

PC03	Provide Affordable Housing
Description	Provide affordable for-sale or rental housing for low-income households. Households with incomes at or below 80% of the Santa Clara County Area Median Income (AMI) generally make fewer trips by personal motorized vehicles than households with higher incomes, resulting in reduced VMT. Affordable housing provides greater opportunity for households to live closer to transit.
CEQA ⁽¹⁾	<p><u>Home-End Uses Only:</u></p> <p>% reduction in VMT is based on the proportion of Project households with income levels below:</p> <ul style="list-style-type: none"> ▪ Extremely Low Income (0-30% of AMI): -32.5% ▪ Very Low Income (30-50% of AMI): -25.2% ▪ Low Income (50-80% of AMI): -10.2%
TDM Program (1 – 4 Points)	<p><u>Home-End Uses Only:</u></p> <p>Provide affordable housing units on-site, off-site, or via dedication of land, credits and transfers, acquisition and rehab of units, HUD restricted units, option to purchase, partnership for clustered units, or a combination of methods:</p> <ul style="list-style-type: none"> ▪ 1 Point: At least 5% above and beyond the City’s Inclusionary Housing Ordinance obligation. ▪ 2 Points: At least 10% above and beyond the City’s Inclusionary Housing Ordinance obligation. ▪ 3 Points: At least 15% above and beyond the City’s Inclusionary Housing Ordinance obligation. ▪ 4 Points: At least 20% above and beyond the City’s Inclusionary Housing Ordinance obligation.
Proof of Implementation	City staff will monitor and require occupancy certification of affordable units during the annual monitoring and reporting process. The City will maintain the right to require the tenant or designated representative of an affordable unit to verify their level of income on an annual basis.

Notes:

(1) Newmark, G., & Haas, P. (2015). *Income, Location Efficiency, and VMT: Affordable Housing as a Climate Strategy*. The California Housing Partnership.