

# **Welcome to the City of Santa Clara Homelessness Taskforce, Meeting #5!**

We appreciate your patience as we set up, and will be starting the meeting shortly.

# City of Santa Clara Homelessness Taskforce

**Meeting #5**

Thursday August 25th, 2022 6:00 – 8:00pm

# Agenda for Today

- I. Welcome, Intros & Purpose
- II. Process Update
- III. Extremely Low-Income Housing Development
- IV. Community Engagement Updates and Discussion
- V. Mobile Shower and Laundry Pilot
- VI. Wrap-Up

# Homebase Team



Carla Carvalho,  
Policy Analyst II



Eli Hamilton,  
Directing Attorney



Joy Balinbin,  
Policy Analyst

# City of Santa Clara Team

- Adam Marcus, Housing and Community Services Division Manager
- Sgt. Gregory Deger, City of Santa Clara Police Department
- Jennifer Carvalho, Staff Aide, Housing and Community Services Division

# Homelessness Taskforce Members

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Lori Garmany  
**Council District 1**

Catherine Pham  
**Council District 6**

Andrea Urton  
**Homefirst**

VaNae N. Hamilton, Ph.D  
**Council District 2**

Michelle Ortega  
**Community Member At-Large**

Hilary Barroga  
**County Office of Supportive Housing**

Dontae Lartigue  
**Council District 3**

Santiago Arrendondo Jr.  
**Community Member At-Large**

Ray Bramson  
**Destination: HOME**

Daniel Huynh  
**Council District 4**

Sparky Harlan  
**Bill Wilson Center**

Vivian Wan  
**Abode Services**

Anne McMahon  
**Council District 5**

# Zoom Norms for **Taskforce Members**

We love to see your faces!  
If possible, please turn on  
your **video**.

**Have a question?**  
Please raise your hand  
using the Zoom function at  
the bottom of your screen,  
or use the Chat.

We will be **recording** this  
session.

**Need help with zoom?**  
Send a chat to one of the  
Homebase team or email  
[cityofsantaclara@homebase.eccc.org](mailto:cityofsantaclara@homebase.eccc.org)

# Zoom Norms for Attendees

**Have a question?**  
Please use the Q&A function to submit a question to the facilitators.

**We will be moderating Q&A**  
We may not be able to answer every question, but questions will be saved and reviewed for themes & areas of focus.

We will be **recording** this session.

**Need help with zoom?**  
Send a question to the Q&A or email the Homebase team at [cityofsantaclara@homebaseecc.org](mailto:cityofsantaclara@homebaseecc.org)



# Discussion Guidelines & Norms

Be as present as you can / attempt to manage distractions

Respect when others are speaking. All perspectives are valued.

Speak from your own (personal, professional) experience.

Listen to understand

Step up, step back

Please engage!  
Ask questions, respond to others, etc.

Respect others' thoughts and feelings even when they differ from my own

Other norms?

# Goals of Today's Meeting

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Provide updates on the planning process

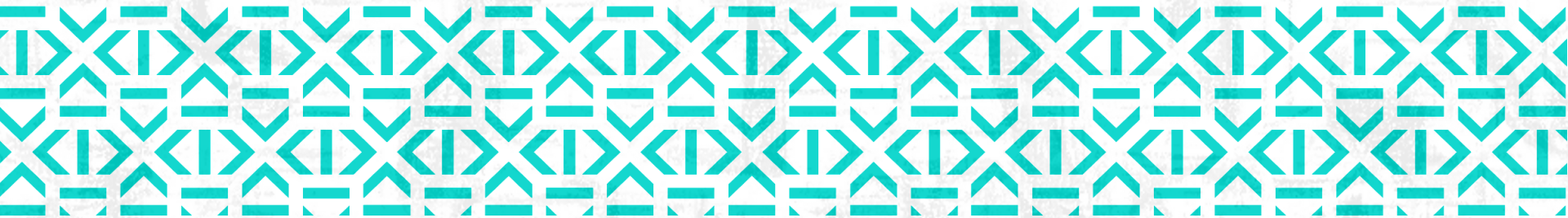


Explore extremely low income housing development within the City



Discuss feedback from community engagement process

# Process Update



# Where We've Been: Taskforce Meetings

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Taskforce Meeting 1 (April): Context & Goal-Setting

Taskforce Meeting 2 (May): Overview of Homelessness Services

Taskforce Meeting 3 (June): Panel & discussion on Outreach

Taskforce Meeting 4 (July): Panel & discussion on Shelter & Transitional Housing

Taskforce Meeting 5 (August): Housing Developments Discussion

# Where We've Been: Community Engagement

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Community Engagement (Ongoing):  
Focus groups & interviews with  
community members, people  
with lived experience, City staff,  
businesses

Community Forum (August)

# What's Next

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- **City of Santa Clara Homelessness Taskforce Meeting #6:**
  - October, date to be announced.
- **Public hearings on draft City Homelessness Plan**
  - In the fall, exact dates to be announced.
- To register for upcoming meetings and stay up to date on next steps, visit: [www.santaclaraca.gov/htf](http://www.santaclaraca.gov/htf)
- **Questions?** Contact Homebase at [CityofSantaClara@homebaseccc.org](mailto:CityofSantaClara@homebaseccc.org) or 415-788-7961

# Extremely-Low Income Housing Development in Santa Clara



# Who needs extremely low-income housing?

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- Minimum wage workers
- Single parents and family care providers
- Large families
- Survivors of domestic violence
- Seniors on fixed incomes
- Veterans
- Persons with disabilities
- Persons who are unhoused
- And more...



# 5,462 Santa Clara Households are ELI

<i>Household Characteristic</i>	<i>Owner Households</i>	<i>Renter Households</i>	<i>All Households</i>
Number of Households <sup>1</sup>	19,143 (42.8%)	25,526 (57%)	44,669
Median Household Income <sup>1</sup>	\$155,718	\$108,435	\$126,006
<b>Household Income Categories<sup>2</sup></b>			
Extremely Low Income (0-30% AMI)	1,339 (7%)	4,123 (16.7%)	5,462 (12.5%)
Very Low Income (30-50% AMI)	1,853 (9.8%)	3,215 (13.3%)	5,068 (11.6%)
Low Income (50-80% AMI)	1,884 (10%)	2,540 (10.3%)	4,424 (10%)
Moderate Income (80-100% AMI)	1,480 (7.8%)	2,185 (9%)	3,665 (8.4%)
Above Moderate Income (100% + AMI)	12,265 (65%)	12,544 (50.9%)	24,809 (57%)
Total	18,821	24,607	43,428

# What is extremely-low income?

## Annual Income

		ELI
HH	15%	30%
1	17,700	35,400
2	20,250	40,450
3	22,750	45,500
4	25,300	50,550
5	27,300	54,600
6	29,350	58,650
7	31,350	62,700
8	33,400	66,750

## Rents

	15%	30%
Studios	442	885
1 Bd	506	1,011
2 Bd	568	1,137
3 Bd	632	1,263
4 Bd	682	1,365

Source: 2022 HCD Income Limits for Santa Clara County

# What is extremely-low income?

## 2014 HCD Income Limits

		HH=1	HH=2	HH=3	HH=4
<b>Santa Clara County</b> 4-Person <b>Area Median Income:</b> <b>\$105,500</b>	<b>Extremely Low</b>	22,300	25,500	28,650	31,850
	<b>Very Low Income</b>	37,150	42,450	47,750	53,050
	Low Income	59,400	67,900	76,400	84,900
	Median Income	73,850	84,400	94,950	105,500
	Moderate Income	88,600	101,300	113,950	126,600

## 2022 HCD Income Limits

		HH=1	HH=2	HH=3	HH=4
<b>Santa Clara County</b> <b>Area Median Income</b> <b>\$168,500</b>	Acutely Low	17700	20250	22750	25300
	<b>Extremely Low</b>	35400	40450	45500	50550
	<b>Very Low Income</b>	59000	67400	75850	84250
	Low Income	92250	105400	118600	131750
	<b>Median Income</b>	117950	134800	151650	<b>168500</b>
	Moderate Income	141550	161750	182000	202200



59% increase  
since 2014

# Types of ELI Housing

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- **Multifamily Apartments**
  - Workforce/families
  - Seniors
  - Mixed
- **Housing with Supportive Services**
  - Single Room Occupancy (SRO)
  - Transitional Housing
  - Permanent Supportive Housing
  - Group Homes and Care Homes

# Santa Clara's Affordable Housing Pipeline

Pipeline: 100% Affordable Projects	Address	Total Units	ELI Units
Freebird	2330 Monroe Street	65	16
Allied Housing	3335 Kifer Rd	80	39
Charities Housing	1601 Civic Center Dr	106	53
St Anton Communities	2233 Calle Del Mundo	196	
ZAEN Partners	2310 Calle Del Mundo	150	
Allied Housing	2904 Corvin Dr (Calazbazar)	145	80
CORE Agrihood	90 N. Winchester	165	54
RCD	3550 El Camino Real (Bella Vista Inn)	64/120	64
CRP Affordable Housing & Community Development	3941 Stevens Creek Blvd	59	
Maracor Development	80 Saratoga Ave	200	
	<b>Total</b>	<b>1,286</b>	<b>306</b>

# Extremely Low-Income Housing

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- **Project Name:** Agrihood
- **Developer:** CORE
- **Clients Served:** Seniors
- **Total Units:** 164 **ELI:** 54
- **Services:** Gardening, walking paths, community space



# Interim Housing

- **Project Name:** Bella Vista Inn Phase I
- **Developer:** RCD
- **Clients Served:** Individuals experiencing or at-risk of homelessness
- **Total Units:** 43 **ELI:** 43
- **Services:** Case management, counseling, social services, employment



# Permanent Supportive Housing

- **Project Name:** Calabazas Apartments
- **Developer:** Allied/ABODE
- **Clients Served:** Individuals experiencing homelessness
- **Total Units:** 145    **ELI:** 80    **VLI:** 65
- **Services:** Case management, social services, job assistance, financial literacy, computer training, health education





# Challenges for Extremely Low-Income Development

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- Deep affordability requires more funding per unit
- Funding is limited:
  - Affordable Housing Ordinance does not produce much ELI
  - No formal city policy to prioritize funding for ELI development
  - Measure A funds are nearly used up
- Sites near basic services like food, shopping, transit, jobs

# Challenges for Permanent Supportive Housing

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- Neighborhood opposition to specific supportive housing sites:
  - Proximity to homes, schools, and certain land uses
  - Security
  - Parking and traffic
  - Density and physical design
  - Responsiveness of property management
- Supportive housing needs a variety of services to operate effectively (social workers, mental health and behavioral health clinicians, etc.)
- Supportive housing can have a higher impact on Police and Fire services

# Funding Opportunities

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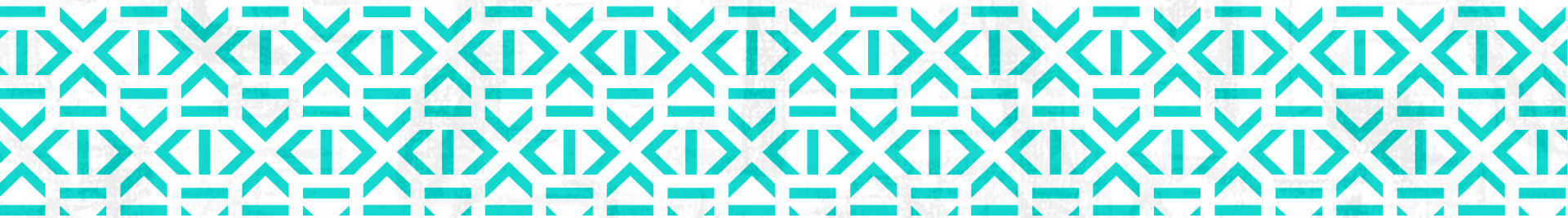
- County Measure A Program
- State:
  - Homekey
  - AHSC
  - Permanent Local Housing Allocation (PLHA)
- City's Affordable Housing Fund
- Federal HOME ARP Grant Program
- Foundations/Philanthropy

# Q & A and Discussion

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- What ELI apartment sizes are most needed?
  - Studios, 1-bedroom, 2-bedroom, 3-bedroom, etc.
- What programs and services should be inside or nearby ELI housing?
- How can interim/supportive housing developments be “good neighbors” over the long term?

# Community Engagement Updates



# Feedback from City Staff

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- Police
- Fire
- Parks & Recreation
- Libraries
- Community Development
- Public Works

# Feedback from City Staff

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- Noticing more people with severe mental illness and substance abuse issues. Staff is not equipped and is concerned about safety at work.
- A need for more outreach/social workers
- Santa Clara lacks a “one-stop” service provider like Sunnyvale Community Services

# Feedback from City Staff (Con'd)

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- A need for better communication with local and regional service providers and the County
- Increased trash, bio waste, graffiti, fires, vandalism generate expenses for clean-up & repairs at City facilities
- Limited accountability for crime due to legal reforms
- Staff's ability to do more is constrained by the City's budget



# Feedback from People with Lived Experience of Homelessness

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St Justin's Parish

More options  
for meals,  
showers,  
laundry

Housing  
affordability

More services  
within the City

Transportation

# Feedback from People with Lived Experience of Homelessness

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Covenant House

Trades and  
Apprenticeships

Housing  
Affordability

Community  
Support

Substance Use

# Community Forum Debrief

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Anne McMahon, Council District 5

Hilary Barroga, County Office of  
Supportive Housing

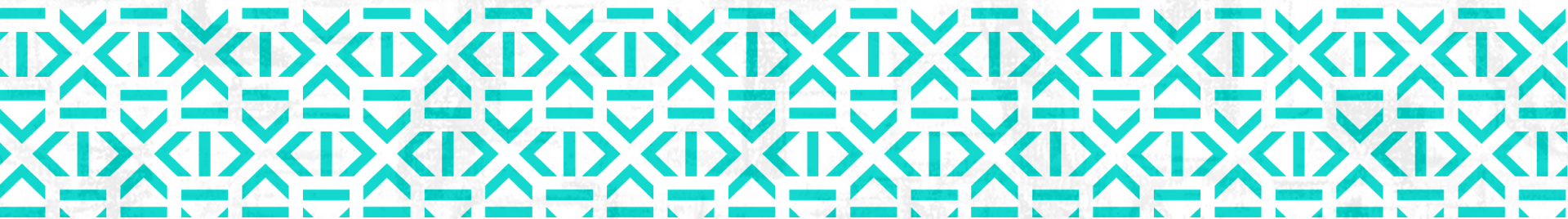
Lori Garmany, Council District 1

# Community Forum Key Takeaways

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- **Need more community education** about what homelessness looks like, what resources are available, and what are the reasons people end up unhoused.
- Address the impacts of **unsheltered homelessness**
- **Increase supply of housing and services** that are within the City's control.
- Address **hesitancy to accept services**.
- Need for more **localized services** located within the City and available to people in the City.
- **Target housing & services** to especially vulnerable subpopulations.

# Mobile Shower and Laundry Pilot



# Pilot: Mobile Shower and Laundry

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- WeHope recently brought their mobile shower and laundry services to the City of Santa Clara
  - Mondays - Bassett St. Encampment (9:00am-1:30pm)
- Receive Taskforce feedback on how to make mobile shower and laundry pop-ups most accessible

# Discussion

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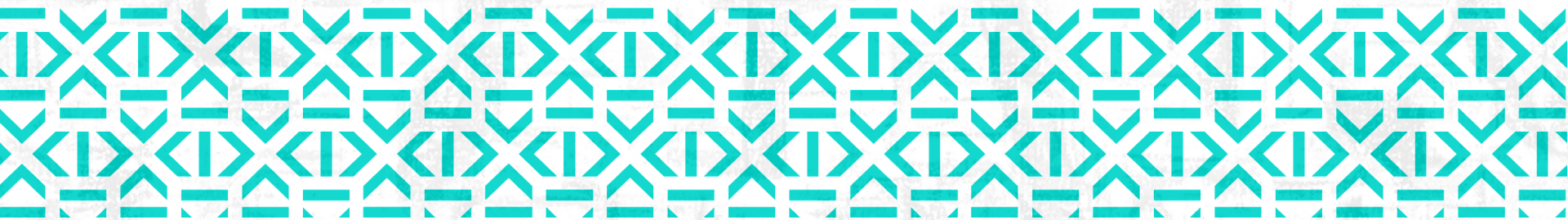


How can we make sure folks know this is here and get more people to use it?



What locations or times would be best to offer this service?

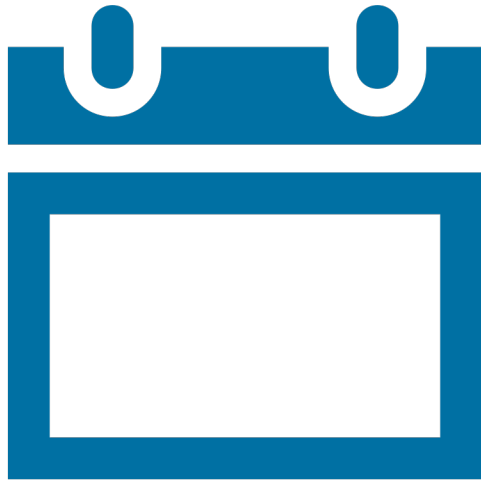
# Wrap Up





# Closing

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## **Next City of Santa Clara**

**Homelessness Taskforce meeting:**  
Thursday, October 27<sup>th</sup> 6:00 - 8:00pm

Register at [www.santaclaraca.gov/htf](http://www.santaclaraca.gov/htf)

Questions? Contact Homebase at  
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or 415-788-7961