



# **Planning Commission**

**Item # 3**

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

**April 16, 2025**



# Background

## Housing Elements

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



# Background

## Sites Inventory

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



# Background

## 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 2024 \$184,300 (4 persons)
  - ALI \$27,650 → ELI \$55,300 → VLI \$92,150 → LI \$146,100 → Mod \$221,150



# Background

## Sites to Meet the RHNA (Adopted Housing Element)

<i>Site/Credit Type</i>	<i>Affordability Category</i>				<i>Total Capacity</i>
	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
<b>Total</b>	<b>3,285</b>	<b>2,734</b>	<b>2,600</b>	<b>10,380</b>	<b>18,999</b>
RHNA	2,872	1,653	1,981	5,126	11,632
<b>Surplus (buffer above RHNA)</b>	<b>33%</b>		<b>31.2%</b>	<b>102.5%</b>	<b>63.3%</b>



# Background

## Sites to Meet the RHNA (Proposed Housing Element Amendment)

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
<b>Total</b>	<b>2,895</b>	<b>2,443</b>	<b>2,432</b>	<b>11,077</b>	<b>18,847</b>
RHNA	2,872	1,653	1,981	5,126	11,632
<b>Surplus (buffer above RHNA)</b>	<b>18%</b>		<b>23%</b>	<b>116%</b>	<b>62%</b>

1. 3005 Democracy Way  
(+820 units)

2. 4701 Patrick Henry Dr  
(-972 units)



# **Recommendation**

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



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