

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 5, 2025

Jacqueline R. Onciano, Director
Department of Planning and Development
County of Santa Clara
70 West Hedding Street
San Jose, CA 95110

Dear Jacqueline R. Onciano:

RE: County of Santa Clara's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the County of Santa Clara's (County) housing element that was adopted January 28, 2025 and received for review on January 29, 2025. In addition, the Department of Housing and Community Development (HCD) received Resolution BOS-2025-7 and BOS-2024-146. Pursuant to Government Code section 65585, HCD is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's December 31, 2024 review determined met statutory requirements. This finding was based on, among other things, actions completed to permit housing development with 20 percent affordability without discretionary action on sites identified in prior planning periods and rezoning to accommodate the regional housing need allocation (RHNA) and meet requirements pursuant to Government Code section 65583.2, subdivision (h) and (i).

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1.07 (County-Led Housing Development)
- Program 1.29 (Farmworker Affordable Homeownership and Housing Pilot)
- Program 2.02 (Unincorporated USAs and Stanford University Lands)
- Program 2.04 (Farmworker Housing Needs)
- Program 2.06 (Streamline ADU Processing)
- Program 2.07 (Housing Adjacent to Transit)
- Program 2.11 (Expand Streamlining of Agricultural Employee Housing)
- Program 2.22 (Objective Standards for Multi-Family Housing)

- Program 2.29 (Place-Based Planning and Neighborhood Improvements)
- Program 2.30 (Housing Mobility and Opportunities in the RCAA)
- Program 4.02 (Agricultural Worker Housing Workplan)
- Program 4.03 (Coordinated Annexation and RHNA Transfer)

The County must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and dedication that the County staff provided throughout the housing element update and review. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Jose Armando Jauregui, of our staff, at Jose.Jauregui@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager