




City Council
April 29, 2025
Item # 6 RTC 25-481

**General Plan Text
Amendment – Housing
Element Sites Inventory**

Afshan Hamid
Director of Community Development

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

Background
Housing Elements


- One of required elements of General Plan
- Updated every 8 years. Reviewed by HCD
- City of Santa Clara 6th Cycle (2023-31) Housing Element
 - Adopted May 7, 2024
 - Certified May 31, 2024

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POST MEETING MATERIAL

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Background

Sites Inventory

- Maintain inventory of sites with capacity to meet Regional Housing Needs Allocation (RHNA)

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Background


6th Cycle RHNA

Lower Income		Moderate Income	Above Mod. Income	Total
Very Low (≤50% AMI)	Low (50-80% AMI)	(80-120% AMI)	(>120% AMI)	
2,872	1,653	1,981	5,126	11,632


- AMI = Area Median Income. FY 2024 \$184,300 (4 persons)
 - ALI \$27,650 → ELI \$55,300 → VLI \$92,150 → LI \$146,100 → Mod \$221,150

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Sites to Meet the RHNA <i>(Adopted Housing Element)</i>					
Site/Credit Type	Affordability Category				Total Capacity
	Lower		Moderate	Above Moderate	
	Very Low [0-50% AMI]	Low [50-80% AMI]	[80-120% AMI]	[> 120% AMI]	
Pending and Approved Projects	710	794	504	10,201	12,209
ADU Projection	118	118	118	39	393
Available Specific Plan Sites	2,138	1,586	1,728	140	5,592
El Camino Real Rezoning Sites	319	236	250	-	805
Total	3,285	2,734	2,600	10,380	18,999
RHNA	2,872	1,653	1,981	5,126	11,632
Surplus (buffer above RHNA)	33%		31.2%	102.5%	63.3%


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Sites to Meet the RHNA <i>(Proposed Housing Element Amendment)</i>					
Site/Credit Type	Affordability Category				Total Capacity
	Lower		Moderate	Above Moderate	
	Very Low [0-50% AMI]	Low [50-80% AMI]	[80-120% AMI]	[> 120% AMI]	
Pending and Approved Projects	710	794	627	10,898	13,029
ADU Projection	118	118	118	39	393
Available Specific Plan Sites	1,748	1,295	1,437	140	4,620
El Camino Real Rezoning Sites	319	236	250	-	805
Total	2,895	2,443	2,432	11,077	18,847
RHNA	2,872	1,653	1,981	5,126	11,632
Surplus (buffer above RHNA)	18%		23%	116%	62%

Changes

- 3005 Democracy Way (+820 units)
- 4701 Patrick Henry Dr (-972 units)

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Recommendation

Adopt a Resolution to Amend the General Plan Housing Element with revisions associated with changes to the Housing Sites Inventory

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