



# **Planning Commission**

**Item # 1**

**RTC 24-285 Re-Adoption of  
the 2023-2031 Housing  
Element with Revisions**

**April 17, 2024**



# Background

## Housing Elements

- One of required elements of General Plan
- Updated every 8 years. Reviewed by HCD and certified if found to be in substantial compliance
- City of Santa Clara Housing Elements
  - Prior 5<sup>th</sup> Cycle Housing Element (2015-2023)
    - Adopted December 9, 2014
  - Current 6<sup>th</sup> Cycle Housing Element (2023-2031)
    - Adopted January 31, 2023; re-Adopted June 27, 2023



# What are Cities Responsible For?

## Planning for Housing

- Maintain Inventory of Sites with Capacity to meet Regional Housing Needs Allocation (RHNA)
- Housing Plan: Goals, Policies, Actions, Objectives
  - Reduce/Remove Regulatory Challenges/Barriers
- Comply with State Housing Law



# Statutory Timeline

## ABAG 6<sup>th</sup> Cycle Housing Elements

- January 31, 2023 – Due Date for submittal of an adopted Housing Element to HCD
- May 31, 2023 – Due Date for HCD certification of Housing Element
- January 31, 2024 – Due Date to complete any rezonings required to accommodate shortfall in lower-income RHNA
  - Santa Clara has no shortfall of sites to accommodate its RHNA; rezonings are included for their contribution to meeting HCDs recommended buffer for lower-income units



# Required Components

- **Housing Capacity** – Constraints and Sites Inventory
- **Housing Plan** – Goals, Policies, Actions, Objectives
- **Affirmatively Furthering Fair Housing**
- **Outreach**
- **General Plan Consistency**



## **RHNA Process (2019-2022)**

- **State (HCD)** identified total number of homes by affordability level for Bay Area (441,176)
- **Region (ABAG)** developed methodology for allocating units to all Bay Area jurisdictions: RHNA plan approved by HCD January 2022
- **Local (City of Santa Clara)** October 2019 – May 2021 participated in development of RHNA methodology/plan; Santa Clara's 6<sup>th</sup> Cycle RHNA is 11,632 units



December  
2021

FINAL REGIONAL HOUSING NEEDS  
ALLOCATION (RHNA) PLAN:  
San Francisco Bay Area, 2023-2031



# Santa Clara 6<sup>th</sup> 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 2023 \$181,300 (4 persons)
  - ALI \$27,200 → ELI \$53,500 → VLI \$89,200 → LI \$137,100 → Mod \$217,550



# Housing Element Update Timeline

- Jan. 12, 2022 ABAG RHNA Plan Approved by State
- Jan. 25, 2022 Consultant Agreement w/ MIG, Inc. approved
- Jul. 1, 2022 Public Review Draft Housing Element
- Aug. 22, 2022 Draft Housing Element
  - Nov. 18, 2022 HCD Comment/Findings Letter
- Jan. 31, 2023 City Council Adopted Housing Element
  - Mar. 28, 2023 HCD Comment/Findings Letter
- June 27, 2023 City Council re-Adopted Housing Element
  - Oct. 20, 2023 HCD Comment/Findings Letter





# HCD Comments Summary

## Draft Housing Element

11/18/22: 6 Categories / 43 Revision Items

## Adopted Housing Element

3/28/23: 5 Categories / 40 Revision Items

## Re-Adopted Housing Element

10/20/23: 3 Categories / 11 Revision Items

- Preliminary Draft Revisions to Re-Adopted Housing Element

- 1/3/24: 3 Categories / 4 Revision Items
- 2/7/24: 2 Categories / 5 Revision Items
- 2/15/24: 2 Categories / 3 Revision Items
- 2/22/24: 2 Categories / 3 Revision Items
- 2/28/24: 0 Categories / 0 Revision Items
- 3/22/24: 0 Categories / 0 Revision Items

- Draft Revisions to Re-Adopted Housing Element

- 4/11/24: Draft/Conditional "In-Compliance" Letter



# Coordination with HCD

## Preliminary Draft Revisions to HCD

- 12/5/23
- 1/22/24
- 2/12/24
- 2/21/24
- 2/22/24

## **3/1/24 Public Draft Revisions Posted**

- 3/18/24

## HCD Informal Feedback to City

- 1/3/24
- 2/7/24\*
- 2/15/24\*
- 2/22/24\*
- 2/28/24\*

- 3/15/24\*
- 3/22/24\*

\* Met with HCD staff to discuss comments and draft revisions



# HCD Comments Summary

October 20, 2023

- Re-Adopted Housing Element (3 Categories / 11 Revision Items)
  1. Sites Inventory
    - a. Progress toward the RHNA
    - b. Suitability of Nonvacant Sites
    - c. Required Findings
    - d. Emergency Shelters
    - e. AB 2339 Analysis
  2. Governmental Constraints
    - a. Land Use Controls
    - b. Revise Action 1, 2, 3
  3. AFFH
    - a. Increase housing choices and affordability in areas of opportunity:
      - i. Robust actions beyond RHNA/state law
      - ii. Quantified metrics beyond RHNA



# Key Revisions Since Re-Adoption

## Sites Inventory

- Added new Appendix C Supplemental Sites Inventory Analysis
- Removed several ECR rezoning sites and one TESP site from inventory
- Chapter 2 Housing Plan:
  - Action 10: Added new objective “b” to provide City Council with mid-term evaluation of progress toward the RHNA
  - Action 9: Added objective 2 to gather all details re: emergency shelters
- Chapter 6 Housing Resources:
  - Added paragraph affirming that there are no know barriers to development of the specific plan sites or pipeline projects within the planning period.



## Sites to Meet the RHNA

Site/Credit Type	Affordability Category				Total Capacity
	Lower-Income		Moderate Income	Above Moderate Income	
	VLI	LI			
<b>Pending and Approved Projects</b>	<b>710</b>	<b>794</b>	<b>504</b>	<b>10,201</b>	<b>12,209</b>
Tasman East Focus Area	114	239	175	3,838	4,366
Patrick Henry Drive Focus Area	76	75	75	1,294	1,520
Lawrence Station Area Plan	39	45	58	635	777
Freedom Circle Focus Area	54	54	54	913	1,075
Other	427	381	142	3,521	4,471
<b>ADU Projection</b>	<b>118</b>	<b>118</b>	<b>118</b>	<b>39</b>	<b>393</b>
<b>Available Specific Plan Sites</b>	<b>3,724</b>		<b>1,728</b>	<b>140</b>	<b>5,592</b>
Tasman East Focus Area		464	318	121	903
Patrick Henry Drive Focus Area		3,046	1,299	-	4,345
Lawrence Station Area Plan		214	111	19	344
<b>El Camino Real Rezoning Sites</b>	<b>718</b>		<b>321</b>	<b>-</b>	<b>1,039</b>
<b>Total</b>	<b>6,182</b>		<b>2,671</b>	<b>10,380</b>	<b>19,233</b>
<b>RHNA</b>	2,872	1,653	1,981	5,126	11,632
<b>Surplus (buffer above RHNA)</b>	37%		35%	102%	65%



# HCD Findings Letter

## Draft/Conditional “In-Compliance”

- April 11, 2024 HCD found the March 2024 revised draft Housing Element meets statutory requirements of State Housing Element Law
  - Conditioned upon necessary rezonings having been completed and the re-adopted Housing Element submitted to and approved by HCD.



# Next Steps

- April 17, 2024 – Planning Commission Recommendation
- May 7, 2024 – City Council Adoption Hearing
- May - July 2024 – HCD Review (up to 60 days)



# Recommendation

Adopt a Resolution to Recommend the City Council  
Amend the General Plan by Re-Adopting the 2023-2031  
Housing Element with revisions incorporated to address  
HCD comments





# **Planning Commission**

**Item # 1**

**RTC 24-285 Re-Adoption of  
the 2023-2031 Housing  
Element with Revisions**

**April 17, 2024**