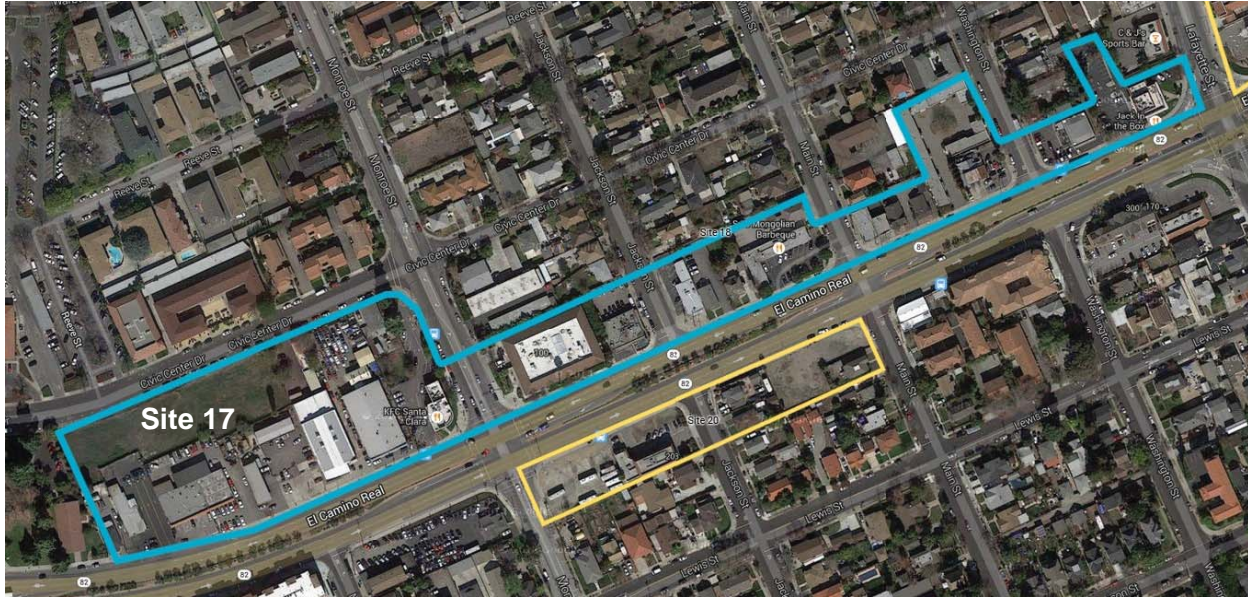
Site 17: 911-1493 El Camino Real

Lot Area (acres): 8.79

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 158



Site 17 is located in the eastern half of the City, along El Camino Real. The site includes 23 smaller parcels totaling just less than 9 acres. Site 17 is generally located on the north side El Camino Real between Lincoln Street and Lafayette Street. The site does not however include Civic Center Park.

Existing uses on Site 17 include wide mix of commercial, office, retail, industrial, and residential uses. There are many auto-related uses, several independent restaurants, as well as office and general commercial buildings. The majority of the buildings on-site are older and single story. Site 17 is surrounded by residential uses to the north, including single-family homes and apartment complexes. Across El Camino Real, on the south side, there is a similarly diverse mix of land uses, and at least two vacant lots. Civic Center Park is located at the west end of the side and Larry J. Marsalli Park is located to the southeast of the site. The I/L ratio for the site is 0.63, indicating that the land is worth more than the buildings and could be redeveloped into a higher and better use.



Most of the parcels are zoned Thoroughfare Commercial (CT), while some parcels to the west are zoned General Office (OG) and other parcels to the east are zoned Light Industrial (LI). However, the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 17 can accommodate a total of 158 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 18: 1463-1550 El Camino Real

Lot Area (acres): 8.73

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 157

Site 18 is located at the eastern edge of the City, along El Camino Real. The site is comprised of 15 parcels totaling roughly 8.7 acres. The site is generally located north of El Camino Real, east of Lafayette Street, south of Reeve Street and west of the railroad right-of-way.



The existing site contains a mixture of office and light industrial uses, including two sign shops, a large vehicle storage lot, and several auto-oriented and construction-related businesses. Along El Camino Real there is also a hotel and several single-family homes. Many of the structures on-site are older and the mix of uses is not compatible with one another or the surrounding neighborhoods. Larry J. Marsalli Park is located across El Camino Real to the south, with single-family homes further south and to the west. The I/L ratio for the site is 1.31, however when the value for 1717 Lafayette Street is excluded the overall I/L ratio for the site drops to 0.93, indicating that the land is worth more than the buildings and could be redeveloped into a higher and better use. While the I/L ratio is higher than 1 overall, the current mix of uses is not consistent with the General Plan. Higher density uses are planned for the corridor and would be better suited for the site.

While the site is currently zoned Thoroughfare Commercial (CT), the General Plan Land Use Diagram Phase II: 2015-2023 designates the site





as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 18 can accommodate a total of 157 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 19: 1212 El Camino Real

Lot Area (acres): 1.42

General Plan: Community Mixed Use

Allowable Density (units/acre): 36

Realistic Unit Capacity: 26

Site 19 is located in the eastern half of the City, along El Camino Real. The site includes eight contiguous parcels spanning two city blocks, totaling approximately 1.4 acres. Site 19 includes 7 parcels fronting the south side of El Camino Real, between Monroe and Main Streets.



Much of the site is currently vacant, while some of the land is paved and used to store recreational vehicles. There is a two-story commercial office building located on the western corner of Jackson Street and El Camino Real, and a single-story home on the eastern corner. There is an auto repair shop to the east of the site, and various small offices, retail, and residential uses across El Camino Real. To the west of the site is a used car dealership. The southern boundary of the site consists primarily of single-family residences. The I/L ratio for the site is 0.66, indicating that the land is worth more than the buildings and could be redeveloped into a higher and better use. As the majority of this site is not developed with physical structures it is primed for redevelopment.

While the site is currently zoned Thoroughfare Commercial (CT) the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allows for residential development on upper floors at a density up to 36 dwelling units per acre. Assuming that 50 percent of the site is developed with residential uses, Site 19 can accommodate a total of 26 new units.



Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

Site 20: 425 El Camino Real

Lot Area (acres): 3.70

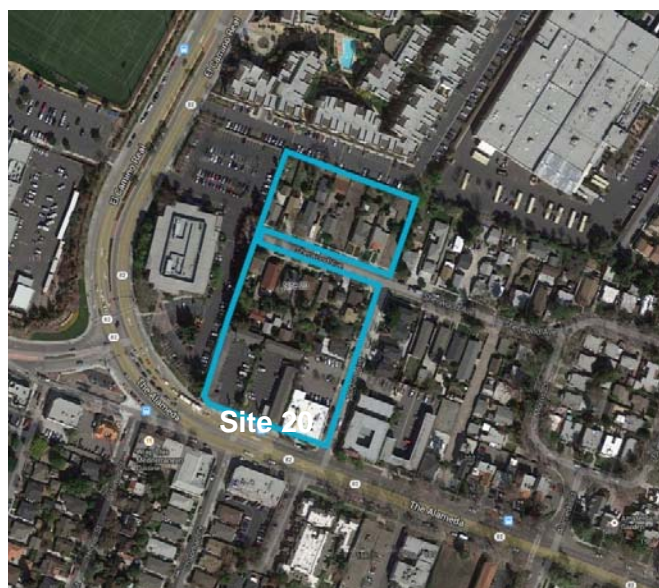
General Plan: Community Mixed Use, High Density Residential

Allowable Density (units/acre): 36-50

Realistic Unit Capacity: 76

Site 20 is located in the eastern half of the City, along El Camino Real. The site includes 20 parcels totaling approximately 3.70 acres. Site 20 is generally located at the intersection of El Camino Real and The Alameda.

The site is currently occupied by a large corporate office building, two motels, and





roughly a dozen single-family homes. The site is across the street from Santa Clara University, and adjacent to a large apartment complex to the northeast, a motel, and other single-family homes. The I/L ratio for the site is 1.03, however the majority (14 parcels) have an I/L ratio of less than 0.50. While the I/L ratio is higher than 1 overall, the current mix of uses is not consistent with the General Plan. Higher density uses are planned for the corridor and would be better suited for the site.

The site is currently zoned Thoroughfare Commercial (CT), Planned Development (PD), and Single Family (R1-6L). However, the General Plan Land Use Diagram Phase II: 2015-2023 designates the site as Community Mixed Use, which allow for residential development on upper floors at a density up to 36 dwelling units per acre, and High Density Residential for the lots fronting The Alameda which allow for a density of up to 50 units per acre.



Assuming that 50 percent of the site is developed with residential uses, Site 20 can accommodate a total of 76 new units.

Given the development potential under the General Plan, the City expects redevelopment to occur during the Housing Element planning period. It is expected that additional analysis of water and sewer infrastructure would be required as part of the development process.

