

DRAFT CONSOLIDATED PLAN

FIVE YEAR PLAN

For Program Years

2015-2016 through 2019-20

& the

ACTION PLAN

Program Year

2015-2016

of the

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM &

the

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

Prepared by the Community Services Division, Department of Planning and Inspection.
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Santa Clara (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's Housing and Community Services Division is responsible for the administration of HUD Entitlements which includes the Community Development Block Grant Program (CDBG) and Home Investment Partnerships Program (HOME). By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds. The City anticipates approximately \$5,059,865 in CDBG funds and \$2,617,200 in HOME funds from 2015-2020.

The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its populations. For the 2015-2020 Consolidated Plan process, the City worked collaboratively with the County of Santa Clara (County) and other entitlement jurisdictions in the County to identify and prioritize housing and housing-related needs across the region, and strategies to meet those needs.

The City's Consolidated Plan includes an analysis of the jurisdiction's market, affordable housing and community development conditions. Additionally the City must submit an annual Action Plan that identifies how funding allocations help meet the Consolidated Plan goals and a Consolidated Annual Performance Evaluation Report (CAPER) to report the City's performance.

2. Needs Assessment Overview

The County of Santa Clara (County) encompasses Silicon Valley, an area known for its technological enterprise, wealth and proximity to the San Francisco Bay Area. It is a region of socio-economic stratification. The area contains many of the wealthiest households in the nation yet is simultaneously one of the least affordable places to live, with 42 percent of residents experiencing housing cost burden.¹ The region boasts the highest national median household income at \$90,737² and it is the third-most expensive rental market in the U.S.³ It is also the seventh-least affordable for-sale market of any metropolitan area⁴ and is home to

¹ 2007-2011 CHAS

² The United States Conference of Mayors and The Council on Metro Economies and the New American City. "U.S. Metro Economies: Income and Wage Gaps Across the US." August 2014. <http://usmayors.org/metroeconomies/2014/08/report.pdf>

³ National Low Income Housing Coalition. "Out of Reach." 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

⁴ Trulia. "Where is Homeownership Within Reach of the Middle Class and Millennials." November 2014. <http://www.trulia.com/trends/2014/11/middle-class-millennials-report/>

the fourth-largest population of homeless individuals⁵ with the highest percentage of unsheltered homeless of any major city.⁶

These statistics point to a widening gap between the highest earners and the middle and lower income population. Over 45 percent of households earn \$100,000 or more yearly, but only 13 percent earn between \$50,000 and \$75,000 and 15 percent earn \$25,000 to \$49,999⁷ – leading the region to be the second-least equitable metro in the nation.⁸ Many lower income residents struggle with severe housing costs driven by a tight and competitive housing market that caters to the demands of the highest earning households, driving up the cost of for-sale and rental housing. In order to maintain housing affordability and meet the needs of a diverse and growing population, the jurisdictions within the County must work to preserve and expand the supply of housing for all income levels. This will be critical to maintaining the wellbeing and economic prosperity of the region.

The City of Santa Clara (City), situated in the northern area of the County, is home to approximately 116,000 residents.⁹ The City covers 18 square miles and is located in the center of Silicon Valley. The surge in high paying jobs within the area makes it critical to maintain affordable housing opportunities for residents who do not have the skills to qualify for these new jobs and ensure that they are not left behind – and placed at risk of homelessness -- in this period of growth. The City is tasked both with determining the areas of greatest need and those in which community investment can have the most impact given the limited resources available. To adequately address the City’s community needs and support its thriving economy, the City has identified and assessed the areas that could benefit the most from federal investment through the U.S. Department of Housing and Urban Development (HUD).

Methodology

The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.¹⁰

⁵ The U.S. Department of Housing and Urban Development. “2014 Annual Homeless Assessment Report (AHAR) to Congress.” October 2014. <https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf>

⁶ Ibid

⁷ The United States Conference of Mayors and The Council on Metro Economies and the New American City. “U.S. Metro Economies: Income and Wage Gaps Across the US.” August 2014. <http://usmayors.org/metroeconomies/2014/08/report.pdf>

⁸ Ibid

⁹ 2008-2012 ACS

¹⁰ U.S. Department of Housing and Urban Development. “Consolidated Planning/CHAS Data.” <http://www.huduser.org/portal/datasets/cp.html>

When CHAS data is not available or appropriate other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.¹¹

Federal funds provided under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs are primarily concerned with activities that benefit low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.¹² HUD utilizes three income levels to define LMI households:

- Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low and moderate income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

3. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

The following goals are described in more detail in the Strategic Plan section, particularly in sections SP-10 Geographic Priorities, SP 25 Priority Needs, SP-35 Anticipated Resources, and SP-45 Goals

Affordable Housing Support affordable housing for low income and special needs households. Includes funding affordable developments, rent subsidies, rehabilitation of single and multi-family housing.

Homelessness. Support activities to end homelessness including rental assistance, homeless prevention programs, case management, outreach activities and support of facilities.

Fair Housing Promote Fair Housing choice through funding informational and investigative services for tenants and landlords.

¹¹ United States Census Bureau. "American Community Survey: When to Use 1-year, 3-year, or 5-year Estimates." http://www.census.gov/acs/www/guidance_for_data_users/estimates/

¹² U.S. Department of Housing and Urban Development. "Glossary of CPD Terms." http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/glossary

Economic Development Support economic development programs and activities that strengthen neighborhoods. Targeted to the residents and businesses in the low income Census Blocks of the El Camino Real Focus Area

Public Facilities Improve accessibility for persons with physical disabilities by identifying and repairing intersections for accessibility, mostly through curb cuts.

4. Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with CCDG and HOME funding. A review of past consolidated annual performance and evaluation reports (CAPERS) reveals a strong record of performance in the use of these funds.

5. Summary of citizen participation process and consultation process

See Sections PR 10 - Consultation and PR15 - Citizen Participation.

6. Summary of public comments

See Sections PR 10 - Consultation and PR15 - Citizen Participation.

7. Summary of comments or views not accepted and the reasons for not accepting them

None

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SANTA CLARA	Housing & Community Services
CDBG Administrator	same	
HOME Administrator	same	

Table 1 – Responsible Agencies

Narrative

The agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source are shown in **Table 1**.

Table 1 - Responsible Agencies

Lead and Responsible Agencies

The City of Santa Clara (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City’s Housing and Community Services Division is responsible for the administration of HUD Entitlements which includes the Community Development Block Grant Program (CDBG) and Home Investment Partnerships Program (HOME). By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its populations. For the 2015-2020 Consolidated Plan process, the City worked collaboratively with the County of Santa Clara (County) and other entitlement jurisdictions in the County to identify and prioritize housing and housing-related needs across the region, and strategies to meet those needs.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

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I. Introduction

Throughout the County, eight entitlement jurisdictions collaborated on preparation of their 2015-2020 Consolidated Plans. This group of jurisdictions includes City of Cupertino, City of Gilroy, City of Mountain View, City of Palo Alto, City of Sunnyvale, City of San José, City of Santa Clara and Santa Clara Urban County.

Public participation plays a central role in the development of the Consolidated Plan. The participating Entitlement Jurisdictions within the County launched an in-depth, collaborative regional effort to consult with community stakeholders, elected offices, City and County departments, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan.

The participating jurisdictions, in partnership with LeSar Development Consultants (LDC) and MIG, Inc. (MIG), facilitated a comprehensive outreach process to enhance coordination and discuss new approaches to working with public and assisted housing providers, legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

A Regional Needs Survey was conducted to solicit input from residents and workers in the region. Respondents were informed that participating jurisdictions were updating their respective Consolidated Plans for federal funds that primarily serve low- and moderate-income (LMI) residents and areas. The Regional Needs Survey polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by entitlement funds.

A total of 1,472 survey responses were obtained from September 19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected via print surveys. The Entitlement Jurisdictions held three regional public forums to identify housing and community development needs and priorities for the next five years. The public forums were conducted as part of a collaborative regional approach to help the participating jurisdictions make data-driven, place-based investment decisions for federal funds. Seventy-six (76) people attended the regional forums, including community members, service providers, nonprofit representatives, and interested stakeholders.

Approximately 4,847 entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Regional Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from staff of the Entitlement Jurisdictions. Each participating jurisdiction also promoted the regional forums and regional survey links on their respective websites and announced the Consolidated Plan process through electronic mailing lists. Outreach materials and the survey links (including materials in Spanish) were emailed to over 4,000 entities, organizations, and persons. 220 Santa Clara residents responded through the website or through in-person surveys conducted at the Central Library and the Senior Center.

Approximately 1,225 printed flyers providing public notice about the regional forums were distributed throughout the County at libraries, recreation centers, community meeting locations, and organizations benefiting LMI residents and areas. These flyers were available in English and Spanish.

Print newspaper display ads also were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.

A Public hearing for community needs assessment was conducted at the November 25 Santa Clara City Council meeting. Members of the public and representatives of nonprofit agencies advocated for the support of senior legal services, oversight of seniors in nursing homes and residential care facilities, fair housing services, at-risk youth, homeless families, sharing resources to solve problem of homelessness, job programs for homeless persons in the construction of mixed use developments (letter from Senior Adult Legal Services and City Council meeting minutes attached in PR-15).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Santa Clara County Continuum of Care (CoC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC's primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The CoC is governed by the Santa Clara CoC

Board (CoC Board), which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County. In winter 2015 Destination: Home and the CoC released a Draft Community Plan to End Homelessness in Santa Clara County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the plan were informed by members who participated in a series of community summits designed to address the needs of homeless populations from April to August 2014. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness. Over the next five years, the Plan seeks to house 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families. The City is represented on the CoC by the 2014 implementation group. Members of the CoC meet on a monthly basis to ensure successful implementation of the Plan, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City is not an ESG entitlement jurisdiction.

Operating and Adminstrating Homeless Management Information System (HMIS)

The HMIS SCC project is administered by Community Technology Alliance (CTA) and has served the community since 2004. The project meets and exceeds HUD's requirements for the implementation and compliance of Homeless Management Information System Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, such as Housing 1000, the County VTA free bus pass program, and prevention service delivery. [1] Social serve administers the website SCCHousingsearch.org, which provides information about affordable housing in the County, searchable by unit size, location, supportive services, and opened or closed waiting lists.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to support activities to end homelessness including rental assistance, homeless prevention programs, case management, outreach activities and support of facilities.
Housing Element	City of Santa Clara	The actions in the Housing Element are consistent with the Strategic Plan, most notably in the provision of adequate sites appropriate for a range of housing types and in promoting preservation and development of affordable housing including supportive housing for persons with disabilities.
Santa Clara City Council Strategic Plan	City of Santa Clara	The goal to promote and enhance economic and housing development is consistent with the Strategic Plan in the actions that describe development of affordable housing and revitalization of low income areas of the City.
2012-2014 Comprehensive HIV Prevention & Care Plan	Santa Clara County HIV Planning Council for Prevention and Care	This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for Santa Clara County. This effort aligns with the Strategic Plan's goal to support activities that provide basic needs to lower income households and special needs populations.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Plan to End Homelessness in Santa Clara	Destination Home	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the Strategic Plan's goal to support activities to end homelessness including rental assistance, homeless prevention programs, case management, outreach activities and support of facilities.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(1))

As mentioned previously, the Santa Clara County Entitlement Jurisdictions are collaborating on preparation of their 2015-2020 Consolidated Plans. The outreach and the regional needs assessment for these jurisdictions was a coordinated effort. The Continuum of Care and the County were involved in the formation of the Consolidated Plan and will be integral in its implementation.

As standard practice, CDBG entitlement jurisdictions from throughout the County hold quarterly meetings known as the CDBG Coordinators Group. These meetings are often attended by HUD representatives and their purpose is to share information, best practices, new developments, and federal policy and appropriations updates among the local grantee staff, as well as to offer a convenient forum for HUD to provide ad-hoc technical assistance related to federal grant management. Meeting agendas cover such topics as projects receiving multi-jurisdictional funding, performance levels and costs for contracted public services.

PR-15 Citizen Participation

I. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

ConPlan Paper Survey comments (69 surveys completed):

10/28 & 29/14 – Central Library

Lane markers for parked vehicles on residential thru streets – have had hit and runs while parked Newhall/Winchester & Monroe

Housing for low-low income people

Chain snatching – crime

High priority to reform police force to fight acutely and disturbingly rising crime rate & worsening drug gang intimidation, burglary, assaults on school kids and drive by “faked accidental” hit & run murders.

Would be great to have a downtown Santa Clara.

More government = more money.

Government does not always do a good job.

More activities for adults.

Bedbugs

Needs community gardens

Needs ordinance banning smoking in multi-unit housing

No rent increase by landlords, should be % not by hundreds of dollars.

More middle income affordable housing.

Keep our communities safe and clean.

Thank you for this input opportunity.

El Camino Real needs help!

Improve parts of El Camino near Lincoln going east.

Senior Center

No more high rises; no rebranding.

More services for seniors – there are lots of us!

When you are living on \$1000 per month SSI, you need low cost housing and may have poor credit. You need it even more. I waited 3 years just to be rejected. I have never been late on rental payments. (Re: public/subsidized housing.)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	In-person paper survey	Minorities Non-English Speaking - Specify other language: Spanish, Chinese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Seniors	67 responses	See Appendix A	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish, Chinese</p> <p>Non-targeted/broad community</p>	153 Santa Clara residents responded.	See Appendix A	None	
3	Public Hearing	<p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Nonprofit service providers</p>		See Appendix A	None	

Table 4 – Citizen Participation Outreach

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

In the San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), the 3rd most expensive rental market in the nation, renters must earn at least \$31.70 an hour to afford the average two bedroom apartment.[1] The Association of Bay Area Governments (ABAG), projects that over the next 25 years 57 percent of all household growth in the Bay Area will consist of very-low and low income households. The State's Employment Development Department projects that more than half of the jobs created in the next five years in Santa Clara County will pay \$11.00 per hour or less. In addition, much of the growth is expected to be with senior households".[2]

The following provides a brief overview of the results of the market analysis, with more detail included in each corresponding section.

MA-10 Number of Housing Units

- The City's total housing stock is approximately 44,706 units.
- Housing stock is split almost evenly between single-family and multi-family units. Single-family attached or detached housing make up 52 percent of housing units and multi-family units comprise 48 percent.

MA-15 Cost of Housing

- Over a third of all households (34 percent of owners and 37 percent of renters) spend more than 30 percent of their income on housing costs.
- The City needs approximately 2,937 additional affordable housing units to match the housing needs of the population earning 80% AMI or less.
- *MA-20 Condition of Housing*
- Nearly one third of all units (30 percent or 13,290 units) was built before 1980 and provides potential exposure to lead-based paint (LBP).
- An estimated 4,385 units with a potential LBP hazard are occupied by LMI families.
- *MA-25 Public and Assisted Housing*
- HASCS develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County.

MA-30 Homeless Facilities

- As per the 2014 Housing Inventory Count (HIC) 6,320 beds are available for homeless individuals and families in the County. 358 beds are under development.

MA-35 Special Needs Facilities

- The City has a total of 343 licensed community care facility beds available for persons with health-related conditions. *MA-40 Barriers to Affordable Housing*
- The City identified multiple barriers to affordable housing, including income and wages that are not consistent with the rising cost of housing, a competitive rental and home market, and diminishing public funds.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The County of Santa Clara (County) encompasses Silicon Valley, an area known for its technological enterprise, wealth and proximity to the San Francisco Bay Area. It is a region of socio-economic stratification. The area contains many of the wealthiest households in the nation yet is simultaneously one of the least affordable places to live, with 42 percent of residents experiencing housing cost burden.[1] It is also the seventh-least affordable for-sale market of any metropolitan area[2] and is home to the fourth-largest population of homeless individuals[3] with the highest percentage of unsheltered homeless of any major city. [4]

The City of Santa Clara (City), situated in the northern area of the County, is home to approximately 116,000 residents.[5] The City covers 18 square miles and is located in the center of Silicon Valley. The surge in high paying jobs within the area makes it critical to maintain affordable housing opportunities for residents who do not have the skills to qualify for these new jobs and ensure that they are not left behind – and placed at risk of homelessness -- in this period of growth. The City is tasked both with determining the areas of greatest need and those in which community investment can have the most impact given the limited resources available. To adequately address the City’s community needs and support its thriving economy, the City has identified and assessed the areas that could benefit the most from federal investment through the U.S. Department of Housing and Urban Development (HUD).

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	102,361	114,482	12%
Households	38,564	42,316	10%
Median Income	\$69,466.00	\$89,004.00	28%

Table 5 - Housing Needs Assessment Demographics

Data 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Source:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	5,455	4,815	3,785	3,585	24,675
Small Family Households *	1,490	1,730	1,620	1,465	14,455
Large Family Households *	405	380	405	330	1,625
Household contains at least one person 62-74 years of age	825	735	495	600	2,495
Household contains at least one person age 75 or older	910	1,065	615	320	1,350
Households with one or more children 6 years old or younger *	935	810	710	635	3,935
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2007-2011 CHAS

Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	85	35	0	15	135	0	0	4	15	19
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	130	170	200	75	575	10	0	15	35	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	365	235	140	150	890	0	10	45	45	100
Housing cost burden greater than 50% of income (and none of the above problems)	2,635	960	160	35	3,790	615	635	385	385	2,020

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	300	1,425	915	535	3,175	125	255	225	475	1,080
Zero/negative Income (and none of the above problems)	325	0	0	0	325	80	0	0	0	80

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,215	1,395	500	270	5,380	625	650	450	485	2,210
Having none of four housing problems	720	1,710	1,900	1,720	6,050	495	1,065	930	1,110	3,600

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	325	0	0	0	325	80	0	0	0	80

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,125	1,065	575	2,765	129	335	305	769
Large Related	350	255	110	715	55	114	65	234
Elderly	715	470	125	1,310	365	380	210	955
Other	1,295	935	440	2,670	210	70	75	355
Total need by income	3,485	2,725	1,250	7,460	759	899	655	2,313

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	995	335	100	1,430	125	195	235	555
Large Related	310	85	0	395	45	110	50	205
Elderly	590	245	25	860	260	295	100	655
Other	1,210	415	75	1,700	185	50	40	275
Total need by income	3,105	1,080	200	4,385	615	650	425	1,690

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	445	315	335	120	1,215	10	10	60	50	130
Multiple, unrelated family households	50	85	10	55	200	0	0	0	25	25
Other, non-family households	0	0	0	45	45	0	0	0	0	0
Total need by income	495	400	345	220	1,460	10	10	60	75	155

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The most common housing problem within the City is cost burden. Over one-third (36 percent or 14,770 households) of total households in the City are paying more than 30 percent of their income toward housing costs.

The second most common housing problem is severe cost burden. Seventeen percent of households (6,920 households) are paying more than 50 percent of their income toward housing costs.

The third most common housing problem is overcrowding. Four percent of all households (1,615 households) are overcrowded, with more than one person per room.

Eighty-two percent of all overcrowded households have incomes below 80% AMI.

Are any populations/household types more affected than others by these problems?

LMI renter households are much more likely to experience cost burden, with 33 percent of LMI renter households (7,460 households) paying more than 30 percent of their income toward housing costs, compared to 12 percent of LMI owner households (2,315 households).

Additionally, 14 percent of renter households (3,105 households) paying more than 50 percent of their income toward housing costs are LMI, compared to three percent of owner households (615 households).

Renter households are six times as likely to be overcrowded, with six percent of all renter households experiencing overcrowding, compared to only one percent of owner households. Additionally, 85 percent of overcrowded renter households are LMI, compared to 52 percent of overcrowded owner households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Asian households and Pacific Islander households at 30-50% AMI are disproportionately affected by housing problems, with 83 percent experiencing housing problems compared to 71 percent of the jurisdiction as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,720	935	465
White	2,030	510	300
Black / African American	335	55	0
Asian	1,205	205	95
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	1,040	165	30

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,435	1,395	0
White	1,220	690	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	290	85	0
Asian	985	200	0
American Indian, Alaska Native	20	0	0
Pacific Islander	75	15	0
Hispanic	765	390	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,465	915	0
White	540	395	0
Black / African American	10	85	0
Asian	440	200	0
American Indian, Alaska Native	0	0	0
Pacific Islander	35	0	0
Hispanic	425	220	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,500	1,815	0
White	725	875	0
Black / African American	20	60	0
Asian	510	490	0
American Indian, Alaska Native	60	0	0
Pacific Islander	40	0	0
Hispanic	130	375	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

- Eighty-six percent of Black/African American households in the 0-30% AMI category experience severe housing problems, compared to 74 percent of the jurisdiction as a whole.
- Eighty-three percent of Pacific Islander households in the 30-50% AMI category experience severe housing problems, compared to 35 percent of the jurisdiction as a whole.
- Forty-one percent of Asian households and 43 percent of Pacific Islander households in the 50-80% AMI category experience severe housing problems, compared to 24 percent of the jurisdiction as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,175	1,480	465
White	1,810	730	300
Black / African American	335	55	0
Asian	1,100	310	95
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	835	360	30

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,725	3,110	0
White	565	1,340	0
Black / African American	60	310	0
Asian	500	685	0
American Indian, Alaska Native	0	20	0
Pacific Islander	75	15	0
Hispanic	505	650	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	570	1,810	0
White	120	810	0
Black / African American	10	85	0
Asian	260	380	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	20	0
Hispanic	155	490	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	2,620	0
White	235	1,360	0
Black / African American	20	60	0
Asian	335	670	0
American Indian, Alaska Native	25	35	0
Pacific Islander	0	40	0
Hispanic	85	420	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

- Nineteen percent of households in the City are cost burdened and paying 30-50 percent of their income on housing costs, while 17 percent are severely cost burdened and paying more than 50 percent of their income toward housing costs.

No racial/ethnic groups are disproportionately affected by housing cost burden or severe housing cost burden

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	25,675	7,850	6,920	475
White	12,000	3,655	2,830	305
Black / African American	665	275	440	0
Asian	9,435	2,100	2,225	95
American Indian, Alaska Native	90	60	25	0
Pacific Islander	45	95	75	0
Hispanic	3,080	1,490	1,200	30

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS

Source:

Discussion

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8). The Section 8 waiting list contains 21,256 households; this is estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households. HACSC has four two-bedroom family public housing units in its portfolio; they are located in the City of Santa Clara. Approximately 16,387 housing vouchers are in use countywide.

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.

The tables below display the public housing inventory and housing vouchers maintained by HACSC.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	48	20	10,212	692	9,267	212	0	36

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data PIC (PIH Information Center)

Source:

	Certificate	Mod-Rehab	Public Housing	Project Based	Tenant Based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled	Total
# of Units/ Vouchers in Use	0	11	4						15
Vouchers				38	598	29	6	3	674

Table 23 - Public Housing by Program Type (City of Santa Clara)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	20,067	16,342	15,882	13,333	16,112	14,199	0
Average length of stay	0	7	5	8	1	9	0	0
Average Household size	0	2	2	2	1	2	1	0
# Homeless at admission	0	0	1	15	4	4	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	10	4	3,859	502	3,315	24	0
# of Disabled Families	0	10	6	1,784	69	1,610	85	0
# of Families requesting accessibility features	0	48	20	10,212	692	9,267	212	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data PIC (PIH Information Center)
Source:

	Certificate	Mod-Rehab	Public Housing	Project-Based	Tenant-Based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	\$12,088	\$19,140	\$18,294	\$15,942	\$14,487	\$7,916
Average Length of Stay (Yrs.)	0	10	10	2	13	1	3

Average Household Size	0	2	2	3	2	2	2
Homeless at Admission	0	0	0	0	44	28	0
Elderly (>62)	0	4	4	13	259	6	0
Disabled Families	0	4	3	11	302	11	1

Table 25 - Characteristics of Residents (City of Santa Clara) By Program type

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	33	11	4,885	332	4,420	117	0	14
Black/African American	0	3	3	1,358	46	1,223	80	0	7
Asian	0	11	5	3,698	303	3,375	5	0	14
American Indian/Alaska Native	0	1	1	145	7	134	3	0	1
Pacific Islander	0	0	0	95	4	84	7	0	0
Other	0	0	0	31	0	31	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 26 – Race of Public Housing Residents by Program Type

Data PIC (PIH Information Center)

Source:

Race	Certificate	Mod-Rehab	Public Housing	Project-Based	Tenant-Based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
White	0	7	3	38	256	20	3	2
Black/African American	0	2	0	2	128	9	0	0
Asian	0	4	1	21	186	1	2	1
American Indian/Alaska Native	0	0	0	0	7	0	0	0
Pacific Islander	0	0	0	0	5	0	0	0
Other	0	0	0	0	0	0	0	0

Table 27 - Race of Public Housing Residents by Program Type (City of Santa Clara)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	20	8	3,217	133	3,038	38	0	7
Not Hispanic	0	28	12	6,964	559	6,198	174	0	29

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 28 – Ethnicity of Public Housing Residents by Program Type

Data PIC (PIH Information Center)
Source:

Ethnicity	Certificate	Mod-Rehab	Public Housing	Project-Based	Tenant-Based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Hispanic	0	6	1	14	145	7	2	0
Not Hispanic	0	6	3	25	453	23	3	4

Table 29 - Ethnicity of Public Housing Residents by Program Type (City of Santa Clara)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

None of the four public housing units owned and managed by HASC are accessible, and information about the need for accessible units is not collected for waiting list applicants.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In January 2013, HACSC randomly sampled 1,500 of its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. Affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the top most-identified services. The majority of these services are related to workforce training, showing the need for economic development among Section 8 participants. The selection of affordable healthcare as the highest need shows the need for additional health-related services.

How do these needs compare to the housing needs of the population at large

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

- The Santa Clara region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any major city.
- As of the 2013 Point in Time Homeless Survey, the City had 478 homeless residents, and over 42 percent were unsheltered and living in a place not fit for human habitation.
- Santa Clara clients (those who report that their last permanent zip code was in the City of Santa Clara) represent approximately three percent of the County's homeless clients. The homeless assistance program planning network is countywide and governed by the Santa Clara Continuum of Care (CoC), governed by the Continuum of Care (CoC) Board, which is made up of the same individuals who sit on the Destination: Home Leadership Board. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of the County of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The management information system utilized by the CoC is referred to as the Help Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	956	45	96	15	0	0
Persons in Households with Only Children	183	2	21	11	0	0
Persons in Households with Only Adults	5,435	36	159	38	0	0
Chronically Homeless Individuals	2,250	2	31	3	0	0
Chronically Homeless Families	9	0	0	0	0	0
Veterans	579	8	18	5	0	0
Unaccompanied Child	203	2	21	11	0	0
Persons with HIV	93	0	6	2	0	0

Table 30 - Homeless Needs Assessment

Data Source
Comments:

Data reflects reports for all HMIS clients who self-declared that their last permanent zip code was in Santa Clara, and a proportional inclusion of clients who did not declare a last permanent zip code. For unsheltered populations the data is aggregate for the County - current methodologies do not break down subpopulation data by jurisdiction. While data for each specific homeless subpopulation is not available, as shown in Table 32 and Table 33, there is data for the number exiting homelessness and the average days to obtain housing.

Project Type	#Clients Who Obtained Permanent Housing
Emergency Shelter	21
Transitional	11
Rapid Re-Housing	6

Table 31 - Table - Exited Homelessness (City)

Project Type	Average Days to Housing
Emergency Shelter	61.6
Transitional Housing	319.9
Rapid Re-Housing	84

Table 32 - Table Days to Housing (County)

Indicate if the homeless population Has No Rural Homeless is:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data provided in this section is for Fiscal Year 2014 (July 1, 2013 – June 30, 2014). CTA reports jurisdictional data based on clients' self-reported last permanent zip codes. The last permanent zip code is the zip code area that the client lived in when s/he last lived in permanent housing (e.g. rental house/apartment, own home, living with friends/relatives with permanent tenure). This reporting method was adopted by CDBG program coordinators from the various jurisdictions within the County and was preferred over reporting the clients served by service providers within each jurisdiction, as shelter and transitional housing services are largely centralized within San Jose and not equitably distributed throughout the County. Numbers reported are based on actual HMIS data yet are still considered estimates as they are averages and/or include proportional representations of clients for whom no last permanent zip code was recorded (15% of all clients served 7/1/2013 – 6/30/2014 report no last permanent zip code).

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	103	0
Black or African American	26	0
Asian	32	0
American Indian or Alaska Native	5	0
Pacific Islander	7	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	92	0
Not Hispanic	147	0

Multiple races = 53. Data Source: HMIS Santa Clara County
 Comment: HMIS data filtered for clients reporting a Santa Clara zip code as their last permanent zip code. Race/Ethnicity for four points in time were averaged. Ethnicity data includes clients for whom race data is not known.

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In a 11/19/14 phone interview Pat Eldridge of the Santa Clara Unified School District said that 360 K-12 students had been ID'd as homeless by McKinney Vento definition. Most resided the Sobrato transitional apartments, shelters, motels or cars. While services such as bus passes, immunizations, and legal aid are available, there is a severe lack of housing.

Between 2013 and 2014 no veteran households with children were served by Santa Clara County HMIS Partner Agencies.[1] A total of 27 households with children were served.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

See Nature and Extent of Homelessness Table.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

Elderly households - HUD defines elderly as age 62 and older and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework.

Persons with disabilities - HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual.

Persons living with AIDS/HIV and their families

Describe the characteristics of special needs populations in your community:

Nine percent of City residents (10,919 individuals) are over the age of 65,[1] and 22 percent of households (3,855 households) in the City contain at least one person 62 years or older.[2] These households are more likely to be LMI, with 49 percent of households containing at least one person age 62 or older (4,645 households) having incomes below 80% AMI, compared to 33 percent for the City.[3]

What are the housing and supportive service needs of these populations and how are these needs determined?

HUD defines elderly as age 62 and older and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines older adults as those aged 65 and older. For the purposes of this analysis, the term elderly will be used and it will refer to those aged 62 and older.

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability represents a key issue for seniors, many of whom are living

on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages.¹³

Nine percent of City residents (10,919 individuals) are over the age of 65,¹⁴ and 22 percent of households (3,855 households) in the City contain at least one person 62 years or older.¹⁵ These households are more likely to be LMI, with 49 percent of households containing at least one person age 62 or older (4,645 households) having incomes below 80% AMI, compared to 33 percent for the City.¹⁶

Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations that they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.¹⁷

Persons with a disability make up approximately seven percent of the total population. As shown in Table 36 below, a disproportionate number of individuals 65 years and older are disabled, with nearly one-third (32 percent) of individuals 65 years and older in the City experiencing a disability. Of the disabled population 65 years and older, nine percent (1,001 individuals) have a self-care difficulty and 16 percent (1,815 individuals) have an independent living difficulty, resulting in over 2,800 elderly individuals who may require supportive housing accommodations.

Table 36

	Number	Percent
Population 18 to 64 years	4,280	100%
With a Hearing Difficulty	1,027	24%
With a Vision Difficulty	770	18%
With a Cognitive Difficulty	1,576	37%
With an Ambulatory Difficulty	1,990	46%
With a Self-Care Difficulty	1,110	26%
With an Independent Living Difficulty	1,723	40%
Total With a Disability (18-64 Years Old)	4,280	5%
Population 65 Years and Over	3,653	100%
With a Hearing Difficulty	1,296	35%

¹³ Joint Center for Housing Studies. “Housing America’s Older Adults: Meeting the Needs of an Aging Population.” 2014. http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing_americas_older_adults_2014.pdf

¹⁴ 2008-2012 ACS

¹⁵ 2007-2011 CHAS

¹⁶ Ibid

¹⁷ National Council on Disability. “The State of Housing in America in the 21st Century: A Disability Perspective.” January 2010. <http://www.ncd.gov/publications/2010/Jan192010>

With a Vision Difficulty	626	17%
With a Cognitive Difficulty	1,227	34%
With an Ambulatory Difficulty	2,393	66%
With a Self-Care Difficulty	1,001	27%
With an Independent Living Difficulty	1,815	50%
Total With a Disability (65+ Years Old)	3,653	32%

Stable and affordable housing that is available to persons living with HIV/AIDS and their families helps assure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.¹⁸

In Santa Clara County, from April 2006 through June 2014, a total of 1,119 cases of HIV were reported; of these, 1,080 individuals are still living (three percent deceased). During the same time period, a total of 4,655 cases of AIDS was reported; 2,327 are still living (50% deceased).¹⁹ According to a 2011 Santa Clara County HIV/AIDS needs assessment survey, the majority of respondents living with HIV/AIDS represented renter households (71 percent), and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey.²⁰

The table below shows the number and rate of people in the City living with HIV infection by current address. The City ranked 4th in the County for rate of people living with HIV in 2013.

Table 37

	Number	Rate per 100,000 People
Santa Clara City	187	155.6
Santa Clara County Total	2,899	157.5

Data Source: Santa Clara County Public Health Department, enhanced HIV/AIDS reporting system (eHARS), data as of July 2014

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HIV: Countywide, males represent 85 percent of reported HIV cases. This includes White (45 percent), Hispanic/Latino (32 percent), African American (12 percent), and Asian/Pacific Islander (9 percent) males. Thirty-five percent of the 75 newly reported cases in 2010 were of individuals between 20 and 29 years of age, compared with only 14 percent of existing (total living) cases in that age group.²¹

¹⁸ National AIDS Housing Coalition. "HOPWA." <http://nationalaidshousing.org/legisadvocacy/hopwa/>

¹⁹ California Office of AIDS. "HIV/AIDS Surveillance in California." June 2014.

²⁰ Santa Clara County HIV Planning Council for Prevention and Care. "2012-2014 Comprehensive HIV Prevention & Care Plan for San José." 2011.

²¹ Ibid.

AIDS: Overall, those living with AIDS are older, with 43 percent age 50 and older, compared to 28 percent age 50 and older for those with HIV. Additionally, AIDS incidence is most likely seen among Hispanic/Latino persons (42 percent), followed by Whites (36 percent), Asian Pacific Islanders (11 percent), and African Americans (10 percent).

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Regional and Community Forums

Regional and community forums were conducted in order to engage the community and highlight what participants felt were areas that were in need of funding. Participants in these engagement activities identified the following needs for public facilities:

- Increase the number of homeless facilities across the County.
- Build youth centers and recreational facilities in different locations throughout the County.
- Support modernization and rehabilitation of senior centers.
- Coordinate information services to promote and leverage access to community facilities.

Regional Needs Survey

To gain additional insight on high-priority needs a regional survey was conducted. Respondents rated the level of need for 14 public facility types in their neighborhoods. The six highest priorities in this category were:

Homeless facilities, Facilities for abused, abandoned and/or neglected children, educational facilities, mental health care facilities. youth centers, drop-in day center for the homeless. Of the 220 Santa Clara respondents, the top facility needs (ranked high by 50% or more of respondents) were senior centers, homeless facilities and facilities for abused, abandoned and neglected children. The top economic development needs were job training and creating more jobs for low income residents.

How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input community needs. Please see Appendix A: Citizen Participation Summary for more detail. Rationale for the Economic Development priority need comes from the following: The City Council's Strategic Plan includes the goal of promoting and enhancing economic and housing development. The El Camino Real is identified sites identified as a focus area in the 2015-2023 Housing Element and the 2010-2035 General Plan.

Describe the jurisdiction's need for Public Improvements:

Regional and Community Forums

Stakeholders at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the County. Programs to augment public transit were cited as necessities. Participants in the forums also emphasized the need for the jurisdictions to:

- Promote complete streets to accommodate multiple transportation modes.
- Focus on pedestrian safety by improving crosswalk visibility and enhancing sidewalks.
- Expand ADA curb improvements.
- Increase access to parks and open space amenities in low income neighborhoods.

Regional Needs Survey

Survey respondents rated the level of need for 15 infrastructure and neighborhood improvements within their neighborhoods. The five highest priorities in this area that they identified were:

1. Cleanup of contaminated sites
2. Street improvements
3. Lighting improvement
4. Sidewalk improvements
5. Water/sewer improvements

How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input community needs. Please see **Appendix A: Citizen Participation Summary** for more detail.

Describe the jurisdiction's need for Public Services:

Regional and Community Forums

During the forums, participants emphasized the need to support a broad range of community services. The need to increase services for the homeless was a key concern identified by community members. Emergency and transitional housing, comprehensive services at

homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs. Another common topic was the need to address the housing crisis facing seniors in the County. Forum participants noted that elderly renters experience numerous housing issues, including cost burden. The primary needs that were identified include:

- Address the needs for accessible and affordable transportation services throughout Santa Clara County
- Support food assistance and nutrition programs for low income families, seniors and disabled individuals
- Provide health care services to seniors and low income families
- Develop free, year-round programs and activities for youth (e.g., recreation programming, sports)
- Offer comprehensive services at homeless encampments (e.g., outreach, health, referrals)
- Provide mental health care services for homeless and veterans
- Support services to reduce senior isolation
- Assist service providers in meeting the needs of vulnerable populations through increased funding and information sharing

Regional Needs Survey

Survey respondents rated the level of need for 23 public service improvements in their neighborhoods. The five highest priorities in this area were:

Emergency housing assistance to prevent homelessness, access to fresh and nutritious foods, homeless services, abused, abandoned and/or neglected children services, transportation services

Of the 220 Santa Clara respondents, the service's needs (ranked high by 50% or more of respondents) were senior services, access to fresh and nutritious foods, homeless services, transportation services

How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input community needs. Please see **Appendix A: Citizen Participation Summary** for more detail.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City's housing stock is split almost evenly between single-family and multi-family housing units. The City contains approximately 44,706 housing units; 52 percent of housing units (23,166 units) are single-family attached and detached housing. Multi-family dwelling units make up 48 percent of the City's housing stock (25,937 units). Forty-six percent of units in the City are owner households and 54 percent are renter households.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	18,709	42%
1-unit, attached structure	4,457	10%
2-4 units	4,843	11%
5-19 units	7,316	16%
20 or more units	9,321	21%
Mobile Home, boat, RV, van, etc.	60	0%
Total	44,706	100%

Table 33 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	0%	1,397	6%
1 bedroom	651	3%	8,009	35%
2 bedrooms	3,139	16%	9,604	42%
3 or more bedrooms	15,544	80%	3,937	17%
Total	19,369	99%	22,947	100%

Table 34 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing Authority of the County of Santa Clara (HASCS) Section 8 Housing Choice Voucher program (Section 8) and other voucher programs target assistance as follows: 75 percent entering the program must be at 0-30% AMI and the remaining 25 percent must be no higher than 50% AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units at risk of conversion within this five-year planning period.

Does the availability of housing units meet the needs of the population?

The City needs approximately 2,937 additional affordable housing units to match the housing needs of the population earning 80% AMI or less.

Describe the need for specific types of housing:

As discussed in the Needs Assessment, there are several special needs populations that require affordable housing, such as the homeless or at-risk of homelessness, large households, and female-headed households with children, seniors and disabled individuals. The vast majority of HASC clients fall into one of these special needs categories. HASC reports that smaller unit sizes and accessibility to transit, health care, and other services are housing needs for the senior population. The same often holds true for disabled individuals.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities.

As stated in the Needs Assessment, cost burden is the most common housing problem, with over one third of households (36 percent or 14,770 households) in the city experiencing either cost burden or severe cost burden. Among owner households, 34 percent are cost burdened and 13 percent are severely cost burdened. Among renter households, 37 percent are cost burdened and 20 percent are severely cost burdened.

As was discussed in MA-05, in the San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), which includes the City, renters must earn at least \$31.70 an hour to afford a market-rate two bedroom apartment; this causes the area to be the third most expensive rental market in the nation.[1]

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	387,000	635,000	64%
Median Contract Rent	1,173	2,179	86%

Table 35 - Cost of Housing

Alternate Data Source Name:

DQNews

Data Source Comments: DQ News for median values in 2013. City of Santa Clara 2015-2023 Housing Element for median contract rent (based on 1 bedroom units)

Rent Paid	Number	%
Less than \$500	1,113	4.9%
\$500-999	3,831	16.7%
\$1,000-1,499	8,178	35.6%
\$1,500-1,999	6,761	29.5%
\$2,000 or more	3,064	13.4%
Total	22,947	100.0%

Table 36 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	865	No Data
50% HAMFI	2,310	209
80% HAMFI	7,415	324
100% HAMFI	No Data	414
<i>Total</i>	<i>10,590</i>	<i>947</i>

Table 37 - Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,079	1,262	1,610	2,270	2,574
High HOME Rent	1,105	1,199	1,441	1,656	1,828
Low HOME Rent	918	984	1,181	1,365	1,522

Table 38 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a disparity between the need and availability of affordable housing in the City. Approximately 4,260 renter households earn between 0-30% AMI, yet there are only 865 renter units available that are affordable to these households (no data is available on homeowner units). In total, there are 11,123 units affordable for LMI households earning 80% or less AMI, and yet there are 14,060 households within this income bracket in need of housing. The shortage of affordable units is most acute for those in the lowest income bracket.

How is affordability of housing likely to change considering changes to home values and/or rents?

Overall, income in the City is not keeping pace with the rising housing costs. Table 42 shows the median home value and contract rent for housing units in the City. This data demonstrates that from 2000 to 2013 there has been a 64 percent increase in median home values and an 86 percent increase in median contract rent. However, during this same time period the median income increased 37 percent (from \$69,466 to \$95,415).[1] This is a conservative estimate, as multiple 2014 studies have indicated Silicon Valley is currently the most expensive housing market in the County.

Table 39 - Cost of Housing (City)

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$387,000	\$635,000	64%
Median Contract Rent	\$1,173	\$2,179	86%

Data Source: 2000 Census (Base Year), DQNews 2013 (Median Home Value Most Recent Year), City of Santa Clara 2015-2023 Housing Element (Median Contract Rent Most Recent Year)

Data Source Median contract rent based on 1-bedroom apartment rents

Comments: Totals may not add to 100% due to rounding

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

For all unit sizes, HOME and Fair Market Rent (FMR) limits are considerably lower than the median rents of households in the City. A review of rental market conditions in the City was conducted for their 2015-2023 Housing Element, with the findings presented in Table 48.

Table 40 - Inventory of Rental Units (City)

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1	81	\$1,555-\$2,802	\$2,179
2	84	\$1,795-\$3,641	\$2,718
3+	13	\$2,475-\$4,754	\$3,615
Townhomes			
1	0	-	-
2	2	\$2,158-\$2,300	\$2,243
3+	7	\$2,315-\$3,500	\$2,908
Single-Family Homes			
1	1	\$2,195	\$2,195
2	2	\$2,400-\$2,500	\$2,450
3+	19	\$2,350-\$4,000	\$3,175

Data Source: City of Santa Clara 2015-2023 Housing Element

Discussion:

In such a competitive, high-priced market, strategies that preserve or produce additional affordable housing do more to ensure long-term affordability for LMI residents. Due to the economics of the private market, programs such as Section 8 vouchers that provide tenant-based rental assistance might not be as feasible. Strategies that produce housing multiply the impact of available funds by increasing the number of households that can be served over a period of time, especially when HOME rents are considerably lower than those found throughout the City.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

HUD’s definition of housing “conditions” is similar to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

6. More than one person per room
7. Cost burden greater than 30 percent
8. Lack of complete plumbing
9. Lack of complete kitchen facilities

Definitions

The City defines substandard housing as buildings or units that are not in compliance with the California 1997 Uniform housing Code and amendments as well as related 2013 California health and safety codes and 2012 International Residential Code. This includes units having structural hazards; faulty weather protection; fire, health and safety hazards; or lacking complete kitchen or plumbing facilities. Standard condition housing is defined as being in compliance with these applicable codes.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,589	34%	8,930	39%
With two selected Conditions	166	1%	1,153	5%
With three selected Conditions	17	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,597	65%	12,864	56%
Total	19,369	100%	22,947	100%

Table 41 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,924	10%	2,871	13%
1980-1999	2,241	12%	5,188	23%
1950-1979	13,168	68%	12,936	56%
Before 1950	2,036	11%	1,952	9%
Total	19,369	101%	22,947	101%

Table 42 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,204	78%	14,888	65%
Housing Units build before 1980 with children present	1,125	6%	1,830	8%

Table 43 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 44 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The age of the City’s housing and the number of low income owners and renters indicate the need to continue the City’s housing rehabilitation program during the next five years.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. One-third of all units (30 percent or 13,290 units) was built before 1980 and provides potential exposure to LBP. As discussed in the Needs Assessment, 33 percent of households (14,060 households) within the City have incomes ranging from 0-80% AMI. Using this percentage as a baseline, we can estimate that 4,385 LBP units are occupied by LMI families.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

HACSC assists approximately 17,000 households through Section 8. The Section 8 waiting list contains 21,256 households – this is estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC’s programs are targeted toward LMI households, and more than 80 percent of their client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[1]

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	48	20	10,635	815	9,820	1,964	0	465
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 45 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HACSC has four two-bedroom family public housing units in its portfolio; they located in the City of Santa Clara.

Public Housing Condition

Public Housing Development	Average Inspection Score
Deborah Drive Apartments, Santa Clara CA	93b

Table 46 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HACSC rehabilitated the public housing units in 2010. There are not any additional public housing restoration or revitalization needs.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACSC has been a Moving to Work (MTW) agency since 2008. In this time the agency has developed 31 MTW activities. The vast majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families.[1] The following is excerpted from HACSC's August 2014 Board of Commissioner's report:

“HACSC's Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, HACSC holds the amount of the tenant's rent increases in an escrow account, which is then awarded to participants who successfully complete the program. HACSC is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Various organizations within the County provide housing facilities and services for the homeless, including Abode Services, Catholic Charities of Santa Clara County, Community Solutions, HomeFirst, and InnVision Shelter Network, among others. Housing facilities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, and safe havens. Housing services available include outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

Facilities and Housing Targeted to Homeless Households (Countywide)

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	257	70	619	1602	6
Households with Only Adults	314	271	522	2081	309
Chronically Homeless Households	0	0	0	979	310
Veterans	30	0	152	809	0
Unaccompanied Youth	22	0	0	0	0

Table 47 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: HMIS Santa Clara County List includes DV shelters. Numbers are duplicate for unaccompanied youth and unaccompanied children

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Regional programs that highlight and demonstrate mainstream service connections for the homeless population include:²²

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Health and Hospital system and provides a variety of services for homeless people, including primary care, urgent care, and backpack medicine for people in encampments, medically focused outreach, and connection to an SSI advocate through the County's Social Services Agency. VHHP also connects people to the public behavioral health system and connects people with or enrolls people in Affordable Care Act benefits. VHHP also manages a Medical Respite program for homeless who are being discharged from hospitalizations, including from the County hospital.
- The Social Services Agency has an expedited review process for SNAP (food stamps) applications for homeless people such that they can be approved for benefits within three days.
- The Social Services Agency and the Workforce Investment Board (work2future) in San Jose are piloting an employment program for recipients of General Assistance who are homeless.
- The Department of Behavioral Health Services (DBHS) has several programs that connect homeless people to housing or shelter assistance, as well as several programs in which homeless people are connected to DBHS for treatment.
- The DBHS and the Office of Reentry Services, as well as Social Services and VHHP, have partnered on services through the County's Reentry Resource Center (RRC) to provide services to people who have a history of incarceration, including those who were recently released and who are homeless. Through the RRC, clients can get expedited connections/referrals to treatment services, housing, and other mainstream benefits.
- The County Mental Health Department is dedicating a significant portion of its State Mental Health Services Act funds to housing. Since 2007, \$21 million has been dedicated to housing in the form of construction assistance or operational subsidies. This investment will result in at least 150 new housing units for mentally ill households who are homeless, chronically homeless or at risk of homelessness (depending on the housing project). Of these units, 109 units are currently occupied, five are under construction and 36 are in the planning stages.
- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and/or special needs households. OSH supports the County's mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

²² County of Santa Clara Office of Supportive Housing

The following is a list of facilities that provide a total of 6,320 beds (358 beds are under development) for homeless individuals and families in the County. The number of beds provided to Target Populations of individuals and families is:[1]

- Households with children (HC): 1,124
- Single females (SF): 85
- Single females and households with children (SFHC): 304
- Single males (SM): 346
- Single males and females (SMF): 1,052
- Single males and females and households with children (SMF+HC): 3,031
- Unaccompanied youth males and females (YMF): 20
- Domestic violence (DV): 50
- HIV/AIDs program (HIV): 167

Table 48 - Homeless Housing Inventory Chart (County)

Organization Name	Project Name	Target Population	Total Beds
Abode Services	Abode Place-Based Rapid Re-Housing Program	SMF+HC	100
Abode Services	Encampments	SMF+HC	20
Abode Services	SCC Rental Assistance Program	SMF+HC	90
Abode Services	SCC Rental Assistance Program	SMF+HC	70
Abode Services	SJ Mental Health TH	SMF+HC	24
Abode Services	SJ Mental Health TH	SMF+HC	13
Abode Services	St. James Park (Dept. of Drug & Alcohol Services)	SMF+HC	21
Abode Services	Sunnyvale TH	SMF+HC	9
Abode Services	Sunnyvale TH	SMF+HC	30
Abode Services	Sunset Leasing	SMF+HC	21
Asian Americans for Community Involvement	Asian Women's Home	SFHC	14
Bill Wilson Center	8th Street/Keyes (formerly Leigh)	SMF	4
Bill Wilson Center	Bill Wilson RRH	SMF+HC	44
Bill Wilson Center	High Glen (formerly Villa Street)	HC	9
Bill Wilson Center	Jackson St.	HC	17
Bill Wilson Center	Lafayette Street	SMF	6
Bill Wilson Center	Norman Drive (North County)	HC	11
Bill Wilson Center	Peacock Commons	SMF+HC	34
Bill Wilson Center	Peacock Commons LI	SMF+HC	11
Bill Wilson Center	Peacock Commons MHSA	SMF+HC	11
Bill Wilson Center	Rockefeller Drive (North County)	SMF	8

Organization Name	Project Name	Target Population	Total Beds
Bill Wilson Center	Runaway and Homeless Youth Shelter	YMF	20
Bill Wilson Center	Via Anacapa	HC	8
Catholic Charities of Santa Clara County	Family Housing	HC	56
Catholic Charities of Santa Clara County	Navigator Project	SMF	29
Catholic Charities of Santa Clara County	New Directions	SMF	25
Catholic Charities of Santa Clara County	New Directions Expansion - Medical Respite	SMF	22
Charities Housing	San Antonio Place and Scattered Sites	SMF	10
City Team Ministries	City Team Rescue Mission	SM	48
City Team Ministries	Heritage Home	SF	23
City Team Ministries	House of Grace	SF	30
City Team Ministries	Men's Recovery/Discipleship	SM	56
City Team Ministries	Rescue Mission TH	SM	11
Community Solutions	El Invierno TH Gilroy	SM	12
Community Solutions	Glenview Dr.	SM	6
Community Solutions	La Isla Pacifica	HC DV	14
Community Solutions	Maria Way	SM	6
Community Solutions	Walnut Lane	SM	6
Community Working Group/Housing Authority	Opportunity Center - HUD	SMF	6
Community Working Group/Housing Authority	Opportunity Center - NON-HUD	SMF+HC	82
Downtown Streets Team	Workforce Supportive Housing Program	SMF	9
Family Supportive Housing	Glen Art - Transitional Housing Program #1	HC	21
Family Supportive Housing	San Jose Family Shelter	HC	123
Family Supportive Housing	Transitional Housing Program #2	HC	23
Family Supportive Housing	Transitional Housing Program #3	HC	13
Family Supportive Housing	Transitional Housing Program #4	HC	8
Goodwill Institute for Career Development	Goodwill SSVF	SMF+HC	30
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin 2 year Transitional Program	HC	63
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Family Wellness Court Units	HC	15
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Farmworkers Housing	HC	0
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Short Term Transitional	HC	48
HomeFirst (formerly EHC Lifebuilders)	BRC Nightly Shelter	SMF	167
HomeFirst (formerly EHC Lifebuilders)	BRC Supportive Transitional Housing (Mental Health)	SMF	18
HomeFirst (formerly EHC Lifebuilders)	EHC Lifebuilders - SSVF	SMF+HC	20
HomeFirst (formerly EHC Lifebuilders)	GPD BRC Veterans Per Diem	SMF	20

Organization Name	Project Name	Target Population	Total Beds
HomeFirst (formerly EHC Lifebuilders)	Housing 1000 Care Coordination Project	SMF	14
HomeFirst (formerly EHC Lifebuilders)	Housing for Homeless Addicted to Alcohol	SMF	42
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Gilroy	SMF+HC	101
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Sunnyvale	SMF	125
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #1	HC	45
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #2	HC	15
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center ELI	HC	40
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center PSH	HC	32
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center VLI	HC	99
HomeFirst (formerly EHC Lifebuilders)	Sobrato House Youth Shelter	SMF	10
Homeless Veterans Emergency Housing Facility	HVEHF - Aging	SMF	71
Homeless Veterans Emergency Housing Facility	HVEHF - Men's	SM	38
Homeless Veterans Emergency Housing Facility	HVEHF - Women's	SF	11
Housing Authority of the County of Santa Clara	CHDR 2010 (formerly known as Section 8 Vouchers - Housing First)	SMF+HC	267
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	75
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	25
Housing Authority of the County of Santa Clara	King's Crossing	SMF+HC	59
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	SMF+HC	750
Housing Authority of the County of Santa Clara	Shelter Plus Care 5022	SMF+HC	409
Housing Authority of the County of Santa Clara	Shelter Plus Care 5320	SMF	24
Housing Authority of the County of Santa Clara	Tully Gardens	SMF	10
Housing Authority of the County of Santa Clara	VASH - HUD-VASH	SMF+HC	809
InnVision (with Community Services Agency)	Graduate House	SMF	5
InnVision Shelter Network	Alexander House	SF	6
InnVision Shelter Network	Commercial Street Inn	SFHC	51
InnVision Shelter Network	CSI Cold Weather Inn	HC	3
InnVision Shelter Network	Highlander Terrace (formerly known as North Santa Clara County Permanent Housing for Families)	HC	23
InnVision Shelter Network	Hotel de Zink	SMF	15
InnVision Shelter Network	InnVision Villa	SFHC	54
InnVision Shelter Network	JSI 24-Hour Care	SMF	12

Organization Name	Project Name	Target Population	Total Beds
InnVision Shelter Network	JSI Cold Weather Inn	SMF	5
InnVision Shelter Network	JSI DADS	SMF	8
InnVision Shelter Network	JSI DADS/AB 109 THU	SMF	2
InnVision Shelter Network	JSI Full Service Provider (FSP)	SMF	8
InnVision Shelter Network	JSI Mental Health	SMF	21
InnVision Shelter Network	Julian Street Inn	SMF	10
InnVision Shelter Network	MSI AB 109/DADS THU	SM	4
InnVision Shelter Network	MSI Cold Weather Inn	SF	5
InnVision Shelter Network	MSI Emergency Shelter	SM	46
InnVision Shelter Network	MSI HUD THU	SM	10
InnVision Shelter Network	MSI THU AB 109	SM	5
InnVision Shelter Network	MSI Transitional Housing Unit	SM	8
InnVision Shelter Network	MSI VA PD THU Beds	SM	12
InnVision Shelter Network	North County Inns	SMF	18
InnVision Shelter Network	Rolison Inns (formerly known as North Santa Clara County Supportive Housing Coalition)	SMF	8
InnVision Shelter Network	Safe Haven Permanent Housing for Women (Hester Project)	SF	10
InnVision Shelter Network	Samaritan Inns	SMF+HC	25
InnVision Shelter Network	Stevens House	SMF	7
InnVision Shelter Network	Sunset Square	HC	39
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe San Jose	SFHC DV	70
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe Santa Clara	SFHC DV	72
Next Door Solutions to Domestic Violence	Residential Emergency Shelter	SFHC DV	20
Salvation Army	Emmanuel House (Overnighter)	SM	22
Salvation Army	Hospitality House-Working Man's Program	SM	50
Salvation Army	Volunteer Recovery	SM	6
Santa Clara County Mental Health Department	AB 109	SMF	30
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #1	SMF	55
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #2	SMF	8
Santa Clara County Mental Health Department	Community Reintegration - Central County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - North County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - South County	SMF	10
Santa Clara County Mental Health Department	CSJ and MHD/CC - TBRA	SMF+HC	13

Organization Name	Project Name	Target Population	Total Beds
Santa Clara County Mental Health Department	CSJ and MHD/MMH - TBRA	SMF+HC	2
Santa Clara County Mental Health Department	Custody Health High Users	SMF	15
Santa Clara County Mental Health Department	Mental Health Permanent Supportive Housing Project	SMF	20
Santa Clara County Mental Health Department	MHSA 4th Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Archer Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Armory Family Housing	SMF	10
Santa Clara County Mental Health Department	MHSA Bella Terra Senior Apartments	SMF	5
Santa Clara County Mental Health Department	MHSA Belovida Santa Clara	SMF	3
Santa Clara County Mental Health Department	MHSA Curtner Studio	SMF	27
Santa Clara County Mental Health Department	MHSA Donner Lofts	SMF	15
Santa Clara County Mental Health Department	MHSA Fair Oak Plaza	SMF	18
Santa Clara County Mental Health Department	MHSA Ford and Monterey Family Apartments	SMF	5
Santa Clara County Mental Health Department	MHSA Gilroy Sobrato Apartments	SMF	17
Santa Clara County Mental Health Department	MHSA King's Crossing	SMF+HC	10
Santa Clara County Mental Health Department	MHSA Parkside Studio	SMF	11
Santa Clara County Mental Health Department	MHSA Paseo Senter I (1896 Senter)	SMF+HC	17
Santa Clara County Mental Health Department	MHSA Paseo Senter II (1900 Senter Rd.)	SMF	5
Santa Clara County Mental Health Department	Pay For Success	SMF	120
Santa Clara County Mental Health Department	Scattered Site Rental Assistance	SMF	14
South County Housing	Royal Court Apartments	SMF+HC	34
South County Housing	Sobrato Gilroy Permanent Housing	HC	52
South County Housing	Sobrato Transitional (HUD)	HC	61
South County Housing	Sobrato Transitional (non-HUD)	HC	83
St. Joseph's Family Center	Gilroy Place	SMF	12
St. Joseph's Family Center	Gilroy Sobrato Apartments - HUD	SMF	8
St. Joseph's Family Center	Our New Place	HC DV	36
The Health Trust	Housing for Health Program	HC HIV	167
Valley Homeless Health Care Program	Valley Health Medical Respite Center	SMF	18

Organization Name	Project Name	Target Population	Total Beds
West Valley Community Services	Transitional Housing Program	SMF+HC	18
YWCA of Silicon Valley	Support Network for Battered Women	SFHC DV	23
Total			6,320

Data Source: 2014 HIC

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City has a total of 343 licensed community care facility beds available for persons with health-related conditions. This includes:

- Group Homes

Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.

- Adult Residential Facility

Adult Residential Facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

- Residential Care Facilities for the Elderly

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. [1]

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.

91.315(e)

Comments received at the City Council's November 25, 2014 public hearing on community needs, and through the regional forums and surveys indicate support for the City's continuing to encourage and fund services for seniors vulnerable to elder abuse in the home or neglect in nursing homes and residential care facilities as well as for at-risk youth in various residential situations. Mental health care was seen as one of the highest needs overall.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

The jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available lands and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.[1] However, in order to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – sales clerks and secretaries, firefighters and police, teachers and health service workers – whose incomes significantly limit their housing choices.[2]

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renters generally outbid lower income households and a home's final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	429	156	1	0	-1
Arts, Entertainment, Accommodations	4,405	8,010	9	9	0
Construction	1,545	4,123	3	4	1
Education and Health Care Services	6,577	8,711	13	9	-4
Finance, Insurance, and Real Estate	2,417	2,246	5	2	-3
Information	2,449	3,040	5	3	-2
Manufacturing	9,368	29,094	19	31	12
Other Services	2,205	2,712	5	3	-2
Professional, Scientific, Management Services	8,724	16,398	18	17	0
Public Administration	0	0	0	0	0
Retail Trade	4,389	5,210	9	6	-3
Transportation and Warehousing	824	673	2	1	-1
Wholesale Trade	2,361	4,847	5	5	0
Total	45,693	85,220	--	--	--

Table 49 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	62,421
Civilian Employed Population 16 years and over	57,324
Unemployment Rate	8.17
Unemployment Rate for Ages 16-24	14.40
Unemployment Rate for Ages 25-65	6.05

Table 50 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	23,374
Farming, fisheries and forestry occupations	2,525
Service	4,226
Sales and office	11,775
Construction, extraction, maintenance and repair	2,836
Production, transportation and material moving	1,934

Table 51 - Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	40,910	77%
30-59 Minutes	10,396	19%
60 or More Minutes	2,053	4%
Total	53,359	100%

Table 52 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,970	194	1,221

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,515	673	2,148
Some college or Associate's degree	12,665	1,317	3,384
Bachelor's degree or higher	27,819	1,841	5,722

Table 53 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	82	347	685	1,049	1,284
9th to 12th grade, no diploma	941	468	812	1,024	1,081
High school graduate, GED, or alternative	3,346	1,568	3,121	4,647	3,181
Some college, no degree	4,927	3,490	3,314	5,589	2,109
Associate's degree	504	1,535	1,374	2,073	662
Bachelor's degree	1,775	7,676	5,572	6,784	1,757
Graduate or professional degree	93	6,429	4,901	4,020	1,085

Table 54 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,258
High school graduate (includes equivalency)	31,509
Some college or Associate's degree	41,109
Bachelor's degree	67,147
Graduate or professional degree	101,504

Table 55 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction? Santa Clara's top employers are dominated by technology and manufacturing companies. The top employer for the City of Santa Clara is Intel, with approximately 107,000 employees as of April, 2014. Other notable employers include Applied Materials, Agilent

Technologies, Nvidia, Coherent, and Rovi. Together, these five companies employ over 46,000 people.²³

Describe the workforce and infrastructure needs of the business community:

The City is “job rich”, which means that the number of jobs exceeds the number of housing units available. The jobs-to-housing ratio was estimated at 2.5 for the City in 2010, and is projected to decrease to 2.48 by 2040.²⁴ A jobs-housing imbalance results in longer commutes and increased traffic congestion on a regional scale. A mix of residential and commercial uses in the City would help the balance as well as provide a broader tax base for the City.²⁵

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Overall, 91 percent of Santa Clara residents over age 25 have at least a high school diploma or higher, and almost half have a bachelor’s degree or higher (49 percent). A quarter of the workforce 25 years of age and older (25 percent) are without an advanced or professional degree, making it more difficult for them to compete for jobs requiring higher education or technical skills.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

NOVA is directed by the NOVA Workforce Board which works on behalf of Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale. In order to support workforce mobility, NOVA provides:

- Real-time labor market information about in-demand skills
- Skill-building and enhancements to match market demand
- Navigation tools for the ever-changing and entrepreneurial new labor market
- Advocacy for necessary infrastructure to support workers between opportunities, such as unemployment insurance for all and portable benefits

²³ Silicon Valley. “Searchable database of Silicon Valley’s top 150 companies for 2014.” <http://www.siliconvalley.com/>

²⁴ City of Santa Clara. “2014-2023 Housing Element.” 2014.

²⁵ Ibid.

- Interconnected support system for multiple career pathways for youth²⁶

In order to prepare potential employees for the technology driven industries in the Silicon Valley, NOVA provides necessary digital literacy training along with their other services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City Council's Strategic Plan includes the goal of promoting and enhancing economic and housing development.

The Consolidated Plan development process will include an analysis of the extent to which the strategic goals are compatible with the plans for the geographic sites identified as focus areas in the 2015-2023 Housing Element and the 2010-2035 General Plan.

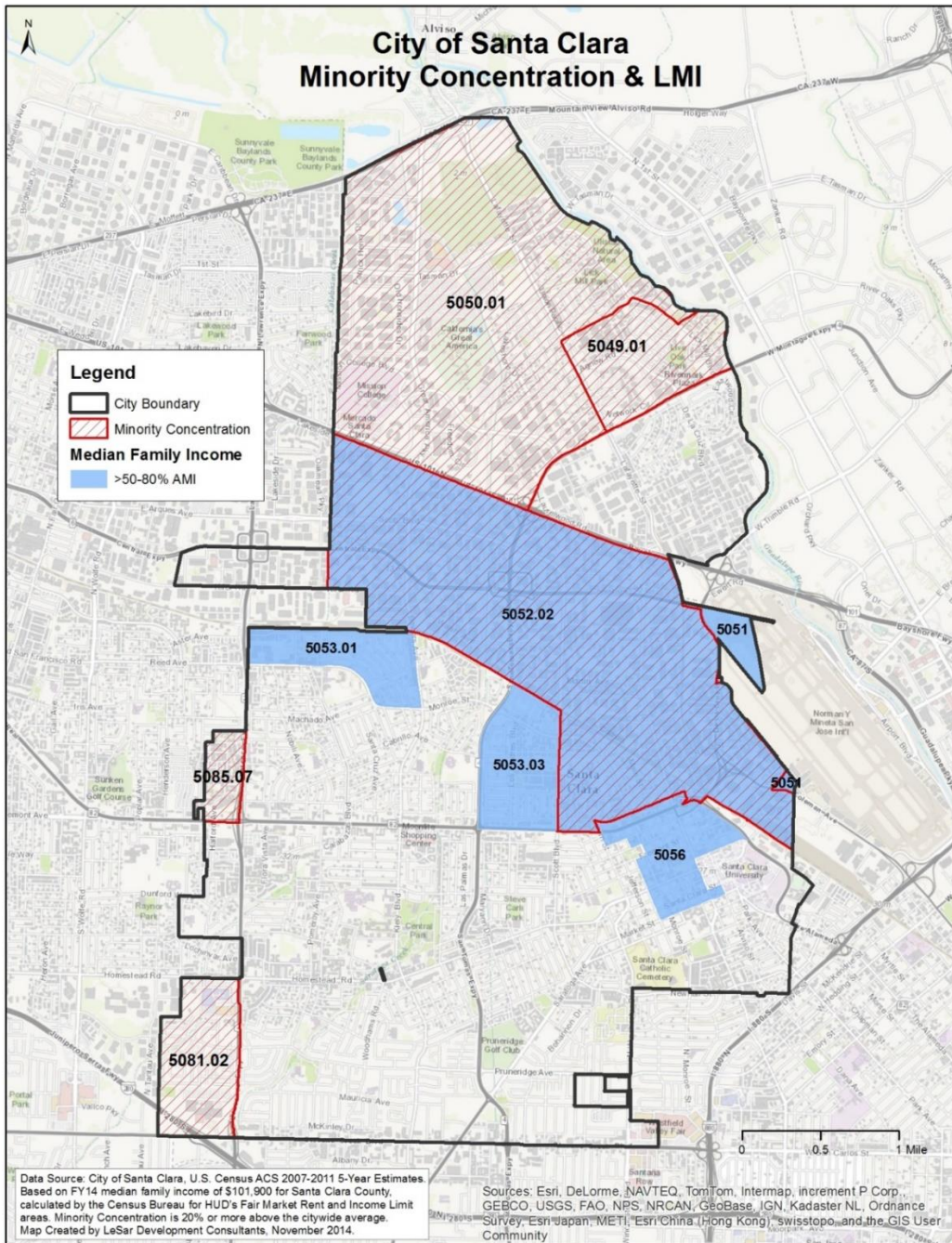
²⁶ NOVA. "Purpose Statement." <http://www.novaworks.org/>

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

Housing problems disproportionately affect low income and minority populations. For the disproportionate needs by racial/ethnic group, please see the discussion for NA-15, NA-20, and NA-25. In summary;

- For 0-30 % AMI households, 86 percent of Black/African American households experience severe housing problems, compared to 74 percent of the jurisdiction as a whole.
- For 30-50% households, 83 percent of Asian households and 83 percent of Pacific Islander households experience housing problems, compared to 71 percent of the jurisdiction as a whole; and 83 percent of Pacific Islander households experience severe housing problems, compared to 35 percent of the jurisdiction as a whole.
- For 50-80% households, 41 percent of Asian households and 43 percent of Pacific Islander households experience severe housing problems, compared to 24 percent of the jurisdiction as a whole.
- Thirty-four percent of American Indian, Alaska Native households, and 44 percent of Pacific Islander households are disproportionately affected by cost burden and paying 30-50 percent of their income toward housing; and 32 percent of Black/African American households, and 35 percent of Pacific Islander households are disproportionately affected by severe cost burden and paying more than 50 percent of their income toward housing.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median household income is 80% or less than the median household income of the jurisdiction as a whole. **Map 2** above illustrates areas of the jurisdiction that have a minority or LMI concentration.

What are the characteristics of the market in these areas/neighborhoods? As was discussed in MA-05, in the San José-Sunnyvale-Santa Clara HMFA is the 3rd most expensive rental market in the nation, and renters must earn at least \$31.70 an hour to the average two bedroom apartment.²⁷ Rental housing throughout the County is becoming increasingly more expensive and the affordability gap is widening. According to the Cities Association of Santa Clara County and Housing Trust Silicon Valley, “the Association of Bay Area Governments (ABAG), projects that over the next 25 years 57 percent of all household growth in the Bay Area will consist of very-low and low income households. The State’s Employment Development Department projects that more than half of the jobs created in the next five years in Santa Clara County will pay \$11.00 per hour or less. In addition, much of the growth is expected to be with senior households”.²⁸

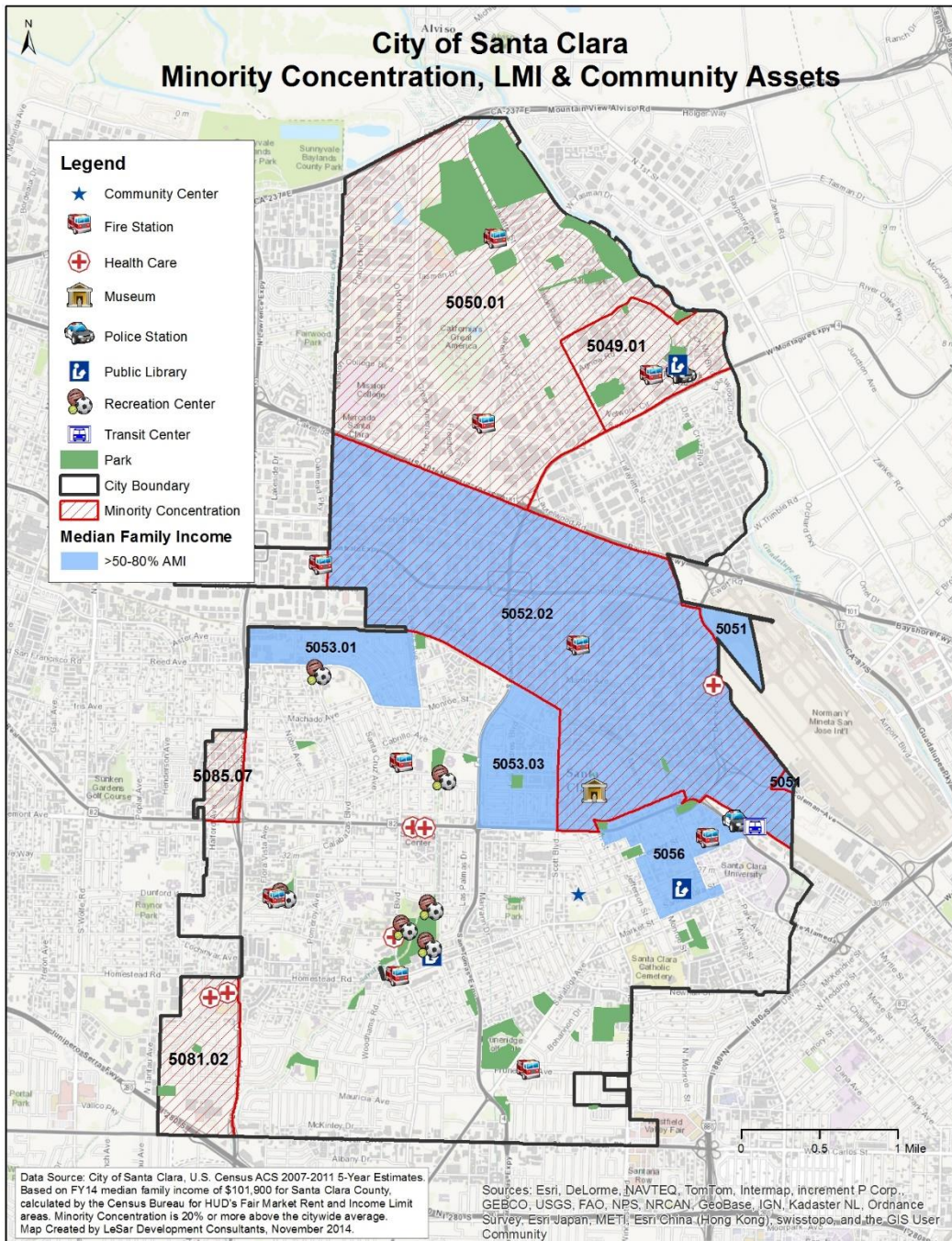
Are there any community assets in these areas/neighborhoods?

Map 3 displays a sample of community assets and amenities that may represent strategic investment opportunities for these areas, including:

1. Community centers
2. Fire stations
3. Police stations
4. Health care
5. Museums
6. Public libraries
7. Recreation centers
8. Parks
9. Transit centers

²⁷ National Low Income Housing Coalition. “Out of Reach.” 2014. <http://nlihc.org/sites/default/files/oor/2014OOR.pdf>

²⁸ Cities Association of Santa Clara County and Housing Trust Silicon Valley. “Affordable Housing Landscape & Local Best Practices.” December 2013.



Are there other strategic opportunities in any of these areas? Census Tracts 5052.02, 5053.03 and 5056 overlap or are contained in some of the focus areas for housing and economic development described in the City's Housing Element and in Chapter Five of the City's General Plan.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City identified multiple barriers to affordable housing, including income and wages that are not consistent with the rising cost of housing, a competitive rental and home market, and diminishing public funds.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 56 - Geographic Priority Areas

1	Area Name:	El Camino Real Focus Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	<p>Low/mod Census Blocks 5055.02- 2&3, 5052.03- 1&2, 5053.03- 2, 5053.05 -3, 5054.01- 1&2, 5055 - 1, 5056- 2&3, 5057 -1</p> <p>The initial area proposed for improvements is identified as Site #1 in the Housing Element. It is located at Lawrence Expressway and El Camino with Warburton Ave. to the north. (CT 5053.05 -3)</p>
	Include specific housing and commercial characteristics of this target area.	<p>El Camino is a primary east-west route that provides a mix of commercial services , including services to the surrounding neighborhoods. A majority of the properties were developed in the 1950-60s and a number are underutilized. Improvements to inconsistent landscaping and narrow sidewalks to make them more pedestrian friendly are proposed. The Housing Element identifies 20 sites along El Camino that are most likely to develop into residential uses at densities that will accommodate the City’s RHNA allocation.</p> <p>The El Camino is the route for the 24-hour VTA Bus 22 that is frequently used as overnight shelter by homeless persons.</p>

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Described in the Housing Element that went through public process 2014-2015 and was certified by the state in 2015.</p> <p>Santa Clara respondents to the regional survey for the ConPlan ranked as high (more than 50% of 220 respondents) priorities creating jobs available to low income residents, providing job training and increasing the amount of affordable housing located near transit. 40% identified financial assistance to businesses as a high priority. Homeless services and shelters were also considered high need, which can be applicable to the El Camino area as it is the route for the 24-hour Bus 22 that is frequently used as overnight shelter by homeless persons.</p>
<p>Identify the needs in this target area.</p>	<p>Commercial capital improvements, housing rehabilitation in some areas, employment for low income residents, microenterprise assistance for low income businesses.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The Housing Element identifies 20 sites along El Camino that are most likely to develop into residential uses at densities that will accommodate the City's RHNA allocation. The area is also part of the multi-jurisdictional Grand Boulevard Initiative.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Narrowing down the focus to make the most effective use of the CDBG funds proposed for this target area. This is expected to be accomplished in year one of the ConPlan.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments will be allocated citywide for affordable housing services and related capital projects, homeless services and related capital projects, fair housing services and public services for special needs populations.

Support economic development programs and activities that strengthen neighborhoods.
Funds for economic development will be targeted to the low income Census Blocks of the El Camino Real Focus Area of the City's Housing Element (pending HUD approval of this as a local target area).

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 57 – Priority Needs Summary

I	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	Support affordable housing for low income and special needs households. Includes funding affordable developments, rent subsidies, rehabilitation of single and multi-family housing.
	Basis for Relative Priority	<ul style="list-style-type: none"> • Over a third of all households (34 percent of owners and 37 percent of renters) spend more than 30 percent of their income on housing costs. • The City needs approximately 2,937 additional affordable housing units to match the housing needs of the population earning 80% AMI or less.

2	Priority Need Name	Homelessness
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homelessness
	Description	Support activities to end homelessness including rental assistance, homeless prevention programs, case management, outreach activities and support of facilities.
	Basis for Relative Priority	The San Jose Metropolitan statistical area, which includes the City of Santa Clara, is home to the fourth-largest population of homeless individuals[1] with the highest percentage of unsheltered homeless of any major city. 1 [1] The U.S. Department of Housing and Urban Development. "2014 Annual Homeless Assessment Report (AHAR) to Congress." October 2014. https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf Homeless facilities and services were the highest ranked needs according City residents who responded to the ConPlan regional survey. The City Council's goals include "development of an affordable housing plan with focus on the homeless and housing vulnerable."
3	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Public Services
	Description	Support activities that provide basic needs to lower income households and special needs populations.
	Basis for Relative Priority	The City proposes to continue its priority from the Consolidated Plan for 2010-2015 to focus public service funding on extremely low income (ELI) households. ELI means earning 30% or less than the County median income. Public services were one of the highest priorities in the local responses to the survey conducted for the 2015-2020 ConPlan.
4	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	

	Associated Goals	Fair Housing
	Description	Promote Fair Housing choice through funding informational and investigative services for tenants and landlords
	Basis for Relative Priority	Supporting these services will assist the City in meeting the HUD requirement to take affirmative steps to assure equal housing opportunity.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	El Camino Real Focus Area
	Associated Goals	Economic Development
	Description	Support economic development programs and activities that strengthen neighborhoods.
	Basis for Relative Priority	The City Council's Strategic Plan includes the goal of promoting and enhancing economic and housing development. The Consolidated Plan development process will include an analysis of the extent to which the strategic goals are compatible with the plans for the geographic sites identified as focus areas in the 2015-2023 Housing Element and the 2010-2035 General Plan.
6	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Low Persons with Physical Disabilities Non-housing Community Development

Geographic Areas Affected	
Associated Goals	Public Facilities
Description	Improve accessibility for persons with physical disabilities by identifying and repairing intersections for accessibility, mostly through curb cuts.
Basis for Relative Priority	<p>Stakeholders at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the County. Programs to augment public transit were cited as necessities. Participants in the forums also emphasized the need for the jurisdictions to:</p> <ul style="list-style-type: none"> • Promote complete streets to accommodate multiple transportation modes. • Focus on pedestrian safety by improving crosswalk visibility and enhancing sidewalks. • Expand ADA curb improvements.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>As stated in the Needs Assessment, cost burden is the most common housing problem, with over one third of households (36 percent or 14,770 households) in the city experiencing either cost burden or severe cost burden. There is a disparity between the need and availability of affordable housing in the City. Approximately 4,260 renter households earn between 0-30% AMI, yet there are only 865 renter units available that are affordable to these households (no data is available on homeowner units). In total, there are 11,123 units affordable for LMI households earning 80% or less AMI, and yet there are 14,060 households within this income bracket in need of housing. The shortage of affordable units is most acute for those in the lowest income bracket.</p> <p>Four percent of all households (1,615 households) are overcrowded, with more than one person per room. Eighty-two percent of all overcrowded households have incomes below 80% AMI.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>As discussed in the Needs Assessment, there are several special needs populations that require affordable housing, such as the homeless or at-risk of homelessness, large households, female-headed households with children, seniors and disabled individuals.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<p>For all unit sizes, HOME and Fair Market Rent (FMR) limits are considerably lower than the median rents of households in the City. A review of rental market conditions in the City was conducted for their 2015-2023 Housing Element.</p> <p>In such a competitive, high-priced market, strategies that preserve or produce additional affordable housing do more to ensure long-term affordability for LMI residents. Due to the economics of the private market, programs such as Section 8 vouchers that provide tenant-based rental assistance might not be as feasible. Strategies that produce housing multiply the impact of available funds by increasing the number of households that can be served over a period of time, especially when HOME rents are considerably lower than those found throughout the City.</p>
Rehabilitation	<p>Nearly one third of all units in the city (30 percent or 13,290 units) were built before 1980 and provide potential exposure to lead-based paint (LBP). An estimated 4,385 units with a potential LBP hazard are occupied by LMI families.</p> <p>Persons with a disability make up approximately seven percent of the total population. A disproportionate number of individuals 65 years and older are disabled, with nearly one-third (32 percent) of individuals 65 years and older in the City experiencing a disability. Of the disabled population 65 years and older, nine percent (1,001 individuals) have a self-care difficulty and 16 percent (1,815 individuals) have an independent living difficulty, resulting in over 2,800 elderly individuals who may require supportive housing accommodations.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<p>For all unit sizes, HOME and Fair Market Rent (FMR) limits are considerably lower than the median rents of households in the City. A review of rental market conditions in the City was conducted for their 2015-2023 Housing Element.</p> <p>Characteristics stated under the New Unit Production category also apply to acquisition and preservation. In such a competitive, high-priced market, strategies that preserve or produce additional affordable housing do more to ensure long-term affordability for LMI residents. Due to the economics of the private market, programs such as Section 8 vouchers that provide tenant-based rental assistance might not be as feasible. Strategies that produce housing multiply the impact of available funds by increasing the number of households that can be served over a period of time, especially when HOME rents are considerably lower than those found throughout the City.</p>

Table 58 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	858,421	167,760	0	1,026,181	4,033,684	Admin and Planning Economic development focus on low income areas and clientele as well as job creation. Homeowner rehab and accessibility retrofit. Rehab of low income multifamily properties Public services targeted to extremely low income and special needs households. Public infrastructure made accessible through curb cuts.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	283,440	100,000	700,000	1,083,440	1,533,760	Admin and Planning Homeowner rehab Fair Housing services Multifamily new construction by CHDOs TBRA for homeless or at risk households
General Fund	public - local	Public Services	66,500	0	0	66,500	266,000	For tenant-landlord mediation and United Way #211 information and referral

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
City Affordable Housing Fund	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	160,000	0	0	160,000	6,140,000	The fund is expected to pay for the operation of the Below Market Purchase (BMP) program for all 5 years at \$160,000 per year. The BMP targets moderate income homebuyers. During the ConPlan period \$5.5 million is expected as an in-lieu fee from the Gallery at Central Park Project. According to the amended development agreement, the City will use the funds "in a manner of its own choosing for the production, acquisition, financing, rehabilitation or administration of affordable housing."

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Successor Housing Agency Program Income	public - local	Acquisition Admin and Planning Housing Multifamily rental new construction Multifamily rental rehab Public Services TBRA	160,000	0	0	160,000	4,640,000	In years one and two the fund will pay for case management services, leveraging housing subsidies from the County's reintegration project. In next three years a similar annual amount will be used for County's successor project, if any. Alternatively funds will be targeted to housing subsidies for homeless households or case management services for those in supportive housing. In each year \$50,000 will be used for administration of the city's affordable housing programs. The remainder of the funds (approximately \$1,000,000 per year in years 2 through 5) will be targeted to new construction, rehab or acquisition of rental properties with at least 70% of the units affordable to low or moderate income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Boomerang Funds	public - local	Admin and Planning Homebuyer assistance Housing Multifamily rental new construction New construction for ownership	0	0	0	0	13,970,000	Commitment of \$5.83 million from the City's Land Sale Reserve fund or other non-housing General Fund source in order to secure a commitment of \$8.14 million in former Redevelopment Housing Funds from the County of Santa Clara. Funds must be used for affordable housing purposes. While the funds are expected to be available in the ConPlan year, the program for use of these funds will be developed during that year and commitment and expenditure will be made during years 2-5.

Table 59 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds that will likely augment these resources include Section 8 housing choice vouchers, VASH housing subsidies for veterans, McKinney Act competitive funding for homeless services and housing, Emergency Solutions Grant (ESG) administered by San Jose, HOWPA administered by the Health Trust for all the jurisdictions in the county, the Affordable Housing Program (AHP) from the Federal Home Loan Bank. In most cases the City would not be the applicant for such funding sources as many of these programs offer assistance to affordable housing developers or nonprofit service providers rather than to local jurisdictions.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns three properties that have potential for development of low income and special need housing: BAREC senior housing site, Fire Station #6 and the San Tomas at Monroe site. The types of affordable units are yet to be determined with the exception of 165 senior affordable units at the BAREC property.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santa Clara	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
County of Santa Clara Office of Supportive Housing	Continuum of care	Homelessness Non-homeless special needs Planning	Region
PROJECT SENTINEL	Government	Planning Rental	Region
Housing Authority of Santa Clara County	PHA	Ownership Public Housing Rental	Region
Housing Trust Silicon Valley	Regional organization	Ownership Rental	Region
NOVA Workforce Development	Regional organization	Economic Development	Region

Table 60 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths: The City manages the institutional delivery structure for allocating and using the CDBG and HOME funds within a framework supported by the City Council and the local Community. In addition to directly funding activities, the City influences local housing and economic development conditions through policies and programs. Of particular relevance to the ConPlan purposes are the City's General Plan and the City goals that which include economic and housing opportunities,

including City-sponsored programs that generate local housing funds. These tools allow the City to leverage private sector activity to address its affordable housing and economic goals.

The activities during the ConPlan period are proposed to be consistent with the countywide Continuum of Care (CoC) strategies developed in 2015, including C) Create the Best Homeless System of Care that includes coordinating housing and services to connect each individual with the right housing solution. The complete CoC strategies are described in the ConPlan section SP-60 Homeless Strategy. The City benefits from the County's Office of Supportive Housing oversight of strategies to address homelessness which is a regional issue that requires inter-jurisdictional cooperation.

The is able to consult on a regular basis with other area jurisdictions and service providers on Fair Housing matters through the Fair Housing Task Force.

The Housing Authority of Santa Clara County provides Section 8 tenant and project based assistance for low income families, seniors, and persons with disabilities. Currently 674 Santa Clara households are receiving this assistance.

The Housing Trust Silicon Valley combines public and private funds to support affordable housing activities throughout the County.

Santa Clara is one of the cities served by NOVA Workforce Development. Increased interaction is expected with this organization during the ConPlan period as the City is including a strong economic development component in its five-year plan.

Gaps: Nonprofit affordable housing developers and service providers provide an important role in promoting community development. However, they are often at a disadvantage in the housing development arena, as they compete with market rate developers in the private sector for the limited land available for housing. State and federal funding for nonprofit agencies that provide services to City residents has declined, which impacts their ability to maintain service levels. Private funding from those area residents and companies who have benefitted from the economic prosperity of the technology sector has potential to offset some of this loss.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X	X	
Employment and Employment Training	X	X	
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling	X	X	
Transportation			
Other			

Table 61 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Various organizations within the County provide housing facilities and services for the homeless. Housing opportunities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, rapid re-housing, and safe havens. Housing opportunities are provided at facilities or through scattered-site housing models. Housing services available include outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits advocacy and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

During Years One and Two of the ConPlan the City has designated local funding from the City Affordable Housing Fund to pay for intensive case management services to leverage housing subsidies offered through the County Office of Supportive Housing's Reintegration project. This is a partnership to meet the housing needs of offenders who are homeless or chronically homeless and who significantly impact County and City resources. A similar annual funding commitment for the remaining three years will be used for the similar County successor projects, if any. Alternatively funds will be targeted for housing subsidies for homeless households or case management services for supportive housing residents. It is expected that 50 individuals or households will be served during the five year period.

The City has partnered with Housing Trust Silicon Valley to provide HOME TBRA assistance to pay for security deposits and utility assistance in the Finally HOME Program that provides assistance to individuals and families who are either chronically homeless or at risk of homelessness to move into permanent housing. It is expected that 20 individuals or households will be assisted in Year One of the ConPlan.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing		Affordable Housing	CDBG: \$1,189,870 HOME: \$3,775,480 Successor Housing Agency Program Income: \$640,000	Rental units constructed: 8 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit Homeowner Housing Rehabilitated: 250 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 65 Households Assisted
2	Homelessness	2015	2020	Homeless		Homelessness	CDBG: \$55,500 Successor Housing Agency Program Income: \$550,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted Homelessness Prevention: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2015	2020	Non-Homeless Special Needs		Public Services	CDBG: \$769,635 General Fund: \$332,500	Public service activities other than Low/Moderate Income Housing Benefit: 9265 Persons Assisted
4	Fair Housing	2015	2020	Affordable Housing Non-Homeless Special Needs		Fair Housing	HOME: \$93,990	Public service activities for Low/Moderate Income Housing Benefit: 220 Households Assisted
5	Economic Development	2015	2020	Non-Housing Community Development	El Camino Real Focus Area	Economic Development	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Facade treatment/business building rehabilitation: 15 Business Jobs created/retained: 25 Jobs Businesses assisted: 25 Businesses Assisted
6	Public Facilities	2015	2020	Non-Housing Community Development		Public Facilities	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7933 Persons Assisted

Table 62 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The affordable housing goal will be addressed through 1) Continuation of the City's Neighborhood Conservation and Improvement Program that provides loans and grants to low and moderate income homeowners, 2) Rental rehabilitation of at least 40 housing units occupied/ to be occupied by low income tenants, 3)TBRA rental subsidies to 65 households and 4)new construction of 8 extremely low/ very low income rental units.
2	Goal Name	Homelessness
	Goal Description	The activities during the ConPlan period are proposed to be consistent with the countywide Continuum of Care (CoC) strategies developed in 2015, including C) Create the Best Homeless System of Care that includes coordinating housing and services to connect each individual with the right housing solution. The complete CoC strategies are described in the ConPlan section SP-60 Homeless Strategy. It is expected that a portion of the units created through the City's Affordable Housing goal will be occupied by persons who are homeless or at risk of homelessness. Some of the City's expenditures to address this goal are bugeted to come from local rather than federal sources. The City expects to fund case management for persons in supportive or transitional housing through Successor Housing Agency Program Income.
3	Goal Name	Public Services
	Goal Description	Support activities that provide basic needs to lower income households and special needs populations. The public services needs explicitly addressing those who are homeless or at risk of homelessness are included under the Homelessness goal. Some needs that could also be addressed under the Homelessness goal, such as those of victims of domestic violence, are included in the Public Services goal.
4	Goal Name	Fair Housing
	Goal Description	Promote Fair Housing choice through funding informational and investigative services for tenants and landlords. Complete the update of the Analysis of Impediments to Fair Housing to be in compliance with current HUD standards.

5	Goal Name	Economic Development
	Goal Description	Funds for economic development will be targeted to the low income Census Blocks of the El Camino Real Focus Area of the City's Housing Element (pending HUD approval of this as a local target area).
6	Goal Name	Public Facilities
	Goal Description	<p>The City's emphasis for this goal will be to improve accessibility for persons with physical disabilities by identifying and repairing intersections for accessibility. The American Community Survey for 2011-2013 identified as disabled 7933 persons in Santa Clara. Stakeholders at each of the Consolidated Plan emphasized the need for the jurisdictions to:</p> <ul style="list-style-type: none"> • Promote complete streets to accommodate multiple transportation modes. • Focus on pedestrian safety by improving crosswalk visibility and enhancing sidewalks. • Expand ADA curb improvements.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates providing affordable housing at the following levels:

Extremely Low 94 households

Low 149 households

Moderate 120 households

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable

Activities to Increase Resident Involvements

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.

In January 2013, HACSC randomly sampled 1,500 of its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. The table below identified the services requested and the number of participants that requested that service. Affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the top most-identified services. The majority of these services are related to workforce training, showing the need for economic development among Section 8 participants. The selection of affordable healthcare as the highest need shows the need for additional health-related services.

The City will collaborate with HASCC in its efforts to outreach to its assisted tenants in Santa Clara.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available lands and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools. [1] However, in order to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – sales clerks and secretaries, firefighters and police, teachers and health service workers – whose incomes significantly limit their housing choices.[2] Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renters generally outbid lower income households and a home's final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City identified multiple barriers to affordable housing, including income and wages that are not consistent with the rising cost of housing, a competitive rental and home market, and diminishing public funds. The Housing Element includes the following actions to remove or ameliorate barriers: Work with nonprofits to acquire and rehabilitate distressed multi-family housing and convert it to low income housing, update the City's zoning ordinance to comply with state laws on reasonable accommodations, emergency shelters, transitional and supportive housing and density bonuses, accommodation of the RHNA for the 2015 Housing Element to maintain an inventory of housing sites appropriate for a range of income levels and for supportive housing for persons with physical and developmental disabilities, analysis of impact fees, promote construction of accessory units and low income housing types such as SROs, continue to require developers of 10 or more homeowner units to provide Below Market Rate units, consider establishing an affordable housing mitigation fee for large office and industrial developments, consider a local source of affordable housing funds.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Following a six-month planning process, the Santa Clara County Collaborative on Affordable Housing and Homeless Issues recommended the people serving on the Destination: Home Leadership Board should also serve as the Continuum of Care (CoC) Board. The Destination: Home Leadership Board agreed to accept this dual role due to the overwhelming need for a unified and community-wide strategy to end and prevent homelessness, especially chronic homelessness, which is a priority both locally and nationally. The new CoC Board identified the County's Office of Supportive Housing as the Collaborative Applicant to ensure that the local CoC fully implemented the requirements and intent of The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009.

Lead by Destination: Home, the CoC created a five-year strategic plan entitled the 2015-2020 Community Plan to End Homelessness in Santa Clara County through a series of community summits related to the specific homeless populations and homeless issues in the County.[1] As previously discussed, the CoC's target is to house 2,518 chronically homeless individuals, 718 homeless veterans, and more than 2,333 homeless children, youth, and families.

The CoC's plan includes the following overarching strategies:

10. Disrupt Systems – Develop disruptive strategies and innovative prototypes that transform the systems related to housing a homeless person.
11. Build the Solution – Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
12. Serve the Person – Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Addressing the emergency and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Particularly for chronically homeless, it is preferred that individuals receive intensive case management rather than simple information and referral services. Case managers work to assist homeless individuals find housing, connect with resources, and receive services to maintain housing. The provision of case management is person-based rather than shelter-based with the goal of rapid re-housing. Within the five-year goals of the Community Plan to End Homelessness, the target is to create 6,000 housing opportunities for persons who are homeless. An additional goal is for each of the 6,000 new tenants to have access to the services that will allow them to maintain that housing.[1]

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City has committed funds to the County's Reintegration Program for those who are having difficulty in obtaining housing and services after being released from incarceration. Funds are also committed for services provided by Bill Wilson Center for homeless youth and youth transitioning from foster care.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City undertakes HUD-funded projects in accordance with the Lead-Based Paint Regulations published in 2000. These regulations most commonly affect residential structures rehabilitated through the Neighborhood Conservation & Improvement Program (NCIP).

How are the actions listed above related to the extent of lead poisoning and hazards?

How are the actions listed above integrated into housing policies and procedures?

The City has adopted a written plan to implement the regulations in its NCIP housing rehabilitation program. When identified, the lead paint will be controlled or abated and disposed of properly to eliminate or reduce the hazard of environmental or human contamination.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

El Camino is a primary east-west route that provides a mix of commercial services , including services to the surrounding neighborhoods. A majority of the properties were developed in the 1950-60s and a number are underutilized. Improvements to inconsistent landscaping and narrow sidewalks to make them more pedestrian friendly are proposed. The Housing Element identifies 20 sites along El Camino that are most likely to develop into residential uses at densities that will accommodate the City's RHNA allocation. The El Camino Focus Area includes low/mod Census Blocks 5055.02- 2&3, 5052.03- 1&2, 5053.03- 2, 5053.05 -3, 5054.01- 1&2, 5055 - 1, 5056- 2&3, 5057 -1

The El Camino is the route for the 24-hour VTA Bus 22 that is frequently used as overnight shelter by homeless persons.

During the ConPlan period the City plans to support economic development programs and activities that strengthen neighborhoods. Funds for economic development will be targeted to the low income Census Blocks of the El Camino Real Focus Area of the City's Housing Element (pending HUD approval of this as a local target area).

The City will continue to fund emergency assistance services for homeless persons and persons at risk of homelessness.

How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's Section 3 Affirmative Action Plan was last updated on July 1, 2011. The purpose of the plan is to assure that new jobs created by the use of federal entitlement funds provides opportunity for the recruitment, training and employment of low income persons residing in the City of Santa Clara. To this end, the stated purpose of the plan is to "provide lower income residents within the project area [Santa Clara City] the opportunity for employment and training and for the awarding of contracts to businesses located or owned in substantial part by persons residing in the project area." This action plan is required of all contracts for non-exempt projects funded by HUD. Projects with less than \$200,000 in CDBG/HOME funds are exempt from Section 3 requirements.

The City of Santa Clara is a participating member of the North County Consortium of Neighborhood Self Sufficiency Centers whose mission is to support the long-term sustainability and self-sufficiency of CalWorks families. The consortium is made up of over 30 businesses, agencies and schools that have a record of successful work with CalWorks clients.

The Santa Clara Unified School District (SCUSD) Adult Education Center has a CalWORKs Site Representative who acts as a liaison for participating CalWORKs students and Santa Clara County Social Services Agency. Some of these responsibilities include ensuring that all participants on campus are remaining in compliance with federal regulations, developing a 'welfare to work' plan, reporting monthly attendance to the County for each participant, and reporting progress reports on a quarterly basis for each participant CalWORKs student to the County. In addition to the Site Representative, the Adult Education Center has a Career Advisor for CalWORKs students to help them in job placement, resume development, and interviewing skills.

Santa Clara Adult Education has had HUD funding to serve homeless individuals for job training and placement since 1996. The HUD grant is called Career Advantage and Retraining Program (CARP), and has been awarded \$204,353 annually. The grant served over 500 homeless persons in FY 2013-2014. Most of the clients are from the San Jose area, but CARP works with three shelters in the City of Santa Clara – Bill Wilson Center, Sobrato Family Living Center and HomeSafe. Additionally there are several transitional homes for clients who meet the federal definition of homeless. CARP has been providing vocational and adult basic education classes both on site and at the shelters. Employment assistance and employability workshops are provided at our Career Center at the Adult Education site. The program serves over 500 clients each year in some capacity. More than half the clients show a significant increase in income.

In 1983, the City of Santa Clara joined with several other cities to create the North Valley Job Training Consortium (NOVA) in response to the federal Workforce Investment Act. The consortium is a private/public partnership made up of representatives of local government, business and industry, labor, education and training systems, employment services, and community support organizations. Currently, the cities of Santa Clara, Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, and Sunnyvale are participating members. The NOVA Workforce Board was established to guide the agency in its mission to deliver employment and training services that enhance people's ability to live and work in Silicon Valley. Many of the services and programs provided by NOVA target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment. NOVA is a partner in the CONNECT! Job Seeker Center, a comprehensive resource center open to all job seekers, which offers computer access, a resource library, resume assistance and job search workshops. Over 650 City residents are expected to benefit from the various NOVA programs in FY 2014-15.

Through the initiative known as EDGE (Education, Diversity, and Growth in the Economy), NOVA and its partners are developing a comprehensive regional workforce strategy for Silicon Valley that will improve access to skill building and adult education

and training, and will build and strengthen alliances that link job seekers, employers, educators, and other key stakeholders. The goals of this project are aligned with and represent the next evolution of the California EDGE Campaign at the statewide level.

The Housing Authority was approved as a Moving to Work (MTW) Agency in January, 2008. That program allows the HACSC additional administrative flexibility between programs. The three major goals for the MTW program are to increase cost effectiveness, to promote self-sufficiency, and to expand housing options for program participants. The proposed changes for FY 2015 continue HACSC's focus on streamlining procedures and creating more efficient programs.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City entered into the third year of three year agreements for 10 public service programs (nine funded by CDBG and one funded by HOME administration) in PY 2014. These agencies have a proven track record of more than three years of service to City residents using City funds. At least one on-site monitoring was conducted for all agencies during the three year agreements. The City will continue this policy during the 2015-2020 ConPlan periods. Agreements will also require agencies to submit two accomplishment reports per year. For completed housing projects, affordability and performance monitoring for compliance with federal program requirements will continue to be scheduled at least once annually. The schedule of on-site property inspections for HOME-assisted units will be modified to reflect the new HOME rule, which requires on-site inspections at least once every three years. A risk-based monitoring plan will be developed in PY 2015 to comply with the new HOME regulations.

First Year Action Plan

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

A. Federal Resources

The City's PY 2015 CDBG and HOME entitlement grant amounts are \$858,421 and \$283,440 respectively. Because the actual CDBG and HOME entitlement grant amounts were already known at the time of the March 10, 2015 public hearing, Council approved funding recommendations for the use of CDBG and HOME funds.

The Annual Action Plan estimates \$167,760 in PY 2015 CDBG Program Income, almost all of which will come from the City's homeowner rehabilitation program, the Neighborhood Conservation and Improvement Program (NCIP). Of the anticipated Program Income, \$25,164 will be used to supplement funding for CDBG Public Services.

The Annual Plan estimates \$100,000 in PY 2015 HOME Program Income, about 75% of which will come from the NCIP Program and the rest from loan payments of HOME rental projects developed in prior years.

HOME regulations require that the City set aside a minimum of 15% of its annual entitlement grant to projects undertaken by a certified Community Housing Development Organization (CHDO). Since the inception of the HOME Program, the City has committed over 45% of its HOME entitlement grants to CHDOs.

HOME regulations require that the City develop matching funds equal to 25% of its expenditures, less amounts spent for administration. As of June 30, 2014, the City had leveraged an excess local match of \$5,891,678. Based on its current balance of unspent HOME funds, the City would be liable for an estimated \$166,688 in local match. For PY 2015, the City anticipates that it will leverage approximately \$280,000 in new local match.

B. Other Resources

For PY 2015, the City has appropriated local funding for public service agencies providing services to low income City residents. That local funding will come from the General Fund. The City will appropriate \$66,500 from its General Fund for two service activities:

Project Sentinel, Landlord-Tenant Dispute Resolution Services Program	\$61,500, and
United Way Silicon Valley – 2-1-1 Program	\$5, 0

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	<ul style="list-style-type: none"> • Acquisition • Admin and Planning • Economic Development • Housing • Public Improvements • Public Services 	858,421	167,760	0	1,026,181	4,033,684	<ul style="list-style-type: none"> • Admin and Planning. • Economic development focus on low income areas and clientele as well as job creation. • Homeowner rehab and accessibility retrofit. • Rehab of low income multifamily properties • Public services targeted to extremely low income and special needs households. • Public infrastructure made accessible through curb cuts.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	<ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • New construction for ownership • TBRA 	283,440	100,000	1,437,036	1,820,476	1,533,760	<ul style="list-style-type: none"> • Admin and Planning • Homeowner rehab • Fair Housing services • Multifamily new construction by CHDOs • TBRA for homeless or at risk households
General Fund	public - local	Public Services	66,500	0	0	66,500	266,000	<ul style="list-style-type: none"> • Tenant-landlord mediation • United Way #211 information and referral

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	<ul style="list-style-type: none"> • Acquisition • Admin and Planning • Homebuyer assistance • Homeowner rehab • Housing • Multifamily rental new construction • Multifamily rental rehab • New construction for ownership • TBRA 	160,000	0	0	160,000	6,140,000	<p>The fund is expected to pay for the operation of the Below Market Purchase (BMP) program for all 5 years at \$160,000 per year. The BMP targets moderate income homebuyers. During the ConPlan period \$5.5 million is expected as an in-lieu fee from the Gallery at Central Park Project. According to the amended development agreement, the City will use the funds "in a manner of its own choosing for the production, acquisition, financing, rehabilitation or administration of affordable housing."</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	<ul style="list-style-type: none"> • Acquisition • Admin and Planning • Housing • Multifamily rental new construction • Multifamily rental rehab • Public Services • TBRA 	160,000	0	0	160,000	4,640,000	In years one and two the fund will pay for case management services, leveraging housing subsidies from the County's reintegration project. In next three years a similar annual amount will be used for County's successor project, if any. Alternatively funds will be targeted to housing subsidies for homeless households or case management services for those in supportive housing. In each year \$50,000 will be used for administration of the city's affordable housing programs. The remainder of the funds (approximately \$1,000,000 per year in years 2 through 5) will be targeted to new construction, rehab or acquisition of rental properties with at least 70% of the units affordable to low or moderate income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	<ul style="list-style-type: none"> • Admin and Planning • Homebuyer assistance • Housing • Multifamily rental new construction • New construction for ownership 	0	0	0	0	13,970,000	Commitment of \$5.83 million from the City's Land Sale Reserve fund or other non-housing General Fund source in order to secure a commitment of \$8.14 million in former Redevelopment Housing Funds from the County of Santa Clara. Funds must be used for affordable housing purposes. While the funds are expected to be available in the ConPlan year, the program for use of these funds will be developed during that year and commitment and expenditure will be made during years 2-5.

Table 63 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds that will likely augment these resources include Section 8 housing choice vouchers, VASH housing subsidies for veterans, McKinney Act competitive funding for homeless services and housing, Emergency Solutions Grant (ESG) administered by the City of San Jose, HOWPA administered by the Health Trust for all the jurisdictions in the county, the Affordable Housing Program (AHP) from the Federal Home Loan Bank. In most cases, the City would not be the applicant for such funding sources as many of these programs offer assistance to affordable housing developers or nonprofit service providers rather than to local jurisdictions.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns three properties that have potential for development of low income and special need housing: BAREC senior housing site, Fire Station #6 and the San Tomas at Monroe site. The types of affordable units are yet to be determined with the exception of 165 senior affordable units at the BAREC property.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing	Citywide	Affordable Housing	CDBG: \$157,974 HOME: \$255,096	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Public Services	2015	2020	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$153,927	Public service activities other than Low/Moderate Income Housing Benefit: 9853 Persons Assisted
3	Homelessness	2015	2020	Homeless	Citywide	Homelessness	HOME: \$718,518	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted
4	Fair Housing	2015	2020	Affordable Housing Non-Homeless Special Needs	Citywide	Fair Housing	HOME: \$18,798	Public service activities other than Low/Moderate Income Housing Benefit: 44 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2015	2020	Non-Housing Community Development	El Camino Real Focus Area	Economic Development	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Facade treatment/business building rehabilitation: 3 Business Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted
6	Public Facilities	2015	2020	Non-Housing Community Development	Citywide	Public Facilities	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Table 64 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan Goals represent high priority needs for the City and serve as the basis for the Strategic Actions the City will use to meet these needs. Based on the Needs Assessment, Market Analysis and community outreach conducted for the current Consolidated Plan cycle, the goals are as follows:

- 1) Support affordable housing for low income and special needs households
- 2) Support activities to end homelessness
- 3) Support public service activities
- 4) Promote fair housing choice
- 5) Support programs that provide economic development opportunities
- 6) Support assistance to public facilities

Projects

#	Project Name
1	Project Sentinel - Fair Housing Services
2	Bill Wilson Center - Family Therapy/School Outreach/Grief Counseling
3	Catholic Charities - Long-Term Care Ombudsman Program
4	Santa Clara Senior Center - Senior Nutrition Program
5	YWCA - Services for Battered Women
6	Senior Adults Legal Assistance - Elders Legal Assistance
7	Live Oak Adult Day Services - Senior Adult Day Care
8	Heart of the Valley - Senior Transportation
9	St. Justin Community Ministry - Food Assistance for Needy
10	Healthier Kids Foundation - COPE Program
11	Next Door Solutions - HomeSafe Santa Clara
12	Silicon Valley Independent Living Center - Housing for Disabled
13	Neighborhood Conservation and Improvement Program
14	Removal of Architectural Barriers
15	El Camino Economic Development Project
16	Tenant-Based Rental Assistance (TBRA)

Table 65 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of funds is based on the needs and priorities identified in the 2015-2020 Consolidated Plan. The City prioritizes allocations of its CDBG and HOME funds to projects that serve the lowest income households, from 0-50% of AMI. In addition, public services are an identified funding priority in the Consolidated Plan and funding is recommended to 12 organizations that provide needed services in the community.

AP-38 Project Summary

Project Summary Information

1	Project Name	Project Sentinel - Fair Housing Services
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	HOME: \$18,798
	Description	Project Sentinel provides comprehensive fair housing services, including investigation, counseling, referral and education, designed to reduce the incidence of illegal discrimination in housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Project Sentinel will serve an estimated 44 individuals and will open an estimated 44 fair housing cases.
	Location Description	Citywide
	Planned Activities	
2	Project Name	Bill Wilson Center - Family Therapy/School Outreach/Grief Counseling
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$57,700
	Description	Bill Wilson Center will provide services through three counseling programs: Family Therapy, School Outreach and Grief Counseling. The purpose of the three counseling programs is a reduction in high-risk behavior choices, a reduction in family conflict; and an increase in coping skills.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Bill Wilson Center is proposing to serve 410 individuals through their three counseling programs and will provide approximately 2,300 counseling sessions.
	Location Description	Citywide
	Planned Activities	

3	Project Name	Catholic Charities - Long-Term Care Ombudsman Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,100
	Description	Catholic Charities provides advocacy, complaint investigation, including violations of personal rights and elder abuse, and problem resolution for primarily elderly residents in the City's two nursing facilities and 15 assisted living/residential care facilities for the elderly.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Catholic Charities is proposing to serve 560 individuals and provide 80 site visits.
	Location Description	Citywide
	Planned Activities	
4	Project Name	Santa Clara Senior Center - Senior Nutrition Program
	Target Area	
	Goals Supported	
	Needs Addressed	Public Services
	Funding	CDBG: \$22,000
	Description	The senior nutrition program provides daily, balanced meals to persons 60 years and older, targeting frail, isolated senior citizens.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The senior nutrition will serve an estimated 366 clients and will serve approximately 22,072 meals.
	Location Description	Citywide
	Planned Activities	
5	Project Name	YWCA - Services for Battered Women

	Target Area	
	Goals Supported	
	Needs Addressed	Public Services
	Funding	CDBG: \$7,500
	Description	YWCA provides an array of services to women and children who are victims of domestic violence.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	YWCA is proposing to serve 75 clients and providing 500 counseling sessions.
	Location Description	Citywide
	Planned Activities	
6	Project Name	Senior Adults Legal Assistance - Elders Legal Assistance
	Target Area	
	Goals Supported	
	Needs Addressed	Public Services
	Funding	CDBG: \$4,800
	Description	SALA provides free, civil, legal services to seniors (age 60 and older).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	SALA will serve approximately 80 clients and provide 24 intake days in the City of Santa Clara.
	Location Description	Citywide
	Planned Activities	
7	Project Name	Live Oak Adult Day Services - Senior Adult Day Care
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,000

	Description	Live Oak serves frail and dependent seniors with an adult day care program consisting of recreation, interactive social activities, adaptive physical exercise, nutritious meals and personal care.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Live Oak will serve approximately 10 Santa Clara residents.
	Location Description	Citywide
	Planned Activities	
8	Project Name	Heart of the Valley - Senior Transportation
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,300
	Description	Heart of the Valley provides numerous services to seniors living independently in their home, including transportation services.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Heart of the Valley will assist approximately 150 seniors and provide 325 roundtrip rides.
	Location Description	Citywide
	Planned Activities	
9	Project Name	St. Justin Community Ministry - Food Assistance for Needy
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$11,000
	Description	The program focuses on food services currently being provided by St. Justin, such as grocery items and lunches.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	St. Justin expects to assist approximately 8,000 individuals with bags of food and lunches.
	Location Description	Citywide
	Planned Activities	
10	Project Name	Healthier Kids Foundation - COPE Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$14,240
	Description	This program identifies uninsured children and assists their parents in applying for and enrolling their children into subsidized health coverage through Medi-Cal and Healthy Kids programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Healthier Kids expects to assist approximately 89 clients with enrolling in affordable health care.
	Location Description	Citywide
	Planned Activities	
11	Project Name	Next Door Solutions - HomeSafe Santa Clara
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$13,187
	Description	This program provides case management support services for residents of the HomeSafe Santa Clara, an affordable transitional housing program for survivors of domestic violence located in the City of Santa Clara.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Next Door estimates that they will serve 60 clients at the HomeSafe Santa Clara facility.

	Location Description	
	Planned Activities	
12	Project Name	Silicon Valley Independent Living Center - Housing for Disabled
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	This program provides City of Santa Clara residents with disabilities education and training on all aspects of how to conduct a housing search for affordable, accessible housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	SVILC is proposing to assist approximately 53 residents.
	Location Description	
	Planned Activities	
13	Project Name	Neighborhood Conservation and Improvement Program
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$157,974 HOME: \$255,096
	Description	The NCIP provides rehabilitation to owner-occupied single family homes whose incomes are at or below 80% of the County's AML.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The NCIP will assist approximately 50 clients with housing rehabilitation.
	Location Description	Citywide
	Planned Activities	
14	Project Name	Removal of Architectural Barriers

	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$200,000
	Description	Under this project, approximately 45-60 curb ramps at various intersections in the City would be cut to remove significant barriers in the public right-of-way to persons with disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	
15	Project Name	El Camino Economic Development Project
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$200,000
	Description	The project will consist of making improvements to small businesses along El Camino Real in conjunction with a job training program for eligible low-income individuals.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	Tenant-Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goals Supported	Homelessness Affordable Housing

Needs Addressed	Homelessness Affordable Housing
Funding	HOME: \$718,518
Description	This program will assist approximately 12 homeless and at-risk homeless households with tenant-based rental assistance.
Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 households per fiscal year

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Investments will be allocated citywide for affordable housing services and related capital projects, homeless services and related capital projects, fair housing services and public services for special needs populations.

Support economic development programs and activities that strengthen neighborhoods. Funds for economic development will be targeted to the low income Census Blocks of the El Camino Real Focus Area of the City's Housing Element (pending HUD approval of this as a local target area).

Geographic Distribution

Target Area	Percentage of Funds
El Camino Real Focus Area	16%

Table 66 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The economic development programs will be targeted to low-income census blocks of the El Camino Real Focus Area, however, other activities will be available Citywide.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Santa Clara has identified affordable housing as the primary objective for the expenditure of federal funds in the Consolidated Plan. While CDBG and HOME funds are limited, the City will continue to allocate funding to affordable housing projects, including owner-occupied rehabilitation. The City also has other non-federal funding sources that it will use toward the development of affordable housing units during the 2015-2020 Consolidated Plan periods.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	50
Special-Needs	0
Total	50

Table 67 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	50

Table 68 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Santa Clara (HACSC) is a participating member of the CDBG Coordinators Committee. The City has a successful working relationship with the HACSC. The Housing Authority, using funds from the now-defunct RDA, has developed seven housing projects in the City, with 340 affordable housing units over the last decade.

Actions planned during the next year to address the needs to public housing

The HACSC has converted three of their original public housing projects to affordable housing stock. The City will work closely with the HACSC to address any needs identified during the program year.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HACSC is proactive in incorporating resident input into the agency's policy-making process. The HACSC board includes two tenant commissioners that provide input from the tenant's perspective.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

- The Santa Clara region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any major city.
- As of the 2013 Point in Time Homeless Survey, the City had 478 homeless residents, and over 42 percent were unsheltered and living in a place not fit for human habitation.
- Santa Clara clients (those who report that their last permanent zip code was in the City of Santa Clara) represent approximately three percent of the County's homeless clients. The homeless assistance program planning network is countywide and governed by the Santa Clara Continuum of Care (CoC), governed by the Continuum of Care (CoC) Board, which is made up of the same individuals who sit on the Destination: Home Leadership Board. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of the County of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The management information system utilized by the CoC is referred to as the Help Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is working on an agreement with the County of Santa Clara to provide intensive case management to approximately 20 chronically homeless individuals identified by the police department. The funding will be provided by the City's Successor Housing Agency program income fund. The intention is that the County will provide housing vouchers for the chronically homeless. In addition, the City will provide CDBG funding to the Senior Nutrition Program and St. Justin Community Ministry for their food assistance program.

Addressing the emergency shelter and transitional housing needs of homeless persons

New Directions, on a county-wide basis, provides intensive case management to frequent users of the emergency departments at four area hospitals, many of whom are chronically homeless individuals. Santa Clara Valley Medical Center, O'Connor Hospital, Regional Medical Center and Saint Louise Regional Hospital are served by this project. Health Care for the Homeless provides medical care to homeless people through its clinics and mobile medical van at homeless encampments.

In addition, the City will fund a number of public service agencies with CDBG funding, such as NextDoor Solutions for their program at HomeSafe Santa Clara program and Silicon Valley

Independent Living Center for its Housing Program for the Disabled.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Particularly for chronically homeless, it is preferred that individuals receive intensive case management rather than simple information and referral services. Case managers work to assist homeless individuals find housing, connect with resources, and receive services to maintain housing. The provision of case management is person-based rather than shelter-based with the goal of rapid re-housing. Within the five-year goals of the Community Plan to End Homelessness, the target is to create 6,000 housing opportunities for persons who are homeless. An additional goal is for each of the 6,000 new tenants to have access to the services that will allow them to maintain that housing. The City will be renewing an agreement with the Housing Trust of Silicon Valley to provide security deposit assistance to the homeless or those at risk of homelessness through a TBRA program using HOME funds. In addition, the City will implement a TBRA program to provide rental assistance during PY 2015 with HOME funds.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Using Program Income from the Successor Housing Agency, the City will implement a program with the County of Santa Clara to provide intensive case management to approximately 20 chronically homeless individuals identified by the police department. The City will also provide CDBG funding to the Bill Wilson Center for youth services, the Healthier Kids Foundation for their COPE program, and St. Justin for their food assistance program.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available lands and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools. However, in order to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – sales clerks and secretaries, firefighters and police, teachers and health service workers – whose incomes significantly limit their housing choices.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City identified multiple barriers to affordable housing, including income and wages that are not consistent with the rising cost of housing, a competitive rental and home market, and diminishing public funds.

The Housing Element includes the following actions to remove or ameliorate barriers: Work with nonprofits to acquire and rehabilitate distressed multi-family housing and convert it to low income housing, update the City's zoning ordinance to comply with state laws on reasonable accommodations, emergency shelters, transitional and supportive housing and density bonuses, accommodation of the RHNA for the 2015 Housing Element to maintain an inventory of housing sites appropriate for a range of income levels and for supportive housing for persons with physical and developmental disabilities, analysis of impact fees, promote construction of accessory units and low income housing types such as SROs, continue to require developers of 10 or more homeowner units to provide Below Market Rate units, consider establishing an affordable housing mitigation fee for large office and industrial developments, consider a local source of affordable housing funds.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's efforts in addressing the underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

One of the major obstacles to meeting the needs of the underserved is the limited amount of funding available to fund public services. The City contributes general funds to fund the tenant/landlord mediation program and the United Way's 211 information line.

Actions planned to foster and maintain affordable housing

The Neighborhood Conservation & Improvement Program (NCIP) is administered by the Housing & Community Services Division of the City's Planning & Inspection Department. The program addresses building/housing code deficiencies, abatement of hazardous conditions, repair/rehabilitation of deteriorated conditions, and accessibility for persons with disabilities, all to improve the habitability, use and occupancy of owner-occupied housing. Financial assistance is provided in the form of a loan, grant or combination of the two, depending on the nature and scope of needed repairs. Terms are flexible and below market, depending on the homeowner's household income. City staff conducts a housing inspection to determine repair needs, prepares work specifications, solicits construction contractors and performs construction and progress inspections. Since 1976, the NCIP Program has assisted more than 1,700 homeowners. For PY 2015, the City has budgeted \$413,070 in HOME and CDBG funds for NCIP. Anticipated CDBG Program Income of \$150,000 and HOME Program Income of \$100,000 will augment the Program. Unspent PY 2014 NCIP funds of approximately \$1,200,000 are also projected to be available.

A Memorandum of Understanding approved by the City Council and RDA Board on November 14, 2006, directed that all RDA funds appropriated for the NCIP Program "will be committed permanently" to the City's NCIP Affordable Housing Rehabilitation Fund (AHRF). Any program income accruing from the expenditure of SHA funds for NCIP activities would also be deposited in the AHRF. That program income will not be subject to federal restrictions or requirements. It will primarily be used for the NCIP Program, but may be used for other activities that benefit low and moderate income persons as long as those activities address one or more of the housing and community goals set forth in the City's Consolidated Plan for Program Years 2015-16 through 2019-2020.

The City has a Below Market Purchase Program (BMP) that is authorized by its Housing Element. This program requires developers to set aside ten percent of newly constructed units for housing affordable to moderate income homebuyers. The City's BMP Program is currently administered by Neighborhood Housing Services of Silicon Valley.

The City substantially restructured its BMP Program in FY 2006-07. The new program was approved by City Council on January 9, 2007. The revised program is a market-based approach that enables first time homebuyers to participate in the housing market after five years of residence and full appreciation as market-rate owners after twenty years of residency in the BMP Unit. Because it is a hybrid, with both resale restrictions (the first five years) and recapture restrictions (after five years), the program is not eligible for federal HOME funds. The program has been well received by developers and has been approved for use with California Housing Finance Agency (CalHFA) homeowner loans.

The revised BMP Program also created an additional source of revenue to augment future housing and community objectives – the City Affordable Housing Fund (CAHF). After five years, a BMP housing unit can convert from a restricted sales price to a market price. If a BMP unit is sold after the initial 5-year period, the City recaptures the value of the affordable purchase price discount. Proceeds from that recapture are deposited in the CAHF. Use of CAHF funds is not subject to federal or state restrictions or requirements. The CAHF funds will be used for activities that benefit low and moderate income persons and address one or more of the housing and community goals set forth in the City's Consolidated Plan and its Housing Element.

Actions planned to reduce lead-based paint hazards

The City undertakes HUD-funded projects in accordance with the Lead-Based Paint Regulations published in 2000. These regulations most commonly affect residential structures rehabilitated through NCIP. When identified, the lead paint will be controlled or abated and disposed of properly to eliminate or reduce the hazard of environmental or human contamination. The City has adopted a written plan to implement the regulations in its NCIP Program and other housing rehabilitation activities. The City remains concerned that the full implementation of the new Lead-Based Paint regulations has increased costs to its NCIP housing rehabilitation program as well as efforts to expand and maintain the City's stock of affordable housing through acquisition and/or rehabilitation. The result has been fewer housing units created and maintained with federal funds.

Actions planned to reduce the number of poverty-level families

The City's Section 3 Affirmative Action Plan was last updated on July 1, 2011. The purpose of the plan is to assure that new jobs created by the use of federal entitlement funds provides opportunity for the recruitment, training and employment of low income persons residing in the City of Santa Clara. To this end, the stated purpose of the plan is to "provide lower income residents within the project area [Santa Clara City] the opportunity for employment and training and for the awarding of contracts to businesses located or owned in substantial part by persons residing in the project area." This action plan is required of all contracts for non-exempt projects funded by HUD. Projects with less than \$200,000 in CDBG/HOME funds are exempt from Section 3 requirements.

The City of Santa Clara is a participating member of the North County Consortium of Neighborhood Self Sufficiency Centers whose mission is to support the long-term sustainability and self-sufficiency of CalWORKs families. The consortium is made up of over 30 businesses, agencies and schools that have a record of successful work with CalWORKs clients.

The Santa Clara Unified School District (SCUSD) Adult Education Center has a CalWORKs Site Representative who acts as a liaison for participating CalWORKs students and Santa Clara County Social Services Agency. Some of these responsibilities include ensuring that all participants on campus are remaining in compliance with federal regulations, developing a 'welfare to work' plan, reporting monthly attendance to the County for each participant, and reporting progress reports on a quarterly basis for each participant CalWORKs student to the County. In addition to the Site Representative, the Adult Education Center has a Career Advisor for CalWORKs students to help them in job placement, resume development, and interviewing skills.

Santa Clara Adult Education has had HUD funding to serve homeless individuals for job training and placement since 1996. The HUD grant is called Career Advantage and Retraining Program (CARP), and has been awarded \$204,353 annually. The grant served over 500 homeless persons in FY 2013-2014. Most of the clients are from the San Jose area, but CARP works with three shelters in the City of Santa Clara – Bill Wilson Center, Sobrato Family Living Center and HomeSafe. Additionally there are several transitional homes for clients who meet the federal definition of homeless. CARP has been providing vocational and adult basic education classes both on site and at the shelters. Employment assistance and employability workshops are provided at our Career Center at the Adult Education site. The program serves over 500 clients each year in some capacity. More than half the clients show a significant increase in income.

In 1983, the City of Santa Clara joined with several other cities to create the North Valley Job Training Consortium (NOVA) in response to the federal Workforce Investment Act. The consortium is a private/public partnership made up of representatives of local government, business and industry, labor, education and training systems, employment services, and community support organizations. Currently, the cities of Santa Clara, Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, and Sunnyvale are participating members. The NOVA Workforce Board was established to guide the agency in its mission to deliver employment and training services that enhance people's ability to live and work in Silicon Valley. Many of the services and programs provided by NOVA target disadvantaged youth and adult populations, who may have limited education and/or barriers to employment. NOVA is a partner in the CONNECT! Job Seeker Center, a comprehensive resource center open to all job seekers, which offers computer access, a resource library, resume assistance and job search workshops. Over 650 City residents are expected to benefit from the various NOVA programs in FY 2014-15.

Through the initiative known as EDGE (Education, Diversity, and Growth in the Economy), NOVA and its partners are developing a comprehensive regional workforce strategy for Silicon Valley that will improve access to skill building and adult education and training, and will build and strengthen alliances that link job seekers, employers, educators, and other key stakeholders. The goals of this project are aligned with and represent the next evolution of the California EDGE Campaign at the statewide level. The Housing Authority was approved as a Moving to Work (MTW) Agency in January, 2008. That program allows the HACSC additional administrative flexibility between programs. The three major goals for the MTW program are to increase cost effectiveness, to promote self-sufficiency, and to expand housing options for program participants. The proposed changes for FY 2014 continue HACSC's focus on streamlining procedures and creating more efficient programs.

Actions planned to develop institutional structure

The City will continue its active participation in the CDBG Coordinators Committee, which increasingly has become a public forum for discussion and active planning of common strategies to address the housing and community needs in Santa Clara County.

The City will continue its active participation in the Santa Clara County Fair Housing Task Force in order to coordinate countywide strategies to address the barriers to equal opportunity in housing.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue its efforts to encourage consortium-building among housing developers, public service providers, and governmental and non-governmental entities. The City has achieved proven results in using federal funds to leverage private funds.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(1)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(1)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	167,760
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	167,760

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(1)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not use HOME funds beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homeowner Equity – for purposes of this policy, it is defined as the sum of the down-payment, principal paid, and homeowner improvements.

HOME Equity – for purposes of this policy, it is defined as the amount of HOME investment, adjusted as follows: (1) The HOME investment amount would be reduced if, at the time of the homeowner's purchase, the market price is less than the cost of construction, by the amount of that difference; and (2) Beginning after six years of residency by the original buyer, the City would reduce its share of excess proceeds by a maximum of 10% for each additional full year the original buyer resides in the home. After the completion of 15 years of residency by the original buyer, the City would have no interest in recapturing any portion of its original HOME investment.

In the event of a sale of a HOME-assisted house during the 15 year HOME affordability period, sales proceeds would be distributed in the following order of priority:

- a. Closing costs.
- b. Primary mortgage loan (City or private lender).
- c. Other loans superior to the City's HOME investment lien (if any have been approved by the City).

The remaining funds are considered Shared Net Proceeds under the HOME regulations and would be distributed in the following order of priority:

- d. Homeowner Equity, or the amount of Shared Net Proceeds, whichever is less.
- e. Homeowner Shared Net Proceeds. This amount will be the greater of: (1) Homeowner Equity that was paid as described above; or (2) proportionately of the Shared Net Proceeds, according to the formula - Homeowner Equity, divided by the sum of Homeowner Equity plus HOME Equity.
- f. HOME investment. The remainder of the Shared Net Proceeds. If the remaining Shared Net Proceeds are insufficient to repay the full amount of the City's HOME investment, the City would forgive any of the HOME investment that could not be repaid from the remaining Shared Not Proceeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City secures its HOME funds by recording Deeds of Trust on the title of the property that received the funding. The period of affordability would be a minimum of 15 years.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not have any plans to use HOME funds to refinance existing debt on multi-family properties.

