



Planning Commission

Item #

**RTC 23-602 Adoption of a
General Plan Amendment
for the Housing Element
Update**

June 14, 2023

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

Housing Element

Background

- One of required elements of General Plan
- Updated every 8 years. Reviewed by HCD and certified if found to be in substantial compliance
- Prior 5th Cycle Housing Element: adopted December 9, 2014; certified by HCD February 13, 2015; ended January 31, 2023
- City Council Adopted 6th Cycle Housing Element January 31, 2023
- HCD 60-day review
- March 28, 2023, the City received HCD's findings/comment letter

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Housing Element

HCD Findings (March 28, 2023)

HCD identified revisions necessary to receive HCD's certification of compliance in the following areas:

- A. Housing Needs, Resources, and Constraints
- B. Housing Programs
- C. Quantified Objectives
- D. Public Participation
- E. Consistency with General Plan

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Housing Element

Re-Adoption / Certification Process

- April 20, 2023 – staff met with HCD staff to review comments
- April-June – Staff and consultants prepared revised Housing Element
- June 2, 2023 – staff met with HCD staff to review City's response
- June 14, 2023 – Planning Commission hearing
- June 27, 2023 – City Council adoption hearing
- July-August – HCD Review

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Housing Element

Sites to Meet the RHNA (Sites Inventory)

- HCD asked City to respond to public comments received on proposed Sites to meet the City's Regional Housing Needs Assessment (RHNA)
- Public comments focused on likelihood of residential use of properties within Specific Plan areas within Housing Element timeframe
- Staff response includes:
 - additional information (e.g., communication with property owners to verify their willingness to redevelop) and
 - additional possible sites

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Housing Element

Sites to Meet the RHNA (Sites Inventory)

Site/Credit Type	VLI	LI	Mod.	Above Mod.	Total Capacity
RHNA	2,872	1,653	1,981	5,126	11,632
Pending & Approved Projects	668	746	512	10,218	12,144
ADU Projection	118	118	118	39	393
Available Specific Plan Sites	2,105	1,561	1,883	314	5,863
El Camino Real Rezoning Sites	497	378	366	-	1,242
Total	3,388	2,803	2,879	10,571	19,642
Surplus Units	516	1,150	898	5,445	8,010
Surplus (% Above RHNA)	18%	70%	45%	106%	69%

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Housing Element

Sites to Meet the RHNA (Sites Inventory)

Site	VLI	LI	Mod.	Above Mod.	Total Capacity
Pending & Approved Projects (Total)	668	746	512	10,218	12,144
Tasman East SP	111	234	179	3,842	4,366
Patrick Henry Drive SP	76	75	75	1,294	1,520
Lawrence Station Area Plan	-	5	57	635	697
Freedom Circle Focus Area	54	54	54	913	1,075
Other	427	378	147	3,534	4,486

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Housing Element

Sites to Meet the RHNA (Sites Inventory)

Site	VLI	LI	Mod.	Above Mod.	Total Capacity
Available Specific Plan Sites (Total)	2,105	1,561	1,883	314	5,863
Tasman East Focus Area SP	214	156	458	295	1,123
Patrick Henry Drive SP	1,747	1,299	1,299	-	4,345
Lawrence Station Area Plan	144	106	126	19	395

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Housing Element

Affirmatively Furthering Fair Housing (AFFH)

- Additional data, analysis and conclusions related to the housing condition of various demographic groups including Race/Ethnicity, Persons with Disabilities, and Overcrowded Households
- Expanded geographic analysis of the location of lower income households throughout the City
 - 82% of housing growth in Highest or High Resources Areas
 - 101% of Very Low Income units in High or Highest Resource Areas
 - 147% of Low Income units in High or Highest Resource Areas

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Housing Element

Housing Needs

- Additional data and analysis on:
 - Households experiencing a rent cost-burden
 - Challenges facing special needs populations such as the elderly
 - Services available to the homeless

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Housing Element

Constraints

- Additional data, clarifications and analysis on constraints related to:
 - Infrastructure limitations that could affect new housing development
 - Zoning code sections that will be changed to streamline the development of emergency shelters
 - City's land use entitlement procedures

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Housing Element

Housing Resources

- Additional information to provide:
 - Verification of the City's pipeline housing production data
 - Clarification of the City's methodology to calculate residential capacity

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Housing Element

Housing Plan

- Revised to reflect the additional analysis of data and local knowledge and discussion added to other chapters
- Addition of follow-up monitoring and data collection activities and planned changes to the Zoning Ordinance and other ongoing activities
 - For example: create an inventory and track the condition of Naturally Occurring Affordable Housing (NOAH) housing units
- Housing Plan actions and objectives revised to strengthen City's commitment within more defined timelines

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Housing Element

California Environmental Quality Act (CEQA)

Addendum to the 2010-2035 General Plan Environmental Impact Report for the 6th Cycle (2023-2031) Housing Element, which concluded:

- no substantial change to the General Plan that would require major revisions to the previous EIR
- no substantial change in circumstances as a result of modifications to the General Plan that would cause new or substantially more severe significant impacts
- no new information of substantial importance that identifies new or more intense significant impacts than those identified in the General Plan EIR

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Housing Element

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

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