

Summary Data from the 2019 Housing Element Annual Progress Report

Jurisdiction	Santa Clara	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	15
	Non-Deed Restricted	0
Moderate	Deed Restricted	8
	Non-Deed Restricted	0
Above Moderate		626
Total Units		779

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

Housing Applications Summary	
Total Housing Applications Submitted:	81
Number of Proposed Units in All Applications Received:	2,542
Total Housing Units Approved:	2,050
Total Housing Units Disapproved:	4

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	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
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Santa Clara	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1050		1			130					131	919
	Non-Deed Restricted												
Low	Deed Restricted	695		1			15					16	679
	Non-Deed Restricted												
Moderate	Deed Restricted	755				5	8					54	701
	Non-Deed Restricted		19	16	6								
Above Moderate		1593	212	399	1609	1162	626					4008	
Total RHNA		4093											
Total Units			231	417	1615	1167	779					4209	2299

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Santa Clara		
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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: Neighborhood Conservation Improvement Program	Provide and Promote Low-Income Owner Occupied Rehabilitation Grants and Loans	Ongoing	Status: The Housing and Community Services division increased funding for this program for 2018-2019 and for 2019-2020 (approximately \$1 million annually) to assist more low-income and senior homeowners to improve the habitability, use and occupancy of owner-occupied housing.
Action 3: Acquisition of Multi-Family Housing	Multi-Family Housing Acquisition and Rehabilitation	Ongoing	Status: The City seeks opportunities to occupy deteriorated properties that, during times of depressed rental markets, cannot raise sufficient capital to rehabilitate. This is an active City program; however, market conditions have not provided compelling opportunities. In the meantime, the Housing and Community Services Division has launched a multi-family energy focused rehabilitation incentive for affordable projects in Santa Clara, with three projects currently in the pipeline. The City of Santa Clara has worked with Riverwood Place Associates, L.P. (MidPen Housing Corporation) to extend the affordable housing requirements for 148 rental units within the project located at 5090 Lick Mill Boulevard. MidPen approached the City of Santa Clara with a proposal to fund a solar panel installation as solar provides a great opportunity for long-term sustainability and cost savings The estimated capital cost was estimated to be around \$680,000. MidPen Housing also proposed, as part of the financing strategy, to modify the terms of the City's existing Promissory Note. Whereas the original Promissory Note entitled the City to 75% of residual cash flow receipts, the proposed modification would entail a conventional 50/50 split of residual receipts between the City and MidPen. In exchange for the requested modification, the City requested to increase the interest rate to 2% from the original 0% and to extend the affordability covenants maturity date from March 14, 2056 to March 14, 2074, thereby preserving 148 studio apartments serving special needs adults for an additional 18 years.
Action 6: Zoning Ordinance	Comprehensive Zoning Ordinance Update	Ongoing	The City is continuing to work on the comprehensive Zoning Ordinance Update, including the creation of more flexible mixed-use zoning districts that will be applied in the City's Focus Areas, including El Camino, Tasman East and Freedom Circle/Patrick Henry Drive.
Action 10: Provision of a variety of Housing Types	Fund Alternative Affordable Housing Types	Ongoing	The City is partnering with the County's Office of Supportive Housing to increase the supply of housing that is affordable and available to extremely low income and/or special needs households in the City through the use of funds from the 2016 Measure A Affordable Housing Bond. There are four active projects in the pipeline that total over 400 units. 165 of those units are for seniors, 134 of those units are set-aside for formerly homeless households, 15 units are set-aside for individuals who are disabled or have development disabilities, and 13 units are homeownership units.
Action 10: Provision of a variety of Housing Types	Encourage One- and Two-Story Additions	Ongoing	Almost 100% of proposed additions are approved, subject to Architectural Review, where consistent with zoning district standards. Modifications are typically approved for reduced rear yard for single story additions.
Action 11: Inclusionary Housing Policy	Inclusionary Housing requirement	Ongoing	The City's has adopted an Affordable Housing Ordinance, which has increased the inclusionary requirement 15% on site provision for for-sale and rental project with 10 units or more (compared to the previous requirement of 10% for only for-sale projects with 10 or more units). RDA subsidies for inclusionary housing were eliminated under the BMP Program in 1997.
Action 12: Affordable Housing Incentives	Develop Incentives for Affordable and Senior Housing Projects	Ongoing	The Zoning Code has been updated to reflect the current State density bonus provisions.
Action 13: Housing Impact Fee Program	Requirement of Housing Impact Fee Studies for the largest projects; Development of a Housing Impact Fee Program	Ongoing	The City has adopted an Affordable Housing Ordinance, consisting of inclusionary on-site requirement for residential projects, impact fees for residential projects with 9 or fewer units, for fractional units and for nonresidential development. These requirements became effective on February 22, 2018.
Action 14: Affordable Housing Funding	Explore additional sources of funding for affordable housing, including a commercial linkage fee	Ongoing	The City has adopted an Affordable Housing Ordinance, which includes a commercial linkage fee. The ordinance became effective on February 22, 2018.
Action 15: Economic Displacement	Community Ownership Conversion Tenant Protections. In the case of condominium conversions, landlords are required to provide tenant protections, including advance notice requirements, right of first refusal, and relocation assistance.	Ongoing	Community Ownership Conversion Tenant Protections. In the case of condominium conversions, landlords are required to provide tenant protections, including advance notice requirements, right of first refusal, and relocation assistance. On March 24, 2020, the Santa Clara City Council approved a temporary eviction moratorium in response to the COVID-19 pandemic. The moratorium goes into effect immediately, March 24, and will expire 45 days later, on May 8, 2020, unless extended by City Council resolution. City staff also introduced a regular ordinance, which will be presented for adoption on April 7th, 2020. If adopted, the ordinance goes into effect 30 days after adoption, May 7, 2020 and will be set to expire on August 5, 2020, unless extended by ordinance.
Action 16: Shared Housing	Support Shared Living Facilities & Operations	Ongoing	The City encourages shared housing arrangements and group living arrangements for special populations who are very low income.