



## Agenda Report

24-193

Agenda Date: 3/19/2024

### REPORT TO COUNCIL

#### SUBJECT

Accept the 2023 General Plan Annual Progress Report

#### COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

#### BACKGROUND

California State Law requires local jurisdictions, including Santa Clara, to maintain a General Plan to guide the orderly, long-term use of lands within the City through policies and General Plan Land Use designations. 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:

1. Enhance the City's High Quality of Life
2. Preserve and Cultivate Neighborhoods
3. Promote Sustainability
4. Enhance City Identity
5. Support Focus Areas and Community Vitality
6. Maintain the City's Fiscal Health and Quality Services
7. 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.

The Housing Element is a required component of the General Plan and, per State law, must demonstrate the City's ability to support residential development capacity consistent with the City's Regional Housing Needs Allocation (RHNA).

The City is required to provide three annual reports to the State to demonstrate the City's progress toward implementation of its General Plan:

- 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 and Housing Element APR respond to the obligations of the 6<sup>th</sup> cycle RHNA, which was

adopted by the City Council on January 31, 2023 and subsequently re-adopted on June 27, 2023 in response to comments from the California Department of Housing and Community Development (HCD).

These reports are due on April 1<sup>st</sup> of each calendar year and the Housing Element APR and LMIHAF must be submitted to HCD using the forms and definitions adopted by HCD. These two documents must also be posted on the City's website.

Historically the City has submitted three reports to the State on an annual basis, in conformance with these requirements. Staff is preparing all three documents to submit to the State prior to April 1, 2024.

Beginning in 2020, the State further mandated that all cities, including Charter cities such as Santa Clara, and all 58 counties, submit the GP APR to their legislative body as well as to the Governor's Office of Planning and Research (OPR) (Government Code Section 65400). This report is being submitted to the City Council to fulfill this requirement.

## **DISCUSSION**

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 OPR and the Housing Successor Agency Annual Report must be posted on the City's Website.

This report includes four attachments documenting the City's implementation of the General Plan over the last calendar year. 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.

Attachment 1 is a fact sheet that includes relevant milestones for the General Plan. A summary of the Housing Element APR, including housing production numbers for the year and Housing Element implementation actions, is included as Attachment 2. In 2023, a total of 2,667 units were issued Planning entitlements, with building permits for 916 units issued. A total of 241 units were issued certificates of occupancy in 2023.

The Housing Successor Annual Report regarding the 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 2022-2023 and is included for reference as Attachment 3.

A list of all General Plan Amendments filed since the adoption of the 2010-2035 General Plan is included as Attachment 4. Five amendments were adopted to the General Plan in 2023, (1) the Housing Element Update adoption, and (2) the Housing Element re-adoption following comments from the State Department of Housing and Community Development; (3) a General Plan Amendment for 2655 The Alameda, from Neighborhood Commercial to Very High Density Residential; (4) a General Plan Amendment for the Downtown Precise Plan from Community Mixed Use and Medium Density Residential to Downtown; and (5) the adoption of General Plan text amendments in

combination with the adoption of the City's Zoning Code Update.

**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) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

**RECOMMENDATION**

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

Reviewed by: Reena Brilliot, Acting Director of Community Development

Approved by: Jovan Grogan, City Manager

**ATTACHMENTS**

1. Santa Clara General Plan 2010-2035 Fact Sheet
2. 2023 Housing Element Annual Progress Report Summary Data
3. FY 2022-2023 Successor Agency Annual Report
4. Amendments to the General Plan, 2010-Present



## **General Plan 2010-2035 Fact Sheet**

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**Adoption Date of General Plan:** November 6, 2010

**Adoption Date of Housing Element:** January 31, 2023; re-adopted June 27, 2023 following HCD comments

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

**General Plan Amendments adopted in 2023**

Housing Element Update – Adopted January 31, 2023

Housing Element Update re-do – Adopted June 27, 2023

2655 The Alameda Mixed-Use – Adopted August 29, 2023

Zoning Code Update General Plan Text Amendments – Adopted December 19, 2023

**Priorities for land use decision making that have been established by the local legislative body (e.g., passage of moratoria or emergency ordinances):** Ordinance 2018, imposing a ban on all commercial cannabis activities, adopted May 12, 2020.

**Advance Planning Activities initiated in 2023:**

- El Camino Real Specific Plan re-do
- Santa Clara Station Area Specific Plan

**Advance Planning 2023 milestones:**

- Adoption of the Zoning Code Update
- Adoption of the Downtown Precise Plan

**Ongoing Advance Planning Activities:**

- El Camino Specific Plan
- Santa Clara Station Area Plan
- Zoning Code Map Adoption

<b>Jurisdiction</b>	Santa Clara	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	43
	Non-Deed Restricted	0
Low	Deed Restricted	177
	Non-Deed Restricted	0
Moderate	Deed Restricted	42
	Non-Deed Restricted	2
Above Moderate		652
Total Units		916

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	6	15	5
2 to 4 units per structure	0	0	0
5+ units per structure	2631	846	178
Accessory Dwelling Unit	30	55	58
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>2667</b>	<b>916</b>	<b>241</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	79	916
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	87
Number of Proposed Units in All Applications Received:	375
Total Housing Units Approved:	84
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	200

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	32
Sites Rezoned to Accommodate the RHNA	0

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Santa Clara	
Reporting Year		2023 (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: Provision of a Variety of Housing Types	a. Adopt the comprehensive Zoning Ordinance update with revised provisions to allow a variety of housing types through a by-right approval process, including:Single-room occupancy units (SROs); Employee housing; Emergency shelters; Low barrier navigation centers; Permanent supportive housing; and Residential care facilities.	Dec-23	Status: Zoning Code Update adopted December 19, 2023
Action 1: Provision of a Variety of Housing Types	b. Acknowledge group homes (residential care facilities) for 7 or more residents and separately enumerate residential care facility uses with 6 or fewer residents. Residential Care Facilities with 6 or fewer residents will be permitted in all residential zones similar to other residential uses of the same type in the same zone.	Dec-23	Status: Zoning Code Update adopted December 19, 2023
Action 1: Provision of a Variety of Housing Types	d. As a part of the Zoning Ordinance Update, incorporate changes to state Accessory Dwelling Unit (ADU) law and incentivize the creation of ADUs by removing parking requirements and providing more flexible height standards.	Dec-24	Status: Zoning Code Update adopted December 19, 2023
Action 1: Provision of a Variety of Housing Types	h. By 2030 increase the stock of:  1. Extremely low and very low income rental housing designed for persons with developmental disabilities by 35% from 56 in 2023 to 76.	Jan-30	Completed lease up for Monroe Commons (16 units set aside for developmentally disabled persons).
Action 1: Provision of a Variety of Housing Types	h. By 2030 increase the stock of:  3. Income restricted three and four bedroom affordable rental housing units to serve large households in Santa Clara by 20% from 107 units in 2023 to 129 units.	Jan-30	Committted funds to Benton Lawrence Interim Housing (30 family units) and funded TBRA and the Homlessness Prevention System
Action 1: Provision of a Variety of Housing Types	k. Explore regional and state funding sources to build more housing opportunities for persons with disabilities and for extremely low-income households. (2023 - Exploring use of HOME ARP funds)	Ongoing	
Action 2. Affordable Housing Ordinance	c. Conduct in-person outreach once per year in low and moderate resource areas of the City to educate residents on how to use local and regional housing lottery systems and fair housing resources.	Ongoing	Hosted housing search workshop for seniors at the Senior Center on 6/29/23
Action 3: Affordable Housing Incentives and Facilitation	a. By June 2023, create and post an SB 35 checklist and written procedures for processing SB 35 applications.	Jun-23	Checklist/Procedures posted June 2023
Action 3: Affordable Housing Incentives and Facilitation	As a part of the Zoning Ordinance Update, reduce residential parking requirements outside of transit-rich environments by reducing the amount of parking required for studio and one-bedroom apartments in multi-family zones.	Dec-23	Status: Zoning Code Update adopted December 19, 2023, including reduced parking rates for multi-family citywide.
Action 3: Affordable Housing Incentives and Facilitation	e.Encourage and assist in efforts to combine public and private funds in joint housing ventures that maximize affordability.	ongoing	The city entered into a public-private partnership with USA Properties on Mainline North, resulting in 151 affordable units. (12/6/2022)

Action 3: Affordable Housing Incentives and Facilitation	f. 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.	ongoing	Explored Affordable Housing and Sustainable Communities funding with Charities Housing for the project at 1601 Civic Center Drive.
Action 3: Affordable Housing Incentives and Facilitation	g. To expedite review and processing of 100% affordable housing projects, meet with affordable housing applicants to coordinate regularly on timing of tax credit and other public and/or private funding applications.	ongoing	The City is supporting several projects working to meet their funding dealines including Clara Gardens, 80 Saratoga Avenue, and 1601 Civic Center Drive.
Action 3: Affordable Housing Incentives and Facilitation	i. Utilize CDBG , HOME or other local funds in conjunction with other cities' funds to construct or rehabilitate shelters, public service facilities, and to provide housing services at least once during the Housing Element cycle.	ongoing	A project for the rehab of the elevator at the Bill Wilson Center is in predevelpoment stages.
Action 3: Affordable Housing Incentives and Facilitation	j. Review best practices once per year with regional working groups to identify appropriate incentives and policies to support affordable housing development in the City including fee deferral, reduction, or waivers.	ongoing	The City is meeting regularly with Community Planning Collaborative and County CDBG coordinators.
Action 4: Maintenance of Housing Stock	a. By the end of 2024, conduct outreach to single-family home residential care facilities that serve protected classes including persons with disabilities to determine interest in and the feasibility of including these properties in future CDBG/HOME Notices of Funding Availability to address rehabilitation and emergency repairs in these facilities. (This objective responds to feedback from Life Services Alternatives)	Dec-24	Over the past year, the City has met with Life Services Alternatives, which operates homes for developmentally disabled persons.
Action 4: Maintenance of Housing Stock	c. Assist approximately 200 low, very low, and extremely low- income homeowners with rehabilitation, installation of accessibility improvements, and emergency repair assistance through loans and grants from the Neighborhood Conservation and Improvement Program (NCIP) loans and grants during the Housing Element planning period.	ongoing	The city/parnters completed 11 small project grants and 2 major home repair loans through the NCIP loan program.
Action 4: Maintenance of Housing Stock	e. Through the CDBG program, to address rising average temperatures, promote NOFA process for installation of HVAC improvements for sensitive populations, including seniors in multifamily housing. (This response to feedback from seniors that live in apartments that do not have air conditioning).	ongoing	The next NOFA will occur in early 2025. The City is currently funding a project for a panel upgrade at Riverwood Grove (2150 Tasman Drive), which will facilitate other improvments such as new HVAC.
Action 5: Preservation of Assisted Rental Housing & NOAH	b. Continue to monitor and analyze inventory of income restricted projects/units that may be at-risk of losing affordability controls and maintain contact every four years with the property owners regarding long-term plans for their projects.	ongoing	The City monitors restrictions and performs compliance monitoring annually.
Action 6: Acquisition of Multi-Family Housing	c. Explore funding sources available at the regional, state, and federal levels to support affordable housing developers with acquisition/rehabilitation opportunities.	ongoing	The City meets regularly with CDBG coordinators group to review new funding sources.
Action 7: Code Enforcement Program	b. Proactively and systematically respond to housing code violations.	ongoing	In 2023 City Code Enforcement had 822 requests for service, with 815 responses logged.
Action 7: Code Enforcement Program	c. 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.	ongoing	As a part of the Zoning Code Update, adopted in 2023, the City added additional language regarding prohibited uses in the required front and side setbacks of all parcels including household property, inoperable vehicles, unattended inflatable simming pools, beer pong tables, and shipping containers.
Action 8: Neighborhood Relations Programs	b. Improve the maintenance of student-occupied homes and behavior of the occupants via owner outreach at the beginning of each school year to minimize impacts on neighborhoods surrounding SCU.	ongoing	The City holds monthly coordination meetings with SCU, the Police Department, and Code Enforcement to address issues in a timely way. The City also holds a yearly walkabout at the beginning of the school year to educate students on city regulations.



Action 8: Neighborhood Relations Programs	c. Enhance code enforcement with weekly patrols in coordination with special police patrols, as needed, to address problems in the SCU area.	ongoing	The City has a dedicated code enforcement officer for the SCU neighborhood, who makes weekly patrols around the university.
Action 8: Neighborhood Relations Programs	d. Continue to hold meetings three times per year with students, tenants, landlords, SCU, residents, and the City to allow opportunities for stakeholders to discuss neighborhood issues and concerns.	Ongoing	The City continues to hold and coordinate NURC meetings three times a year, which act as a forum for students, tenants and landlords near the SCU campus.
Action 9: Zoning Ordinance	Complete the comprehensive update to the Zoning Ordinance	19-Dec	Adopted by the City Council, December 19, 2023
Action 12: Affordable Housing Funding	Evaluate Notices of Funding Availability (NOFAs) from State, federal, and regional programs and pursue funding applications as appropriate.	Ongoing	Explored Affordable Housing and Sustainable Communities (AHSC) funding with Charities Housing for the 1601 Civic Center Drive project.
Action 13: Residential Displacement	d. Continue to fund at least one tenant and landlord resources and dispute resolution service contract annually.	Ongoing	The City continues to fund Project Sentinel, a dispute resolution service.
Action 14: Housing Choice Voucher Program	d. Continue to refer households in need to the Housing Authority's Housing Choice Voucher Application Portal.	Ongoing	Referrals are made as they come in.
Action 15: Homeownership for First-Time Buyers	b, c, and d. Continue to promote homeownership for first time buyers through units that are income restricted and marketed under the City's inclusionary ordinance. The City will share resources in at least two in-person events per year and will coordinate at least one social media campaign per year focused on first time homeownership resources. Encourage program participation for all levels of household income that meet eligibility criteria.	Ongoing	The City continues to promote opportunities for first-time homebuyers.
Action 16: Fair Housing Program	e, f, and g. Work with Project Sentinel and other nonprofit organizations to improve the City's webpage to include more landlord/tenant rights resources. Partner with nonprofit organizations and hold in-person open house events and meetings at least twice per year to distribute fair housing information. Refer disputes between property owners to the County Human Relations Commission's Dispute Officer within five (5) business days of the City being informed of the dispute.	ongoing	The City continues to fund Project Sentinel, a dispute resolution service, and continues to refer disputes between property owners to the County Human Relations Commission's Dispute Officer within five (5) business days.
Action 17: Homeless Services	e. Target services to vulnerable populations, including at-risk youth, seniors, and persons with disabilities and unhoused families with children.	ongoing	The City is currently providing mobile shower and laundry service weekly. Tenant-based Rental Assistance (TBRA) is focused on families with kids at risk of homelessness. The City is also helping fund family counseling and therapy at the Bill Wilson Center.
Action 18: Shared Housing	b. Explore ways to improve City staff capacity to help seniors and other special needs groups navigate the housing market and to access subsidized housing.	ongoing	The City has developed a special housing search info packet for seniors.
Action 20: Water and Sewer Affordable Housing Service Provisions	a. Within six months of certification of the Housing Element, adopt procedures to grant priority for water and sewer service to developments with units affordable to lower-income households, per Government Code, § 65589.	Within 6 months of certification	Procedures adopted September 2023



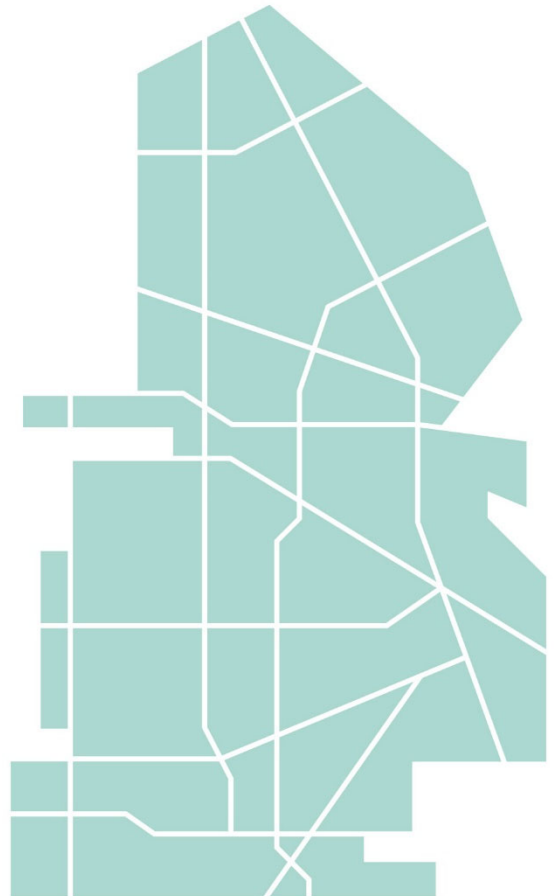
**City of  
Santa Clara**  
The Center of What's Possible

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# HOUSING SUCCESSOR ANNUAL REPORT

REGARDING THE LOW- AND MODERATE-INCOME HOUSING ASSET  
FUND FOR FISCAL YEAR 2022-23  
PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE  
SECTION 34176.1(f)  
FOR THE CITY OF SANTA CLARA

Submission Date: March 31, 2024





HOUSING SUCCESSOR ANNUAL REPORT  
REGARDING THE  
LOW- AND MODERATE-INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR 2022-23 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, 2023. 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 2022-23 (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 2022-23. 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 was reported in 2019 and will be reported again in 2024 (FY2022-23 Report).
- 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, 2013- June 30, 2023.
- 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, 2024. 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](http://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)	\$136,612
Housing Rehab Loans-NCIP (Principal & Interest)	\$0
AH Development Loans Repayment (Principal & Interest)	\$989,410
Use of Money & Assets (Interest, Rent, Misc. Other Revenue)	\$77,941
20% Set Aside on Sponsoring Community Loan Repayments Pursuant to Safety Code Section 34191.4(b)(3)(A)	-
Developer Fees	\$0
Land Sale Proceeds	\$0
<b>Total from all sources deposited in Fiscal Year</b>	<b>\$1,203,963</b>

A total of \$1,203,963 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 6/30/23	
Subject	Balance
Previous balance + Current Deposits - Expenditures	\$3,794,851

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$3,794,851 of which \$0 is held for items listed on the ROPS.

**III. DESCRIPTION OF EXPENDITURES FROM LMIHAF**

Subject	Amount
Monitoring & Administration	\$359,859
Homeless Prevention and Rapid Rehousing Services Expenditures	\$250,000
Housing Development Expenditures for pre-development expenses	\$5,000,000
<b>Total Expenditures</b>	<b>\$5,609,859</b>

The primary expenditures from the LMIHAF was for Housing Development in the amount of \$5,000,000 to support the construction of a 100% affordable residential development at 3311 Kifer Road (formerly 2904 Corvin Drive). The project, Calabazas Apartments, contains 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. The project started leasing up in June 2021 and reached full occupancy at the end of 2022.

The other expenditures from the LMIHAF were for the Homeless Prevention, Case Management services for the Tenant Based Rental Assistance (TBRA) program, and Rapid Rehousing Services and expenditures and administrative costs associated with monitoring the portfolio's long-term affordability restrictions.

The City entered into three separate agreements with program service providers totaling \$250,000 from LMIHAF funds. The TBRA program was administered by two service providers: Abode Services and Bill Wilson Center. The City allocated LMIHAF funds in the amount of \$140,000 to between Abode Services and Bill Wilson Center to provide case management services and general program administration services for the TBRA program. Federal Home Investment Partnerships Act (HOME) funds in the amount of \$778,379 were allocated for subsidies and deposits, and \$160,697 from City Affordable Housing funds were allocated to supplement the LMIHAF funds. The TBRA program provides housing and case management services to individual and families who are homeless or at risk of homelessness. The third agreement is 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 agreement is for \$110,000 from LMIHAF funds.

The City Council approved two amendments to the Agreement for Services with HouseKeys Inc. for administration of the City's Affordable Rental Program to continue to strengthen the City's ability to administer and maintain its affordable rental program. The Amendment No. 3 was approved on May 24, 2022 had a total compensation with a not-to-exceed amount of \$332,000 for a two-year period (\$156,000 for program administration and an additional \$10,000 for special projects). Forty five percent (45%) of the agreement will be funded by the LMIHAF funds.

#### **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.

<b>Asset Category - Loans</b>	<b># of Loans</b>	<b>Statutory Value</b>
First Time Home Buyers	21	\$907,116
Housing Rehab- NCIP	2	\$93,324
Development Loans	32	\$101,752,721



<b>Total Loan Balances</b>	<b>\$102,753,161</b>
<b>Asset Category - Land</b>	<b>Statutory Value</b>
<b>Land Held for Development</b>	
2330 Monroe St & San Tomas Expressway	\$5,400,270
3575 De La Cruz Boulevard	\$1,703,500
<b>Land Developed with Affordable Housing</b>	
Presidio El Camino Affordable Housing	\$2,694,997
Charities Housing	\$1,479,897
76 N Winchester Boulevard (formerly 90 N Winchester Blvd)	\$7,596*
<b>Total Land Balances</b>	<b>\$11,286,260</b>
<b>Total Statutory Value of Assets Owned by Housing Successor</b>	<b>\$114,039,421</b>

\*The affordable senior housing project land (APN 303-17-054) has a cost of \$7,596.

## 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 (Construction Complete, C of O October 2023)
3575 De La Cruz Boulevard	7/16/2013	7/16/2018	Awarded and Executed ENA (ENA Extended to December 2023)
76 N. Winchester Boulevard (Formerly 90 N. Winchester Boulevard)	7/16/2013	7/16/2018	Executed DDA, Approved Entitlements, and Encumbered Funds (Construction Complete, C of O June 2023)

**2330 Monroe Street:**

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 authorized 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 (DDA) 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). Freebird Development Company applied for tax-exempt bonds and tax credits in December 2020 but was not awarded in that round. In December 2021, Freebird's application for tax-exempt bonds and tax credits was successful and the project closed financing in April 2022. The project completed construction and received its certificate of occupancy October 18, 2023.

**3575 De La Cruz Boulevard:**

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 an ENA with Habitat for Humanity Company for the development of 3575 De La Cruz Boulevard. The ENA provided an initial negotiating period of 18 months, commencing on the date of the Agreement was fully executed, which could be extended for two additional periods of six months each by the City Manager upon presentation of a written request from the Developer together with a schedule of tasks to be accomplished during the additional period. Both six-month extensions were authorized by the City Manager. As allowed under the ENA, the City Manager granted two six-month extensions for the ENA on December 14, 2020 and the second on July 12, 2021. Since that time, four additional extensions were signed extending the ENA until December 30, 2023 to allow Habitat for Humanity additional time to prepare a Disposition and Development Agreement (DDA) for Council consideration.





**76 N. Winchester Boulevard (formerly 90 North Winchester Boulevard):**

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 DDA 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). The Core Companies announced in September 2020 that the Agrihood Project has been awarded \$50,000,000 in tax-exempt bonds by the California Debt Limit Allocation Committee (CDLAC). The project closed financing in June 2021 and received its certificate of occupancy in June 30, 2023.

**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](http://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](http://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.

In addition to utilizing LMIHAF funds for administration and monitoring of housing units subject to Affordable Housing Agreements of the former Agency, the Housing Successor has funded three new projects that require compliance with the requirements of Section 34176.1(a)(3)(B).



Since the last report in 2019, the Housing Successor has utilized \$25,700,000 from the LMIHAF for the development of three affordable rental housing projects. Within this expenditure, 40% of the funds were allocated for the development of housing affordable to households earning 30% or less of Area Median Income (AMI), 36.27% for the development of housing affordable to households earning 60% or less of AMI, and 21.67% for the development of housing affordable to households earning between 60% and 80% of AMI. The Housing Successor has met its extremely low-income test for this reporting period.

Income Test		Total Units	ELI-30%	VLI-50%	LI-60%	LI-80%	Med-100%	Mgr
Allied 2904 Corvin (3311 Kifer Rd)	\$5,000,000	145	80	50	14			1
Agrihood (90 North Winchester Blvd)	\$15,700,000	165	54	54	55			2
Freebird (2330 Monroe Street)	\$5,000,000	65	16	32	8	8	0	1
Total	\$25,700,000	375	150	136	77	8	0	4
Total ELI (30%AMI) units		40.00%						
Total VLI (Below 60%AMI) units		36.27%						
Total LI (60%-80%AMI) unit		22.67%						

## 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 7/1/2013-6/30/2023. 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, 2013 - June 30, 2023	
# of Assisted Senior Rental Units by Former RDA	0
# of Assisted Senior Rental Units by City	79
# of Assisted Senior Rental Units by Housing Successor	164
<b>Total # of Assisted Senior Rental Units</b>	<b>243</b>
# of Assisted Rental Units by Former RDA	0



# of Assisted Rental Units by City	424
# of Assisted Rental Units by Housing Successor	372
<b>Total # of Assisted Rental Units</b>	<b>796</b>
<b>Assisted Senior Housing Percentage</b>	<b>30.53%</b>

## **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 LMIHAF Balance on Deposit of \$8,197,170 less the encumbered amount of \$5 million for one affordable housing development, equals \$3,197,170. This amount is less than the sum of the annual deposits made in the preceding four fiscal years of \$6,446,397. As a result, the LMIHAF does not have an Excess Surplus. The City encumbered the funds in the previous reporting period and has fully disbursed \$5 million for Allied 2904 Corvin (3311 Kifer Road) affordable housing project in FY2022-23.

<b>Annual Deposits</b>	<b>Amount Deposited</b>
FY 2018-19 LMIHAF Deposits	\$2,227,849
FY 2019-20 LMIHAF Deposits	\$1,343,393
FY 2020-21 LMIHAF Deposits	\$1,552,257
FY 2021-22 LMIHAF Deposits	\$1,322,898
<b>Aggregate Deposits for 4 preceding fiscal years</b>	<b>\$6,446,397</b>
<b>LMIHAF Balance on Deposit</b>	<b>\$8,197,170</b>
<b>Encumbered Funds</b>	<b>(\$5,000,000)</b>
<b>Unencumbered LMIHAF Balance on Deposit</b>	<b>\$3,197,170</b>
<b>Excess Surplus</b>	<b>\$0</b>

## **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 59 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 0 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 \$136,612 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 1<sup>st</sup>. This report and the former redevelopment agency's Implementation Plans are posted on the City's website at [www.santaclaraca.gov](http://www.santaclaraca.gov)

City of Santa Clara

General Plan Amendment Applications

2010 to Present

3/5/2024

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)	<b>Withdrawn</b>
#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



GPA #	Project	File Number	Description	Notes
#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
#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.	6/7/2022 - City Council Approval
#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 Approval
#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	6/7/2022 - City Council Approval
#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.	3/22/2022 - City Council Approval
#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.	6/7/2022 - City Council Approval
#99	Climate Action Plan	PLN2018-13646	Climate Action Plan Update	6/7/2022 - City Council Approval
#100	Zoning Code Update	Zoning Code Update	General Plan Text Amendment to remove the area limitation for manufacturing in the Low- and High-Intensity Office General Plan Designations, and to allow Medical Services in the High Intensity Office General Plan Designation	12/19/2023 - City Council Approval
#101	1601 Civic Center Drive	PLN21-15206	General Plan Amendment from Community Commercial to High Density Residential	11/15/2022 - City Council Approved
#102	Housing Element Update	Housing Element Update	Housing Element Update to meet the requirements of the City's 6th Cycle Regional Housing Needs Assessment (RHNA)	1/31/2023 - City Council Approval
#103	Housing Element Update re-do	Housing Element Update re-do	Housing Element Update to meet the requirements of the City's 6th Cycle Regional Housing Needs Assessment (RHNA)	6/27/2023 - City Council Approval
#104	The Alameda Mixed-Use	PLN22-00448	General Plan Amendment from Neighborhood Mixed-Use to Very High Density Residential	8/29/2023 - City Council Approval
#105	Downtown Precise Plan	PLN2019-13823	Downtown Precise Plan to implement the community's vision and objectives for a vibrant, pedestrian-oriented destination Downtown with a mix of residential, office, and civic uses.	12/5/2023 - City Council Approval