



Agenda Report

20-143

Agenda Date: 6/23/2020

INFORMATIONAL REPORT TO COUNCIL

SUBJECT

Accept the 2019 General Plan Annual Progress Report [Council Pillar: Promote and Enhance Economic, Housing and Transportation Development]

BACKGROUND

California State Law requires both General Law and Charter Cities, such as Santa Clara, to maintain a General Plan for the City's land uses and to provide annual reports to the State regarding the General Plan's implementation. Currently the City submits three reports to the State on an annual basis, in conformance with this requirement:

- General Plan Annual Progress Report (GP APR)
- General Plan Housing Element Annual Progress Report (Housing Element APR)
- Housing Successor Agency Annual Report regarding the Low and Moderate Income Housing Asset Fund (LMIHAF)

The GP APR must be submitted to the Governor's Office of Planning and Research (OPR) for review. Additionally, a progress report on the Housing Element of the General Plan (Housing Element APR) and the LMIHAF must be submitted to the California Department of Housing and Community Development (HCD) for review and both documents must also be posted on the City's website.

Beginning in 2020, Government Code Section 65400 mandates that all cities, including Charter cities such as Santa Clara, and all 58 counties, submit the Annual Progress Report (APR) on the status and implementation of their General Plan to their legislative body as well as to the Governor's OPR. This report is being submitted to the City Council to fulfill this requirement.

DISCUSSION

The General Plan is an advance planning program to guide the orderly growth and development of the City of Santa Clara. The General Plan communicates the City's long-term vision for future growth and land use and establishes a policy framework to govern decision-making concerning the physical development of the community. The seven major strategies of the General Plan, along with their implementing goals and policies, define and communicate the City's overarching vision for the community in relation to physical development patterns. The City's seven major General Plan strategies are:

- Enhance the City's High Quality of Life
- Preserve and Cultivate Neighborhoods
- Promote Sustainability
- Enhance City Identity
- Support Focus Areas and Community Vitality
- Maintain the City's Fiscal Health and Quality Services
- Maximize Health and Safety Benefits

The General Plan further establishes multiple goals and policies to guide decision making to be consistent with the realization of these strategies.

Annual Progress Reports (APRs) provide local legislative bodies with information regarding the implementation of the General Plan for their city or county. The Annual Progress Report is strictly a reporting document and does not create or modify any City of Santa Clara goals or policies found within the General Plan. APRs must be presented to the local legislative body for review and acceptance. Once approved, the General Plan APR must be filed with the Governor's Office of Planning and Research and the Housing Successor Agency Annual Report must be posted on the City's Website.

This report includes a number of attachments detailing the implementation of the General Plan over the last calendar year. Attachment 1 is a fact sheet that includes relevant milestones for the General Plan, along with a short discussion of additions that need to be made to the General Plan in the coming years. In summary, as described in these documents, the City's General Plan is consistent with state law, and has been successful in creating market-rate housing, especially in the City's General Plan Focus Areas.

A list of all General Plan Amendments filed since the adoption of the 2010-2035 General Plan is included as Attachment 4. Text amendments were made to the General Plan in 2019 a result of the creation of the Santa Clara Station Very High Density land use designation, which was applied to the Gateway Crossings project. The adopting resolution for those changes is included as Attachment 5.

The California Department of Housing and Community Development (HCD) requires the City to submit an Annual Progress Report each year on the status and progress of implementing the Housing Element of the General Plan using the forms and definitions adopted by HCD. The Housing Element Annual Progress Report (Housing Element APR) was submitted to HCD on April 1, 2020. A summary of the Housing Element APR, including housing production numbers for the year and Housing Element implementation actions, is included as Attachment 2.

The Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). The report sets forth details of the City of Santa Clara Housing Successor activities in Fiscal Year 2018-2019 and is included for reference as Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is simply to accept an annual report on the City's General Plan and as such does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5), in that it is a governmental administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

This report has no fiscal impact in that it simply reports housing production for the prior calendar year and gives the Council a report on the status of the implementation and upkeep of the General Plan.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>>.

ALTERNATIVES

1. Accept the General Plan Annual Progress Report as presented by staff.
2. Do not accept the report on the General Plan Annual Progress Report as presented by staff and provide alternative direction.

RECOMMENDATION

Alternative 1:

Accept the General Plan Annual Progress Report as presented by staff.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Santa Clara General Plan 2010-2035 Fact Sheet
2. Summary data from the 2019 Housing Element Annual Progress Report
3. FY 2018-2019 Successor Agency Annual Report
4. Amendments to the General Plan, 2010-present
5. Resolution No. 19-8734, for the Gateway Crossings General Plan Amendment



General Plan 2010-2035 Fact Sheet

Adoption Date of General Plan: November 6, 2010

Adoption Date of Housing Element: December 9, 2014

Consistency with the Office of Planning and Research General Plan Guidelines: Consistent

Amendments to be made during the next Housing Element Update, or by 2022, as required by State Law:

- An Environmental Justice element, to identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities
- Climate Adaptation and Resilience Policies, to be included as a part of the 2021 Climate Action Plan Update
- An update of the Safety Element in relation to Fire Hazards and Climate Change

General Plan Goals and Policies Added in 2019: Creation of the Santa Clara Station Area Very High Density Land Use Designation (51-120 DU/AC, with a minimum commercial FAR of 0.20), with policies on active ground floor uses, and the addition of trip reduction standards to the Climate Action Plan for the land use designation. See the attached Gateway Crossings General Plan Amendment resolution (Attachment 3).

Priorities for land use decision making that have been established by the local legislative body (e.g., passage of moratoria or emergency ordinances): Ordinance 2000, extending the term on the temporary ban of commercial marijuana activity until June 30, 2020, adopted May 21, 2019. The City Council also recently adopted Ordinance 2018, which makes the ban on commercial marijuana uses permanent, effective June 11, 2020.

Advance Planning Activities initiated in 2019: An update to the City's Climate Action Plan, to be consistent with the State's 2030 greenhouse gas reduction targets.

Ongoing Advance Planning Activities:

- Downtown Precise Plan
- El Camino Specific Plan
- Patrick Henry Drive Specific Plan
- Zoning Code Update
- Freedom Circle Focus Area Plan

Summary Data from the 2019 Housing Element Annual Progress Report

Jurisdiction	Santa Clara	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	15
	Non-Deed Restricted	0
Moderate	Deed Restricted	8
	Non-Deed Restricted	0
Above Moderate		626
Total Units		779

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	81
Number of Proposed Units in All Applications Received:	2,542
Total Housing Units Approved:	2,050
Total Housing Units Disapproved:	4

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Santa Clara	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1050		1			130					131	919
	Non-Deed Restricted												
Low	Deed Restricted	695		1			15					16	679
	Non-Deed Restricted												
Moderate	Deed Restricted	755				5	8					54	701
	Non-Deed Restricted		19	16	6								
Above Moderate		1593	212	399	1609	1162	626					4008	
Total RHNA		4093											
Total Units			231	417	1615	1167	779					4209	2299

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Santa Clara		
Reporting Year	2019 (Jan. 1 - Dec. 31)		
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 1: Neighborhood Conservation Improvement Program	Provide and Promote Low-Income Owner Occupied Rehabilitation Grants and Loans	Ongoing	Status: The Housing and Community Services division increased funding for this program for 2018-2019 and for 2019-2020 (approximately \$1 million annually) to assist more low-income and senior homeowners to improve the habitability, use and occupancy of owner-occupied housing.
Action 3: Acquisition of Multi-Family Housing	Multi-Family Housing Acquisition and Rehabilitation	Ongoing	Status: The City seeks opportunities to occupy deteriorated properties that, during times of depressed rental markets, cannot raise sufficient capital to rehabilitate. This is an active City program; however, market conditions have not provided compelling opportunities. In the meantime, the Housing and Community Services Division has launched a multi-family energy focused rehabilitation incentive for affordable projects in Santa Clara, with three projects currently in the pipeline. The City of Santa Clara has worked with Riverwood Place Associates, L.P. (MidPen Housing Corporation) to extend the affordable housing requirements for 148 rental units within the project located at 5090 Lick Mill Boulevard. MidPen approached the City of Santa Clara with a proposal to fund a solar panel installation as solar provides a great opportunity for long-term sustainability and cost savings The estimated capital cost was estimated to be around \$680,000. MidPen Housing also proposed, as part of the financing strategy, to modify the terms of the City's existing Promissory Note. Whereas the original Promissory Note entitled the City to 75% of residual cash flow receipts, the proposed modification would entail a conventional 50/50 split of residual receipts between the City and MidPen. In exchange for the requested modification, the City requested to increase the interest rate to 2% from the original 0% and to extend the affordability covenants maturity date from March 14, 2056 to March 14, 2074, thereby preserving 148 studio apartments serving special needs adults for an additional 18 years.
Action 6: Zoning Ordinance	Comprehensive Zoning Ordinance Update	Ongoing	The City is continuing to work on the comprehensive Zoning Ordinance Update, including the creation of more flexible mixed-use zoning districts that will be applied in the City's Focus Areas, including El Camino, Tasman East and Freedom Circle/Patrick Henry Drive.
Action 10: Provision of a variety of Housing Types	Fund Alternative Affordable Housing Types	Ongoing	The City is partnering with the County's Office of Supportive Housing to increase the supply of housing that is affordable and available to extremely low income and/or special needs households in the City through the use of funds from the 2016 Measure A Affordable Housing Bond. There are four active projects in the pipeline that total over 400 units. 165 of those units are for seniors, 134 of those units are set-aside for formerly homeless households, 15 units are set-aside for individuals who are disabled or have development disabilities, and 13 units are homeownership units.
Action 10: Provision of a variety of Housing Types	Encourage One- and Two-Story Additions	Ongoing	Almost 100% of proposed additions are approved, subject to Architectural Review, where consistent with zoning district standards. Modifications are typically approved for reduced rear yard for single story additions.
Action 11: Inclusionary Housing Policy	Inclusionary Housing requirement	Ongoing	The City's has adopted an Affordable Housing Ordinance, which has increased the inclusionary requirement 15% on site provision for for-sale and rental project with 10 units or more (compared to the previous requirement of 10% for only for-sale projects with 10 or more units). RDA subsidies for inclusionary housing were eliminated under the BMP Program in 1997.
Action 12: Affordable Housing Incentives	Develop Incentives for Affordable and Senior Housing Projects	Ongoing	The Zoning Code has been updated to reflect the current State density bonus provisions.
Action 13: Housing Impact Fee Program	Requirement of Housing Impact Fee Studies for the largest projects; Development of a Housing Impact Fee Program	Ongoing	The City has adopted an Affordable Housing Ordinance, consisting of inclusionary on-site requirement for residential projects, impact fees for residential projects with 9 or fewer units, for fractional units and for nonresidential development. These requirements became effective on February 22, 2018.
Action 14: Affordable Housing Funding	Explore additional sources of funding for affordable housing, including a commercial linkage fee	Ongoing	The City has adopted an Affordable Housing Ordinance, which includes a commercial linkage fee. The ordinance became effective on February 22, 2018.
Action 15: Economic Displacement	Community Ownership Conversion Tenant Protections. In the case of condominium conversions, landlords are required to provide tenant protections, including advance notice requirements, right of first refusal, and relocation assistance.	Ongoing	Community Ownership Conversion Tenant Protections. In the case of condominium conversions, landlords are required to provide tenant protections, including advance notice requirements, right of first refusal, and relocation assistance. On March 24, 2020, the Santa Clara City Council approved a temporary eviction moratorium in response to the COVID-19 pandemic. The moratorium goes into effect immediately, March 24, and will expire 45 days later, on May 8, 2020, unless extended by City Council resolution. City staff also introduced a regular ordinance, which will be presented for adoption on April 7th, 2020. If adopted, the ordinance goes into effect 30 days after adoption, May 7, 2020 and will be set to expire on August 5, 2020, unless extended by ordinance.
Action 16: Shared Housing	Support Shared Living Facilities & Operations	Ongoing	The City encourages shared housing arrangements and group living arrangements for special populations who are very low income.



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Santa Clara**
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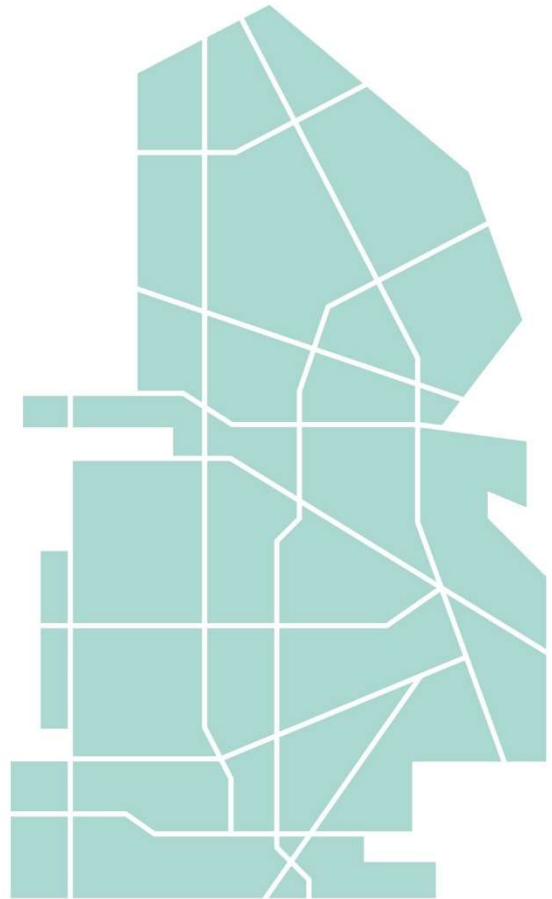
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Santa Clara, CA 95050
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HOUSING SUCCESSOR ANNUAL REPORT

REGARDING

**THE LOW- AND MODERATE-INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2018-19 PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE CITY OF SANTA CLARA**

Submission Date: March 31, 2020





City of Santa Clara

The Center of What's Possible

HOUSING SUCCESSOR ANNUAL REPORT REGARDING THE LOW- AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2018-19 PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f) FOR THE CITY OF SANTA CLARA

The Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and describes the current status of the LMIHAF as of June 30, 2019. The Report further provides certain details regarding the City of Santa Clara, as Housing Successor ("Housing Successor" or "City"), and its activities during Fiscal Year 2018-19 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor, the Santa Clara City Council, an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by staff and information contained within the financial records of the Low- and Moderate-Income Housing Asset Fund 169 for Fiscal Year 2018-19. The Report conforms with and is organized into Sections I through XI, inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited. This section also includes a reporting on the amount the Housing Successor received pursuant to Health and Safety Code Section 34191.4(b)(3)(A) for sponsoring community loan repayments.
- II. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- IV. Statutory Value Of Assets Owned By Housing Successor In LMIHAF:** Under the Dissolution Law, and for purposes of this Report, the "statutory value of real property" means the value of properties formerly held by the former redevelopment agency, as listed on the housing asset transfer schedule approved by the Department of Finance, as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.
- V. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

- VI. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. Status of Compliance with Section 34176.1:** This section provides a status update on compliance with Section 34176.1 (amending the dates to initiate activities consistent with development of affordable housing under Section 33334.16). For interests in real property acquired on or after February 1, 2012, this section provides a status update on the project.
- VIII. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Successor's progress in meeting those prior obligations of the former redevelopment agency and how the Housing Successor plans to meet any unmet obligations.
- IX. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former redevelopment agency and its host jurisdiction within the same time period. For this Report the ten-year period is July 1, 2009- June 30, 2019.
- XI. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.
- XII. Inventory of Assisted Homeownership Units:** An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

This Report is to be provided to the California Department of Housing and Community Development by April 1, 2020. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website, www.santaclaraca.gov.

I. AMOUNT DEPOSITED INTO LMIHAF (INCLUSIVE OF DEPOSITS MADE PURSUANT TO SECTION 34191.4(B)(3)(A))

Source	Amount
First Time Homebuyer Loan Repayment (Principal & Interest)	\$675,633
Housing Rehab Loans-NCIP (Principal & Interest)	\$30,000
AH Development Loans Repayment (Principal & Interest)	\$1,150,567
Use of Money & Assets (Interest, Rent, Misc. Other Revenue)	\$371,649
20% Set Aside on Sponsoring Community Loan Repayments Pursuant to Safety Code Section 34191.4(b)(3)(A)	-
Total from all sources deposited in Fiscal Year	\$2,227,849

A total of \$2,227,849 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS. The City did not receive any loan repayments under Section 34191.4(b)(3)(A) from the Successor Agency for funds borrowed from the City by the former redevelopment agency. Because no payments were made, no deposits were required to be made into the City's LMIHAF that were associated with sponsoring community loan repayments under Health and Safety Code Section 34191.4(b)(3)(A).

II. ENDING BALANCE OF LMIHAF

Balance of LMIHAF as of 6/30/19	
Subject	Balance
Previous balance + Current Deposits - Expenditures	\$12,441,012

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$12,441,012 of which \$0 is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

Subject	Amount
Monitoring & Administration	\$376,137
Homeless Prevention and Rapid Rehousing Services Expenditures	\$268,433
Housing Development Expenditures for pre-development expenses	—
Total Expenditures	\$644,570

The primary expenditures from the LMIHAF were for Homeless Prevention and Rapid Rehousing Services Expenditures and administrative costs associated with monitoring the portfolio's long-term affordability restrictions. The City entered into two separate agreements with program service providers totaling \$250,000 from LMIHAF funds for rapid rehousing services. The first agreement is with Abode Services for its Tenant Based Rental Assistance (TBRA) program, paid for by \$140,000 from LMIHAF funds, \$958,000 from federal Home Investment Partnerships Act (HOME) funds, and \$160,000 from City Affordable Housing funds. The TBRA program provides housing and case management services to individuals and families who are homeless or at risk of homelessness. The second agreement is a two-year agreement with the County of Santa Clara to provide intensive case management and other supportive services for homeless individuals in order to obtain and maintain

permanent housing. The County agreement was executed on July 1, 2017 and extended on July 3, 2019 in an annual amount of \$110,000 from LMIHAF funds. The expenditures listed for Homeless Prevention and Rapid Rehousing Services Expenditures, \$268,433 in total, exceed the total contract amount of \$250,000 because expenditures are reported on a modified accrual basis and some payments associated with the prior Fiscal Year were paid during the current Fiscal Year.

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

Asset Category - Loans	# of Loans	Statutory Value
First Time Home Buyers	43	\$ 2,492,635
Housing Rehab- NCIP	7	\$ 213,235
Development Loans	28	\$70,953,621
Total Loan Balances		\$ 73,659,491
Asset Category - Land		Statutory Value
Land Held for Development		
2330 Monroe St & San Tomas Expressway		\$ 5,400,270
3575 De La Cruz Boulevard		\$ 1,703,500
90 N. Winchester Boulevard		\$ 11,657,596
Land Developed with Affordable Housing		
Presidio El Camino Affordable Housing		\$ 2,694,997
Charities Housing		\$ 1,479,897
Total Land Balances		\$ 22,936,260
Total Statutory Value of Assets Owned by Housing Successor		\$ 96,595,751

V. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

No previous projects required LMIHAF transfers during the fiscal year.

VI. PROJECT DESCRIPTIONS

This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VII. STATUS OF COMPLIANCE WITH SECTION 34176.1

Section 34176.1 provides that the deadlines in Section 33334.16 do not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

The following provides a status update on the project(s) for property or properties that have been acquired by the Housing Successor using LMIHAF on or after February 1, 2012:

Address	Date of Transfer approval from DOF	Deadline to initiate activity	Current Status
2330 Monroe St & San Tomas Expressway	7/16/2013	7/16/2018	Executed DDA, Approved Entitlements, and Encumbered Funds
3575 De La Cruz Boulevard	7/16/2013	7/16/2018	Awarded and Executed ENA
90 N. Winchester Boulevard	7/16/2013	7/16/2018	Executed DDA, Approved Entitlements, and Encumbered Funds

On February 27, 2015, the Housing Successor issued a Request for Proposals for 90 North Winchester Boulevard (referred to as the "BAREC Site") for the development of affordable senior housing. On January 29, 2019, Santa Clara's City Council approved all land use entitlements for the project and adopted a resolution approving and authorizing the City Manager to negotiate and execute a Disposition and Development Agreement with Core Affordable Housing LLC for the development of the Agrihood Project located at 90 North Winchester Boulevard/ 1834 Worthington Circle and further authorizing the City Manager to execute all other agreements (including a Ground Lease, Loan Agreements, Deeds of Trust, Promissory Notes, and Affordable Housing Agreement).

On December 7, 2017, the Housing and Community Services Division held a Community Engagement Meeting at City Hall to discuss plans for the future development of the City-owned site at 2330 Monroe Street. The RFP was issued on March 2018 and on November 11, 2018, Santa Clara's City Council approved the City Manager to execute an Exclusive Negotiation Agreement (ENA) with Freebird Development Company for the development of 2330 Monroe Street. On January 28, 2020, Santa Clara's City Council approved all land use entitlements for the project and adopted a resolution approving and authorizing the City Manager to negotiate and execute a Disposition and Development Agreement with Freebird Development LLC and further authorizing the City Manager to execute all other agreements (including a Ground Lease, Loan Agreements, Deeds of Trust, Promissory Notes, and Affordable Housing Agreement).

On January 29, 2018, the Housing and Community Services Division held a Community Engagement Meeting at the Northside Library to discuss plans for the future development of the City-owned site at 3575 De La Cruz Boulevard. The RFP was issued in June 2018 and on April 9, 2019, Santa Clara's City Council approved the City Manage an Exclusive Negotiation Agreement (ENA) with Habitat for Humanity Company for the development of 3575 De La Cruz Boulevard.

On February 19, 2019, Santa Clara's City Council approved a loan agreement with Allied 2904 Corvin, LP for a loan of up to \$5,000,000 Housing Successor Funds to support the construction of a 100% affordable residential development at 2904 Corvin Drive. The project, Corvin Apartments, will contain 145 units consisting of 80 units for formerly chronically homeless residents with income levels at or below 30% of Area Median Income (AMI), 64 units for residents with income levels at or below 60% AMI, and 1 unrestricted two-bedroom manager's unit.

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the FY2009/10 - FY2015/16 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at www.santaclaraca.gov

There are no existing replacement housing obligations.

Inclusionary/Production Housing: According to the FY2009/10 - FY2015/16 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at www.santaclaraca.gov

There are no existing inclusionary production obligations.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information will be reported for 2019 and every five years thereafter.

The Housing Successor has utilized funds only for administration and monitoring of housing units subject to Affordable Housing Agreements of the former Agency and has not funded any new projects that require compliance with the requirements of Section 34176.1(a)(3)(B).

The LMIHAF encumbered funds (meaning, approved by and budgeted by Council, but not expended in the reporting period) for affordable rental housing developments that have been approved will result in 41.4% of funds to be expended for development of housing affordable to households earning 30% or less of AMI and 20.1% of funds to be expended for development of housing affordable to households earning between 60% and 80% AMI.

Income Test		Total Units	ELI-30 %	VLI-50 %	LI-60 %	LI-80 %	Med-100 %	Mod-120 %	Mgr
Allied 2904 Corvin (3311 Kifer Rd)	\$ 5,000,000	144	80	50	14				1
Agrihood (90 North Winchester Blvd)	\$ 15,700,000	165	59	72		32		2	
Freebird (2330 Monroe Street)	\$ 5,000,000	65	16	10	13	16	9		1
Total	\$ 25,700,000	374	155	132	27	48	9	2	2
Total ELI (30%AMI) units to Total Units		41.4%							
Total LI (60%-80%AMI) units to Total Units		20.1%							

X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10 year period of 7/1/2009-6/30/2019. The aggregate number of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years did not exceed 50 percent of the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period. Therefore, the restrictions under Section 34176.1(b) do not apply.

Senior Housing Test	10 Year Test
July 1, 2009 - June 30, 2019	
# of Assisted Senior Rental Units by Former RDA	52
# of Assisted Senior Rental Units by City	0
# of Assisted Senior Rental Units by Housing Successor	0
Total # of Assisted Senior Rental Units	52
# of Assisted Rental Units by Former RDA	119
# of Assisted Rental Units by City	
# of Assisted Rental Units by Housing Successor	
Total # of Assisted Rental Units	119
Assisted Senior Housing Percentage	43.70%

XI. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the LMIHAF account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The Housing Successor created the LMIHAF account on February 1, 2012. The current deposit of \$2,224,849 in the LMIHAF does not exceed the sum of the annual deposits made in the preceding four fiscal years of \$9,240,544 and as a result, the LMIHAF does not have an Excess Surplus. The

City has encumbered (meaning, approved by and budgeted by Council, but not expended in the reporting period) \$20.7 million LMIHAF funds for affordable rental housing developments that have been approved by the City Council as noted below.

Annual Deposits	Amount Deposited
FY 2013-14 LMIHAF Deposits	\$1,756,542
FY 2014-15 LMIHAF Deposits	\$2,759,279
FY 2015-16 LMIHAF Deposits	\$3,192,655
FY 2016-17 LMIHAF Deposits	\$1,488,901
FY 2017-18 LMIHAF Deposits	\$1,799,709
Aggregate Deposits for 4 preceding fiscal years	\$9,240,544
Encumbered Funds	\$25,700,000
Unencumbered LMIHAF Balance on Deposit	
Excess Surplus	n/a

Affordable Developments and Encumbered Funds	
Allied 2904 Corvin (3311 Kifer Road)	\$ 5,000,000
Agrihood (90 North Winchester Blvd)	\$ 15,700,000
Freebird (2330 Monroe Street)	\$ 5,000,000
Total	\$ 25,700,000

XII. HOMEOWNERSHIP INVENTORY

This section contains an inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

There are a total 58 of assisted homeownership units being monitored by the housing successor. No units were lost from the portfolio during the fiscal year and no units have been lost from the portfolio since February 1, 2012. A total of 4 units have been removed from the housing successor's portfolio during the fiscal year because the homeowners have satisfied the terms of the recorded affordability covenants.

No funds were returned as part of a program that protects the former agency's investment of funds from the LMIHAF. The Housing Successor did receive \$675,633 of program income associated with the housing successor's homeownership portfolio.

The Housing Successor did not contract with any outside entity for the management of the housing successor's homeownership portfolio.

ACTIONS NEEDED

This report must be submitted to the California Department of Housing and Community Development by April 1st. This report and the former redevelopment agency's Implementation Plans are posted on the City's website at www.santaclaraca.gov

City of Santa Clara

General Plan Amendment Applications

2010 to Present

GPA #	Project	File Number	Description	Notes
#73	1410 El Camino Real - The Presidio	PLN2010-08180	GPA# 73 from Gateway Thoroughfare to High Density Residential (3,025 sq.ft. of commercial use and 40 residential units)	11.09.2010 - City Council Approved
#74	2875 Lakeside Drive	PLN2010-08051	GPA #74 - General Plan Text Amendment for lot coverage; (5-story, 107 room extended stay hotel with podium parking at grade and 4 floors above)	GPA was withdrawn
#75	5403 Stevens Creek Blvd	PLN2011-08988	GPA #75 - General Plan Amendment from Low Intensity Office R&D to High Intensity Office R&D (Two 6-story office buildings totaling 295,500 sq.ft. & one below and above grade parking structure w/ a total of 1,118 on-site parking spaces; demolish existing commercial building [I-Hop])	07.17.2012 - City Council Approved
#76	45 Buckingham Drive	PLN2013-09799	GPA #76 from Community Mixed Use to High Density Residential (Four-story, 222 unit multi-family residential development with wrap parking structure w/ 375 on-site parking spaces; demolish of existing commercial building)	03.18.2014 - City Council Approved
#77	2585 El Camino Real	PLN2013-09805	GPA#77 - General Plan Amendment from Community Mixed Use to High Density Residential (60 condominiums at 43 DU/AC)	08.27.2013 - City Council Approved
#78	2611 El Camino Real	PLN2013-09744	GPA #78 General Plan Amendment from Regional Mixed Use to High Density Residential (183 multi-family residential project; demolish commercial)	09.15.2013 - City Council Approved
#79	166 Saratoga Avenue	PLN2013-10111	GPA #79 - General Plan Amendment from Community Mixed Use to Medium Density Residential (33 townhomes)	12.09.2014 - City Council Approved
#80	2620-2800, 2423-2475 Augustine Drive	PLN2014-10256	GPA #80 - General Plan Amendment from High Intensity Office/R&D to Community Commercial [Retail Center] and Light Industrial to High Intensity Office/R&D [Office Phase II & III] (up to 1,243,300 s.f. of office space and up to 125,000 s.f. of retail space for a total (inclusive of Office Phase I) of up to 2,000,100 square feet of development)	06.10.2014 - City Council Approved
#81	1313 Franklin Street	PLN2014-10542	GPA #81 - General Plan Amendment from Community Mixed Use to Regional Mixed Use (44 residential condominium units and 14,500 s.f. retail)	01.13.2015 - City Council Approved
#82	1701 Lawrence Road	PLN2014-10320	GPA #82 - General Plan Amendment from Medium Density Residential to Low Density Residential (9-unit townhome project; demolish two commercial buildings and a single family residence)	04.07.2015 - City Council Approved
#83	5155 Stars & Stripes	PLN2014-10554	GPA #83 - General Plan Amendment from Parks/Open Space and Regional Commercial to Urban Center/Entertainment District (up to ~9.16M s.f. of office, retail, residential, hotel and entertainment facilities; new open space, parking, roadways, and infrastructure; demolish existing structures)	06.28.2016 - City Council Approved
#84	2505 Augustine Drive, 3333 Octavius Drive	PLN2014-10577	GPA #84 - General Plan Amendment for Santa Clara Square Office Phases II and III (Light Industrial to High Intensity Office/R&D) (6-8 story office buildings)	11.18.2014 - City Council Approved
#85	2780 El Camino Real	PLN2015-11360	General Plan Amendment #85 from Regional Mixed-Use to Density Residential (158 apartments; demolish bowling alley)	Withdrawn
#85	2780 El Camino Real	PLN2017-12669	General Plan Amendment #85 from Regional Mixed-Use to Medium Density Residential (58 townhomes; demolish bowling alley)	5/22/2018 - City Council Approval
#86	Lawrence Station Area Plan	PLN2014-10500	GPA #86 - General Plan Amendment for Lawrence Station Area Plan from Low Intensity Office/R&D to Medium, High, and Very High Density Residential (up to 3,500 residential units and up to 104k s.f. commercial, plus parkland, roads, and infrastructure)	11/29/2016 - City Council Approved
#87	1205 Coleman Avenue	PLN2016-12318	GPA #87 - General Plan Amendment for the Santa Clara Station Focus Area to allow residential development at 51 - 100 du/ac and commercial development at a minimum 0.20 FAR (up to 1,600 residential units and approximately 220k s.f. hotel/retail/restaurant)	7/9/2019 - City Council Approved
#88	575 Benton Street	PLN2015-10980	GPA #88 - General Plan Amendment from Santa Clara Station High Density Residential and Santa Clara Station Low Density Residential to Santa Clara Station High Density Residential and to include a policy to allow limited neighborhood commercial uses within the Santa Clara Station Focus Area on a 5.8-acre site (318 apartments and approximately 22,000 s.f. commercial)	02/23/2016 - City Council Approved

GPA #	Project	File Number	Description	Notes
#89	3905 Freedom Circle	PLN2017-12516	GPA #89 - General Plan Amendment from High Intensity Office/R&D to a Very High Density Residential to allow up to 1,100 residential units with 1,540 parking spaces, up to 2,000 square foot of commercial with 10 parking spaces and a 2-acre public park.	Pending - 3/31/2020 PCC (deemed incomplete)
#90	100 N. Winchester Boulevard	PLN2015-11231	GPA #90 - General Plan Amendment from Regional Commercial to High Density Residential (92 market rate senior units)	01/12/2016 - City Council Approved
#91	575 Benton Street	PLN2017-12489	GPA #91 - General Plan Amendment #88 from High Density Residential to Very High Density Residential (355 apartment units, and ~22,000 square feet of retail)	7/17/2018 - City Council Approved
#92	2600 - 2610 Augustine Drive, 3300 - 3380 Montgomery Drive, et. al.	PLN2015-10899	GPA #92 - General Plan Amendment from Light Industrial/Community Commercial to Regional Mixed Use, and Light Industrial to High Density Residential (1800 apartments, 40,000 s.f. retail, & associated improvements)	12/15/2015 - City Council Approved
#93	2500 El Camino Real, et. al.	PLN2016-11684	Mixed Use to Regional Mixed Use for the development of 332 market rate residential units and 66 senior residential units totaling	Pending - PC/CC after ECR SP Visioning
#94	Tasman East SP	PLN2016-12400	Light Industrial to Transit Neighborhood	11/13/2018 - City Council Approved
#95	El Camino Real SP	PLN2014-10776	GPA #95 - Up to 6,200 residential units beyond the 2,073 that were allocated under the 2010 General Plan and of which some of those residential units have been constructed in the project area. Additionally, the Preferred Land Use Alternative would reduce the commercial space which currently exists in the project area by 315,000 square feet.	Pending
#96	3005 Democracy Way	PLN2017-12924	High-Intensity Office/Research and Development (R&D) to a new designation allowing high-intensity mixed use development, including residential and office	Pending
#97	Patrick Henry Drive Plan	Patrick Henry Drive SP	The Specific Plan will analyze two scenarios: 1) Up to 12,000 net new residential units and 310,000 net new square feet of non-residential uses, including retail and education facilities. 2) The same as the (1) but would substitute office for high-density residential along the east edge of the Plan Area, amounting to an approximate total of 10,300 net new residential units, 785,000 net new square feet of office, and 310,000 net new square feet of other nonresidential uses.	Pending
#98	Freedom Circle Focus Area	Freedom Circle Focus Area	The Focus Area would allow, subject to a future planning study, 2,500 dwelling units beyond those anticipated in the Greystar General Plan Amendment (described below), and 2 million square feet of additional office space beyond that allowed under the current high-intensity office designation.	Pending

RESOLUTION NO. 19-8734

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT #87 TO (1) CHANGE THE LAND USE DESIGNATIONS OF A 20.4 ACRE PROJECT SITE LOCATED AT 1205 COLEMAN AVENUE, SANTA CLARA, FROM SANTA CLARA STATION REGIONAL COMMERCIAL, SANTA CLARA STATION HIGH DENSITY RESIDENTIAL, AND SANTA CLARA STATION VERY HIGH DENSITY RESIDENTIAL TO A NEW LAND USE CLASSIFICATION OF SANTA CLARA STATION VERY HIGH DENSITY RESIDENTIAL WITH A MINIMUM COMMERCIAL FLOOR AREA RATIO OF 0.20; (2) AMEND THE GENERAL PLAN LAND USE MAP FOR THE SANTA CLARA STATION AREA TO REFLECT THE LAND USE CHANGE; AND (3) UPDATE THE CLIMATE ACTION PLAN WITH TRIP REDUCTION TARGETS FOR THE LAND USE CLASSIFICATION

SCH#2017022066

CEQ2016-01025 (EIR)

PLN2016-12318 (General Plan Amendment and Rezoning)

PLN2016-12321 (Vesting Tentative Subdivision Map)

PLN2017-12481 (Development Agreement)

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

WHEREAS, on November 9, 2016, TOD Brokaw, LLC ("Owner") made an application for a General Plan Amendment in connection with development of a 21.4 acre site located at 1205 Coleman Avenue (APNs: 230-46-069 and 230-46-070) with 20.4 acres located in Santa Clara and 1.0 acre located in San Jose, CA, and is currently undeveloped ("Project Site"), in order to change the General Plan Land Use Designation for the property located in Santa Clara to allow a transit-oriented mixed use development;

WHEREAS, the Project Site was formerly developed with industrial and office/research and development buildings, surface parking lots, landscaping, and site improvements that were demolished between 2016 and 2017;

WHEREAS, the General Plan Amendment proposes to change the existing land use designations for the Project Site from Santa Clara Station Regional Commercial (commercial up to 3.0 Floor Area Ratio (FAR)), Santa Clara Station High Density Residential (37-50 dwelling

units per acre (du/acre)), and Santa Clara Station Very High Density Residential (51-100 du/acre) to a new land use classification of Santa Clara Station Very High Density Residential (51-120 du/ac) with a minimum commercial FAR of 0.20, and amend the General Plan Land Use Map (Figure 5.4-4) for the Santa Clara Station Focus Area to reflect the General Plan change;

WHEREAS, the General Plan Amendment includes an amendment to the Climate Action Plan setting forth vehicle trip reduction targets for the land use classification;

WHEREAS, Owner simultaneously applied for a Zoning Code text amendment to add a new zoning designation of Very High Density Mixed Use (VHDMU) and a rezone of the Project Site from Light Industrial (ML) to the new zoning designation to allow the construction of 1,600 multi-family dwelling units, a 182,000 square foot full-service hotel with 225 rooms, 15,000 square feet of ground floor ancillary retail, surface and structured parking, private streets, landscaped open space, on- and off-site public right-of-way improvements, and site infrastructure and utilities to support the development ("Project");

WHEREAS, the application included a Vesting Tentative Subdivision Map to create commercial and mixed use development parcels, a public park parcel, and common lots to facilitate development and serve the land uses on the Project Site;

WHEREAS, the Owner also requested to enter into a Development Agreement with the City, and City staff have negotiated and recommended a draft Development Agreement for approval;

WHEREAS, Santa Clara City Charter Section 1007 requires that the Planning Commission provide input to the City Council on any proposed General Plan Amendment;

WHEREAS, on November 14, 2018, the Planning Commission conducted a duly noticed public hearing to consider the Project, at the conclusion of which the Commission recommended to the City Council approval of the proposed General Plan Amendment;

WHEREAS, Government Code Section 65355 requires the City Council to hold a public hearing prior to adopting a General Plan Amendment;

WHEREAS, on December 4, 2018, the City Council conducted a public hearing for review of the General Plan Amendment, and following public testimony and the close of public hearing, continued the Project to allow for additional public outreach and consideration of revisions to the Project;

WHEREAS, the Owner conducted two community public outreach meetings and subsequently revised the Project in response to community input to include 1,600 multi-family dwelling units, a 162,000 square foot hotel with 225 rooms, 25,000 square feet of ground floor ancillary retail, two public parks, surface and structured parking, private streets, landscaped open space, on- and off-site public right-of-way improvements, and site infrastructure and utilities to support the development ("Revised Project");

WHEREAS, the Revised Project was submitted on April 15, 2019 and determined to be consistent with land uses, density and intensity of development contemplated with the proposed General Plan Amendment application for the Project Site to Santa Clara Station Very High Density Residential (51-120 du/ac) with a minimum commercial FAR of 0.20;

WHEREAS, notice of the May 21, 2019 public hearing on the proposed General Plan Amendment was published in *The Weekly* (formerly the *Santa Clara Weekly*), a newspaper of general circulation for the City, on May 8, 2019 for the City Council meeting of May 21, 2019;

WHEREAS, on May 10, 2019 notices of the May 21, 2019 public hearing on the proposed General Plan Amendment were posted at three conspicuous locations within 300 feet of the Project Site and mailed to property owners within an expanded notification radius to include approximately 4,800 properties and to all local agencies expected to provide essential facilities or services to the Project;

WHEREAS, on May 21, 2019, the City Council conducted a public hearing to consider the proposed General Plan Amendment, and following public testimony, continued the Project to July 9, 2019, with the request to the Owner to increase the retail floor area in the project design;

WHEREAS, the Owner subsequently modified the project design to provide 1,565 residential units, a 152,000 square hotel with 225 rooms, and 45,000 square feet of ancillary retail on-site “Final Project”;

WHEREAS, before considering the General Plan Amendment for the Project Site, the City Council reviewed and considered the information contained in the Environmental Impact Report (“EIR”), Supplemental Text Revisions to the Final EIR, dated June 18, 2019, and Statement of Overriding Considerations for the Final Project;

WHEREAS, the City Council has reviewed the General Plan Amendment; and,

WHEREAS, on July 9, 2019, the City Council conducted a continued public hearing, at which time all interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed General Plan Amendment.

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

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

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

A. The proposed General Plan Amendment is deemed to be in the public interest, in that:

The proposed General Plan Amendment is a prerequisite to the adoption of the Project, which is in an urbanized area served by existing municipal services and implements smart growth principles by redeveloping underutilized properties with high intensity mixed-use, pedestrian- and transit-oriented development that will contribute to the City both socially and economically. This infill development is intended to provide desirable jobs, housing and services where infrastructure improvements can be efficient and cost effective for the City compared to development of greenfields elsewhere that might further extend and disperse utility and roadway

infrastructure and limit opportunities to take advantage of and support transit use and other alternative modes of travel and access.

B. The proposed General Plan Amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that:

The Project Site is located in the Santa Clara Station Focus Area and is in proximity to existing and planned transit facilities at the Santa Clara Transit Center and future Bay Area Rapid Transit Station and terminus along the Union Pacific Railroad corridor, approximately 280 feet west of the Project Site. The Project aligns with the goals and policies of the Santa Clara Station Focus Area in that the Project is an integrated mixed-use development that combines high density housing, commercial uses, park and open space at a gateway location to promote pedestrian, bicycle and transit use and maximize local and regional transit investments in bus rail service. The Project provides market rate and affordable housing units, contributes to the City's housing stock, and lessens the jobs/housing imbalance in support of General Plan land use goals and policies. The Project is consistent and compatible with planned uses along Coleman Avenue, such as the build-out of the Coleman Highline Project, and future development of the Santa Clara Station Area as envisioned in the General Plan.

C. The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that:

A Draft Environmental Impact Report ("DEIR") was prepared in accordance with CEQA and the City circulated copies of the DEIR and Notice of Availability to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies, and the City sought the comments of such persons, organizations and agencies. The City prepared and circulated written responses to the comments received during the Comment Period and included those responses in a Final Environmental Impact Report ("FEIR"), in accordance with CEQA. Additional comments were received following the

distribution of the FEIR and the City prepared responses to the comments received for incorporation into an Appendix to the FEIR and made available for review. Subsequent to changes made to the Project in response to community input at the City Council meeting of December 4, 2018, an analysis of the environmental impacts of the Revised Project was completed comparing the effects of the Revised Project with the impacts identified in the DEIR. The analysis concluded that the Revised Project would not result in new impacts or a substantial increase in the severity of any significant impacts disclosed previously in the DEIR. The Revised Project description and analysis of environmental impacts are incorporated into the FEIR as supplemental text revisions, dated May 14, 2019 and are not considered significant new information pursuant to CEQA Guidelines Section 15088.5, and therefore did not require recirculation of the DEIR.

Following the changes made to the Revised Project in response to City Council and community input at the City Council meeting of May 21, 2019, an analysis was conducted of the environmental effects of the Final Project comparing the effects of the Revised Project with the impacts identified in the DEIR. The analysis concluded that the Final Project would not result in new impacts or a substantial increase in the severity of any significant impacts disclosed previously in the DEIR. The Final Project description and analysis of environmental impacts are incorporated into the FEIR as supplemental text revisions, dated June 26, 2019 and are not considered significant new information pursuant to CEQA Guidelines Section 15088.5, and therefore did not require recirculation of the DEIR. The Council adopted and certified the FEIR.

D. The potential impacts of the proposed General Plan Amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that:

The Council has adopted a Mitigation Monitoring and Reporting Program for implementation with Project development to reduce potentially significant impacts identified in the EIR to less than significant levels; and the Council adopted a set of CEQA Findings and a

Statement of Overriding Considerations for the significant unavoidable impacts that cannot be mitigated to less than significant levels.

3. That the City Council, pursuant to Government Code § 65358, amends the General Plan by changing the General Plan Land Use Designation for the Project Site to Santa Clara Station Very High Density Residential (51-120 du/ac) to allow a transit-oriented mixed-use development with a minimum commercial FAR of 0.20.

4. That the City Council amends the General Plan by adding Policy 5.4.3-P22 and Policy 5.4.3-P23 to Subsection 5.4.3 ("Santa Clara Station Focus Area Goals and Policies") of Section 5.4 ("Focus Areas") of Chapter 5 ("Goals and Policies") of the General Plan, to be inserted immediately after existing Policy 5.4.3-P21 as follows:

"5.4.3-P22 Allow active retail uses at ground level and commercial uses at any level on parcels designated Very High Density Residential within the Santa Clara Station Focus Area."

"5.4.3-P23 Require Very High Density Residential development in the Santa Clara Station Focus Area to provide a minimum commercial FAR of 0.20."

5. That the City Council amends the General Plan by revising Figures 5.2-2 ("Land Use Diagram, Phase II") and 5.2-3 ("Land Use Diagram, Phase III") of Subsection 5.2.2 ("Land Use Classifications and Diagram") of Section 5.2 ("Land Use Diagram") of Chapter 5 ("Goals and Policies") of the General Plan, to reflect the General Plan land use change.

6. That the City Council amends the General Plan by revising Figure 5.4-4 ("Santa Clara Station Focus Area") of Subsection 5.4.3 ("Santa Clara Station Focus Area Goals and Policies") of Section 5.4 ("Focus Areas") of Chapter 5 ("Goals and Policies") of the General Plan, to reflect the General Plan land use change.

7. That the City Council amends Appendix 8.13 of the General Plan by modifying the Climate Action Plan to include new trip reduction standards for the Santa Clara Station Very High Density Residential Designation, by adding a new column to Table 9 of the Climate Action Plan, entitled Santa Clara Station Very High Density Residential, showing a trip generation rate

of 8 trips per one thousand (1,000) square feet of new floor area, and requiring trip reductions in Transportation District 2, Downtown, of 20%, with 10% coming from Transportation Demand Management (TDM) measures; and 30% trip reduction after BART is operational at the Santa Clara Station with 20% from TDM measures.

8. That based on the findings set forth in this Resolution, the EIR Resolution, and the evidence in the City Staff Report and such other evidence as received at the public hearing on this matter, the City Council approves the General Plan Amendment.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 9TH DAY OF JULY, 2019, BY THE FOLLOWING VOTE:

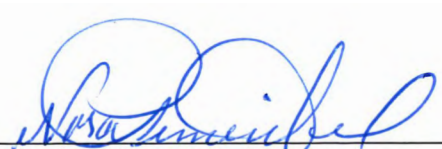
AYES: COUNCILORS: Chahal, Davis, Hardy, Mahan, O'Neill, and Watanabe, and Mayor Gillmor

NOES: COUNCILORS: None

ABSENT: COUNCILORS: None

ABSTAINED: COUNCILORS: None

ATTEST: _____


NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference: None