

## APPENDIX C: PAST PERFORMANCE

This Appendix provides a review of the City's accomplishments implementing the housing policies and program objectives in the 2015–2023 Housing Element. Table C-1 summarizes the programs from the 2015–2023 Housing Element and describes progress in implementing those programs. Where a program is recommended to be continued into the current Housing Element, that program appears in *Section 7, Policy Program*.

To develop an effective housing plan for the 2023 to 2031 period, the City must assess the effectiveness of its existing housing programs and determine the continued appropriateness of such programs in addressing housing adequacy, affordability, and availability issues.

This Appendix evaluates the accomplishments of each program against the objectives established in the 2015–2023 Housing Element, explains any discrepancy in program achievements, and recommends programmatic changes for inclusion in the 2023–2031 Housing Element.

### EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

Special needs populations include farmworkers, large families, female-headed single parent households, people experiencing homelessness, persons with disabilities, seniors, and households with extremely low incomes. Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Evaluation of 2015–2023 Housing Element Past Performance matrix in Table C-1, the Housing Element included several programs that addressed senior housing needs, households with extremely low-incomes, emergency shelters, and needs for persons with disabilities. Some of the accomplishments include:

- The City has cooperated with developers, including Sand Hill Property Company for the Quito Village site which includes 90 residential units, nine of which will be affordable units. The City approved the SB 35 application for a 90-unit housing project at Quito Village which includes **nine** units in the Very Low Income (VLI) category. These units are currently under construction with the anticipated completion date of Spring 2024. The City has budgeted funds to work with a contractor to administer the BMR program.
- In 2019, the City Council amended the City Code and launched the rotating Safe Car Park Program. Through this program, guests can sleep in their vehicles in the parking lot of various host locations in the City and receives hospitality as well as access to housing resources and services. From January 2018 through December 2022, the program has provided support for 113 individuals. Roughly **59 percent** of these guests identified as

white, 17 percent as Hispanic, 5 percent as African American, 5 percent as Asian American, and 12 percent as other. Approximately 56 percent of guests identified as female, 43 percent as male, and 2 percent as other. Almost 51 percent of guests indicated that they were disabled and 21 percent stated they had mental health issues.

- For many years, the City of Saratoga has made an annual grant to West Valley Community Services. West Valley Community Services is a non-profit founded in 1973 and provides a continuum of basic needs, family support services, and housing services, including food pantry services. West Valley Community Services serves Saratoga, Cupertino, West San Jose, Los Gatos, Monte Sereno, and nearby areas in the Santa Cruz Mountains. In Fiscal Year 2021/22, funding from Saratoga supported these safety net services for 34 Saratoga clients, access to the mobile West Valley Community Services food market for 180 clients, and household emergency rental/utility assistance for 3 Saratoga clients.
- The City of Saratoga provides an annual grant to United Way Bay Area 2-1-1, which is a toll-free line that operates 24 hours per day to connect the public with a variety of resources and basic needs, such as food, clothing, emergency shelter, and emergency event information.
- The City provides annual grant support to the Catholic Charities of Santa Clara County Long Term Care Ombudsman Program. Catholic Charities of Santa Clara County Long Term Care Ombudsman Program provides advocacy and support for people age 60 and older living in nursing and residential care facilities. Services include complaint investigation, response to elder and dependent adult abuse reports for residents in care facilities, and witnessing of Advanced Health Care Directives for residents in nursing homes.
- The City implemented a 10 percent increase in site coverage and allowable floor area for a new ADU if it is deed restricted for below market rate households. Per the most recent 2020 annual housing progress report, the city has approved 75 deed-restricted ADUs.
- On February 5, 2014, City Council adopted Ordinance No. 313 which amended the city's Zoning Regulations to:
  - Define Single Room Occupancy buildings and units (SROs).
  - Permit the development of SROs within the city's existing C-N(RHD) Zoning District.
  - Establish objective design standards pertaining to the development and operation of SROs in the city.
- Additionally, on December 17, 2014, City Council adopted Ordinance No. 324 which amended the city's Zoning Regulations to establish Objective Design and Operation Standards for Emergency Shelters in the City.

TABLE C-1: EVALUATION OF 2015 - 2023 HOUSING ELEMENT PAST PERFORMANCE

POLICY AREA / OBJECTIVE / POLICY ACTION	STATUS OF IMPLEMENTATION	ACTION
<b>POLICY AREA 4-1: NEW PRODUCTION.</b>		
<b>OBJECTIVE: THE CITY STRIVES TO ENSURE AN ADEQUATE SUPPLY OF HOUSING IS AVAILABLE TO MEET FUTURE AND EXISTING HOUSING NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY.</b>		
<i>POLICY ACTION 4-1.1: AMEND COMMERCIAL-NEIGHBORHOOD (RESIDENTIAL HIGH DENSITY) STANDARDS</i>		
<p>To further encourage mixed-use development, the City shall amend the C-N(RHD) district standards from a minimum of 20 dwelling units per acre to a minimum of 30 dwelling units per acre, increase the allowable building height from 30 feet to 35 feet and from two to three stories. The City will also modify the standards such that only developments proposed at over 40 dwelling units per acre would require additional Planning Commission findings. The modification to the height limit will require a corresponding General Plan Amendment. In conjunction with the Zoning text amendments, the City will contact the property owners of the six adjoining C-N(RHD) parcels concerning the increase in development potential, and the City's support for redevelopment with higher density residential/mixed use.</p>	<p>City Council Adopted Ordinance No. 324 on December 17, 2014, which amended the C-N(RHD) Zoning District to increase the minimum required density from 20 to 30 dwelling units per acre and increase the maximum allowable building height from 30 to 35 feet.</p>	<p>Delete. Action was completed. The C-N(RHD) Zoning District will be eliminated and replaced by the Mixed-Use Very High-Density zoning district (with a density range of 80-150 du/ac).</p>
<i>POLICY ACTION 4-1.2: CONTINUE TO IMPLEMENT DENSITY BONUS ORDINANCE</i>		
<p>Under Government Code Section 65915-65918, for housing projects of at least five units, cities must grant density bonuses ranging from 5% to 35% (depending on the affordability provided by the housing project) when requested by the project sponsor and provide up to three incentives or concessions unless specific findings can be made.</p>	<p>The City of Saratoga has adopted Density Bonus provisions within Section 15-81 of its Zoning Code consistent with State law. Pursuant to Assembly Bill (AB) 2345 the City now must grant density bonuses up to 50%, depending on the affordability of the project.</p>	<p>Continue as Program 4.1-1, Continue to Implement Density Bonus Ordinance. Modify for consistency under State Law.</p>

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<i>POLICY ACTION 4-1.3: ENCOURAGE EFFICIENT USE OF ENERGY RESOURCES IN RESIDENTIAL DEVELOPMENT</i>		
<p>The City shall encourage housing developers to maximize energy conservation through proactive site, building and building systems design, materials, and equipment. The City encourages the development community to exceed the provisions of Title 24 of the California Building Code. The City shall encourage the use of Energy Star®- rated appliances, other energy-saving technologies and conservation. To enhance the efficient use of energy resources, the City shall review the potential of offering incentives or other strategies that encourage energy conservation. The City shall review and update its website pertaining to dissemination of information for energy resources in residential development to ensure that links are appropriate and functional.</p>	<p>In December 2020, the city adopted the Saratoga Climate Action Plan (CAP) 2030 which identifies strategies to exceed the State’s goal of 40% below 1990 emissions in 2030. The plan identifies Energy Efficiency Programs including a Green Building Reach Code. The City encourages the efficient use of energy resources in residential development consistent with the City’s adopted CAP.</p>	<p>Continue as Program 1.3-1, Encourage Efficient Use of Energy Resources in Residential Development. Modify to reflect current strategies in the 2020 CAP.</p>
<i>POLICY ACTION 4-1.4: ENCOURAGE GREEN BUILDING PRACTICES IN HOME CONSTRUCTION</i>		
<p>The City understands the importance of sustainable use of limited resources and encourages the use of “green building” practices in new and existing housing. The City’s Design Review process requires that new and existing residential home construction projects include a completed CalGreen checklist. The CalGreen checklist tracks green features incorporated into the home. The checklist is produced by the California Building Standards Commission.</p>	<p>The City encourages the use of “green building” practices in existing and new home construction consistent with the City’s CAP. This includes:</p> <ul style="list-style-type: none"> <li>• Requiring existing and new residential home construction projects to include a completed CalGreen checklist as part of the city’s Design Review process. The CalGreen checklist is produced by the California Building Standards Commission and details the green building features incorporated into the home,</li> <li>• Maintaining a “Go Green in Saratoga” webpage that provides public information and offers related to low-cost permits as an incentive to install solar panels on residential buildings, and</li> </ul>	<p>Continue as Program 1.3-2, Encourage Green Building Practices in Home Construction. Modify to include updated “green building” practices and create the “Go Green in Saratoga” webpage.</p>

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	<ul style="list-style-type: none"> <li>Adopting a green building reach code in 2019 that requires all new residential and non-residential buildings to use electric heat pump technology for their space and water heating (natural gas is permitted as a fuel source for clothes drying, food cooking, and fireplaces, but these appliance connections must be “electric-ready”) and requiring new commercial buildings to exceed Title 24 energy efficiency requirements by 15%.</li> </ul>	
<i>POLICY ACTION 4-1.5: ENCOURAGE AND FACILITATE LOT CONSOLIDATION</i>		
<p>The City will encourage and facilitate the consolidation of the identified candidate sites (see Policy Action 4-1.1) through a variety of incentives, including but not limited to financial incentives such as CDBG funds, land write-downs, assistance with on- or off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop these underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this information to the developers and other interested parties through print material at City Hall.</p>	<p>The City reviewed this program within one year of adopting the Housing Element and does not have CDBG funds or the ability to offer financial incentives to encourage the consolidation of the identified candidate sites near Prospect Road / Lawrence Expressway. No developer expressed interest in the program. A total of 0 candidate sites were consolidated.</p>	<p>Continue as Program 1.2-3, Encourage and Facilitate Lot Consolidation. Modify to include new incentives and tracking of sites on the City’s website. See also new Program 1.2-4, Lot Consolidation Program, for additional incentives.</p>
<i>POLICY ACTION 4-1.6: AMEND MULTI-FAMILY PARKING REQUIREMENTS FOR AFFORDABLE HOUSING DEVELOPMENT IN THE CN(RHD) DISTRICT</i>		
<p>The City understands that parking requirements can be a constraint to development of affordable housing. The City currently has reduced standards for one-bedroom units and units that are exclusively occupied by seniors or students. To ensure that the existing multi-family parking requirement is not a constraint to the development of</p>	<p>The City revised Section 15-35.030(c) of the Municipal Code regarding the schedule of required off-street parking spaces for Multi Family Dwellings. These revisions lower the parking requirement for affordable housing developments to eliminate the requirement for covered parking within a garage and instead require one covered space plus one additional space for each dwelling unit.</p>	<p>Delete. Action was completed. See also new Program 1.2-1, New General Plan Designations and Zoning Districts, for new mixed-use districts with</p>

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affordable housing in the CN(RHD) zone, the City shall consider additional reductions to parking requirements for affordable and higher density housing developments including removal of garage requirements and further reductions to guest parking requirements.		reduced parking requirement.
<b>POLICY AREA 4-2: REHABILITATION OF EXISTING HOUSING. ONGOING MAINTENANCE AND REHABILITATION OF THE CITY'S HOUSING STOCK</b>		
<b>OBJECTIVE: THE CITY STRIVES TO ENSURE AN ADEQUATE SUPPLY OF HOUSING IS AVAILABLE TO MEET FUTURE AND EXISTING HOUSING NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY.</b>		
<i>POLICY ACTION 4-2.1: HOUSING REHABILITATION</i>		
The city has a high level of quality housing. To maintain the housing quality, the city will provide information about rehabilitation programs on an individual basis, as needed.	The City continues to provide information about rehabilitation programs offered by Santa Clara County Housing Authority on an individual basis, as needed.	Continue as Program 2.2-1, Community Education Regarding the Availability of Rehabilitation Programs.
<i>POLICY ACTION 4-2.2: CODE ENFORCEMENT PROGRAM</i>		
The City will continue to use code enforcement measures when required to ensure that the existing housing stock in the city is maintained and preserved in a safe and sanitary condition.	The City continues to use code enforcement measures when required to ensure that the existing housing stock in the city is maintained and preserved in a safe and sanitary condition.	Continue as Program 2.2-2, Code Compliance Program. Modify to develop an enforcement program to reduce displacement risk as a result of code compliance.
<i>POLICY ACTION 4-2.3: HISTORIC PRESERVATION PROGRAM AND MILLS ACT:</i>		
The City will implement its historic preservation and Mills Act programs to offer property tax relief as an incentive to preserve, rehabilitate and maintain historic resources in Saratoga. The City's goal is to conserve the historically significant residential structures identified in the City's Heritage Resource Inventory and encourage additional property owners to pursue listing as a qualified historic property and associated Mills Act incentives for	The City has processed a total of five (5) Mills Act contracts during the 2015-2023 cycle. These include applications for the following properties including: <ul style="list-style-type: none"> <li>• 15231 Quito Road</li> <li>• 20331 Orchard Road</li> <li>• 14475 Oak Street</li> <li>• 15320 Peach Hills</li> <li>• 19277 Shubert Lane</li> </ul>	Continue as Program 2.2-3. Historic Preservation Program and Mills Act. Modify to include updated preservation contracts over the past housing element cycle.



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<p>preservation. The City has processed an average of two Mills Act preservation contracts per year over the past Housing Element cycle and expects to continue with an average of two per year over the course of this cycle.</p>		
<p><b>POLICY ACTION 4-3: DESIGN AND LIVABILITY</b></p>		
<p><b>OBJECTIVE: SARATOGA HAS UNIQUE, LONG-ESTABLISHED NEIGHBORHOODS THAT CONTRIBUTE TO COMMUNITY CHARACTER AND GUIDE DEVELOPMENT WITHIN THE CITY. COMMUNITY DESIGN IS IMPORTANT IN ORDER TO ENSURE QUALITY DESIGN OF NEW DEVELOPMENTS AND TO ENHANCE THE AESTHETIC QUALITIES OF THE CITY.</b></p>		
<p><i>POLICY ACTION 4-3.1: MAINTAIN COMMUNITY DESIGN</i></p>		
<p>The city recognizes the importance of maintaining the character of Saratoga’s neighborhoods. The city adopted updates to the Single-Family Residential Design Review Handbook in February 2014. In order to ensure quality design of new housing units and modifications to existing housing units, the City will review and revise the General Plan or Zoning Code and enforce the design guidelines and update as needed to provide aesthetic direction for future residential development.</p>	<p>The City continues to use the Single-Family Residential Design Review Handbook and update design guidelines as needed. The City is also developing objective design standards for future residential developments for the 6<sup>th</sup> cycle housing element update.</p>	<p>Continue as Program 3.3-2, Maintain Community Design and Character. Modify to include reference to objective design standards.</p>
<p><i>POLICY ACTION 4-3.2: PRESERVE THE SARATOGA VILLAGE</i></p>		
<p>The city understands the importance of conserving the community’s historic downtown district, “Saratoga Village,” to preserve the city’s commercial resources and provide opportunities for mixed-use development. The City shall continue to implement design criteria in Saratoga Village to preserve the area’s character and to enhance the aesthetic qualities of new residential and commercial developments.</p>	<p>The City continues to use the Saratoga Village design criteria. The City is also developing objective design standards for future multi-family projects for the 6<sup>th</sup> cycle housing element update.</p>	<p>Continue as <a href="#">Program 3.3-3</a>, Preserve the Historic Character of Saratoga Village. Modify to include reference to objective design standards.</p>



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<b>POLICY AREA 4-4: ACCESS TO HOUSING OPPORTUNITIES</b>		
<b>OBJECTIVE: THE CITY PROMOTES THE PRACTICE OF PROVIDING EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS. HOUSING SHOULD BE AVAILABLE FOR ALL PERSONS REGARDLESS OF INCOME, FAMILY STATUS, PRESENCE OF A DISABILITY, AGE, RACE, SEX, NATIONAL ORIGIN, OR COLOR. THE CITY ENCOURAGES THE PROVISION OF HOUSING TO MEET NEEDS OF FAMILIES WITH CHILDREN, ELDERLY HOUSEHOLDS, PERSONS WITH DISABILITIES, THE HOMELESS AND ALL OTHER SEGMENTS OF THE COMMUNITY.</b>		
<i>PROGRAM 4-4.1: ENCOURAGE DEVELOPMENT OF ACCESSORY DWELLING UNITS</i>		
<p>The City understands that second dwelling units provide a viable tool to enhance the availability of affordable housing opportunities in Saratoga. The City currently provides policies and procedures for the development of second dwelling units within the Saratoga Municipal Code. To ensure the City's existing policies and procedures for second dwelling units are effective in providing additional affordable housing opportunities, the City shall review the existing Second Unit Ordinance and amend the Second Dwelling Unit standards to eliminate the minimum square footage requirements and reduce the minimum lot size for Second Dwelling Units to 90% or more of the standard lot size for the underlying zoning district. The City will consider additional incentives including: a fee reduction, and exemption of a portion of second unit floor area from lot coverage requirements. In addition, the City shall create an informational brochure regarding Second Dwelling Units to disseminate to the public.</p>	<p>On December 17, 2014, City Council adopted Ordinance No. 324 which amended the city's Zoning Regulations to:</p> <ul style="list-style-type: none"> <li>• Eliminate the minimum square footage requirements for ADUs.</li> <li>• Reduce the minimum lot size for ADUs to 90% or more of the standard lot size for the underlying zoning district.</li> <li>• Establish development standards for multi-family ADUs.</li> </ul> <p>Additionally, on October 7, 2020, City Council adopted Ordinance No. 376 pursuant to State ADU Laws to amend Section 15-56 of their Municipal Code that outline the streamlined, ministerial review of ADUs and junior ADUs pursuant to State Law as well as objective design standards to be utilized in such review.</p> <p>The City continues to distribute information regarding ADUs using the city's website which details pertinent development standards, processes, and requirements related to the development of ADUs.</p>	<p>Delete. Action was completed.</p>
<i>POLICY ACTION 4-4.2: ZONING CODE AMENDMENT FOR SPECIAL NEEDS HOUSING</i>		
<p>In April 2010 and pursuant to SB 2, the City adopted provisions within its Code for transitional and supportive housing within the C-N(RHD) zone district. However, further</p>	<p>On February 5, 2014, City Council adopted Ordinance No. 313 which amended the city's Zoning Regulations to:</p>	<p>Delete. Action was completed. See also Program 4.2-3, Universal Design</p>



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<p>direction since that time by the State Department of Housing and Community Development (HCD) clarifies that SB 2 requires these uses be permitted in all zone districts where residential uses are permitted. To address this deficiency, the City will amend the Code to identify transitional and supportive housing as a permitted use in all residential zones subject to the same development standards as similar housing in these zones.</p> <p>As part of the SB 2 Zoning Code amendments, the City also adopted provisions to allow emergency shelters by right within the C-N(RHD) zone. However, development standards for shelters were not defined in the Code at that time. As permitted under the provisions of Government Code 65583, the City will establish written, objective development standards for emergency shelters to regulate the following:</p> <ul style="list-style-type: none"> <li>• The maximum number of beds or persons permitted to be served nightly by the facility.</li> <li>• Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.</li> <li>• The size and location of exterior and interior onsite waiting and client intake areas.</li> <li>• The provision of onsite management.</li> <li>• The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.</li> <li>• The length of stay.</li> <li>• Lighting.</li> </ul>	<ul style="list-style-type: none"> <li>• Define Single Room Occupancy buildings and units (SROs).</li> <li>• Permit the development of SROs within the city's existing C-N(RHD) Zoning District.</li> <li>• Establish objective design standards pertaining to the development and operation of SROs in the city.</li> </ul> <p>Additionally, on December 17, 2014, City Council adopted Ordinance No. 324 which amended the city's Zoning Regulations to establish Objective Design and Operation Standards for Emergency Shelters in the City.</p>	<p>initiating a study of Universal Design standards, and Program 4.2-4, Affordable Housing Incentives and Waivers, specifically targeting affordable housing for special needs groups.</p>



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<ul style="list-style-type: none"> <li>Security during hours that the emergency shelter is in operation.</li> </ul>		
<i>POLICY ACTION 4-4.3: REASONABLE ACCOMMODATIONS</i>		
<p>To comply with State law (SB 520), the City adopted written Reasonable Accommodation Procedures (Municipal Code Section 15-80.025). The City will continue to analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. The City will prepare an informational brochure and include information on the City's website to inform residents of the Reasonable Accommodation Procedures.</p>	<p>The City continues to provide reasonable accommodations measures, pursuant to Section 15-80.025 of the Municipal Code. The City provides an informational brochure related to the City's Reasonable Accommodation Procedures are made available electronically via the City's website and at the Planning Counter.</p>	<p>Continue as Program 4.2-1, Reasonable Accommodation Procedures.</p>
<i>POLICY ACTION 4-4.4: HOUSING OPPORTUNITIES FOR PERSONS LIVING WITH DISABILITIES</i>		
<p>San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation serving individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. The SARC reports that 78 percent of their clients with developmental disabilities live with a parent or guardian. As these parents age and become frailer, their adult disabled children will require alternative housing options. The SARC has identified several community-based housing types appropriate for persons living with a developmental disability including licensed community care facilities and group homes; supervised apartment settings with support services; and rent subsidized affordable housing for persons able to live more independently. The City will coordinate with SARC to implement an outreach program informing Saratoga families of housing and services available for persons with</p>	<p>A webpage on the City of Saratoga's website was created for this information. The webpage includes the list of service providers for residents, a description of the services offered by SARC, and a link to contact SARC to obtain additional information.</p>	<p>Continue as Program 4.2-2, Housing Opportunities for Persons Living with Disabilities. See also Program 4.2-3: Universal Design initiating a study of Universal Design standards, and Program 4.2-4, Affordable Housing Incentives and Waivers, specifically targeting affordable housing for special needs groups.</p>



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developmental disabilities, including making information available on the City's website.		
<i>POLICY ACTION 4-4.5: DEVELOPMENT OF HOUSING FOR EXTREMELY LOW-INCOME HOUSEHOLDS</i>		
<p>The City understands the need to encourage and facilitate housing development for households earning 30 percent or less of the median family income. The City will encourage development of housing for extremely low-income households through a variety of activities that may include:</p> <ul style="list-style-type: none"> <li>• Outreach to housing developers (refer to policy action 4-5.3),</li> <li>• Identifying grant and funding opportunities,</li> <li>• Offering additional incentives beyond the density bonus provisions, and/or</li> <li>• A one-time ten percent (10%) increase in site coverage and allowable floor area for second dwelling units deed restricted for below market rate households.</li> </ul>	<p>The City implemented a 10% increase in site coverage and allowable floor area for a new ADU if it is deed restriction for below market rate households. Per the most recent 2020 annual housing progress report, the city has approved 75 deed restricted ADUs.</p>	<p>Continue as Program 4.3-1, Development of Housing for Extremely Low-Income Households. See also Program 4.2-4, Affordable Housing Incentives and Waivers, specifically targeting affordable housing for special needs groups.</p>
<i>POLICY ACTION 4-4.6: HOUSING OPPORTUNITIES FOR PERSONS EMPLOYED IN SARATOGA</i>		
<p>The City shall explore opportunities to provide additional local housing options for the city's workforce, including rental housing for families. These opportunities could include increasing public awareness of the City's housing assistance programs and partnering with West Valley College to explore student and faculty housing development.</p>	<p>The City explored opportunities with West Valley College; however, no additional development has occurred. On July 14, 2021, Mayor Zhao and city staff met with West Valley College Chancellor to discuss the college's interest in adding housing to the property. The Chancellor indicated that the college is interested in adding housing and a feasibility study is under way.</p>	<p>Continue as Program 4.3-2, Housing for Persons Employed in Saratoga. Modify to include a local preference program the prioritizes Saratoga workers and persons with special needs.</p>
<i>POLICY ACTION 4-4.7: MONITORING AND PRESERVATION OF EXISTING AFFORDABLE HOUSING</i>		



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<p>The City shall continue to maintain a data base to provide for the regular monitoring of deed-restricted units that have the potential of converting to market- rate during the period. Additionally, the City will review funding opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants.</p> <p>To proactively address the conversion of affordable units to market-rate units, the city will investigate strategies to preserve the affordable units. The City shall ensure compliance with noticing requirements and provide for tenant education when a notice of conversion is received.</p>	<p>The City continues to maintain a data base of deed-restricted units that have the potential of converting to market-rate.</p>	<p>Continue as Program 2.1-1, Monitoring and Preservation of Existing Affordable Housing. Modify to include reference to updated noticing and purchasing requirements consistent with AB 1521.</p>
<p><i>POLICY ACTION 4-4.8: SUPPORT PREPARATION OF A COUNTYWIDE NEXUS STUDY OF AFFORDABLE HOUSING IMPACT FEES</i></p>		
<p>The City of Saratoga will work collaboratively with other Santa Clara County cities towards preparation of a joint nexus study for the purpose of establishing an affordable housing impact fee.</p>	<p>Affordable Housing Nexus Study was prepared by Santa Clara County in 2018 that evaluated and recommended the adoption of an affordable housing fee to be applied to new construction on either a per unit or per square foot basis. The affordable housing impact fee evaluated by the Study was not implemented.</p>	<p>Delete. Affordable housing impact fee not implemented.</p>
<p><b>POLICY AREA 4-5: COORDINATED HOUSING EFFORTS</b></p>		
<p><b>OBJECTIVE: THE CITY OF SARATOGA HAS LIMITED LOCAL RESOURCES TO PROVIDE FOR HOUSING AND HOUSING-RELATED ACTIVITIES. THEREFORE, TO MAXIMIZE USE OF LIMITED LOCAL RESOURCES, THE CITY STRIVES TO BUILD PARTNERSHIPS AND COORDINATE HOUSING EFFORTS WITH OUTSIDE AGENCIES AND ORGANIZATIONS.</b></p>		
<p><i>POLICY ACTION 4-5.1: PROMOTE FAIR HOUSING EFFORTS</i></p>		
<p>The City currently disseminates fair housing information packets about Fair Housing Regulations and refers discrimination complaints to the Mid-Peninsula Citizens for Fair Housing or to the County of Santa Clara County Office of Consumer Affairs. The City will continue to participate in the County's mediation program and will continue to support these organizations which provide fair housing</p>	<p>The Community Development Department continues to refer all housing discrimination complaints to the Santa Clara County Office of Consumer Affairs and continues to participate in the County's mediation program for housing discrimination issues.</p>	<p>Continue as Program 5.2-1, Promote Fair Housing Efforts. See also Program 5.1-3, Affirmatively Market Affordable Housing Developments, Program 5.3-1, Fair Housing Webpage,</p>



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assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments.		and Program 5.3-2, Fair Housing Training.
<i>POLICY ACTION 4-5.2: DEVELOP A COMPREHENSIVE COMMUNITY OUTREACH STRATEGY FOR HOUSING</i>		
To ensure the Saratoga community is provided with the highest level of access to housing information, the City shall evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy. The outreach strategy will consider various methods of delivery, including print media, mailers, web-based information and other methods that consider the economic and cultural considerations in Saratoga.	The City continues to maintain a detailed website related to residential development in the community. This website includes links that keep residents informed on ongoing development projects, directs the public to the City's Municipal Code and the General Plan, and informs the public on updates to the city's Housing Element. The City also uses print media, direct mailings, and social media to disseminate housing information. Print materials are provided in both English and Chinese.	Continue as Program 5.2-2, Develop Comprehensive Outreach Strategy for Housing. Modified to include additional proactive outreach to ensure all members of the community have access to housing-related information and income-restricted resources.
<i>POLICY ACTION 4-5.3: PARTNERSHIPS WITH DEVELOPMENT COMMUNITY</i>		
The City supports cooperation in the development of affordable housing through working with local housing trust and non-profit agencies. The City will continue to cooperate with developers to provide housing opportunities for lower income households; prioritize efforts and resources to the identified sites for rezoning to promote a variety of housing types, such as rental units, affordable to lower income households. The City shall also evaluate the effectiveness of its partnerships with housing developers and seek ways to expand and foster its partnerships as appropriate.	The City has cooperated with developers, including Sand Hill Property Company for the Quito Village site which includes 90 residential units of which will be 9 affordable units. In addition, when the Community Development Department is contacted by property owners and or developers interested in developing a particular site, the Community Development Department does express interest in maximizing the potential for housing development.	Continue Program 5.1-2, Partnerships with Affordable Development Community. See also Program 4.2-4, Affordable Housing Incentives and Waivers, specifically targeting affordable housing for special needs groups.
<i>POLICY ACTION 4-5.4: HEALTHY COMMUNITY</i>		
The city supports residential development that promotes healthy lifestyles (i.e., recreational activities, encourages	In 2021, the City received a grant award for the Safe and Seamless Grant to fund the construction of the Blue Hills	Delete.



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POLICY AREA / OBJECTIVE / POLICY ACTION	STATUS OF IMPLEMENTATION	ACTION
pedestrian and bicycle use and continued support of the Farmer's Market).	<p>Elementary Pedestrian Crossing at Union Pacific Railroad, to connect two neighborhoods and promote pedestrian and bike connections to various local destinations such as schools, parks, and grocery stores.</p> <p>The City is also developing a Safe Routes to School Master Plan to improve pedestrian and bicycle safety to encourage biking and walking to school.</p>	



TABLE C-2: PROGRESS IN ACHIEVING HOUSING ELEMENT QUANTIFIED OBJECTIVES 2015 - 2023

PROGRAM	QUANTIFIED OBJECTIVE	LEVEL OF ACHIEVEMENT
<b>NEW CONSTRUCTION</b>		
VERY LOW-INCOME <sup>1</sup>	147	0
LOW INCOME	95	83
MODERATE INCOME	104	105
ABOVE MODERATE INCOME	93	37
<b>TOTAL</b>	<b>439<sup>2</sup></b>	<b>225</b>
<b>HOUSING REHABILITATION</b>		
VERY LOW-INCOME	0	0
LOW INCOME	0	0
MODERATE INCOME	0	0
ABOVE MODERATE INCOME	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>
<b>PRESERVATION OF AT-RISK RENTAL HOUSING</b>		
EXTREMELY LOW INCOME <sup>3</sup>	85	85
VERY LOW-INCOME	85	85
LOW INCOME	0	0
MODERATE INCOME	0	0
ABOVE MODERATE INCOME	Not Applicable	Not Applicable
<b>TOTAL</b>	<b>170</b>	<b>170</b>

<sup>1</sup> Extremely Low-Income assumed to be 50 percent of Very Low-Income allocation.

<sup>2</sup> Total does not include extremely low-income

<sup>3</sup> As affordability in Saratoga's 170 rent-restricted units is tied to Section 8 contracts (with subsidy levels based on tenant income), an estimated half of these units are assumed to be occupied by Extremely Low-Income households, and half occupied by Very Low-Income households.

Source: *Housing Element Annual Progress Reports, 2015-2021.*

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