

10/08/2019


Item 5

The seal of the City of Santa Clara, California, featuring a mission building, the year 1852, and the text "CITY OF SANTA CLARA CALIFORNIA" and "THE MISSION CITY".

City Council Meeting

Direction on Participation in RHNA Planning Collaborative

October 8, 2019

The City of Santa Clara logo, featuring a circular seal with a mission building and the text "CITY OF SANTA CLARA CALIFORNIA" and "1852".

City of Santa Clara
The Center of What's Possible

RHNA Planning Collaborative

RHNA Procedures

- Regional Housing Needs Allocation – requirement for each jurisdiction to plan for new housing at specified income levels
- 8 year cycles (e.g., 2015-2022; 2023 – 2030)
- State (HCD) assigns job and housing growth numbers to COGs
- COG (ABAG) assigns RHNA to each member jurisdiction
- State allows for formation of RHNA Subregion where members determine their own RHNA
- Subregion requires development of an allocation methodology

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POST MEETING MATERIAL

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City of Santa Clara – RHNA Performance

Affordability Level	RHNA Allocation	Units Completed*	Projected Pipeline**	Remaining Need
	2015-2022	2015-2018	2019-2022	2019-2022
Very Low (0% - 50% AMI)	1050	0	338	712
Low (51% - 80% AMI)	695	1	385	309
Moderate (81%-120% AMI)	755	36	1,050	N/A
Market Rate (>120% AMI)	1,593	3,382	5,500	N/A
Total	4,093	3,419	7,273	1,021



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City of Santa Clara – RHNA Performance

Affordable Housing Development Pipeline (2019)						
Projects	ELI	VLI		LI		Totals
	30%	31%	50%	51%	80%	
90 N Winchester	59	72		32	18	181
2330 Monroe Street	16	10		29	10	65
3575 De La Cruz				6	7	13
2094 Corvin	80	64			1	145
Santa Clara Station (VTA)				70		70
Lawrence Station				10	88	98
St. Anton / Santa Clara Square		37		158	1	196
Gateway Crossings				80	80	160
Tasman East (Estimated)					400	400
Other Inclusionary (Estimated)					450	450
Totals	155	183		385	1055	1778



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Cities Association Process

- Initiated in 2015
- Formed Sub-Committee
- Prepared MOU for all participating Cities to form a RHNA Subregion
- New Information from State received on September 6, 2019
- September 12, 2019 Cities Association Board of Directors meeting
 - Determined formation of a RHNA Subregion infeasible for this RHNA Cycle
 - Continued discussion to October 10 meeting

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Options Considered by Cities Association for September 12 Meeting

1. "RHNA All-in" – determined infeasible
2. "RHNA Lite" – determined infeasible
3. Planning Collaborative
4. "Do Nothing"

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RHNA Planning Collaborative

Recommendation

Planning Collaborative: Embrace the goals of working as a region without forming the RHNA subregion and instead form a planning collaborative to further positive outcomes to the housing and homelessness challenges faced in Santa Clara County. Similar to San Mateo County's 21 Elements initiative, increase collaborative efforts among the County's jurisdictions. Collaboration opportunities may include planning, housing element, "Home for All"/Accessory Dwelling Units (ADUs) effort, RV dwellers, homelessness, and legislative guidance by consultants. Initial investment cost per jurisdiction is estimated at \$3,000."



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