

<b>Jurisdiction</b>	Santa Clara	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	43
	Non-Deed Restricted	0
Low	Deed Restricted	177
	Non-Deed Restricted	0
Moderate	Deed Restricted	42
	Non-Deed Restricted	2
Above Moderate		652
Total Units		916

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	6	15	5
2 to 4 units per structure	0	0	0
5+ units per structure	2631	846	178
Accessory Dwelling Unit	30	55	58
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>2667</b>	<b>916</b>	<b>241</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	79	916
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	87
Number of Proposed Units in All Applications Received:	375
Total Housing Units Approved:	84
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	200

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	32
Sites Rezoned to Accommodate the RHNA	0

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

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Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action 1: Provision of a Variety of Housing Types	a. Adopt the comprehensive Zoning Ordinance update with revised provisions to allow a variety of housing types through a by-right approval process, including:Single-room occupancy units (SROs); Employee housing; Emergency shelters; Low barrier navigation centers; Permanent supportive housing; and Residential care facilities.	Dec-23	Status: Zoning Code Update adopted December 19, 2023
Action 1: Provision of a Variety of Housing Types	b. Acknowledge group homes (residential care facilities) for 7 or more residents and separately enumerate residential care facility uses with 6 or fewer residents. Residential Care Facilities with 6 or fewer residents will be permitted in all residential zones similar to other residential uses of the same type in the same zone.	Dec-23	Status: Zoning Code Update adopted December 19, 2023
Action 1: Provision of a Variety of Housing Types	d. As a part of the Zoning Ordinance Update, incorporate changes to state Accessory Dwelling Unit (ADU) law and incentivize the creation of ADUs by removing parking requirements and providing more flexible height standards.	Dec-24	Status: Zoning Code Update adopted December 19, 2023
Action 1: Provision of a Variety of Housing Types	h. By 2030 increase the stock of:  1. Extremely low and very low income rental housing designed for persons with developmental disabilities by 35% from 56 in 2023 to 76.	Jan-30	Completed lease up for Monroe Commons (16 units set aside for developmentally disabled persons).
Action 1: Provision of a Variety of Housing Types	h. By 2030 increase the stock of:  3. Income restricted three and four bedroom affordable rental housing units to serve large households in Santa Clara by 20% from 107 units in 2023 to 129 units.	Jan-30	Committted funds to Benton Lawrence Interim Housing (30 family units) and funded TBRA and the Homlessness Prevention System
Action 1: Provision of a Variety of Housing Types	k. Explore regional and state funding sources to build more housing opportunities for persons with disabilities and for extremely low-income households. (2023 - Exploring use of HOME ARP funds)	Ongoing	
Action 2. Affordable Housing Ordinance	c. Conduct in-person outreach once per year in low and moderate resource areas of the City to educate residents on how to use local and regional housing lottery systems and fair housing resources.	Ongoing	Hosted housing search workshop for seniors at the Senior Center on 6/29/23
Action 3: Affordable Housing Incentives and Facilitation	a. By June 2023, create and post an SB 35 checklist and written procedures for processing SB 35 applications.	Jun-23	Checklist/Procedures posted June 2023
Action 3: Affordable Housing Incentives and Facilitation	As a part of the Zoning Ordinance Update, reduce residential parking requirements outside of transit-rich environments by reducing the amount of parking required for studio and one-bedroom apartments in multi-family zones.	Dec-23	Status: Zoning Code Update adopted December 19, 2023, including reduced parking rates for multi-family citywide.
Action 3: Affordable Housing Incentives and Facilitation	e.Encourage and assist in efforts to combine public and private funds in joint housing ventures that maximize affordability.	ongoing	The city entered into a public-private partnership with USA Properties on Mainline North, resulting in 151 affordable units. (12/6/2022)

Action 3: Affordable Housing Incentives and Facilitation	f. As appropriate, support and/or partner with housing developers in the application for affordable housing funding, such as providing technical data, assistance in identifying available and appropriate sites.	ongoing	Explored Affordable Housing and Sustainable Communities funding with Charities Housing for the project at 1601 Civic Center Drive.
Action 3: Affordable Housing Incentives and Facilitation	g. To expedite review and processing of 100% affordable housing projects, meet with affordable housing applicants to coordinate regularly on timing of tax credit and other public and/or private funding applications.	ongoing	The City is supporting several projects working to meet their funding dealines including Clara Gardens, 80 Saratoga Avenue, and 1601 Civic Center Drive.
Action 3: Affordable Housing Incentives and Facilitation	i. Utilize CDBG , HOME or other local funds in conjunction with other cities' funds to construct or rehabilitate shelters, public service facilities, and to provide housing services at least once during the Housing Element cycle.	ongoing	A project for the rehab of the elevator at the Bill Wilson Center is in predevelpoment stages.
Action 3: Affordable Housing Incentives and Facilitation	j. Review best practices once per year with regional working groups to identify appropriate incentives and policies to support affordable housing development in the City including fee deferral, reduction, or waivers.	ongoing	The City is meeting regularly with Community Planning Collaborative and County CDBG coordinators.
Action 4: Maintenance of Housing Stock	a. By the end of 2024, conduct outreach to single-family home residential care facilities that serve protected classes including persons with disabilities to determine interest in and the feasibility of including these properties in future CDBG/HOME Notices of Funding Availability to address rehabilitation and emergency repairs in these facilities. (This objective responds to feedback from Life Services Alternatives)	Dec-24	Over the past year, the City has met with Life Services Alternatives, which operates homes for developmentally disabled persons.
Action 4: Maintenance of Housing Stock	c. Assist approximately 200 low, very low, and extremely low- income homeowners with rehabilitation, installation of accessibility improvements, and emergency repair assistance through loans and grants from the Neighborhood Conservation and Improvement Program (NCIP) loans and grants during the Housing Element planning period.	ongoing	The city/parnters completed 11 small project grants and 2 major home repair loans through the NCIP loan program.
Action 4: Maintenance of Housing Stock	e. Through the CDBG program, to address rising average temperatures, promote NOFA process for installation of HVAC improvements for sensitive populations, including seniors in multifamily housing. (This response to feedback from seniors that live in apartments that do not have air conditioning).	ongoing	The next NOFA will occur in early 2025. The City is currently funding a project for a panel upgrade at Riverwood Grove (2150 Tasman Drive), which will facilitate other improvments such as new HVAC.
Action 5: Preservation of Assisted Rental Housing & NOAH	b. Continue to monitor and analyze inventory of income restricted projects/units that may be at-risk of losing affordability controls and maintain contact every four years with the property owners regarding long-term plans for their projects.	ongoing	The City monitors restrictions and performs compliance monitoring annually.
Action 6: Acquisition of Multi-Family Housing	c. Explore funding sources available at the regional, state, and federal levels to support affordable housing developers with acquisition/rehabilitation opportunities.	ongoing	The City meets regularly with CDBG coordinators group to review new funding sources.
Action 7: Code Enforcement Program	b. Proactively and systematically respond to housing code violations.	ongoing	In 2023 City Code Enforcement had 822 requests for service, with 815 responses logged.
Action 7: Code Enforcement Program	c. Provide special attention to maintaining the stability of residential neighborhoods through development and enforcement of minimum standards of allowed use of the City's streets, as well as maintenance of front and other yard areas visible from the public right-of-way.	ongoing	As a part of the Zoning Code Update, adopted in 2023, the City added additional language regarding prohibited uses in the required front and side setbacks of all parcels including household property, inoperable vehicles, unattended inflatable simming pools, beer pong tables, and shipping containers.
Action 8: Neighborhood Relations Programs	b. Improve the maintenance of student-occupied homes and behavior of the occupants via owner outreach at the beginning of each school year to minimize impacts on neighborhoods surrounding SCU.	ongoing	The City holds monthly coordination meetings with SCU, the Police Department, and Code Enforcement to address issues in a timely way. The City also holds a yearly walkabout at the beginning of the school year to educate students on city regulations.

Action 8: Neighborhood Relations Programs	c. Enhance code enforcement with weekly patrols in coordination with special police patrols, as needed, to address problems in the SCU area.	ongoing	The City has a dedicated code enforcement officer for the SCU neighborhood, who makes weekly patrols around the university.
Action 8: Neighborhood Relations Programs	d. Continue to hold meetings three times per year with students, tenants, landlords, SCU, residents, and the City to allow opportunities for stakeholders to discuss neighborhood issues and concerns.	Ongoing	The City continues to hold and coordinate NURC meetings three times a year, which act as a forum for students, tenants and landlords near the SCU campus.
Action 9: Zoning Ordinance	Complete the comprehensive update to the Zoning Ordinance	19-Dec	Adopted by the City Council, December 19, 2023
Action 12: Affordable Housing Funding	Evaluate Notices of Funding Availability (NOFAs) from State, federal, and regional programs and pursue funding applications as appropriate.	Ongoing	Explored Affordable Housing and Sustainable Communities (AHSC) funding with Charities Housing for the 1601 Civic Center Drive project.
Action 13: Residential Displacement	d. Continue to fund at least one tenant and landlord resources and dispute resolution service contract annually.	Ongoing	The City continues to fund Project Sentinel, a dispute resolution service.
Action 14: Housing Choice Voucher Program	d. Continue to refer households in need to the Housing Authority's Housing Choice Voucher Application Portal.	Ongoing	Referrals are made as they come in.
Action 15: Homeownership for First-Time Buyers	b, c, and d. Continue to promote homeownership for first time buyers through units that are income restricted and marketed under the City's inclusionary ordinance. The City will share resources in at least two in-person events per year and will coordinate at least one social media campaign per year focused on first time homeownership resources. Encourage program participation for all levels of household income that meet eligibility criteria.	Ongoing	The City continues to promote opportunities for first-time homebuyers.
Action 16: Fair Housing Program	e, f, and g. Work with Project Sentinel and other nonprofit organizations to improve the City's webpage to include more landlord/tenant rights resources. Partner with nonprofit organizations and hold in-person open house events and meetings at least twice per year to distribute fair housing information. Refer disputes between property owners to the County Human Relations Commission's Dispute Officer within five (5) business days of the City being informed of the dispute.	ongoing	The City continues to fund Project Sentinel, a dispute resolution service, and continues to refer disputes between property owners to the County Human Relations Commission's Dispute Officer within five (5) business days.
Action 17: Homeless Services	e. Target services to vulnerable populations, including at-risk youth, seniors, and persons with disabilities and unhoused families with children.	ongoing	The City is currently providing mobile shower and laundry service weekly. Tenant-based Rental Assistance (TBRA) is focused on families with kids at risk of homelessness. The City is also helping fund family counseling and therapy at the Bill Wilson Center.
Action 18: Shared Housing	b. Explore ways to improve City staff capacity to help seniors and other special needs groups navigate the housing market and to access subsidized housing.	ongoing	The City has developed a special housing search info packet for seniors.
Action 20: Water and Sewer Affordable Housing Service Provisions	a. Within six months of certification of the Housing Element, adopt procedures to grant priority for water and sewer service to developments with units affordable to lower-income households, per Government Code, § 65589.	Within 6 months of certification	Procedures adopted September 2023