

**Consolidated Plan  
2010-2015  
City of San José**

**May 2010**

***In collaboration with Santa Clara County Entitlement Jurisdictions***

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

The Urban County of Santa Clara

The Urban County is composed of unincorporated Santa Clara County, as well as the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga.

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# 1 Executive Summary

Despite its enormous economic success during the first half of this decade, Santa Clara County has not been immune to the recent economic downturn including undergoing a significant drop in housing costs and sales, increases in unemployment, and a dramatic increase in foreclosure activities. Although it has one of the highest median household incomes in the nation - \$88,430 in 2009 – not all of the County’s households have enjoyed the same prosperity; approximately 40% of all County residents are considered low-income.

With a population of 1,006,892 in 2009, the City of San José is the tenth largest city in the nation. However, with its high housing costs, many of the City’s residents and workers cannot afford decent, safe, and appropriate housing. The average market rent in San José far exceeds the maximum affordable rent for very low- and extremely low-income households, causing these households to have to spend substantially more than the recommended 30% of their gross income on housing. Furthermore, over 18% of the City’s households (12% of owners and 29% of renters) live in overcrowded conditions. The City of San José has a strong commitment to ensure that all of its residents have a variety of housing options, both in terms of housing type and affordability.

As part of the Consolidated Action Plan, the federal government requires jurisdictions to evaluate their community’s housing and development needs and provide strategies to address these needs. The “Housing and Community Development Needs” section of this report looks at U.S. Census data for the year 2000, and more recent data where possible, to provide characteristics of San José’s population and housing stock. As mentioned above, the data indicates that residents with incomes below the area median have a significant need for affordable and appropriate housing. Some of the key findings from this needs assessment include:

- Population and Housing Growth** – Since 2000, San José’s population increased by approximately 111,949 persons or 12.5%. The number of households grew by approximately 29,062, while 26,896 permits for new housing were issued. However, not all of the issued building permits were actually constructed. Due to the current downturn in the housing market, many projects that were issued building permits were not completed.

- Income** - Over one-third of San José’s households were low- or very low-income, compared with 31% for Santa Clara County as a whole. Elderly and large families were more likely to be low- or very low-income, 59% and 37% respectively.

- Homeless Population** – According to the 2009 Homeless Census and Survey, San José had 4,193 homeless residents, the majority of whom were living unsheltered. Almost one-third of the County’s homeless residents were considered “chronically homeless”, 23% were seriously mentally ill, 39% had substance abuse issues, and 12% were Veterans.

- Foreclosures** – During the third quarter of 2009, approximately 2,874 homeowners received notices of default, a 38% increase over the same period in 2008. Santa Clara County as a whole had a 45% increase

in notices of default during this same period, with Los Altos Hills on the low end with 0 notices of default for both time periods and Mountain View on the high end with a 233% increase.

In order to engage the public in the planning process and needs assessment, throughout September 2009, the Santa Clara County Entitlement Jurisdictions hosted four Consolidated Plan Workshops - one in each of Sunnyvale, San José, and Morgan Hill to encompass each sector of the County, plus an additional workshop for San José's Strong Neighborhood Initiative (SNI) representatives. In addition, workshop participants and members of the San José SNI network completed an informal survey to provide information on housing and community service needs.

The following provides the highest stated community service needs according to survey results from participants in the San José and SNI meetings (needs are not stated in priority order):

- Youth activities
- At-risk youth services
- Anti-crime programs
- Health Services
- Mental Health Services

The survey participants also cited the following as the most needed housing assistance (needs are not stated in priority order):

- Affordable rental housing
- Senior housing
- Housing for large families
- Housing for emancipated youth (aging out of foster care)
- Fair housing services
- Energy efficiency improvements

Due to the continuing economic downturn and its related casualties, San José faces daunting challenges ahead in ensuring that all socioeconomic segments of its population have access to safe, affordable, and appropriate housing. This Five-Year Consolidated Plan outlines the approach the City will take during the next five years – Fiscal Year 2010-11 through Fiscal Year 2015-16 - to meet these challenges and to address the needs of the community.

## **2 Introduction**

### **2.1 Purpose of the Consolidated Plan**

The federal Department of Housing and Urban Development (HUD) annually allocates a series of grants to local jurisdictions for community development activities. These funding programs include the Community Development Block Grants (CDBG), the HOME Investments Partnerships Program (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Shelter Grants (ESG).

Jurisdictions typically must have a population of 50,000 or more to qualify as an “entitlement jurisdiction” that receives grant funding directly from HUD. Funding is allocated on a formula basis, based on several factors, including population. Qualified “urban counties” with at least 200,000 residents (excluding the population of entitlement jurisdictions) are also entitled to receive annual grants. These counties then disburse the funds to local non-entitlement jurisdictions accordingly.

As a requirement to receive these entitlement grants, Title I of the National Affordable Housing Act mandates that jurisdictions prepare a five-year Consolidated Plan that identifies local community development needs and sets forth a strategy to address these needs. The Consolidated Plan must address both affordable housing and non-housing related community development needs.

### **2.2 Santa Clara Entitlement Jurisdictions**

In Santa Clara County, a number of entitlement jurisdictions are collaborating on preparation of their 2010-2015 Consolidated Plans. This group of jurisdictions, referred to by this document as the “Santa Clara County Entitlement Jurisdictions” or simply “Entitlement 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
- Santa Clara Urban County

The Urban County is composed of unincorporated Santa Clara County, as well as cities with fewer than 50,000 residents, namely the jurisdictions of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The City of Milpitas, an entitlement jurisdiction, is not included in this Consolidated Plan because it is on a different Consolidated Plan cycle.

### **2.3 Resources for Housing and Community Development Activities**

#### ***Federal Entitlement Grants***

The following describes the resources that the Entitlement Jurisdictions may be able to access for housing and community development activities, including grants allocated by HUD to entitlement jurisdictions.

Entitlement grants are largely allocated on a formula basis, based on several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and the extent of population growth lag in relationship to other metropolitan areas.<sup>1</sup>

**Community Development Block Grant (CDBG).** The CDBG program, one of the largest federal grants administered by HUD, provides funding for a wide variety of housing and community development needs. CDBG funds may be used for activities which include, but are not limited to:<sup>2</sup>

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Activities that assist with basic needs, eliminate blight, and/or strengthen neighborhoods
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities

Generally, the following types of activities are ineligible:

- Acquisition, construction, or reconstruction of buildings for the general conduct of government
- Political activities
- Certain income payments
- Construction of new housing by units of general local government
- General local government services

Over a one-, two-, or three-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

**HOME Investment Partnership Program (HOME).** HOME funds have a more focused scope than CDBG. Funds may be used to provide home purchase or rehabilitation financing assistance to eligible lower-income homeowners and new homebuyers; to build or rehabilitate housing for rent or ownership; or for “other reasonable and necessary expenses related to the development of non-luxury housing,” including site acquisition or improvement, demolition of dilapidated housing to make way for new HOME-assisted development, and payment of relocation expenses. Participating jurisdictions may use HOME funds to provide tenant-based rental assistance contracts of up to two years if such activity is

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<sup>1</sup> HUD defines the extent of growth lag as the number of persons who would have been residents in a city or urban county, in excess of its current population, if the city or urban county had a population growth rate equal to the population growth rate of all metropolitan cities during that period.

<sup>2</sup> HUD, Community Development Block Grant Entitlement Communities Grants, August 27, 2009, <http://www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/>

consistent with their Consolidated Plan and justified under local market conditions.<sup>3</sup>

**Housing Opportunities for People with AIDS (HOPWA).** HOPWA funding provides housing assistance and related supportive services for low-income individuals with AIDS. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term rent payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services. The City of San José administers HOPWA funds for Santa Clara and San Benito counties.

**Emergency Shelter Grants (ESG).** The ESG program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. The City of San José is the only jurisdiction in Santa Clara County to receive ESG funds.

### ***Other Federal Grant Programs***

In addition to the entitlement grants listed above, the federal government has several other funding programs for community development and affordable housing activities. These include the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. As recent additions to the array of federal sources, the Housing & Economic Recovery Act (HERA) and the American Recovery and Reinvestment Act (ARRA) also contribute a broad array of community development funds.

### ***State Housing and Community Development Sources***

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), CalHOME, and the Serna Farmworker Housing Grant Program. Many HCD programs have historically been funded by one-time state bond issuances, and are subject to the remaining availability of funding. CalHFA offers multiple mortgage loan programs, downpayment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the Low Income Housing Tax Credit (LIHTC) program through the Tax Credit Allocation Committee (TCAC) and Mortgage Revenue Bonds program through the California Debt Allocation Committee (CDLAC), two widely used financing sources for affordable housing projects.

Note that jurisdictions must have a certified Housing Element in order to qualify for State housing funds. The Housing Element is one of seven state-mandated elements of a jurisdiction's General Plan and establishes a comprehensive, long-term plan to address housing needs. Updated every five to seven years, the Housing Element is a jurisdiction's primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population. Section 5 of this

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<sup>3</sup> HUD, Home Investment Partnerships Programs, October 19, 2009, <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/>

report will discuss the Housing Element in further detail and how it supports the Consolidated Plan.

The County of Santa Clara also receives Mental Health Services Act (MHSA) funds for housing and services for children and adults with serious mental illness. Currently, \$19.2 million has been allocated to Santa Clara County to support the development of housing for homeless mentally ill in the County.

### **County and Local Housing and Community Development Sources**

The Entitlement Jurisdictions also have access to a variety of local and countywide resources, as outlined below:

**Inclusionary Housing Programs and In-Lieu Fees.** Inclusionary programs are established through local ordinances that require market rate residential developers to set aside a certain portion of units in a development for income-restricted affordable housing. Many inclusionary ordinances also give developers the option of satisfying inclusionary housing requirements through payment of an in-lieu fee. The local jurisdiction, in turn, directs these fees towards other affordable housing activities. Among the Entitlement Jurisdictions and the Urban County, the cities of Cupertino, Gilroy, Los Altos, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Santa Clara, and Sunnyvale have inclusionary housing programs. Local jurisdictions typically link their inclusionary housing programs with a local density bonus ordinance, formulated for consistency with the State Density Bonus Law.

The City of San José recently adopted a citywide inclusionary housing ordinance, in order to provide additional opportunities for affordable housing in the City. This brings the City in-line with the policies of its surrounding cities, many of whom already have city-wide inclusionary housing ordinances in place. The ordinance will go into effect either when the City issues 2,500 residential permits in a rolling twelve month period or on January 1, 2013, whichever comes first. It requires that 15% of the units be affordable if built onsite. If the developer chooses to offer affordable units off-site, the affordable requirement will be increased to 20% of units in the project. Alternatively, the developer may also choose to pay an in-lieu fee instead of building affordable units.

On July 22, 2009, the 2nd District Court of Appeal decided a case called *Palmer/Sixth Street Properties v. City of Los Angeles* (2009) 175 Cal.App.4th 1396, which, although not legally binding upon the City of San Jose, calls into question the validity of inclusionary housing mandates upon rental housing projects. As a result, unless this decision is overturned or legislated, the City will only implement inclusionary requirements on for-sale projects.

**Jobs-Housing Linkage Fees.** The fee is assessed by local governments on new commercial developments, and revenue is used to support local affordable housing activities. Among the Entitlement Jurisdictions, the cities of Cupertino, Mountain View, Palo Alto, and Sunnyvale maintain linkage fees. In addition, Stanford University pays a fee to the County Stanford Affordable Housing Fund, based on square footage developed on campus. So far more than \$8 million has come into the fund which is used to assist in the development of new housing units within a six-mile radius of the campus.

**Redevelopment Funds.** The County of Santa Clara has redevelopment agencies in 9 of its 15 cities. California Community Redevelopment Law requires redevelopment agencies (RDAs) to set aside 20

percent of tax increment revenue in redevelopment project areas for affordable housing activities. In addition, at least 15 percent of non-agency developed housing in the project area must be made affordable to low- and moderate-income households. Of these units, 40 percent (i.e., six percent of the total) must serve very low-income households. In San José, a new inclusionary ordinance will expand inclusionary requirements to the entire City, as discussed in the Inclusionary Housing paragraph above.

**The Housing Trust of Santa Clara County.** This non-profit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers. The Housing Trust of Santa Clara County, one of the largest housing trusts in the nation, builds special needs and affordable housing and assists first-time homebuyers. Since 2001, the Housing Trust has invested over \$32 million and leveraged over \$1 billion to create more than 7,600 housing opportunities through the following programs:

- **First Time Homebuyer Program**  
Total Invested: \$14 million  
Total Leveraged: \$681 million  
New Homeownership Opportunities Created: 2,000
- **Developer Loan Program**  
Total Invested: \$8 million  
Total Leveraged: \$731 million  
Affordable Homes Created: 2,900
- **Homelessness Prevention Program**  
Total Invested: \$10 million  
Households Assisted with Housing: 3,000

**The City of San José Housing Trust Fund**

In June 2003, the City of San José established a Housing Trust Fund (HTF), which is administered by the Director of Housing. The purpose of the Housing Trust Fund (originally the Housing and Homeless Fund) is to ensure ongoing funding for affordable housing programs by creating a vehicle eligible to complete for funding sources. The Housing Trust Fund also provides a source of funds available for one-time only office equipment purchase, facility emergency repairs, or gap funding for shelters or other homeless service providers; programs that will permanently house chronic homeless households with case management and other supportive services; programs geared towards preventing or ending homelessness; food programs; Project Homeless Connect; emergency financial assistance programs; emergency funds for persons displaced due to fires or other such disasters; and Destination: Home projects – an initiative to end homelessness.

**Mortgage Credit Certificates (MCC).** The federal government allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. This itemized deduction only reduces the amount of taxable income. Through an MCC, a homeowners' deduction can be converted into a federal income tax credit for qualified first-time homebuyers. This credit actually reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10 to 20 percent of the annual interest paid on the borrower's mortgage. Mortgage credit certificates in Santa Clara County are issued by the County directly to eligible homeowners.

**County Affordable Housing Fund.** The County of Santa Clara maintains an Affordable Housing Fund that has provided \$20 million since 2003 to assist in the development of 1,400 housing units for low- and extremely low-income households, homeless, and special needs populations.

## 2.4 Organization of the Consolidated Plan

Following the Executive Summary and this Introduction, the Consolidated Plan is comprised of the following four sections:

**Section 3: Citizen Participation.** Outlines the process used to solicit community input for the Consolidated Plan.

**Section 4: Housing and Community Development Needs.** Includes quantitative and qualitative data summarizing housing need among the Entitlement Jurisdictions. Specifically, this section addresses local demographics, housing stock characteristics, homeless needs, housing affordability, the supply of affordable housing, barriers to housing development, and fair housing issues. Non-housing community development needs are also discussed.

The document presents the most recent data available, drawing on a range of sources including the 2000 US Census, the American Community Survey, Claritas, Inc. (a private data service that benchmarks estimates to the Census), the Association of Bay Area Governments (ABAG), the California Department of Finance, the State Employment Development Department, and other more specialized sources. The needs assessment also reflects input from participants at the Consolidated Plan Workshops (discussed in Section 3).

**Section 5: Strategic Plan.** Contains the five-year plan for addressing local community development needs.

**Section 6: Consolidated Action Plan.** Summarizes the one-year plan for allocation of funding.

## 3 Citizen Participation

Throughout September 2009, the Entitlement Jurisdictions hosted four Consolidated Plan Workshops to engage the public and local stakeholders in the planning process. The Workshops were held in Sunnyvale, San José, and Morgan Hill, to encompass northern, central, and southern Santa Clara County. In addition, the City of San José hosted a smaller workshop for its Strong Neighborhood Initiative (SNI) Neighborhood Advisory Committee (NAC) representatives. Workshops were scheduled both after hours (6pm to 7:30pm) and during the workday (3pm to 4:30pm), allowing more flexibility for participants to attend. With the exception of the North County Workshop, which took place in the Sunnyvale City Hall, all other sessions were held in neighborhood community centers or libraries. Appendix A.1 contains the date, time, and location of each workshop.

The Workshops were well attended, thanks to the Entitlement Jurisdictions' efforts to publicize the events through emails to service providers, advertisements in local newspapers, and communication with local

stakeholders, neighborhood groups, and public officials. A total of 105 individuals participated in the four Workshops. Appendix A.1 documents the attendees at each session.

At the Workshops, staff outlined the Consolidated Plan process and the purpose of the document. Participants then dispersed into smaller break-out groups to discuss needs associated with (1) community services, (2) housing, (3) economic development, and (4) community facilities and infrastructure. Specifically, participants were asked:

- What are the primary needs associated with each issue area?
- What services and facilities are currently in place to effectively address these needs?
- What gaps in services and facilities remain?

While responses generally centered on the specific sub-area of the County where the meeting was held (i.e., North, Central, South, and San José), countywide issues also arose during the discussions. After the break-out session, participants reconvened to discuss the issues as a single group. Appendix A.2 summarizes the comments recorded at each Workshop.

As another method of soliciting input, Workshop participants also completed an informal survey that assessed local community development needs. This survey was distributed more broadly among the San José SNI network to further engage the public in the Consolidated Plan. Although these surveys are not meant to be a rigorous quantitative assessment of need, they do offer a general perspective on community development concerns and priorities. A total of 120 surveys were received. Appendix A.3 contains the survey instrument and responses. These responses, along with the participant comments from the Workshop, were incorporated into the following section, which summarizes community development needs in the Entitlement Jurisdictions.

In addition to the four Consolidated Plan Workshops, the following schedule of hearings on the Consolidated Plan was published in the San José Mercury News and in four ethnic newspapers - La Oferta (Spanish newspaper), Thoi Bao (Vietnamese newspaper) and China Press on March 19, 2010. As indicated in the public announcements, in the course of three months, the City held 4 public hearings to obtain input on the Plan and held a public review period, as mandated by HUD, from March 22, 2010 through April 26, 2010.

<b>What?</b>	<b>Who?</b>	<b>Where?</b>	<b>When?</b>
Draft Five Year Consolidated Plan 2010-2015 and Annual Action Plan 2010-2011 available to the public and opening of the public comment period	Contact the Housing Department to receive a copy. (408) 975-4417 or (408) 294-9337 (TTY)	City of San Jose – Housing Department 200 E. Santa Clara St.-12 <sup>th</sup> Floor, San Jose, CA 95113	<b>March 22, 2010</b>
Public Hearing of the Draft Five Year Consolidated Plan 2010-2015 and Annual Action Plan 2010-2011	San Jose City Council	San Jose City Hall 200 E. Santa Clara Street <b>City Council Chambers</b>	<b>March 30, 2010</b> 1:30 p.m.
Public hearing and approval of the Draft Five Year Consolidated Plan 2010-2015 and Annual Action Plan 2010-2011	Housing and Community Development Advisory Commission	San Jose City Hall 200 E. Santa Clara St. <b>Room W – 118, 119 (Wing)</b>	<b>April 8, 2010</b> 5:45 p.m.
Public Hearing on the Draft Consolidated Plan and end of public comment period	Community and Economic Development Committee	San Jose City Hall 200 E. Santa Clara St. <b>Room W – 118, 119 (Wing)</b>	<b>April 26, 2010</b>
Final approval of the Draft Five Year Consolidated Plan 2010-2015 and Annual Action Plan 2010-2011	San Jose City Council	San Jose City Hall 200 E. Santa Clara Street <b>City Council Chambers</b>	<b>May 4, 2010</b> 1:30 p.m.
Submit Annual Plan to the US Department of Housing and Urban Development.			<b>May 15, 2010</b>

## 4 Housing and Community Development Needs

This Housing and Community Development Needs Assessment incorporates quantitative data from a variety of sources and qualitative information from various organizations and community stakeholders. Quantitative data sources include the United States Census; the Association of Bay Area Governments; the State of California, Department of Finance; and Claritas, Inc., a private demographic data vendor. A complete explanation of data sources used in this Needs Assessment is provided in Appendix B. Whenever possible, the Needs Assessment presents the most recent data reflecting current market and economic conditions. For example, data from Claritas, Inc. which estimates current demographic trends based on the 2000 Census, is often used to provide 2009 data.<sup>4</sup> However, in some cases, the 2000 U.S. Census provides the most reliable data when more up-to-date information is unavailable.<sup>5</sup>

### 4.1 Demographic Profile and Housing Needs

#### *Population and Household Trends*

As of 2009, the Entitlement Jurisdictions contained 1.8 million residents, making up over 96 percent of Santa Clara County's total population.<sup>6</sup> San José alone had over 1 million residents, comprising 54 percent of the County total. The cities of Santa Clara and Sunnyvale also had larger shares of the County population, with 117,200 and 138,800 residents, respectively. As shown in Table 4.1, the Entitlement jurisdictions' total population increased by 10 percent between 2000 and 2009.

Population changes experienced by individual jurisdictions vary significantly. Among entitlement jurisdictions, Mountain View and Palo Alto experienced modest growth, with population increases of less than six percent between 2000 and 2009. In contrast, Gilroy and Santa Clara experienced the largest growth, increasing by 24 percent and 15 percent, respectively, over the same period. San Jose, whose population reached one million during this time, experienced a growth rate of 12.5%.<sup>7</sup> Higher housing costs, as well as the limited supply of developable land in many hillside jurisdictions, resulted in a large share of the new population growth in the lower-cost jurisdictions of Gilroy, San José, and Santa Clara.

Within the Urban County, Morgan Hill experienced the largest increase in population, with 19 percent growth between 2000 and 2009.<sup>8</sup> Over this period, Los Altos Hills also saw rapid expansion, growing by 13 percent. However, its growth may be skewed because of its small base population of Los Altos Hills

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<sup>4</sup> Claritas is used instead of the American Community Survey (ACS) because the ACS does not allow an analysis of block groups or smaller geographic areas.

<sup>5</sup> In reviewing this Needs Assessment, it is important to consider that the 2000 Census marked a peak in the County's economy, with low unemployment and a severe housing shortage. In contrast, today's economy is characterized by high unemployment and more affordable housing. Data from 2000 may therefore be less applicable today. Notwithstanding this issue, current economic conditions also lead to affordability concerns, specifically because of job losses.

<sup>6</sup> As stated earlier, the Entitlement Jurisdictions addressed in this Consolidated Plan exclude the City of Milpitas

<sup>7</sup> A small portion of San Jose's population increase may be attributed to annexation of county pockets during this time period

<sup>8</sup> A small portion of Morgan Hill's population increase results from the annexation of 75 housing units during this time period.

(fewer than 9,000 residents). Growth remained under seven percent in all other Urban County jurisdictions.

Household growth in Santa Clara County and the Entitlement Jurisdictions paralleled population trends, though at a slower rate. There were an estimated 612,500 households in Santa Clara County in 2009, an increase of over eight percent since 2000. San José experienced a 11% household growth during this period.

**Table 4.1: Population and Household Growth, Santa Clara County, 2000-2009**

	Population		2000-2009	Households		2000-2009
	2000	2009 Est. (a)	% Change	2000	2009 Est. (a)	% Change
Cupertino	50,546	55,840	10.5%	18,204	19,752	8.5%
Gilroy	41,464	51,508	24.2%	11,869	14,529	22.4%
Mountain View	70,708	74,762	5.7%	31,242	32,444	3.8%
Palo Alto	58,598	64,484	10.0%	25,216	27,387	8.6%
San Jose	894,943	1,006,892	12.5%	276,598	305,660	10.5%
Santa Clara	102,361	117,242	14.5%	38,526	43,483	12.9%
Sunnyvale	131,760	138,826	5.4%	52,539	54,375	3.5%
Urban County						
Campbell	38,138	40,420	6.0%	15,920	16,577	4.1%
Los Altos	27,693	28,458	2.8%	10,462	10,561	0.9%
Los Altos Hills	7,902	8,889	12.5%	2,740	3,043	11.1%
Los Gatos	28,592	30,497	6.7%	11,988	12,576	4.9%
Monte Sereno	3,483	3,619	3.9%	1,211	1,236	2.1%
Morgan Hill	33,556	39,814	18.6%	10,846	12,665	16.8%
Saratoga	29,843	31,679	6.2%	10,450	10,886	4.2%
Unincorporated County	100,300	93,874	-6.4%	30,920	28,172	-8.9%
<b>Urban County</b>	<b>269,507</b>	<b>277,250</b>	<b>2.9%</b>	<b>94,537</b>	<b>95,716</b>	<b>1.2%</b>
<b>Entitlement Jurisdictions</b>	<b>1,619,887</b>	<b>1,786,804</b>	<b>10.3%</b>	<b>548,731</b>	<b>593,346</b>	<b>8.1%</b>
<b>Santa Clara County</b>	<b>1,682,585</b>	<b>1,857,621</b>	<b>10.4%</b>	<b>565,863</b>	<b>612,463</b>	<b>8.2%</b>

Note:

(a) 2009 population and household estimates provided by California Department of Finance.

Sources: 1990 U.S. Census; Claritas, 2000; California Department of Finance, 2009; BAE, 2009.

### **Household Composition and Size**

Table 4.2 provides a distribution of households across various types in 2009. As shown, family households, defined as two or more individuals who are related by birth, marriage, or adoption, represent the majority (70 percent) of households in Santa Clara County. Single-person households comprise 21 percent of households, while the remaining nine percent are non-family households.

Among entitlement jurisdictions, Gilroy has the highest percentage of families, at 81 percent. Nearly 86 percent of Los Altos households are families, the highest percentage among Urban County jurisdictions. Mountain View has the highest rates of single-person households among the Entitlement Jurisdictions, at 35 percent, followed by Palo Alto (33 percent), Campbell (30 percent), and Los Gatos (30 percent).

Similar to the trends reflected in the County, family households represented a majority of households in San Jose (74%). Single-person households were 18% of the total with non-family households rounding

out the remaining 8% of total households.

The average household size in Santa Clara County in 2009 is 2.98 persons per household. This is higher than the Entitlement Jurisdictions' average household size of 2.96 persons per household, and corresponds with the Entitlement Jurisdictions' slightly lower rate of family households. Consistent with the distribution of household type, Gilroy has the largest average household size among Entitlement Jurisdictions at 3.52 persons per household, while Mountain View has the smallest average household size at 2.29 persons per household. San Jose's average household size of 3.26 persons per household is the second largest household size in the County.

**Table 4.2: Household Composition and Size, Santa Clara County, 2009**

	Household Type				Average Household Size (a)
	Single Person	2 or more persons			
	Married Couple	Other Family	Non-Family		
Cupertino	19.2%	64.0%	10.9%	5.9%	2.80
Gilroy	13.7%	61.5%	19.7%	5.1%	3.52
Mountain View	35.1%	40.1%	10.9%	13.8%	2.29
Palo Alto	32.7%	48.1%	9.3%	9.8%	2.33
San Jose	18.5%	55.7%	17.6%	8.2%	3.26
Santa Clara	25.7%	48.2%	14.1%	12.0%	2.63
Sunnyvale	26.8%	49.9%	12.2%	11.1%	2.54
Urban County					
Campbell	30.1%	42.6%	14.7%	12.6%	2.42
Los Altos Hills	19.0%	69.4%	7.3%	4.3%	2.66
Los Altos	10.9%	79.3%	6.3%	3.5%	2.90
Los Gatos	29.9%	51.0%	10.1%	9.1%	2.37
Morgan Hill	12.6%	78.1%	6.5%	2.8%	2.93
Monte Sereno	15.3%	62.8%	16.7%	5.2%	3.10
Saratoga	14.0%	75.1%	7.3%	3.6%	2.88
Unincorporated County	17.8%	58.2%	13.4%	10.6%	3.06
<b>Urban County</b>	<b>20.5%</b>	<b>59.2%</b>	<b>12.0%</b>	<b>8.3%</b>	<b>2.79</b>
<b>Entitlement Jurisdictions</b>	<b>21.6%</b>	<b>54.5%</b>	<b>15.0%</b>	<b>9.0%</b>	<b>2.96</b>
<b>Santa Clara County Total</b>	<b>21.2%</b>	<b>54.8%</b>	<b>15.1%</b>	<b>8.9%</b>	<b>2.98</b>

Note:

(a) Average household size is based on 2009 California Department of Finance population and household estimates.

Sources: Claritas, 2009; California Department of Finance, 2009; BAE, 2009.

### Age Distribution

The countywide median age in 2009 was 37.2 years old. As shown in Table 4.3, just 24 percent of the County's population was under 18 years old while 11 percent was 65 years old or over. The County's proportion of elderly is consistent with state levels and lower than the national average; 11 percent of California residents and 13 percent of people across the country were 65 years old or older in 2009.<sup>9</sup> The age distribution of jurisdictions parallels data on household type and size discussed earlier. Generally, cities with larger household sizes and greater proportions of family households have a higher percentage of residents under 18 years old.

As mentioned above, among the Entitlement Jurisdictions, persons 65 years old and over represent 11 percent of the population. This percentage, however, varies greatly among jurisdictions. Los Altos Hills, Los Altos, Saratoga, and Los Gatos have among the highest proportions of persons aged 65 years old and over, ranging from 18 to 21 percent. Gilroy has the lowest proportion of elderly residents, with less than eight percent of the population over 65 years old.

<sup>9</sup> Estimates based on data provided by Claritas, Inc., 2009.

In San José, youth under the age of 18 make up one-fourth of the population, while senior citizens over 65 years of age comprise 10% of the population.

Overall, Gilroy, San José, and Monte Sereno have the youngest populations, with median ages of 32.6 and 36.1, and 36.1 years old, respectively. Los Altos and Los Altos Hills have the oldest population, with a median ages of 50.3 and 47.6 years old, respectively.

**Table 4.3: Age Distribution, Santa Clara County, 2009**

	Age Cohort					Median Age (a)
	Under 18	18 - 24	25 - 44	45 - 64	65 & Older	
Cupertino	23.7%	8.7%	24.2%	30.5%	12.9%	40.8
Gilroy	30.5%	10.1%	29.0%	22.5%	7.9%	32.6
Mountain View	19.4%	5.8%	37.1%	26.2%	11.5%	38.6
Palo Alto	19.4%	6.9%	25.6%	31.3%	16.8%	43.8
San Jose	25.4%	9.2%	30.7%	24.7%	9.9%	36.1
Santa Clara	21.2%	8.8%	34.4%	24.3%	11.4%	37.2
Sunnyvale	22.3%	6.1%	34.7%	25.0%	11.8%	37.8
Urban County						
Campbell	21.7%	6.8%	33.0%	27.5%	11.0%	39.0
Los Altos Hills	22.5%	7.8%	15.3%	33.6%	20.8%	47.6
Los Altos	19.9%	8.6%	14.6%	37.9%	19.1%	50.3
Los Gatos	18.9%	7.3%	23.2%	33.0%	17.6%	45.4
Morgan Hill	25.0%	8.8%	14.0%	36.0%	16.2%	46.3
Monte Sereno	28.5%	9.4%	25.2%	27.6%	9.3%	36.1
Saratoga	22.2%	9.0%	15.3%	35.3%	18.3%	46.9
Unincorporated County	22.1%	14.6%	25.7%	26.4%	11.2%	NA
<b>Urban County</b>	<b>22.6%</b>	<b>10.5%</b>	<b>23.7%</b>	<b>29.6%</b>	<b>13.6%</b>	<b>NA</b>
<b>Entitlement Jurisdictions</b>	<b>24.1%</b>	<b>8.9%</b>	<b>30.0%</b>	<b>25.9%</b>	<b>11.1%</b>	<b>NA</b>
<b>Santa Clara County Total</b>	<b>24.1%</b>	<b>8.9%</b>	<b>30.1%</b>	<b>25.9%</b>	<b>11.0%</b>	<b>37.2</b>

Note:

(a) Median age data is not available for Unincorporated County, Urban County, or CDBG Jurisdictions

Sources: Claritas, 2009; BAE, 2009.

### **Race/Ethnicity**

Santa Clara County has a diverse population with no one race comprising a majority in 2009. As shown in Table 4.4, Non-Hispanic White persons account for 37 percent of the population while Asians represent 31 percent countywide. Hispanic/Latino residents comprised 26 percent of the County's population overall. Among the Entitlement Jurisdictions, Non-Hispanic White and Asian residents make up 38 percent and 31 percent of the population, respectively, while Hispanic/Latino residents represent almost 26 percent of the population. These figures are nearly identical for the Entitlement Jurisdictions as a whole.

In terms of race/ethnicity, San José has 30% Non-Hispanic White persons, 31% Asian persons and 32% Hispanic/Latino residents. No single race holds a majority %, though as described below, there are a few pockets of minority concentrations (mainly Asian and Hispanic/Latino) in the City.

**Table 4.4: Race and Ethnicity, Santa Clara County, 2009**

<b>Non-Hispanic Population by Race</b>								
	<b>White</b>	<b>Black/ African American</b>	<b>Native American</b>	<b>Asian</b>	<b>Native Hawaiian / Pacific Islander</b>	<b>Other</b>	<b>Two or More Races</b>	<b>Total Non- Hispanic/Latino</b>
Cupertino	36.0%	0.6%	0.1%	56.6%	0.1%	0.3%	2.9%	96.6%
Gilroy	31.9%	2.0%	0.5%	4.9%	0.2%	0.1%	2.2%	41.7%
Mountain View	49.2%	1.8%	0.2%	25.6%	0.2%	0.3%	3.1%	80.4%
Palo Alto	66.6%	1.8%	0.1%	23.2%	0.1%	0.3%	3.1%	95.2%
San Jose	29.6%	3.0%	0.3%	31.3%	0.4%	0.2%	3.1%	67.9%
Santa Clara	39.1%	2.1%	0.2%	37.4%	0.4%	0.3%	3.9%	83.5%
Sunnyvale	35.7%	1.7%	0.2%	41.7%	0.3%	0.2%	3.2%	83.1%
Urban County								
Campbell	58.5%	3.0%	0.3%	18.2%	0.2%	0.2%	4.0%	84.3%
Los Altos Hills	72.8%	0.5%	0.1%	20.0%	0.2%	0.2%	2.8%	96.8%
Los Altos	67.9%	0.5%	0.0%	26.1%	0.1%	0.3%	3.1%	98.1%
Los Gatos	79.9%	0.9%	0.1%	9.9%	0.1%	0.2%	3.2%	94.4%
Morgan Hill	78.4%	0.1%	0.0%	14.9%	0.0%	0.3%	2.6%	96.3%
Monte Sereno	56.9%	1.9%	0.5%	7.1%	0.1%	0.2%	3.2%	69.9%
Saratoga	53.7%	0.4%	0.1%	40.1%	0.1%	0.1%	2.3%	96.8%
Unincorporated County	49.3%	1.9%	0.4%	13.6%	0.2%	0.2%	3.2%	68.9%
<b>Urban County</b>	<b>58.6%</b>	<b>1.6%</b>	<b>0.3%</b>	<b>16.9%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>3.2%</b>	<b>80.9%</b>
<b>Entitlement Jurisdictions</b>	<b>37.8%</b>	<b>2.4%</b>	<b>0.2%</b>	<b>29.7%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>3.1%</b>	<b>73.8%</b>
<b>Santa Clara County Total</b>	<b>37.0%</b>	<b>2.4%</b>	<b>0.2%</b>	<b>30.8%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>3.1%</b>	<b>74.1%</b>
<b>Hispanic Population by Race</b>								
	<b>White</b>	<b>Black/ African American</b>	<b>Native American</b>	<b>Asian</b>	<b>Native Hawaiian / Pacific Islander</b>	<b>Other</b>	<b>Two or More Races</b>	<b>Total Hispanic/ Latino</b>
Cupertino	1.9%	0.1%	0.0%	0.1%	0.0%	0.8%	0.5%	3.4%
Gilroy	25.4%	0.4%	1.3%	0.4%	0.1%	27.0%	3.7%	58.3%
Mountain View	10.0%	0.2%	0.2%	0.1%	0.0%	7.9%	1.3%	19.6%
Palo Alto	3.1%	0.0%	0.1%	0.1%	0.0%	1.0%	0.5%	4.8%
San Jose	12.2%	0.2%	0.5%	0.2%	0.1%	16.8%	2.2%	32.1%
Santa Clara	6.8%	0.1%	0.3%	0.2%	0.0%	7.7%	1.5%	16.5%
Sunnyvale	7.5%	0.1%	0.2%	0.2%	0.0%	7.6%	1.3%	16.9%
Urban County								
Campbell	8.8%	0.1%	0.3%	0.2%	0.0%	4.8%	1.6%	15.7%
Los Altos Hills	2.2%	0.0%	0.0%	0.1%	0.0%	0.5%	0.3%	3.2%
Los Altos	1.4%	0.1%	0.0%	0.1%	0.0%	0.1%	0.2%	1.9%
Los Gatos	3.6%	0.1%	0.1%	0.1%	0.0%	1.0%	0.7%	5.6%
Morgan Hill	2.7%	0.0%	0.0%	0.1%	0.0%	0.6%	0.4%	3.7%
Monte Sereno	10.6%	0.1%	0.6%	0.2%	0.1%	15.8%	2.6%	30.1%
Saratoga	2.3%	0.0%	0.1%	0.1%	0.0%	0.4%	0.4%	3.2%
Unincorporated County	12.7%	0.1%	0.6%	0.3%	0.0%	15.2%	2.2%	31.1%
<b>Urban County</b>	<b>8.3%</b>	<b>0.1%</b>	<b>0.4%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>8.6%</b>	<b>1.5%</b>	<b>19.1%</b>
<b>Entitlement Jurisdictions</b>	<b>10.5%</b>	<b>0.2%</b>	<b>0.4%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>13.1%</b>	<b>1.8%</b>	<b>26.2%</b>
<b>Santa Clara County</b>	<b>10.4%</b>	<b>0.2%</b>	<b>0.4%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>12.9%</b>	<b>1.8%</b>	<b>25.9%</b>

Sources: Claritas, 2009; BAE, 2009.

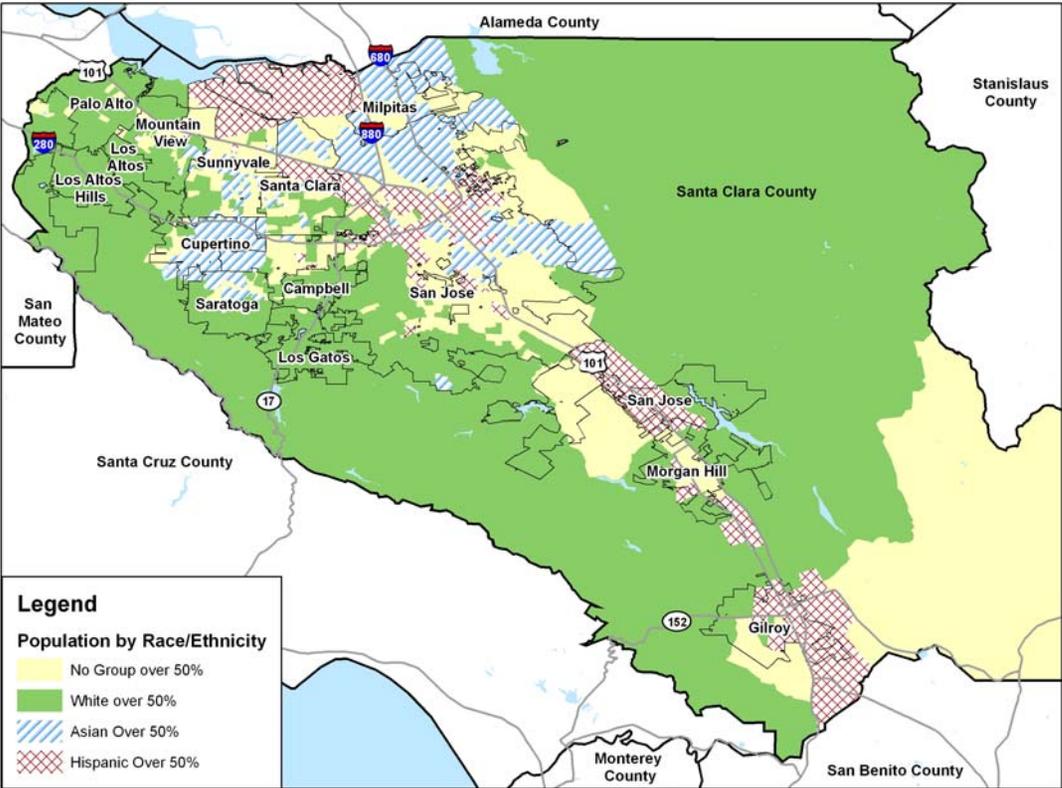
Although no one race constitutes a majority in the County, racial and ethnic groups are not equally distributed throughout the County. Areas of racial/ethnic minority concentration are neighborhoods with a disproportionately high number of minority (i.e., non-White) households.

According to HUD, “areas of minority concentration” are defined as Census block groups where 50 percent of the population is comprised of a single ethnic or racial group other than White persons. As

shown in Figure 4.1, White persons comprise the majority of the population in the eastern and western portions of the County. Areas of Cupertino, Santa Clara, Sunnyvale, San José, and Sunnyvale have a majority Asian population. In addition, portions of Gilroy and surrounding areas, as well as areas of San José, Sunnyvale, and Santa Clara have majority Hispanic/Latino populations.

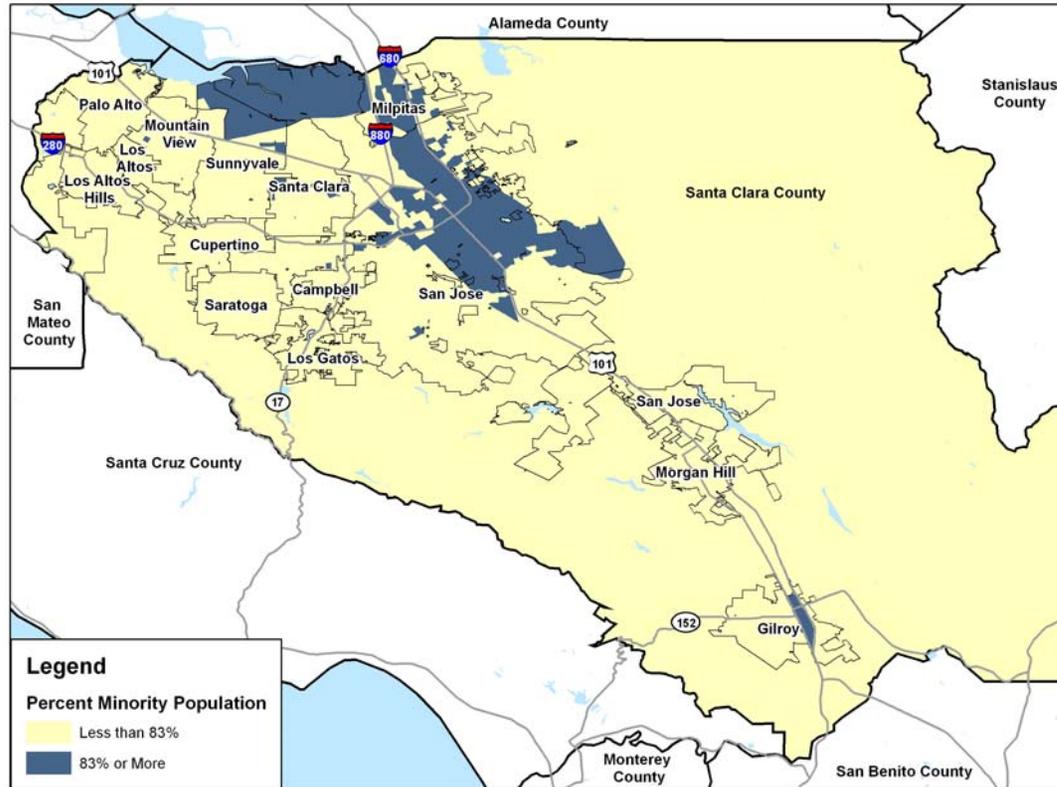
Appendix C provides more detailed maps of minority concentration, as well as separate maps illustrating the percentage of Asian residents and Hispanic residents in the County.

Figure 4.1: Concentrations of Population by Race/Ethnicity, Santa Clara County, 2009



Another way employed by HUD to define minority concentration is where the percentage of minorities in an area is at least 20 percent greater than the countywide share of minorities. In 2009, the non-White population comprised approximately 63 percent of the County's population. Therefore, under this definition, Census block groups where non-Whites represent over 83 percent of the population are considered areas of minority concentration. Figure 4.2 shows that areas of minority concentration occur in portions of San José, Sunnyvale, Santa Clara, and Gilroy.

Figure 4.2: Areas of Minority Concentration, Santa Clara County, 2009



### Household Income Distribution

According to Claritas estimates, Santa Clara County had a 2009 median household income of \$88,430. As shown in Table 4.5, 35 percent of households earn between \$75,000 and \$149,999 while another 26 percent earn between \$35,000 and \$74,999 annually. Household incomes vary greatly across Entitlement Jurisdictions. Los Altos is the most affluent entitlement jurisdiction with a median household income of \$194,500 in 2009. Gilroy has the lowest median household income among the Entitlement Jurisdictions at \$73,600.

More than one-third of San Jose's population earns between \$75,000 and \$149,999 annually. Forty five percent of San Jose's population falls below this salary interval and 19% earn more than \$149,999. San Jose's median household income of \$83,106 was below the county median of \$88,430.

**Table 4.5: Household Income, Santa Clara County, 2009**

	<b>Less than \$35,000</b>	<b>\$35,000 to \$74,999</b>	<b>\$75,000 to \$149,999</b>	<b>\$150,000 or More</b>	<b>Median HH Income (a)</b>
Cupertino	11.2%	17.3%	36.2%	35.3%	\$119,009
Gilroy	19.8%	31.3%	37.3%	11.6%	\$73,564
Mountain View	17.6%	27.6%	34.0%	20.8%	\$83,359
Palo Alto	16.8%	20.3%	29.7%	33.3%	\$104,948
San Jose	17.8%	27.3%	36.4%	18.5%	\$83,106
Santa Clara	17.6%	26.9%	38.5%	17.1%	\$83,711
Sunnyvale	15.1%	26.0%	37.7%	21.2%	\$89,206
Urban County					
Campbell	16.7%	30.6%	36.3%	16.4%	\$79,403
Los Altos Hills	8.4%	16.1%	26.6%	48.9%	\$146,997
Los Altos	8.0%	10.5%	19.3%	62.2%	\$194,466
Los Gatos	12.5%	21.7%	30.5%	35.3%	\$111,609
Morgan Hill	8.2%	13.5%	20.3%	58.0%	\$177,793
Monte Sereno	15.3%	21.9%	37.1%	25.8%	\$96,703
Saratoga	9.4%	10.9%	23.3%	56.4%	\$173,831
Unincorporated County	19.5%	26.4%	30.2%	23.9%	NA
<b>Urban County</b>	<b>14.9%</b>	<b>22.5%</b>	<b>30.5%</b>	<b>32.1%</b>	<b>NA</b>
<b>Entitlement Jurisdictions</b>	<b>16.8%</b>	<b>25.8%</b>	<b>35.3%</b>	<b>22.1%</b>	<b>NA</b>
<b>Santa Clara County Total</b>	<b>16.6%</b>	<b>25.7%</b>	<b>35.4%</b>	<b>22.2%</b>	<b>\$88,430</b>

Note:

(a) Median household income data is not available for Unincorporated County, Urban County, or CDBG Jurisdictions

Sources: Claritas, 2009; BAE, 2009.

### Household Income by Household Type

For planning purposes, households are categorized by HUD as extremely low-income, very low-income, or low-income, based on percentages of the County's Median Family Income (MFI). The MFI is calculated annually by HUD for different household sizes.<sup>10</sup> The HUD income categories are defined

<sup>10</sup> MFI calculations are based on American Community Survey (ACS) median income data published by the U.S. Census Bureau and adjusted by a number of factors, including adjustment for high cost areas. As such, the MFI calculated by HUD is higher than the median household income estimated by Claritas for 2009, presented in Table 4.5. Higher MFI levels result in higher estimates of housing affordability than may actually be the case for County households.

below:

- Extremely Low-Income: Up to 30 percent of County MFI
- Very Low-Income: 31 percent to 50 percent of County MFI
- Low-Income: 51 percent to 80 percent of County MFI

HUD publishes data on these income groups based on the 2000 Census in the Comprehensive Housing Affordability Strategy (CHAS). Table 4.6 shows the percentage of households that are very low- or low-income, that is those earning less than 80 percent of MFI, by household type. As shown, 31 percent of both County and Entitlement Jurisdiction households were very low- or low-income in 2000. Monte Sereno and Los Altos Hills had the lowest percentage of lower-income households in 2000.

With the exception of Monte Sereno and Los Altos Hills, elderly households had the highest percentage of very low- and low-income households when compared to all other household types. The majority of elderly households countywide and in the Entitlement Jurisdictions were lower-income in 2000. It should be noted that income measures do not take factor in assets and home equity, which is a relevant consideration, particularly for many elderly households.

As shown in Table 4.6, approximately 34 percent of large families with five or more members and 22 percent of small families were lower-income in 2000. These findings suggest the need for affordable housing serving various household types, particularly seniors, in the Entitlement Jurisdictions.

San José has a slightly higher percentage of lower income households than the County -34% vs 31% County-wide In San José, almost 60% of elderly residents and 37% of large families are categorized as lower income.

**Table 4.6: Percent Low- and Very Low-Income by Household Type, 2000 (a)**

	<u>Elderly</u>	<u>Small Family</u>	<u>Large Family</u>	<u>All Others</u>	<u>Total</u>
Cupertino	40.2%	13.1%	15.2%	21.6%	19.6%
Gilroy	65.9%	30.8%	51.4%	32.5%	40.6%
Mountain View	57.4%	20.0%	44.3%	26.1%	30.0%
Palo Alto	41.9%	12.4%	13.3%	28.3%	24.4%
San Jose	58.9%	25.5%	36.6%	32.5%	33.7%
Santa Clara	62.7%	21.8%	32.9%	27.9%	31.8%
Sunnyvale	56.7%	19.2%	30.7%	22.7%	27.5%
Urban County					
Campbell	61.4%	22.2%	28.6%	26.7%	30.3%
Los Altos	29.2%	5.1%	7.2%	19.9%	14.6%
Los Altos Hills	11.7%	6.0%	7.3%	32.5%	10.1%
Los Gatos	37.9%	10.9%	15.1%	18.4%	19.6%
Monte Sereno	20.2%	6.6%	8.5%	27.5%	11.8%
Morgan Hill	59.1%	16.4%	32.3%	33.9%	28.1%
Saratoga	27.3%	6.5%	8.1%	18.7%	13.6%
Unincorporated County	50.1%	23.7%	36.5%	40.5%	34.0%
<b>Urban County</b>	<b>42.0%</b>	<b>16.1%</b>	<b>27.3%</b>	<b>29.7%</b>	<b>25.5%</b>
<b>Entitlement Jurisdictions</b>	<b>53.4%</b>	<b>21.8%</b>	<b>34.7%</b>	<b>29.3%</b>	<b>30.6%</b>
<b>Santa Clara County</b>	<b>53.5%</b>	<b>21.8%</b>	<b>34.3%</b>	<b>29.1%</b>	<b>30.5%</b>

**Notes:**

(a) Very low-income households defined as those earning less than 50% of median family income (MFI).

Low-income households defined as those earning between 51% and 80% of MFI

Definitions:

Elderly households - 1 or 2 person household, either person 62 years old or older

Small family - 2 to 4 related members

Large family - 5 or more related members

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy

(CHAS) special tabulations from Census 2000; BAE, 2009.

**Areas of Concentrated Poverty**

Over the past few years, the City has been advocating for changing the federal poverty level to a standard that recognizes high-cost areas and that is more reflective of the costs needed to cover basic expenses such as food, housing, and transportation. The federal poverty level is based on 1964 cost data with the assumption that a family spent one-third of its household budget on food. Today, food expenses represent approximately one-seventh of a household budget. In addition, expenses such as housing, healthcare, and taxes have risen exponentially when compared to 1964 levels. As such, the federal poverty level is not an accurate measure of the number of families struggling to pay for basic expenses in a region with a high cost of living, such as Santa Clara County.

A more accurate depiction of poverty is the California Family Economic Self-Sufficiency Standard Index, which takes into account the income needed to cover expenses such as housing, child-care, and medical costs. According to this standard, a household with two adults, a preschooler, and a school-age child would need to earn \$68,430 a year to make ends meet in Santa Clara County. That is more than three times the federal poverty level of \$21,200 for the same-sized family.

In March 2010, the Obama Administration introduced a “Supplemental Poverty Measure,” which takes into consideration expenses such as housing, utilities, child care, and medical treatment. This new measure includes financial help from housing and food subsidies, in addition to money from jobs and cash assistance programs. The new “Supplemental Poverty Measure,” will not replace the federal poverty level, but it will provide additional data on economic need in different parts of the country. In 2011, the Census Bureau will publish a report that will analyze the poverty rate using both methods.

Using the federal poverty level, it is estimated that countywide, approximately six percent of households had incomes below the poverty level in 2009. As shown in Table 4.7, the prevalence of poverty varies widely across Entitlement Jurisdictions. Consistent with household income data, the City of Gilroy has the highest proportion of households living below the poverty line at seven percent. San José follows a close second with 6.6 percent of households living below the poverty line. The Urban County jurisdictions of Los Altos and Los Altos Hills have the lowest poverty rate with just two percent of households living below the poverty line.

**Table 4.7: Poverty Status, 2009**

	<b>Households Below Poverty Line</b>	<b>Percent of Total</b>
Cupertino	543	3.9%
Gilroy	869	7.4%
Mountain View	701	4.4%
Palo Alto	609	4.1%
San Jose	14,420	6.6%
Santa Clara	1,396	5.3%
Sunnyvale	1,430	4.4%
Urban County		
Campbell	346	3.8%
Los Altos	133	1.6%
Los Altos Hills	59	2.4%
Los Gatos	260	3.4%
Monte Sereno	45	4.3%
Morgan Hill	360	3.7%
Saratoga	231	2.7%
Unincorporated County	978	3.6%
<b>Urban County</b>	2,412	5.2%
<b>Entitlement Jurisdictions</b>	22,380	5.5%
<b>Santa Clara County</b>	23,000	5.7%

Sources: Claritas, 2009; BAE, 2009.

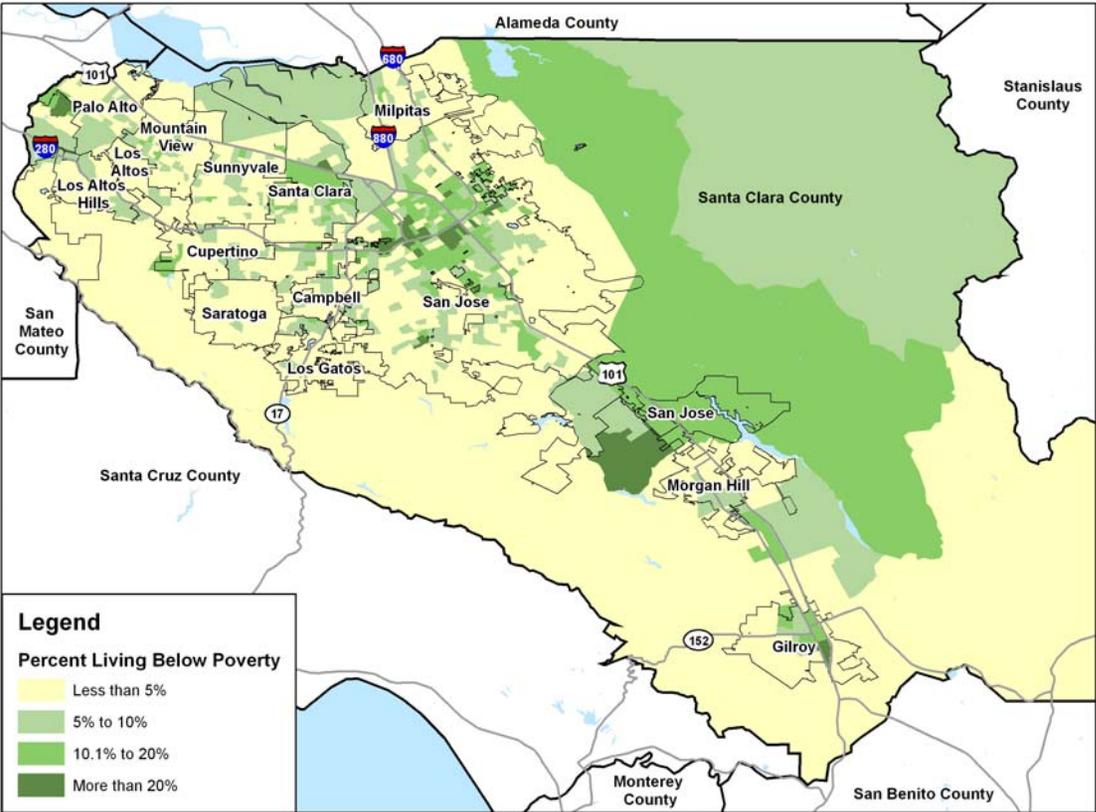
Figure 4.3 shows areas of concentrated poverty in the County. The U.S. Census Bureau uses three categories to discuss the incidence of poverty in an area – less than 20 percent, between 20 percent and 40 percent, and 40 percent or more.<sup>11</sup> The traditional definition of concentrated poverty is where 40 percent or more of the population lives below the federal poverty threshold.<sup>12</sup> There are no block groups in the

<sup>11</sup> U.S. Census Bureau, “Areas with Concentrated Poverty: 1999,” July 2005, <http://www.census.gov/prod/2005pubs/censr-16.pdf>

<sup>12</sup> Wolch, Jennifer and Nathan Sessoms, USC Department of Geography, “The Changing Face of Concentrated Poverty,” [http://www.usc.edu/schools/sppd/lusk/research/pdf/wp\\_2005-1004.pdf](http://www.usc.edu/schools/sppd/lusk/research/pdf/wp_2005-1004.pdf)

County that have more than 40 percent of the population living below the poverty line. However, as shown, there are few block groups within the Entitlement Jurisdictions that have more than 20 percent of the population living in poverty. Specifically, portions of San José, Gilroy, and unincorporated Santa Clara County west of Palo Alto and west of Morgan Hill have the highest proportions of households living below the poverty line, with more than 20 percent of households falling in this category. It should be noted that the high poverty area west of Palo Alto is where Stanford University is located. The high concentration of students with little or no income contributes to a higher poverty rate in the area. Appendix C provides a map with a more detailed illustration of concentrated poverty in the County.

Figure 4.3: Areas of Concentrated Poverty, Santa Clara County, 2009



The federal poverty level is only one way of measuring poverty and self-sufficiency. The federal poverty level is based on 1964 cost data, and may not be the best measure for a region with a high cost of living, such as Santa Clara County. As an alternative to the federal poverty level, the *First Steps to Cutting Poverty in Half by 2020* report for Santa Clara County presents a Self-Sufficiency Standard that identifies the wage needed for a household to escape poverty. This includes enough money to pay for basics like rent, food, child care, health care, transportation, and taxes, and to save and build assets for the future. According to the report, a household with two adults, a preschooler, and a school-age child would need to earn \$68,430 a year to make ends meet in Santa Clara County. That is more than three times the federal poverty level of \$21,200 for the same-sized family.<sup>13</sup> The Self-Sufficiency Standard is higher than the federal poverty level, in part, due to high housing costs in Santa Clara County. The *First Steps to Cutting Poverty* report also includes an Action Plan to reduce the number of households below the Self-Sufficiency Standard. This standard again illustrates that using federal poverty standards underestimates actual poverty rates in the Entitlement Jurisdictions and Santa Clara County.

### **Major Employers**

The distance between jobs and housing, and the availability of transit affects people's ability to find and hold jobs. Table 4.8 provides a list of the largest private sector employers in Santa Clara County, while Figure 4.4 indicates their locations. Many of the County's largest employers are located in San José, Santa Clara, and Sunnyvale. Importantly, 21 of the County's 26 largest employers are within one-quarter mile of a transit station or bus stop, facilitating access to households who rely on public transit to get to work.<sup>14</sup>

However, additional planning and development of infrastructure and transit-oriented development are needed to facilitate ridership. Most of San Jose's employed residents commute to work alone by car. This is because most of the City's housing stock is suburban in nature, and not connected to existing transit services in a way that makes it accessible or desirable as a transportation alternative. Getting from home to work via transit often requires taking multiple transit services and lines or first driving to a station, which increases commute times and decreases the commuter's flexibility and mobility. Creating transit-oriented communities with the right mix of jobs and housing will increase not only mobility but also housing choice and access to jobs.

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<sup>13</sup> Step up Silicon Valley, *First Steps to Cutting Poverty in Half by 2020: Together We Can Help Families Step Up and Out of Poverty*, April 2009, Page 4-5.

<sup>14</sup> Based on GIS analysis of employer locations and transit network.

**Table 4.8: Major Private-Sector Employers, Santa Clara County, 2009**

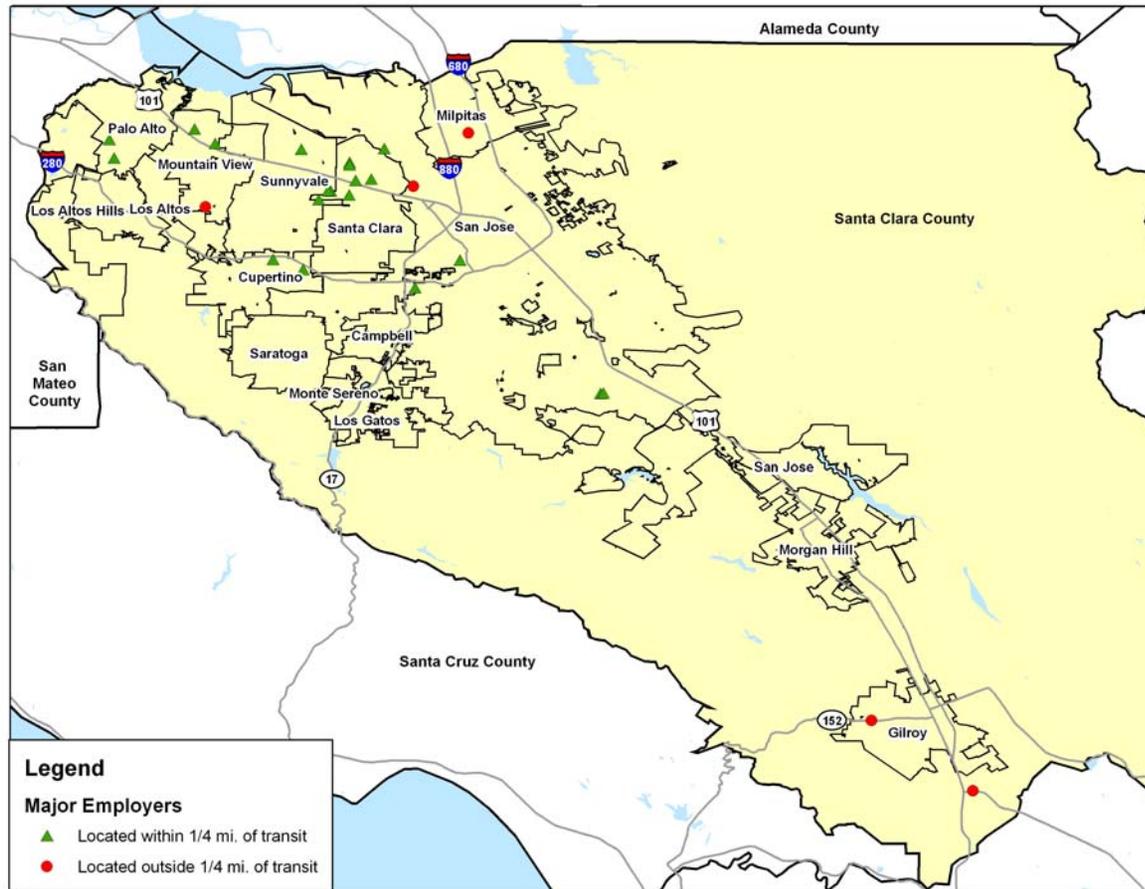
<b>Employer Name</b>	<b>Location</b>	<b>Industry</b>	<b>Number of Employees (a)</b>
Cisco Systems, Inc.	San Jose	Computer Peripherals Mfg.	10,000+
Applied Materials, Inc.	Santa Clara	Semiconductor Mfg Equipment Wholesale	5,000-9,999
Avago Technologies Ltd.	San Jose	Exporters (Wholesale)	5,000-9,999
Fujitsu IT Holdings Inc, International	Sunnyvale	Computers- Wholesale	5,000-9,999
Intel Corp.	Santa Clara	Semiconductor- Devices (Mfg.)	5,000-9,999
Valley Medical Center	San Jose	Hospitals	5,000-9,999
Flextronics International	Milpitas	Solar Energy Equipment- Mfg.	5,000-9,999
Google	Mountain View	Information	5,000-9,999
Advanced Micro Devices, Inc.	Sunnyvale	Semiconductors and Related Devices Mfg.	1,000 -4,999
Apple Inc.	Cupertino	Computers- Electronics Mfg.	1,000 -4,999
California's Great America	Santa Clara	Amusement and Theme Parks	1,000 -4,999
Christopher Ranch, LLC	Gilroy	Garlic (Mfg.)	1,000 -4,999
E4E	Santa Clara	Venture Capital Companies	1,000 -4,999
El Camino Hospital	Mountain View	Hospitals	1,000 -4,999
Fujitsu Ltd.	Sunnyvale	Venture Capital Companies	1,000 -4,999
Goldsmith Plants, Inc.	Gilroy	Florists- Retail	1,000 -4,999
Hewlett-Packard	Cupertino	Computer and Equipment Dealers	1,000 -4,999
Hewlett Packard Co.	Palo Alto	Venture Capital Companies	1,000 -4,999
HP Pavilion at San Jose	San Jose	Stadiums, Arenas, and Sports Fields	1,000 -4,999
Kaiser Permanente Medical Center	San Jose	Hospitals	1,000 -4,999
Microsoft Corp	Mountain View	Computer Software- Mfg.	1,000 -4,999
National Semiconductor Corp	Santa Clara	Semiconductors and Related Devices Mfg.	1,000 -4,999
Net App Inc.	Sunnyvale	Computer Storage Devices- Mfg.	1,000 -4,999
Nortel Networks	Santa Clara	Marketing Programs and Services	1,000 -4,999
Santa Teresa Community Hospital	San Jose	Hospitals	1,000 -4,999
VA Palo Alto Healthcare	Palo Alto	Hospitals	1,000 -4,999

Note:

(a) These companies are ranked by employment size category; no exact employment figures were provided by California Employment Development Department.

Sources: California Employment Development Department, 2nd Edition 2009 ; BAE, 2009.

Figure 4.4: Major Employers, Santa Clara County

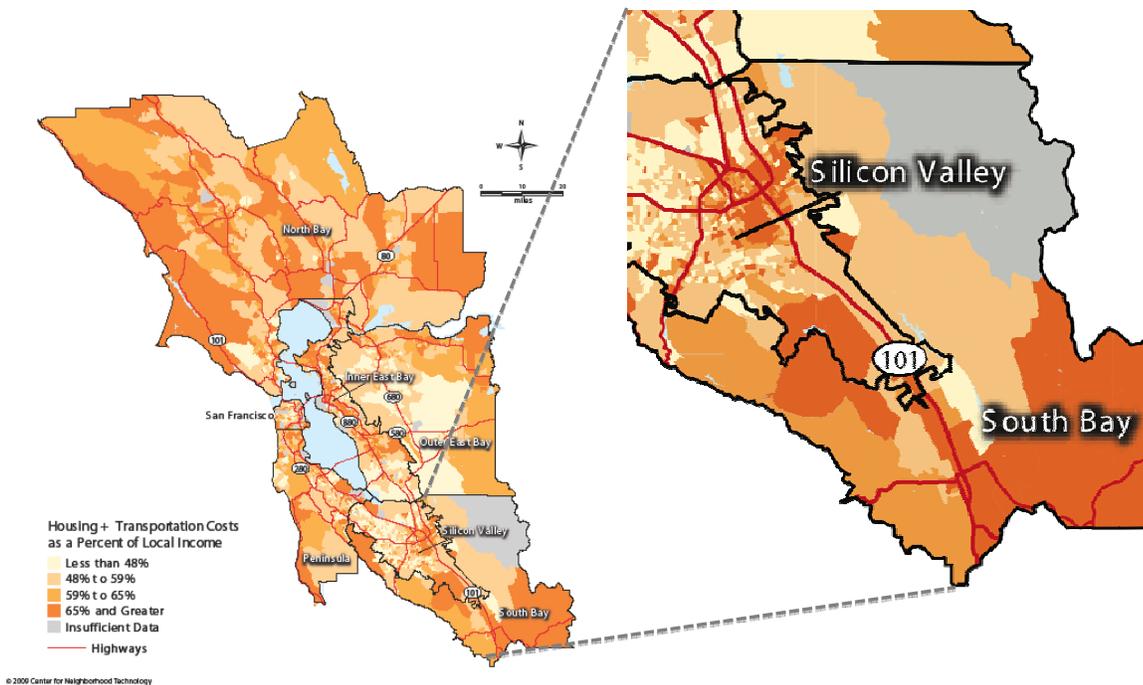


Locating residential units close to jobs is an important way to further fair access to housing opportunities. When housing is separated from jobs, employees are forced to commute longer distances to work and to spend more on transportation costs. Long commutes to work effectively make housing more expensive when both transportation and housing costs are considered. Bay Area households spend an average of more than \$28,000 annually on housing—about 39 percent of the area median income. In addition to the high cost of housing, Bay Area households spend nearly \$13,400 annually on transportation. Combined, this cost burden of \$41,420 per year represents 59 percent of the median household income in the Bay Area. In a report recently published by the Urban Land Institute, the San Jose metropolitan region has one of the highest total housing costs in the Bay Area and the region once transportation costs are included. The high combined costs of housing and transportation leave many Bay Area households with insufficient remaining income to comfortably meet their basic needs. This underscores the importance of broadening our understanding of housing affordability to consider the combined costs of housing and transportation, as well as the impacts of longer commutes on the environment and quality of life. Figure 4.5 shows the combined costs as a % median income for the Bay Area communities. San José is part of Silicon Valley which has a combined housing and transportation cost burden of 54% of its median income.

This is a result of the region's land use planning in which different land uses have historically been separated from each other. As part of its Envision 2040 General Plan Update, San Jose is planning for connections between jobs, housing, and transportation in order reverse this historical trend. This planning will facilitate opportunities for San Jose residents to live and work in the same community, which is especially important for lower-income households who have less income to spend on both housing and transportation costs.

Figure 4.5: Housing + Transportation Costs as a Percent of Local Income

## Housing and Transportation Costs Impact Housing Affordability



Source: 2009 Center for Neighborhood Technology

### Major Job Centers

In 2005, the Association of Bay Area Governments (ABAG) estimated there were approximately 872,900 jobs in Santa Clara County. Consistent with information on the County's largest employers, San José, Santa Clara, and Sunnyvale comprised the top three job centers in 2005. San José accounted for 40 percent of all employment countywide, while Santa Clara contained 12 percent of the County total.

In 2009, ABAG projected that employment in Santa Clara County would increase by 62 percent between 2005 and 2035, to 1.4 million jobs. As shown in Table 4.9, the Entitlement Jurisdictions were expected to experience more rapid job growth, with a projected increase of 64 percent during the same time period. San José, Santa Clara, and Sunnyvale were projected to remain major employment centers. The number of jobs in San José is expected to increase by over 103 percent, while Santa Clara and Sunnyvale are expected to see job increases of 47 percent and 49 percent, respectively. Although ABAG released its projections data in the summer of 2009, and made some adjustments for the ongoing recession, job

growth may fall short of the projections in the near future due to the current economic climate.

It is also important to understand that job growth is closely related to and facilitated by housing opportunities and by providing the desired work force a quality place to live. The City of San Jose has an Economic Development Strategy and is currently updating its General Plan in order to strengthen the local economy and to attract businesses. These plans outline desired growth in a variety of employment sectors, ranging from commodities to the innovation economy, products to services, and household and retail goods to commercial products. These jobs imply incomes across a wide range of categories, from low to very high. In fact, a significant number of these jobs are lower-paying service jobs that vitally support higher-paying “driving-industry” jobs. Therefore, in order to achieve the City’s desired economic development strategy, it is important to provide sufficient housing opportunities across income categories in order for employees to live and work within San Jose. A lack of these housing opportunities will stifle economic growth. The City of San Jose will coordinate with other City departments to ensure that housing is provided in key transit and employment areas in order to facilitate job growth and complete communities.

Finally, there may be important shifts in the labor market as a result of structural changes in demographics. For example, the City of San Jose projects that the greatest population increases will occur in the 20-24 and 65+ age categories during this time. These demographic shifts will impact the City’s job market characteristics.

**Table 4.9: Job Projections, Santa Clara County, 2005-2035**

	2005	2010	2015	2020	2025	2030	2035	% Change '05-'35
Cupertino	31,060	31,780	32,550	33,340	34,260	35,880	37,620	21.1%
Gilroy	17,370	17,850	18,710	19,650	21,550	23,880	26,350	51.7%
Mountain View	51,130	51,990	52,510	53,650	58,890	65,310	72,470	41.7%
Palo Alto	75,610	76,480	76,740	77,010	78,550	80,320	82,160	8.7%
San Jose	348,960	369,500	425,100	493,060	562,350	633,700	708,980	103.2%
Santa Clara	104,920	106,750	111,560	118,100	127,080	140,050	153,940	46.7%
Sunnyvale	73,630	77,890	81,460	85,200	92,650	101,320	109,900	49.3%
Urban County								
Campbell	22,470	22,910	23,880	25,100	26,490	27,490	28,900	28.6%
Los Altos	10,440	10,540	10,820	11,130	11,430	11,730	11,950	14.5%
Los Altos Hills	1,890	1,900	1,910	1,920	1,940	1,950	1,970	4.2%
Los Gatos	18,650	18,900	19,020	19,510	20,250	20,990	21,800	16.9%
Monte Sereno	410	420	440	480	520	550	590	43.9%
Morgan Hill	13,120	13,520	15,450	17,390	19,810	22,220	24,640	87.8%
Saratoga	6,960	7,070	7,120	7,220	7,320	7,420	7,480	7.5%
Unincorporated County	48,660	50,400	53,590	56,670	59,690	62,620	64,710	33.0%
<b>Urban County Total</b>	<b>122,600</b>	<b>125,660</b>	<b>132,230</b>	<b>139,420</b>	<b>147,450</b>	<b>154,970</b>	<b>162,040</b>	<b>32.2%</b>
<b>Entitlement Jurisdictions</b>	<b>825,280</b>	<b>857,900</b>	<b>930,860</b>	<b>1,019,430</b>	<b>1,122,780</b>	<b>1,235,430</b>	<b>1,353,460</b>	<b>64.0%</b>
<b>Santa Clara County Total</b>	<b>872,860</b>	<b>906,270</b>	<b>981,230</b>	<b>1,071,980</b>	<b>1,177,520</b>	<b>1,292,490</b>	<b>1,412,620</b>	<b>61.8%</b>

Sources: ABAG Projections, 2009; BAE, 2009.

## 4.2 Needs of Homeless People

Homeless individuals struggle with various difficulties, such as physical and mental disabilities, unemployment, HIV/AIDS, and/or substance abuse, that often impair their ability to secure or retain housing. Depending on an individual's circumstances, their housing needs may be addressed via emergency shelters, transitional, or permanent supportive housing. Emergency shelters are defined as housing offering minimal supportive services, with occupancy limited to up to six months. HUD defines transitional housing as a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months. Permanent supportive housing puts no limit on the length of stay, and offers on- or off-site services that assist residents in retaining their housing, improving health, and maximizing their ability to live and work in the community.

### ***Homeless Population***

According to the *2009 Santa Clara County Homeless Census and Survey*, 7,086 people were identified as homeless during the homeless count on January 26-27, 2009, per the HUD definition, meaning that they were counted as either sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people. The Homeless Census found the greatest number of homeless in San José, with approximately 4,200 homeless people counted, or 59 percent of the County's total homeless population. Gilroy had the second largest count of homeless people among the jurisdictions, with nearly 600 people living without permanent shelter. Overall, the Homeless Census suggests the homeless count generally decreased from 2007, with 116 fewer homeless people in the County by 2009 (see Table 4.10).

This count, however, should be considered conservative because many homeless individuals cannot be found, even with the most thorough methodology. Furthermore, a decrease in homeless counted during the point-in-time census does not necessarily signify a decrease in homelessness. Although careful training took place prior to the count of unsheltered homeless, it is very difficult to count all homeless individuals living on the streets and there is the potential for human error.

**Table 4.10: Total Sheltered and Unsheltered Homeless, Santa Clara County 2009 (a)**

Jurisdiction	Individuals			Persons in Families			Adults of Undetermined Gender/Age (b)			Total Homeless		
	2007	2009	Change	2007	2009	Change	2007	2009	Change	2007	2009	Change
Cupertino	37	53	16	12	-	(12)	4	8	4	53	61	8
Gilroy	235	292	57	308	265	(43)	117	42	(75)	660	599	(61)
Mountain View	55	31	(24)	10	10	-	57	35	(22)	122	76	(46)
Palo Alto	196	129	(67)	20	23	3	21	26	5	237	178	(59)
San Jose	2,523	2,519	(4)	515	384	(131)	1,271	1,290	19	4,309	4,193	(116)
Santa Clara	181	208	27	229	166	(63)	70	100	30	480	474	(6)
Sunnyvale	541	285	(256)	18	15	(3)	81	49	(32)	640	349	(291)
Urban County												
Campbell	38	23	(15)	4	-	(4)	54	21	(33)	96	44	(52)
Los Altos	3	82	79	-	8	8	7	7	-	10	97	87
Los Altos Hills	-	-	-	-	-	-	-	-	-	-	-	-
Los Gatos	16	13	(3)	-	-	-	14	7	(7)	30	20	(10)
Monte Sereno (c)	(c)	4	NA	(c)	-	NA	(c)	-	NA	(c)	4	NA
Morgan Hill	10	69	59	4	8	4	10	27	17	24	104	80
Saratoga	-	22	22	-	-	-	-	1	1	-	23	23
Unincorporated County	132	236	104	122	119	(3)	120	421	301	374	776	402
San Martin	5	9	4	115	112	(3)	-	1	1	120	122	2
Other Uninc. areas	127	227	100	7	7	-	120	420	300	254	654	400
<b>Urban County Total</b>	<b>199</b>	<b>449</b>	<b>250</b>	<b>130</b>	<b>135</b>	<b>5</b>	<b>205</b>	<b>484</b>	<b>279</b>	<b>534</b>	<b>1,068</b>	<b>534</b>
<b>Entitlement Jurisdictions</b>	<b>3,967</b>	<b>3,966</b>	<b>(1)</b>	<b>1,242</b>	<b>998</b>	<b>(244)</b>	<b>1,826</b>	<b>2,034</b>	<b>208</b>	<b>7,035</b>	<b>6,998</b>	<b>(37)</b>
<b>Santa Clara County (d)</b>	<b>4,049</b>	<b>4,011</b>	<b>(38)</b>	<b>1,257</b>	<b>1,008</b>	<b>(249)</b>	<b>1,896</b>	<b>2,067</b>	<b>171</b>	<b>7,202</b>	<b>7,086</b>	<b>(116)</b>

Notes:

(a) The count does not include people in rehabilitation facilities, hospitals, or jails.

The 2009 Census took place during Jan. 26-27, 2009.

(b) This category includes individuals whose family status, or sex could not be determined by observers during the point-in-time homeless count. These unsheltered individuals resided in vehicles, abandoned buildings, or other obscure locations. Importantly, data collection changed between 2007 and 2009; in 2009, sex and family status of these individuals was recorded whenever possible. This may explain, in part, a decrease in the number of persons observed in the encampment category between 2007 and 2009.

(c) In 2007, data for the City of Monte Sereno were not reported separately.

(d) Decrease in homeless counted during point-in-time estimate does not necessarily signify a corresponding decrease in homelessness due to difficulty in counting all homeless individuals.

Sources: Santa Clara County Homeless Census, Applied Survey Research, 2007 & 2009; BAE, 2009.

Although the 2009 Homeless Census reports a decrease in homeless individuals since 2007, local homeless services providers in the County report that they have seen an increase in clients seeking assistance. Consolidated Plan Workshop participants, including representatives from homeless shelters and service providers such as EHC Lifebuilders, Inn Vision, the Bill Wilson Center, and West Valley Community Services, reported increased demand for homeless services, particularly as a result of the recession and many households having one or more members out of work.

Furthermore, while Homeless Census reported a decrease in homeless individuals, there was actually a 590 increase in the number of persons who were considered “chronically homeless”; from 1,680 chronically homeless persons in 2007 to 2,270 in 2009. Chronically homeless is defined by HUD as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. Therefore, while countywide efforts seem to be having success in preventing homelessness, it hasn’t been as successful at ending the homelessness of those with the greatest and most complex needs – the chronically homeless.

Table 4.11 below shows that the majority of homeless men and women lived without shelter in both 2007

and 2009. However, the majority of homeless children lived in transitional housing.

**Table 4.11: Total Sheltered and Unsheltered Homeless, Santa Clara County 2007-2009 (a)**

Setting	Men			Women			Youth (b)			Adults of Undetermined Gender/Age (c)			Total Individuals		
	2007	2009	Change	2007	2009	Change	2007	2009	Change	2007	2009	Change	2007	2009	Change
	<b>Unsheltered</b>	<b>2,084</b>	<b>2,022</b>	<b>(62)</b>	<b>647</b>	<b>499</b>	<b>(148)</b>	<b>246</b>	<b>80</b>	<b>(166)</b>	<b>2,124</b>	<b>2,382</b>	<b>258</b>	<b>5,101</b>	<b>4,983</b>
Single individuals	2,022	2,009	(13)	580	480	(100)	114	46	(68)	222	315	93	2,938	2,850	(88)
Persons in families	62	13	(49)	67	19	(48)	132	34	(98)	-	-	-	261	66	(195)
Individuals in cars, vans, RVs	-	-	-	-	-	-	-	-	-	1,031	978	(53)	1,031	978	(53)
Individuals in encampments	-	-	-	-	-	-	-	-	-	865	752	(113)	865	752	(113)
Individuals in abandoned buildings	-	-	-	-	-	-	-	-	-	NA	285	NA	NA	285	NA
Individuals reported by park ranger	-	-	-	-	-	-	-	-	-	6	52	46	6	52	46
<b>Sheltered (d)</b>	<b>902</b>	<b>917</b>	<b>15</b>	<b>557</b>	<b>227</b>	<b>(330)</b>	<b>640</b>	<b>547</b>	<b>(93)</b>	<b>2</b>	<b>412</b>	<b>410</b>	<b>2,101</b>	<b>2,103</b>	<b>2</b>
Emergency Shelter	616	675	59	219	148	(71)	163	163	-	1	92	91	999	1,078	79
Single individuals	594	675	81	143	148	5	21	17	(4)	1	-	(1)	759	840	81
Persons in families	22	NA3	NA	76	NA3	NA	142	146	4	-	92	92	240	238	(2)
Transitional Housing	286	242	(44)	338	79	(259)	477	384	(93)	1	320	319	1,102	1,025	(77)
Single individuals	213	242	29	105	79	(26)	27	-	(27)	1	-	(1)	346	321	(25)
Persons in families	73	NA3	NA	233	NA3	NA	450	384	(66)	-	320	320	756	704	(52)
<b>Total Unsheltered &amp; Sheltered (e)</b>	<b>2,986</b>	<b>2,939</b>	<b>(47)</b>	<b>1,204</b>	<b>726</b>	<b>(478)</b>	<b>886</b>	<b>627</b>	<b>(259)</b>	<b>2,126</b>	<b>2,794</b>	<b>668</b>	<b>7,202</b>	<b>7,086</b>	<b>(116)</b>

Notes:

- (a) This survey does not include people in rehabilitation facilities, hospitals, or jails. The 2007 Homeless Census and Survey was conducted from Jan. 29-30, 2007. The 2009 Census took place during Jan. 26-27, 2009.
  - (b) It should be noted that a change in the youth data collection process was made in 2009. As opposed to 2007, youth census enumerators in 2009 were asked to make a distinction between unaccompanied youth under age 18 and unaccompanied youth ages 18 - 22 years. Those enumerated youth ages 18 - 22 were subsequently integrated into the overall adult population (18 years and over) enumerated during the general homeless census. However, the distinction and integration made in 2009 were not made in 2007. Therefore, the difference in the total number of youth enumerated in 2007 and 2009 may be due in part to this change in data collection.
  - (c) This category includes individuals whose family status, or sex, could not be determined by observers during point-in-time homeless count. These unsheltered individuals resided in vehicles, abandoned buildings, or other obscured locations. Importantly, data collection changed between 2007 and 2009; in 2009, sex and family status of these individuals was recorded whenever possible. This may explain, in part, a decrease in the number of persons observed in the encampment category between 2007 and 2009.
  - (d) In 2009, shelter service providers were not asked to indicate the gender of individuals in families, which resulted in the considerable increase of individuals in the "undetermined gender" category.
  - (e) Decrease in homeless counted during point-in-time estimate does not necessarily signify a corresponding decrease in homelessness due to difficulty in counting all homeless individuals. Similarly, a decrease in homeless count does not necessarily represent a loss of inventory in the County or City capacity, but rather a re-classification of the bed "type" that reflects a programming or funding change.
- Sources: Santa Clara County Homeless Census, Applied Survey Research, 2007 & 2009; BAE, 2009.

Table 4.12 presents the race and ethnicity profile of the homeless population in Santa Clara County. This data is based on the 936 individuals who were surveyed as part of the 2009 Homeless Census and Survey. As shown, White and Hispanic/Latino individuals represented the largest proportions of the homeless population, each comprising 33 percent of those surveyed. However, while African Americans represent two percent of Santa Clara County's total population in 2009, they represented 20 percent of the homeless population.

**Table 4.12: Homeless Race/Ethnicity Profile, Santa Clara County, 2009**

<b>Response (a)</b>	<b>Number</b>	<b>Percent</b>
White / Caucasian	305	32.6%
Hispanic / Latino	305	32.6%
Black / African American	187	20.0%
Asian	37	4.0%
American Indian / Alaskan Native	33	3.5%
Pacific Islander	11	1.2%
Other / Multi-ethnic	58	6.2%
<b>Total</b>	<b>936</b>	<b>100.0%</b>

Note:

(a) Represents surveyed homeless population only.

Sources: Santa Clara County Homeless Census, Applied Survey Research, 2009; BAE, 2009.

The 2009 Homeless Census found that approximately 39 percent of homeless individuals surveyed have substance abuse problems. Another 32 percent are chronically homeless., (see Table 4.13). It should be noted that a homeless individual could fall into more than one subpopulation. These findings, coupled with the comments from Consolidated Plan Workshop participants, highlight the ongoing need for substance abuse services serving homeless and other residents.

**Table 4.13: Homeless Subpopulations, Santa Clara County, 2009**

	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>	<b>Percent of Total</b>
Chronically Homeless	195	2,075	2,270	32.0%
Seriously Mentally Ill	409	1,222	1,631	23.0%
Chronic Substance Abuse	492	2,301	2,793	39.4%
Veterans	283	583	866	12.2%
Persons with HIV/AIDS	5	99	104	1.5%
Victims of Domestic Violence	149	533	682	9.6%
Unaccompanied Youth (Under 18)	17	46	63	0.9%
<b>Total (b)</b>	<b>2,103</b>	<b>4,983</b>	<b>7,086</b>	

Notes:

(a) Estimates calculated by applying the Homeless Survey results to the point-in-time Census count.

(b) Total do not equal sum of all subpopulations. An individual may be counted in more than one category. The total represents the total number of individuals counted in the Homeless Census.

Sources: 2009 Santa Clara County Homeless Census and Survey, Applied Survey Research, January 2009; BAE, 2009.

### ***Inventory of Facilities and Services for Homeless***

In Santa Clara County, there are a variety of facilities and services available to assist individuals and families who are homeless or at-risk of homelessness. Some facilities target specific groups, such as victims of domestic violence, veterans, or individuals with HIV or AIDS. Tables 4.14, 4.15, and 4.16 provide an inventory of these facilities in Santa Clara County, along with the type of clients served and facility capacity. Table 4.14 lists the emergency shelters in the County, while Table 4.15 and Table 4.16

list the County's transitional housing and permanent supportive housing facilities, respectively. The inventories of facilities are based on the County's 2009 Continuum of Care Application.

As described earlier, emergency shelters provide temporary shelter for homeless individuals and families. Transitional housing provides rental housing for individuals and families who are transitioning out of homelessness for a predetermined amount of time (usually up to 24 months). Permanent supportive housing offers on- or off-site services to assist residents, with no limit on the length of stay.

Countywide, jurisdictions support the Housing First model, which is based on the principle that permanent housing with services can help chronic homeless individuals achieve stability. The model which places people in permanent housing as quickly as possible is the most cost-effective approach with the greatest chance of permanently extracting persons from homelessness. As such, jurisdictions prioritize permanent supportive housing for homeless residents over new emergency shelters.

**Table 4.14: Emergency Shelters, Santa Clara County, 2009 (a)**

Provider	Facility Name	City	Target Population (a)		All Year-Round Beds/Units				Total Seasonal Beds	
			A	B	Family Beds	Family Units	Individual Beds	Total Year-Round Beds		
<b>Current Inventory</b>										
West Valley Community Services	Rotating Shelter	Cupertino	SM		0	0	15	0	15	
Community Solutions	La Isla Pacifica	Gilroy	HC	DV	14	3	0	0	14	
EHC Lifebuilders	Armory - Gilroy	Gilroy	SMF		0	0	0	0	0	125
Support Network for Battered	Emergency Shelter	Mountain View	HC	DV	16	6	0	0	16	
Inn/Vision	Hotel de Zinc	Palo Alto	SMF		0	0	15	0	15	
Asian Americans for Community Involvement	Asian Women's Place	San Jose	HC	DV	12	4	0	0	12	
City Team Ministries	City Team Rescue Mission	San Jose	SM		0	0	50	0	50	
Community Homeless Alliance Ministry	First Christian Church Shelter	San Jose	SMF+HC		19	1	2	0	21	
EHC Lifebuilders	Boccardo Regional Reception Center	San Jose	SMF		0	0	185	0	185	
EHC Lifebuilders	Boccardo Regional Reception Medical Respite Center	San Jose	SMF		0	0	17	0	17	
Family Supportive Housing	San Jose Family Shelter	San Jose	HC		143	35	0	0	143	
Inn/Vision	Commercial Street Inn	San Jose	SFHC		40	12	15	0	55	
Inn/Vision	Montgomery Street Inn/Community Inns	San Jose	SM		0	0	46	0	46	
Inn/Vision	Julian Street	San Jose	SMF		0	0	60	0	60	
Next Door Solutions to Domestic Violence	Next Door Solutions	San Jose	HC	DV	19	7	0	0	19	
Salvation Army	Hospitality House (Overnighter)	San Jose	SM		0	0	22	0	22	
Bill Wilson Center	Runaway and Homeless Youth Shelter	Santa Clara	YMF		0	0	20	0	20	
EHC Housing Consortium dba EHC Lifebuilders	Armory - Sunnyvale	Sunnyvale	SMF		0	0	0	0	0	125
EHC Lifebuilders	Boccardo Family Living Center in San Martin	Santa Clara County	HC		0	0	0	0	0	48
Inn/Vision	Clara Mateo Shelter	Santa Clara County	SMF+HC		18	6	40	0	58	
EHC Lifebuilders	Boccardo Family Living Center - Migrant Worker Program (7 month: May - Nov)	Santa Clara County	HC		0	0	0	0	0	48
EHC Lifebuilders	Sobrato House Youth Center	San Jose	YMF		0	0	10	0	10	
EHC Lifebuilders	Veterans Dorm at the Boccardo Reception Center	San Jose	YMF	VET	0	0	10	0	10	
	<b>Subtotal</b>				<b>281</b>	<b>74</b>	<b>507</b>	<b>788</b>	<b>346</b>	
<b>Under Development</b>										
Next Door Solutions to Domestic Violence	ND Solutions	San Jose	HC	DV	3	1	0	0	3	0
	<b>Subtotal</b>				<b>3</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>	
	<b>Total</b>				<b>284</b>	<b>75</b>	<b>507</b>	<b>791</b>	<b>346</b>	

Notes:

(a) Target Population Key:

SM: single males

SF: single females

SMF: single males and females

CO: couples only, no children

SMHC: single males and households with children

SFHC: single females and households with children

HC: households with children

YM: youth males

YF: youth females

YMF: youth males and females

SMF + HC: Single male and female plus households with children

DV - Domestic Violence victims only

VET - Veterans only

HIV - HIV/AIDS populations only

Sources: Santa Clara County, Continuum of Care Application, 2009; BAE, 2009.

**Table 4.15: Transitional Housing, Santa Clara County, 2009 (a)**

Provider	Facility Name	City	Target Population (a)		All Year-Round Beds/Units			Total Year-Round Beds
			A	B	Family Beds	Family Units	Individual Beds	
<b>Current Inventory</b>								
West Valley Community Services	Transitional Housing Program	Cupertino	SMHC		12	6	10	22
Bill Wilson Center	TH/Homeless Youth and Young Families - Maria Way	Gilroy	HC		8	4	0	8
South County Housing (previously EHC LifeBuilders)	Sobrato Transitional Apts. - TH for Single Mothers and Their Children	Gilroy	HC		196	44	0	196
Community Solutions	El Invierno Transitional Housing	Gilroy	SM		0	0	12	12
Community Solutions	Kern Avenue Transitional Housing	Gilroy	SM		0	0	8	8
Bill Wilson Center	TH/North County - Villa Street	Mountain View	HC		10	5	0	10
Inn/Vision (with Community Services Agency)	Graduate House	Mountain View	SMF		0	0	6	6
Bill Wilson Center	TH/Homeless Youth and Young Families- Humbolt Street	San Jose	YMF		0	0	5	5
Bill Wilson Center	TH/Homeless Youth and Young Families - Leigh Ave.	San Jose	YMF		0	0	5	5
City Team Ministries	House of Grace	San Jose	SF		0	0	22	22
City Team Ministries	Men's Recovery/Discipleship	San Jose	SM		0	0	40	40
City Team Ministries	Heritage Home	San Jose	SF		0	0	20	20
EHC LifeBuilders	Boccardo Regional Reception Center	San Jose	SMF+HC		40	10	0	40
Family Supportive Housing	Glen Art - Transitional Housing Program #1	San Jose	HC		33	10	0	33
Inn/Vision	HomeSafe San Jose	San Jose	SFHC	DV	66	24	1	67
Inn/Vision	Montgomery Street Inn	San Jose	SM	VET	0	0	39	39
Inn/Vision	Stevens House	San Jose	SMF		0	0	7	7
Salvation Army	Hospitality House (Emmanuel House)	San Jose	SM		0	0	40	40
Salvation Army	Volunteer Recovery	San Jose	SM		0	0	6	6
San Jose Cathedral	Worker House for Women and Children	San Jose	HC		25	7	0	25
San Jose Cathedral	Worker House for Men	San Jose	SM		0	0	20	20
Unity Care	Unity Place (THP Plus)	San Jose	YMF		0	0	16	16
Inn/Vision	Inn/Vision Villa	San Jose	SMF		46	14	9	55
EHC LifeBuilders	Sobrato House Youth Center	San Jose	YMF		0	0	9	9
EHC LifeBuilders	Boccardo Regional Reception Center (Single Adults Transitioning out of Psychiatric Hospitals)	San Jose	SMF		0	0	15	15
Family Supportive Housing	Transitional Housing Program #2	San Jose	HC		24	7	0	24
Bill Wilson Center	Young Parents with Children - Jackson St. Santa Clara	Santa Clara	HC		16	8	0	16
EHC LifeBuilders	Sobrato Family Living Center (Santa Clara)	Santa Clara	HC		173	43	0	173
Next Door Solutions to Domestic Violence	HomeSafe Santa Clara	Santa Clara	SFHC	DV	44	20	4	48
EHC LifeBuilders	Boccardo Family Living Center in San Martin	Santa Clara County	HC		81	18	0	81
Inn/Vision	North Santa Clara County Transitional Housing	Santa Clara County	HC		18	5	0	18
Community Solutions	La Casa del Puente TRT	Santa Clara County	SMF		0	0	12	12
Bill Wilson Center	TH/North County - Rockefeller Drive	Sunnyvale	YMF		0	0	8	8
Bill Wilson Center	TH/Homeless Youth and Young Families - Norman Drive	Sunnyvale	HC		10	5	0	10
<b>Subtotal</b>					<b>802</b>	<b>230</b>	<b>314</b>	<b>1,116</b>
<b>Under Development</b>								
EHC LifeBuilders	Veterans THP at the Boccardo Reception Center	San Jose	SMF	VET	0	0	10	10
<b>Subtotal</b>					<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>
<b>Total</b>					<b>802</b>	<b>230</b>	<b>324</b>	<b>1,126</b>

Notes:

(a) Target Population Key:

- SM: single males
- SF: single females
- SMF: single males and females
- CO: couples only, no children
- SMHC: single males and households with children
- SFHC: single females and households with children
- HC: households with children
- YM: youth males
- YF: youth females
- YMF: youth males and females
- SMF + HC: Single male and female plus households with children
- DV - Domestic Violence victims only
- VET - Veterans only
- HIV - HIV/AIDS populations only

Sources: Santa Clara County, Continuum of Care Application, 2009; BAE, 2009.

**Table 4.16: Permanent Supportive Housing, Santa Clara County, 2009 (a)**

Provider	Facility Name	City	Target Population (a)		All Year-Round Beds/Units			
			A	B	Family Beds	Family Units	Individual Beds	Total Year-Round Beds
<b>Current Inventory</b>								
South County Housing (formerly EHC LifeBuilders)	Sobrato Transitional Apartments in Gilroy (PBA Units)	Gilroy	HC		68	15	0	68
Community Solutions	Walnut Lane	Gilroy	SM		0	0	6	6
Community Solutions	Glenview Dr.	Gilroy	SM		0	0	6	6
Community Working Group	Opportunity Center	Palo Alto	SMF+HC		56	18	75	131
Catholic Charities of San Jose	New Directions	San Jose	SMF		0	0	25	25
Charities Housing Development Corp.	San Antonio Place and Scattered Sites	San Jose	SMF+HC		4	2	8	12
	Off the Streets Project for Homeless Addicted to Alcohol (Housing Homeless People with Alcohol Addiction)	San Jose	SMF		0	0	44	44
SCC Department of Mental Health (formerly EHC LifeBuilders)								
Emergency Housing Consortium of Santa Clara County dba EHC LifeBuilders	Markham Terrace	San Jose	SMF		0	0	95	95
First Community Housing (SCC Dept. of Mental Health)	Curmer Gardens	San Jose	SMF		0	0	27	27
Housing Authority of the County of Santa Clara	Shelter Plus Care/Off the Streets	San Jose	SMF		0	0	12	12
Housing Authority of the County of Santa Clara	Shelter Plus Care	San Jose	SMF+HC		276	77	117	393
Housing Authority of the County of Santa Clara	Section 8 Vouchers - Housing First	San Jose	SMF+HC		249	62	2	251
Housing for Independent People	Sunset Leasing	San Jose	SMF+HC		10	3	4	14
Housing for Independent People	Sesame Court	San Jose	SMF		0	0	6	6
InnVision	Alexander House	San Jose	SMF		0	0	6	6
InnVision	North County Inns	San Jose	SMF		0	0	19	19
InnVision	Safe Haven Permanent Housing for Women (Hester Project)	San Jose	SF		0	0	10	10
InnVision	Sunset Square	San Jose	HC		55	15	0	55
Catholic Charities of San Jose	Navigator Project	San Jose	SMF		0	0	29	29
Charities Housing Development Corp.	Paseo Senter II (1900 Senter Rd.)	San Jose	SMF+HC		9	4	1	10
Charities Housing Development Corp.	Paseo Senter I (1896 Senter)	San Jose	SMF+HC		11	5	3	14
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	San Jose	SMF+HC		10	3	1	11
Housing Authority of the County of Santa Clara	HUD-VASH Veteran Housing Choice Vouchers	San Jose	SMF+HC	VET	2	1	19	21
EHC LifeBuilders	Sobrato Family Living Center	Santa Clara	HC		32	8	0	32
InnVision	North Santa Clara County Supportive Housing Coalition	Santa Clara County	SMF		0	0	8	8
	<b>Subtotal</b>				<b>782</b>	<b>213</b>	<b>523</b>	<b>1,305</b>
<b>Under Development</b>								
St. Joseph's Family Center	Gilroy Place	Gilroy	SMF		0	0	9	9
St. Joseph's Family Center	Our New Place	Gilroy	YMF		32	9	0	32
Catholic Charities of San Jose	New Directions Expansion	San Jose	SMF		0	0	22	22
Catholic Charities of San Jose	Family Housing	San Jose	HC		50	14	0	50
Charities Housing Development Corp.	Kings Crossing	San Jose	SMF+HC		8	4	14	22
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	San Jose	SMF+HC		490	197	199	689
Housing Authority of the County of Santa Clara/Veterans Administration	HUD-VASH Veteran Housing Choice Vouchers	San Jose	SMF+HC	VET	22	9	146	168
Santa Clara County Mental Health Department	Mental Health Permanent Supportive Housing Project	San Jose	SMF		0	0	18	18
InnVision	Samaritan Inns	San Jose	SMF+HC		8	2	17	25
Charities Housing Development Corp.	Belovida Santa Clara	Santa Clara	SMF		0	0	3	3
South County Housing	Royal Court Apartments	Santa Clara County	HC		20	12	0	20
	<b>Subtotal</b>				<b>630</b>	<b>247</b>	<b>428</b>	<b>1,058</b>
	<b>Total</b>				<b>1,412</b>	<b>460</b>	<b>951</b>	<b>2,363</b>

Notes:

(a) Target Population Key:  
 SM: single males  
 SF: single females  
 SMF: single males and females  
 CO: couples only, no children  
 SMF+HC: single males and households with children  
 SF+HC: single females and households with children  
 HC: households with children  
 YM: youth males  
 YF: youth females  
 YMF: youth males and females  
 SMF + HC: Single male and female plus households with children  
 DV - Domestic Violence victims only  
 VET - Veterans only  
 HIV - HIV/AIDS populations only

Sources: Santa Clara County, Continuum of Care Application, 2009; BAE, 2009.

### ***Continuum of Care Gap Analysis***

Each year the County prepares a Continuum of Care Gap Analysis which identifies the unmet need for emergency shelters, transitional housing, and permanent supportive housing.<sup>15</sup> The Gap Analysis, presented in Table 4.17, is based on the current inventory and the number of beds under development as well as the most recent Homeless Census, and is part of the County's 2009 Continuum of Care Application.

As shown in Table 4.17, there is an unmet need of nearly 3,000 beds in transitional and permanent supportive housing for individuals. Approximately 300 beds in transitional and permanent supportive housing are needed for households with children. The unmet need for homeless families is lower in 2009 compared to previous years because the Census showed a decrease in families. Appendix D provides the Continuum of Care Gap Analysis (HUD Table 1A) for the Entitlement Jurisdictions.

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<sup>15</sup> The Continuum of Care is a set of three competitively-awarded HUD programs created to address the problems of homelessness in a comprehensive manner with other federal agencies. The programs are the Supportive Housing Program (SHP), Shelter Plus Care program, and Single Room Occupancy program (SRO).

**Table 4.17: Homeless Housing Gap Analysis, 2008 (Required HUD Table 1A)**

**Table 1A: Housing Gap Analysis, San Jose**

Individuals	Number of Beds			
	Current Inventory	Under Development	Unmet Need (a)	
Emergency Shelter	417	0	0	
Transitional Housing	254	10	18	
Permanent Supportive Housing	428	416	1,585	
<b>Total</b>	<b>1,099</b>	<b>426</b>	<b>1,603</b>	
<b>Families with Children</b>				
Emergency Shelter	233	3	0	
Transitional Housing	234	0	88	
Permanent Supportive Housing	626	578	0	
<b>Total</b>	<b>1,093</b>	<b>581</b>	<b>88</b>	
<b>Part 1: Homeless Population (b)</b>				
	Sheltered (c)			
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Number of Families with Children (d)	63	53	13	129
Number of Persons in Families with Children	206	136	42	384
Number of Persons in Households without Children (e)	461	278	3,070	3,809
<b>Total</b>	<b>667</b>	<b>414</b>	<b>3,112</b>	<b>4,193</b>
<b>Part 2: Homeless Subpopulations (f)</b>				
	Sheltered	Unsheltered	Total	
a. Chronically Homeless	378	1,089	1,467	
b. Seriously Mentally Ill	508	1,463	1,971	
c. Chronic Substance	508	1,463	1,971	
d. Veterans	151	436	587	
e. Persons with HIV/AIDS	22	62	84	
f. Victims of Domestic	108	311	419	
g. Unaccompanied Youth	119	342	461	

Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application.

For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 City of San Jose Homeless Census and Survey.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009;

2009 Santa Clara County Continuum of Care Application; BAE, 2009.

### **Efforts to Address Homelessness**

Santa Clara County and its member jurisdictions are addressing homelessness through strategies identified in several plans prepared for the County.

**10 Year Plan to End Chronic Homelessness in Santa Clara County.** The Santa Clara County Collaborative on Affordable Housing and Homeless Issues is a coordinated effort to meet the housing and supportive services needs of unhoused and very low-income residents in the County.<sup>16</sup> To this end, the Collaborative developed a 10-Year Plan to End Chronic Homelessness. The Plan indicates that the chronically homeless utilize most of the community's resources within the homeless service system and are costly to mainstream systems because of frequent interactions with hospitals, mental health crisis services, and the criminal justice system. Strategies identified in the Plan to end chronic homelessness are identified below:<sup>17</sup>

- Prevent its occurrence.
- Provide permanent housing with access to treatment, services, and income to facilitate long-term housing retention.
- Engage chronically unhoused people to use services and housing.
- Access income supports and employment.
- Establish an infrastructure for success
- Engage the entire community.

**The City of San José Homeless Strategy.** In 2003, the City of San José released its own ten-year plan. This plan or strategy provided a host of programs and policies designed to respond to the concerns about the current homeless assistance system to enable the homeless to move from the streets into permanent housing. The implementation of the strategy was to rely on two primary factors:

- 1) Partnerships – the City knew that only if it worked collaboratively with its partners including homeless shelter and service providers, surrounding jurisdictions and regional localities, would it be able to address the varied issues lead to persons becoming and staying homeless.
- 2) Funding – the availability of funding from a range or partners including HUD, the State of California, and local Redevelopment funding was key to the City's ability to implement the programs needed to end homelessness in the region.

Specifically, the Homeless Strategy focused on the following areas:

- Prevention
- Rapid Rehousing
- Wraparound Services
- Proactive Efforts

**Destination: Home.** In 2007, the Blue Ribbon Commission (BRC) to end Homelessness and Solve the

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<sup>16</sup> <http://www.collabsc.org>

<sup>17</sup> *Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County*, May 2005, [http://www.collabsc.org/Keys\\_to\\_Housing\\_10\\_Year\\_Plan.pdf](http://www.collabsc.org/Keys_to_Housing_10_Year_Plan.pdf)

Affordable Housing Crisis, co-chaired by San José Mayor Reed and Santa Clara County Supervisor Gage, was created to provide a top-flight community leadership group to provide direction and support for a comprehensive approach to ending chronic homelessness in ten years. Although there is a Collaborative on Affordable Housing and Homeless issues comprised of nearly 250 agencies in the county that are doing exceptional work, a dedicated group was needed to provide leadership policy direction. The BRC stepped up to fill this gap and provide the leadership direction and support needed to have a real impact on homelessness in Santa Clara County.

In support of the BRC's efforts, throughout 2007, a series of working groups made up of stakeholders from government, nonprofit, and business based organizations met regularly to develop recommendations for policy and programmatic changes to create a more effective homeless delivery system. In 2008, Destination: Home was created to facilitate the implementation of the BRC's recommendations.

To facilitate Destination: Home's success, an Executive Committee was charged with ensuring progress on the BRC's programmatic/service strategies. The Executive Committee's efforts are supported by a full-time Project Manager, and staff from both the City and the County. Specifically, Destination: Home was to ensure the following BRC identified solutions for ending homelessness in the County were being implemented:

- Improve access to services by creating outreach and benefit teams that have a consistent and dependable presence on the streets where chronically homeless individuals congregate.
- Create an Institutional Outreach and Discharge Planning Strategy for homeless persons discharged from health care or corrections facilities.
- Implement a medical respite facility for homeless patients being discharged from a hospital or emergency room to recover and recuperate.
- Establish a "One Stop" Homeless Prevention Center that will provide all of the services needed by homeless populations to address issues and ultimately access permanent housing in one location.
- Shift to a housing first model that emphasizes permanent housing with services.

Since its inception, Destination: Home has made significant progress in implementing the strategies of the BRC:

- One-Stop Homelessness Prevention Centers - Two One-Stop Homeless Prevention Centers were opened in the fall of 2008, one focused on homeless families and residents at-risk of homelessness and the second targeted towards chronically homeless households. Each One-Stop Center provides a variety of on-site services, including: (1) Medical Care; (2) County Social Services SSI benefit advocates; (3) Employment assistance; (4) Housing search and placement services; (5) One-time housing subsidies; (6) Light case management; (7) Computer labs and classes, (8) Free meals, (9) Substance addiction services, (10) Veteran Affairs services (at the Boccardo Reception Center only); and Childcare (at the Georgia Travis Center only). In addition, CalWorks and Homelessness Prevention and Rapid Re-housing Program (HPRP) stimulus funded programs are being administered at the One-Stop Centers for as long as funding is available.

- Respite Center - A 15-bed Respite Center was also opened in the fall of 2008. Fully funded by a consortium of local medical providers, the Respite Center not only provides a safe and clean environment for homeless patients to recover once they are discharged from the hospital, but also provides a venue for them to connect to the services and benefits that will assist them to quickly move into permanent housing. While recuperating, Respite Center clients will have access to counselors who will help them obtain government benefits for which they are qualified, mental health and substance abuse services, medical care, and assistance in finding and obtaining housing.
- Section 8 Vouchers – Chronically Homeless Set-Aside – Over the last two years, Destination: Home worked with the Housing Authority of Santa Clara County to set-aside 200 Section 8 Vouchers annually for chronically homeless residents. As one of the few permanent housing opportunities affordable to persons with little or no income and multiple barriers to maintaining employment or other substantial form of income, these Section 8 Vouchers are critical to permanently moving chronically homeless households from the streets and into housing. The Housing Authority has successfully moved over 400 chronically homeless residents into permanent housing via this set-aside program. The set-aside program is anticipated to continue in FY 2010-2011. Destination: Home will continue working with this program to ensure the program is a successful and on-going avenue through which chronically homeless persons can be permanently housed.
- Case Management – The BRC identified intensive case management services as one of the keys to ending chronic homelessness. To this end, Destination: Home has been successful at raising enough funds to provide for several new intensive case managers dedicated to serving chronically homeless residents. However, many additional case managers are needed to ensure that all chronically homeless residents get the assistance they need to become and remain permanently housed.

### **4.3 Other “Special Needs” Groups**

In addition to homeless people, other groups have special needs that affect their ability to secure or maintain housing or require special types of housing such as accessible or elderly housing. These groups may encounter greater difficulty finding adequate and affordable housing due to a shortage of units of the type they require, or other barriers. These special needs populations include large households, female-headed households with children, seniors, disabled individuals, and persons with HIV/AIDS. Please refer to Section 5.12 for a quantitative assessment of the unmet need for special needs populations, and the proposed annual goals for addressing these needs (HUD Table 1B).

#### ***Large Households***

The U.S. Census Bureau defines large households as those with five or more persons. Large households may encounter difficulty in finding adequately-sized, affordable housing due to the limited supply of large units in many jurisdictions. Additionally, large units generally cost more to rent and buy than smaller units. This may cause larger families to live in overcrowded conditions and/or overpay for housing.

In 2000, 16 percent of Santa Clara County households had five or more persons. This figure varied substantially across Entitlement Jurisdictions. Approximately 24 percent of Gilroy’s households were large while only six percent of Palo Alto and Los Gatos households had five or more individuals (see Table 4.18). This finding is consistent with the South County Consolidated Plan Workshop, where participants noted the need for affordable units serving larger households.

San José houses more than 60% of Santa Clara County’s large household owners and renters. Percentagewise, about 20% of San Jose’s households were large households. Although Gilroy has a larger percentage of large households, their actual numbers are significantly smaller than those in San José.

**Table 4.18: Large Households by Tenure, 2000 (a)**

	Large HH Owners		Large HH Renters		All Large Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
Cupertino	1,246	10.8%	477	7.2%	1,723	9.5%
Gilroy	1,415	19.5%	1,455	31.6%	2,870	24.2%
Mountain View	779	6.0%	1,378	7.5%	2,157	6.9%
Palo Alto	1,189	8.2%	430	4.0%	1,619	6.4%
San Jose	33,290	19.5%	22,202	21.0%	55,492	20.1%
Santa Clara	1,987	11.2%	2,033	9.8%	4,020	10.4%
Sunnyvale	2,369	9.5%	2,209	8.0%	4,578	8.7%
Urban County						
Campbell	670	8.7%	523	6.3%	1,193	7.5%
Los Altos Hills	746	8.3%	87	5.8%	833	8.0%
Los Altos	299	11.6%	20	11.9%	319	11.6%
Los Gatos	616	7.9%	157	3.8%	773	6.4%
Morgan Hill	144	12.6%	4	5.7%	148	12.2%
Monte Sereno	1,146	14.6%	640	21.4%	1,786	16.5%
Saratoga	1,062	11.3%	104	10.0%	1,166	11.2%
Unincorporated County	3,462	16.2%	2,119	15.0%	5,581	18.0%
<b>Urban County</b>	<b>8,145</b>	<b>12.2%</b>	<b>3,654</b>	<b>11.3%</b>	<b>11,799</b>	<b>12.5%</b>
<b>Entitlement Jurisdictions</b>	<b>50,420</b>	<b>15.4%</b>	<b>33,838</b>	<b>14.9%</b>	<b>84,258</b>	<b>15.4%</b>
<b>Santa Clara County Total</b>	<b>53,262</b>	<b>15.7%</b>	<b>34,484</b>	<b>15.2%</b>	<b>87,746</b>	<b>15.5%</b>

Note:

(a) A "large household" is defined as five persons or more.

Sources: U.S. Census, SF1 H-15, 2000; BAE, 2009.

### **Elderly**

Many elderly residents face a unique set of housing needs, largely due to physical limitations, lower household incomes, and health care costs. Smaller unit sizes and accessibility to transit, health care, and other services are important housing concerns for this population. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes. As the Baby Boom generation ages, the demand for senior housing serving various income levels is expected to increase in the Bay Area, California, and nation.

According to the 2000 Census, 38 percent of Santa Clara County’s elderly households (age 65 years or older) face one or more housing problems (see Table 4.19). This includes overpaying for housing (spending more than 30 percent of their income on housing costs), living in an overcrowded situation, or

living in a unit that lacks complete kitchen or plumbing facilities. Housing problems are more prevalent among elderly renter households than owner households. Approximately 60 percent of elderly renter households experienced housing problems, compared to 31 percent of owner households.

Local service providers at each of the Consolidated Plan Workshops indicated a need for more affordable senior housing facilities, particularly given the long waiting lists at existing subsidized developments.

**Table 4.19: Housing Problems, Elderly Households, Santa Clara County, 2000 (a)**

	Income Level				All Elderly Households
	Extr. Low	Very Low	Low	Median+	
<b>Elderly Renter Households (b)</b>	<b>11,080</b>	<b>4,084</b>	<b>1,964</b>	<b>4,754</b>	<b>21,882</b>
% with Any Housing Problems	69.0%	72.2%	57.7%	30.5%	60.2%
% Cost Burden >30%	66.4%	68.7%	53.7%	27.0%	57.1%
% Cost Burden >50%	45.5%	35.7%	21.1%	4.8%	32.6%
<b>Elderly Owner Households</b>	<b>11,182</b>	<b>11,630</b>	<b>9,094</b>	<b>37,933</b>	<b>69,839</b>
% with Any Housing Problems	62.4%	62.4%	25.4%	13.0%	30.8%
% Cost Burden >30%	62.1%	62.1%	25.3%	12.8%	30.5%
% Cost Burden >50%	44.1%	44.1%	11.8%	3.0%	17.6%
<b>Total Elderly Households</b>	<b>22,262</b>	<b>15,714</b>	<b>11,058</b>	<b>42,687</b>	<b>91,721</b>
% with Any Housing Problems	65.7%	64.9%	31.1%	14.9%	37.8%
% Cost Burden >30%	64.2%	63.8%	30.3%	14.4%	36.9%
% Cost Burden >50%	44.8%	41.9%	13.5%	3.2%	21.2%

Notes:

(a) Figures reported above are based on the HUD-published CHAS 2000 data series, using 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, calculated for Santa Clara County.

Elderly household defined as those with householders 65 years old and over.

(b) Renter data does not include renters living on boats, RVs or vans, excluding approximately 25,000 households nationwide.

Definitions:

"Any Housing Problems" signifies cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Cost Burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Special Tabulations from Census 2000; BAE, 2009.

The Census Bureau defines the frail elderly as persons 65 years old or older who have a self-care or mobility limitation. In 2000, approximately 60,600 seniors, or 39 percent of the elderly in Santa Clara County, had one or more disabilities. Among disabled seniors, 25 percent had a disability that prevented them from leaving their homes and 11 percent had a self-care disability.<sup>18</sup>

<sup>18</sup> It should be noted that individuals may have more than one disability. For example, those with a self care disability may also have a go-outside-of-home disability.

### ***Female-Headed Households***

According to the 2006 American Community Survey, 43 percent of single-parent female-headed households nationwide live at or below the federal poverty level, compared to the national poverty rate of 10 percent. Single mothers have a greater risk of falling into poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher-wage jobs, and inadequate child support. Households with single mothers also typically have special needs related to access to day care/childcare, health care, and other supportive services.

In 2009, there were approximately 30,500 female-headed households with children in Santa Clara County, representing approximately five percent of the County's total households. This figure varies across jurisdictions, ranging from less than two percent in Los Altos and Morgan Hill to just below nine percent in Gilroy (see Table 4.20).

San José had over 17,800 female-headed households, representing about six percent of its households. Only Gilroy and Monte Sereno had a higher percentage, even though their actual numbers were less.

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**Table 4.20: Female-Headed Households with Children, 2009**

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	<b>Number of Female-Headed HH's w/ Children</b>	<b>Percent of Total Households</b>
Cupertino	724	3.9%
Gilroy	1,233	8.6%
Mountain View	1,043	3.3%
Palo Alto	921	3.6%
San Jose	17,855	6.0%
Santa Clara	1,762	4.2%
Sunnyvale	2,002	3.8%
Urban County		
Campbell	843	5.3%
Los Altos Hills	240	2.3%
Los Altos	43	1.5%
Los Gatos	497	4.0%
Morgan Hill	18	1.4%
Monte Sereno	896	7.3%
Saratoga	208	2.0%
Unincorporated County	1,281	4.0%
<b>Urban County</b>	<b>4,026</b>	<b>4.1%</b>
<b>Entitlement Jurisdictions</b>	<b>29,566</b>	<b>5.1%</b>
<b>Santa Clara County Total</b>	<b>30,528</b>	<b>5.1%</b>

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Sources: Claritas, 2009; BAE, 2009.

### ***Persons with Disabilities***

A disability is a physical or mental impairment that limits one or more major life activities.<sup>19</sup> Persons

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<sup>19</sup> According to the Americans with Disabilities Act, major life activities include seeing, hearing, speaking, walking, breathing, performing manual tasks, learning, caring for oneself, and working.

with a disability generally have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities.

The 2000 Census reports that there were approximately 254,700 individuals with disabilities in Santa Clara County, accounting for 16 percent of the County’s civilian, non-institutionalized population age five years and older. The proportion of disabled individuals varied across the County, ranging from nine percent in the Urban County jurisdiction of Saratoga to 19 percent in San José.

**Table 4.21: Persons with Disabilities, Civilian, Non-Institutionalized Population, 5+ Years, 2000**

	<b>Population with a Disability</b>	<b>% Total Population (a)</b>
Cupertino	5,082	10.8%
Gilroy	6,454	17.2%
Mountain View	9,527	14.5%
Palo Alto	6,920	12.5%
San Jose	152,089	18.5%
Santa Clara	14,915	15.7%
Sunnyvale	17,360	14.2%
<b>Urban County</b>		
Campbell	5,450	15.2%
Los Altos Hills	2,966	11.6%
Los Altos	743	9.7%
Los Gatos	3,186	12.0%
Morgan Hill	354	10.6%
Monte Sereno	4,206	13.8%
Saratoga	2,632	9.4%
Unincorporated County	13,455	14.2%
<b>Urban County</b>	<b>32,992</b>	<b>13.1%</b>
<b>Entitlement Jurisdictions</b>	<b>245,339</b>	<b>16.4%</b>
<b>Santa Clara County Total</b>	<b>254,729</b>	<b>16.4%</b>

**Note:**

(a) Total percentage of population taken from universe of non-institutionalized civilians, age five years and older.

Sources: U.S.Census, SF3-P42, 2000; BAE 2009.

The U.S. Census Bureau places disabilities into six categories, defined below:

- **Sensory disability** – blindness, deafness, or a severe vision or hearing impairment
- **Physical disability** – a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying
- **Mental disability** – a physical, mental or emotional condition that made it difficult to perform certain activities like learning, remembering, or concentrating

- **Self-care disability** – a physical, mental, or emotional condition that made it difficult to perform certain activities like dressing, bathing, or getting around inside the home
- **Going-outside-the-home disability** – a physical, mental, or emotional condition that made it difficult to perform certain activities like going outside the home alone to shop or visit a doctor’s office
- **Employment disability** – a physical, mental, or emotional condition that made it difficult to perform certain activities like working at a job or business

As shown in Table 4.22, the largest proportion (51 percent) of disabled individuals had an employment disability. The second most common disability type was go-outside-home disability, representing 43 percent of disabled individuals, followed by physical disabilities at 31 percent. It should be noted that disabled individuals may have more than one disability.

**Table 4.22: Disabilities by Type and Age, Santa Clara County, 2000**

Disability Type	Age 5-15		Age 16-64		Age 65+		Total	
	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)
Sensory Disability	1,804	19.2%	16,480	8.9%	20,564	16.9%	37,044	14.5%
Physical Disability	1,640	17.4%	40,257	21.8%	39,508	32.5%	79,765	31.3%
Mental Disability	6,875	73.0%	28,044	15.2%	18,128	14.9%	46,172	18.1%
Self-Care Disability	2,222	23.6%	12,663	6.9%	12,897	10.6%	25,560	10.0%
Go-Outside-Home Disability	N/A	N/A	79,636	43.1%	30,596	25.1%	110,232	43.3%
Employment Disability	N/A	N/A	130,246	70.5%	N/A	N/A	130,246	51.1%
<b>Total Disabilities (b)</b>	<b>12,541</b>		<b>307,326</b>		<b>121,693</b>		<b>441,560</b>	

Notes:

(a) Total percent of persons with disabilities exceeds 100 percent because individuals may have more than one disability type.

(b) Total disabilities exceed total persons with disabilities because individuals may have more than one disability type.

Source: U.S.Census, SF3-P41, 2000; BAE, 2009.

### **Persons with Alcohol/Other Drug Abuse**

Alcohol/other drug abuse (AODA) refers to excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism reports that 17.6 million people in the United States (about one in every 12 adults) abuse alcohol or are alcohol dependent.<sup>20</sup> Persons with AODA have special housing needs during treatment and recovery. Group homes are often appropriate for treatment and recovery while affordable rental housing provides stability for those transitioning to a drug- or alcohol-free life.

The California Department of Alcohol and Drug Programs (ADP) reports that there were 22,345 admissions to alcohol and other drug treatment facilities in California during the 2007-2008 fiscal year. The number of individuals admitted to treatment during the year was 174,066 and on any given day, there were 115,677 clients in treatment. Clients may have multiple admissions to treatment during a year, accounting for the higher number of admissions compared to clients. The majority of clients admitted to a treatment program were men, representing 62 percent of admissions. The highest percent of admissions were for the treatment of methamphetamine addictions at 34 percent; alcohol treatment represented 20

<sup>20</sup> National Institute of Alcohol Abuse and Alcoholism, “FAQ for the General Public,” <http://www.niaaa.nih.gov/FAQs/General-English/default.htm#groups>

percent of admissions.<sup>21</sup>

Within Santa Clara County, there were a total of 9,358 adult admissions to outpatient and residential treatment facilities during the 2002-2003 fiscal year. Five primary substances accounted for the large majority of treatment admissions – methamphetamines (47 percent), alcohol (24 percent), marijuana (11 percent), cocaine (10 percent), and heroin (five percent). Criminal justice referrals accounted for 76 percent of treatment admissions in Santa Clara County in 2003.<sup>22</sup>

As a result of the State's budget crisis, funding for substance abuse treatment programs has been reduced substantially. For example, the State's 2009-2010 budget eliminated funding for the Substance Abuse and Crime Prevention Act, which provided first- and second-time nonviolent drug offenders the opportunity to receive substance abuse treatment instead of incarceration.<sup>23</sup>

### **HIV/AIDS**

Individuals with Human Immunodeficiency Virus (HIV) and Acquired Immunodeficiency Syndrome (AIDS) face various challenges to obtaining and maintaining affordable and stable housing. For persons with HIV/AIDS, the shortage of stable, affordable housing is a barrier to consistent medical care and treatment. Furthermore, despite federal and State fair housing laws, many individuals face eviction when their health conditions are disclosed.

According to the Center for Disease Control and Prevention (CDC), California has the second highest number of AIDS cases reported cumulatively from the beginning of the epidemic through December 2007 among the fifty states. California reported 148,949 AIDS cases to the CDC cumulatively through December 2007.<sup>24</sup> More recent data from the California Department of Health Services indicates that there have been 153,901 individuals with AIDS and 36,412 people with HIV in the State through April 2009. Within Santa Clara County, 4,121 cases of AIDS and 762 cases of HIV have been reported cumulatively through April 2009. Of this, 2,008 individuals with AIDS and 755 people with HIV are alive.<sup>25</sup> Medical advances in the treatment of HIV and AIDS allow individuals living with the disease to have longer life expectancies and many are able to continue living without the need of government assistance. As such, not all of the 2,763 persons in the County living with HIV/AIDS need assistance from the government.

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<sup>21</sup> California Department of Alcohol and Drug Programs, "California Alcohol and Other Drug (AOD) Treatment Report: Fiscal Year (FY) 2007-2008," [http://www.adp.ca.gov/oara/pdf/Californians\\_in\\_Tx\\_FINAL.pdf](http://www.adp.ca.gov/oara/pdf/Californians_in_Tx_FINAL.pdf)

<sup>22</sup> Santa Clara Department of Alcohol & Drug Services, Annual Report – FY 2003, [http://www.sccgov.org/SCC/docs/Alcohol%20&%20Drug%20Services,%20Department%20of%20\(DEP\)/attachments/624309Annual\\_report\\_03.pdf](http://www.sccgov.org/SCC/docs/Alcohol%20&%20Drug%20Services,%20Department%20of%20(DEP)/attachments/624309Annual_report_03.pdf)

<sup>23</sup> State of California, "2009-2010 Enacted Budget Summary," July 28, 2009, <http://www.ebudget.ca.gov/pdf/Enacted/BudgetSummary/FullBudgetSummary.pdf>

<sup>24</sup> Center for Disease Control and Prevention, "California 2008 Profile," [http://www.cdc.gov/nchstp/stateprofiles/pdf/California\\_profile.pdf](http://www.cdc.gov/nchstp/stateprofiles/pdf/California_profile.pdf)

<sup>25</sup> California Department of Health Services, "HIV/AIDS Surveillance in California," April 2009, <http://www.cdph.ca.gov/programs/aids/Documents/HIV/AIDSmergedApr09.pdf>

### **Farmworkers**

Farmworkers may encounter special housing needs because of their limited income and seasonable nature of employment. Many farmworkers live in unsafe, substandard and/or crowded conditions. Housing needs for farmworkers include both permanent and seasonal housing for individuals, as well as permanent housing for families.

The U.S. Department of Agriculture (USDA) categorizes farmworkers into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works an average of less than 150 days per year and earns at least half of his or her earned income from farm work. Migrant farmworkers are a subset of seasonal farmworkers, and include those who have to travel to their workplace, and cannot return to their permanent residence within the same day.

Santa Clara County does not have large populations of farmworkers. As shown in Table 4.23, the 2007 USDA Census of Agriculture identified 5,589 farmworkers in Santa Clara County. Approximately half of farmworkers countywide were permanent employees in 2007. Although the USDA Census of Agriculture does not provide farmworker data at the city level, discussions with city staff and local service providers indicate that there is a larger farmworker population, and a corresponding need for affordable housing and services, in Southern Santa Clara County.

**Table 4.23: Farmworkers, Santa Clara County, 2007**

<b>Santa Clara County</b>	<b>Number</b>	<b>Percent of Total</b>
Seasonal (Less than 150 days)	2,747	49.2%
Permanent (More than 150 days)	2,842	50.8%
<b>Total</b>	<b>5,589</b>	

Sources: United States Department of Agriculture, 2007 Census of Agriculture, Table 7; BAE, 2009.

### **Inventory of facilities and services for special needs population**

Individuals with special needs, including the elderly or persons with physical or mental disabilities, need access to suitable housing in their communities. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability and support program regulations and reimbursement levels, people may live independently with some assistance in their own homes, or may live in assisted living or other special care facilities.

Table 4.24 shows the number and capacity of licensed community care facilities in the County by jurisdiction while Figure 4.5 shows the location of these facilities. These licensed facilities are defined by the California Department of Social Services, Community Care Licensing Division:

- **Adult Residential Facilities (ARF)** provide 24-hour non-medical care for adults ages 18 years through 59 years old, who are unable to provide for their own daily needs. ARFs include board and care homes for adults with developmental disabilities and mental illnesses.
- **Residential Care Facilities for the Elderly (RCFE)** provide care, supervision, and assistance with daily living activities, such as bathing and grooming.
- **Group Homes** provide 24-hour non-medical care and supervision to children. Services include social, psychological, and behavioral programs for troubled youth.
- **Small Family Homes (SFH)** provide 24-hour care in the licensee's family residence for six or fewer children who require special supervision as a result of a mental or developmental disability or physical handicap.

As shown in Table 4.24, there are 715 licensed care facilities with the capacity to accommodate approximately 11,400 individuals within the Entitlement Jurisdictions. As the largest city in the County, San José has the greatest number of licensed community care facilities, with 490 facilities housing 4,600 individuals.

**Table 4.24: Licensed Community Care Facilities in Santa Clara County, 2009**

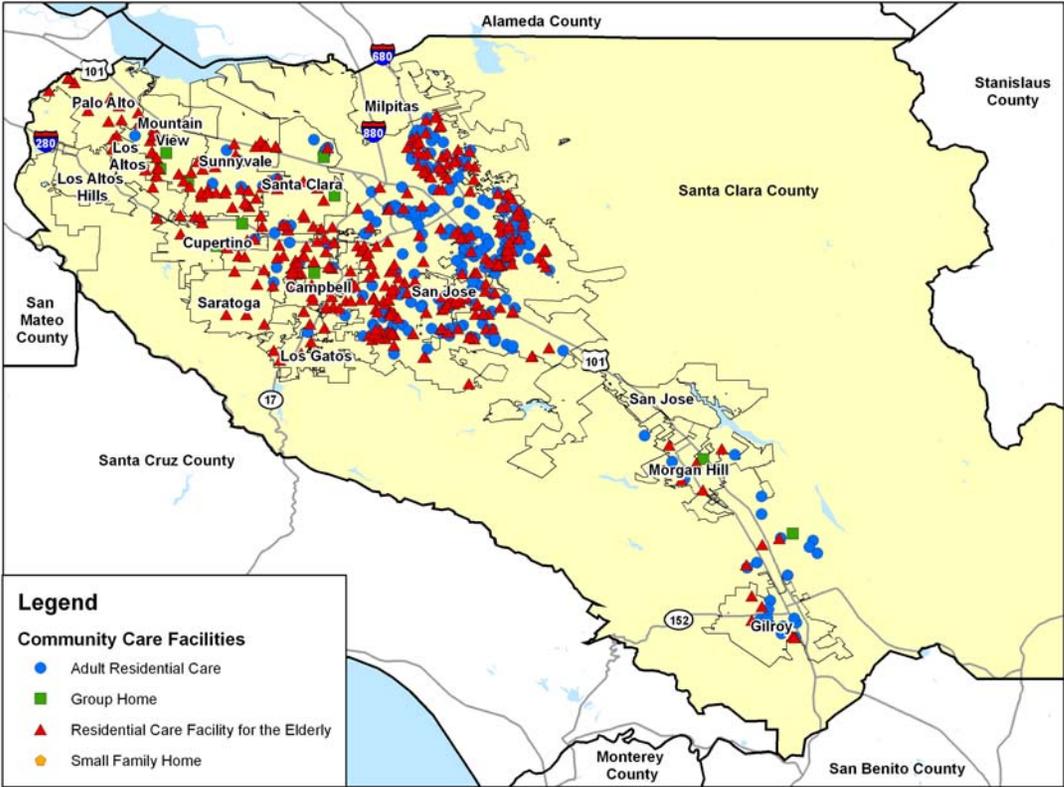
	Total		Adult Residential (a)		Residential Care for the Elderly (b)		Group Homes (c)		Small Family Home (d)	
	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds	Facilities	Beds
Cupertino	10	985	2	12	6	961	2	12	-	-
Gilroy	29	419	19	127	6	244	4	48	-	-
Mountain View	20	184	2	18	16	152	2	14	-	-
Palo Alto	10	1,785	-	-	10	1,785	-	-	-	-
San Jose	490	4,572	220	1,677	234	2,553	35	336	1	6
Santa Clara	29	285	12	72	15	187	2	26	-	-
Sunnyvale	50	852	6	60	42	782	1	6	1	4
Urban County										
Campbell	17	309	2	16	14	284	1	9	-	-
Los Altos Hills	-	-	-	-	-	-	-	-	-	-
Los Altos	5	295	-	-	5	295	-	-	-	-
Los Gatos	10	792	1	6	8	756	1	30	-	-
Morgan Hill	14	236	5	109	5	103	2	12	2	12
Monte Sereno	-	-	-	-	-	-	-	-	-	-
Saratoga	5	509	-	-	5	509	-	-	-	-
Unincorporated County	8	86	4	24	3	56	1	6	-	-
<b>Urban County Total</b>	<b>59</b>	<b>2,227</b>	<b>12</b>	<b>155</b>	<b>40</b>	<b>2,003</b>	<b>5</b>	<b>57</b>	<b>2</b>	<b>12</b>
<b>Entitlement Jurisdictions</b>	<b>697</b>	<b>11,309</b>	<b>273</b>	<b>2,121</b>	<b>369</b>	<b>8,667</b>	<b>51</b>	<b>499</b>	<b>4</b>	<b>22</b>
<b>Santa Clara County Total</b>	<b>715</b>	<b>11,412</b>	<b>283</b>	<b>2,178</b>	<b>371</b>	<b>8,677</b>	<b>57</b>	<b>535</b>	<b>4</b>	<b>22</b>

Notes:

- (a) Adult Residential Facilities provide 24-hour non-medical care or adults who are unable to provide for their own daily needs.  
 (b) Residential Care Facilities for the Elderly provide care, supervision, and assistance with daily living activities.  
 (c) Group homes provide non-medical care and supervision to children.  
 (d) Small Family Homes provide twenty-four hour care in the licensee's family residence for six or fewer children who require special care and supervision due to mental or developmental disabilities or physical handicap.

Sources: California Community Care Licensing Division, 2009; BAE, 2009

Figure 4.6: Licensed Community Care Facilities in Santa Clara County, 2009



In addition to the residential care facilities described above, there are a wide variety of programs to assist special needs populations, homeless individuals and families, and individuals and families threatened with homelessness. Many programs target specific groups such as youth, veterans, or persons with HIV/AIDS. Appendix E provides a complete inventory of services for special needs and homeless populations in Santa Clara County.

#### 4.4 Lead-Based Paint Needs

Lead poisoning is a major environmental health problem in the United States, particularly among children. According to the Center for Disease Control (CDC), approximately 250,000 U.S. children aged one to five years old have lead blood levels greater than recommended. Children are particularly vulnerable to lead poisoning because their growing bodies absorb more lead and their brains and nervous systems are more sensitive to lead's damaging effects. Lead poisoning can cause damage to the brain and nervous system, behavior and learning problems, slowed growth, hearing problems, and headaches.

Lead-based paint (LBP) is the most common source of lead exposure for children today. In 1978, the use of lead-based paint on residential properties was banned. However, according to the U.S. Department of Housing and Urban Development (HUD), approximately 75 percent of all residential structures built prior to 1978 contain LBP.<sup>26</sup> Low-income and minority children are more likely to be exposed to lead hazards because they more often live in both older housing with LBP, and in units that suffer from deferred maintenance and chipping paint. According to a 2000 nationwide study, 16 percent of low-income children living in older housing have lead poisoning, compared to 4.4 percent of all children.<sup>27</sup>

CHAS data provides the number of housing units built prior to 1970 that were occupied by lower-income households in 2000. This data can be used to estimate the extent of LBP hazards among lower-income households. As shown in Table 4.25, approximately 45,600 rental units in Santa Clara County which were occupied by extremely low-, low-, and moderate-income households, may contain LBP. In addition, approximately 6,000 low- and moderate-income homeowners may occupy units containing LBP.

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<sup>26</sup> U.S. Department of Housing and Urban Development, "EPA and HUD Announce Landmark Lead Disclosure Settlement." January 16, 2002. <http://www.hud.gov/news/release.cfm?content=pr02-012.cfm>

<sup>27</sup> President's Task Force on Environmental Health Risks and Safety Risks to Children, "Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards," February 2000.

**Table 4.25: Housing Units with Lead-Based Paint Occupied by Lower Income Households, Santa Clara County, 2000**

<b>Renters</b>					
<b>Housing Units</b>	<b>Occupied Units by Income Category</b>			<b>Total Households</b>	<b>Est. % of Pre-1970 Units With Lead-Based Paint (a)</b>
	<b>Ext. Low &lt;30% AMI</b>	<b>Very Low 31- 50% AMI</b>	<b>Low 51- 80% AMI</b>		
<b>Number of Pre-1970 Units</b>	9,228	15,958	35,590	<b>60,775</b>	<b>75%</b>
<b>Est. Number of Units With Lead-Based Paint</b>	6,921	11,968	26,693	<b>45,582</b>	

<b>Owners</b>					
<b>Housing Units</b>	<b>Occupied Units by Income Category</b>			<b>Total Households</b>	<b>Est. % of Pre-1970 Units With Lead-Based Paint (a)</b>
	<b>Ext. Low &lt;30% AMI (b)</b>	<b>Very Low 31- 50% AMI</b>	<b>Low 51- 80% AMI</b>		
<b>Number of Pre-1970 Units</b>	N/A	6,408	1,607	<b>8,015</b>	<b>75%</b>
<b>Est. Number of Units With Lead-Based Paint</b>	N/A	4,806	1,205	<b>6,011</b>	

**Notes:**

(a) Approximately 75% of homes built before 1978 contain lead-based paint according to the U.S. Department of Housing and Urban Development (HUD).

(b) Data for extremely-low income owners is not available.

Sources: U.S. Census, CHAS, 2000; HUD, 2002; BAE, 2009.

In Santa Clara County in 2006, there were 65 confirmed cases of elevated blood lead levels among children, accounting for 20 percent of all confirmed cases in the Bay Area that year.<sup>28</sup> In 2007, the last complete year for which data is readily available, there were 58 new cases recorded in the County.<sup>29</sup>

The County and local jurisdictions address LBP hazards by conducting ongoing screening and abatement through various rehabilitation programs. Consistent with federal regulations, jurisdictions require that single-family or multifamily residential rehabilitation being assisted by federal funds be inspected for LBP if the property was constructed before 1978. Properties that test positive must undergo appropriate reduction and abatement procedures.

The Santa Clara County Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and lead hazards.

<sup>28</sup> Center for Disease Control and Prevention, State of California, 2006.

<sup>29</sup> Chuck Fuller, Santa Clara County Childhood Lead Poisoning Prevention Program, "Identifying Unique Sources of Lead Exposure & Challenges of Lead Hazard Enforcement."

The relatively low number of elevated blood lead level cases in the County suggests that these measures are effective. Nonetheless, County staff indicate that these costly abatement programs may be underfunded.<sup>30</sup>

## 4.5 Housing Stock Characteristics

### *Housing Units*

According to the California Department of Finance, the majority of housing units in Santa Clara County and the Entitlement Jurisdictions were single-family (attached and detached) homes in 2009 (see Table 4.26). Single-family homes represent 63 percent of all housing units in the County and Entitlement Jurisdictions. While the distribution of the type of housing units varies across jurisdictions, single-family homes represent the majority of housing units in all Entitlement Jurisdictions except Mountain View and Sunnyvale. Among entitlement jurisdictions, Gilroy and Cupertino have the highest percentage of single-family homes, at 74 percent and 71 percent, respectively. Single-family homes represent 79 percent of all housing units in the Urban County. With the exception of Campbell, single-family homes represent at least 70 percent of homes in each of the Urban County jurisdictions.

San Jose's housing units reflect the County-wide trends. Single-family homes account for about 64 percent of its housing units with multi-family (33%) and mobile homes (3%) comprising the remainder of its housing units.

**Table 4.26: Housing Unit Type by Jurisdiction, 2009**

	Housing Unit Type				
	Total Units	Single Family		Multifamily	Mobile Homes
Detached		Attached			
Cupertino	20,269	60.5%	10.6%	28.9%	0.0%
Gilroy	14,874	67.3%	6.2%	23.6%	2.9%
Mountain View	33,680	27.9%	12.2%	56.2%	3.7%
Palo Alto	28,291	55.4%	3.5%	40.5%	0.6%
San Jose	311,452	54.4%	9.1%	33.0%	3.5%
Santa Clara	44,729	41.7%	8.5%	49.6%	0.2%
Sunnyvale	55,630	38.2%	9.6%	44.8%	7.4%
<b>Urban County</b>					
Campbell	16,955	43.4%	12.4%	42.7%	1.5%
Los Altos	10,829	85.2%	3.5%	11.2%	0.1%
Los Altos Hills	3,126	98.0%	1.0%	0.8%	0.2%
Los Gatos	12,973	55.5%	14.2%	29.4%	0.9%
Monte Sereno	1,262	91.5%	1.3%	7.2%	0.0%
Morgan Hill	12,952	62.4%	14.8%	15.8%	7.0%
Saratoga	11,093	87.7%	5.0%	7.2%	0.1%
Unincorporated County	29,168	79.9%	5.1%	12.6%	2.4%
<b>Urban County</b>	<b>98,358</b>	<b>70.3%</b>	<b>8.5%</b>	<b>19.2%</b>	<b>2.0%</b>
<b>Entitlement Jurisdictions</b>	<b>607,283</b>	<b>53.4%</b>	<b>8.9%</b>	<b>34.3%</b>	<b>3.1%</b>
<b>Santa Clara County</b>	<b>626,659</b>	<b>53.8%</b>	<b>9.0%</b>	<b>34.1%</b>	<b>3.1%</b>

Sources: CA Department of Finance, Table E-5, 2009; BAE, 2009

<sup>30</sup> Fuller, Chuck, Santa Clara County Childhood Lead Poisoning Prevention Program, Phone Interview with BAE, November 3, 2009.

## Tenure

Often, a jurisdiction's housing stock correlates with the tenure distribution of the occupied housing units. Cities with a higher proportion of single-family residences generally have a higher homeownership rate. As shown in Table 4.27, approximately 59 percent of Santa Clara County and Entitlement Jurisdiction households are homeowners. Consistent with the distribution of housing type, Gilroy and Cupertino have the highest homeownership rate among entitlement jurisdictions. The Urban County's homeownership rate is substantially higher than the County's as a whole, with 70 percent of households owning their own homes.

In San José, 61% of occupied units are owned and 39% are rented, which correlates with the higher proportion of single-family residences.

**Table 4.27: Tenure Distribution by Jurisdiction, 2009**

	<b>Total Occupied Units</b>	<b>Owner</b>	<b>Renter</b>
Cupertino	18,408	63.7%	36.3%
Gilroy	14,408	62.1%	37.9%
Mountain View	31,244	41.6%	58.4%
Palo Alto	25,525	55.8%	44.2%
San Jose	295,221	61.4%	38.6%
Santa Clara	42,034	45.0%	55.0%
Sunnyvale	52,585	46.8%	53.2%
Urban County			
Campbell	15,891	47.9%	52.1%
Los Altos	10,602	85.2%	14.8%
Los Altos Hills	2,834	93.9%	6.1%
Los Gatos	12,414	65.1%	34.9%
Monte Sereno	1,242	94.3%	5.7%
Morgan Hill	12,301	71.7%	28.3%
Saratoga	10,487	89.7%	10.3%
Unincorporated County	31,689	68.2%	31.8%
<b>Urban County</b>	<b>97,460</b>	<b>70.2%</b>	<b>29.8%</b>
<b>Entitlement Jurisdictions</b>	<b>576,885</b>	<b>59.1%</b>	<b>40.9%</b>
<b>Santa Clara County</b>	<b>595,646</b>	<b>59.4%</b>	<b>40.6%</b>

Sources: Claritas, 2009; BAE, 2009.

## Housing Conditions

**Age of Housing Stock.** Unless carefully maintained, older housing stock can create health and safety problems for occupants. Housing policy analysts generally believe that even with normal maintenance, dwellings over 40 years of age can deteriorate, requiring significant rehabilitation. According to the 2000 Census, approximately 50 percent of housing units countywide were built before 1970.

As shown in Table 4.28, the age of housing stock varies across entitlement jurisdictions and within the Urban County. Among entitlement jurisdictions, Gilroy has the newest housing stock, with a median year built of 1978, while Palo Alto has the oldest housing stock, with a median year built of 1957. Within the Urban County, Morgan Hill has the newest housing stock while Saratoga has the oldest.

The median year built of San Jose’s housing stock is 1972. More than 44% of its housing stock was built over 40 years ago, before 1970. Another 40% of the housing stock is 20 years or older.

**Table 4.28: Age of Housing Stock by Jurisdiction, 2000**

	<b>1949 or earlier</b>	<b>1950 to 1969</b>	<b>1970 to 1989</b>	<b>1990 to March 2000</b>	<b>Median Year Built</b>
Cupertino	4.3%	45.8%	36.1%	13.8%	1970
Gilroy	9.3%	20.4%	49.3%	21.0%	1978
Mountain View	9.0%	43.8%	38.4%	8.8%	1969
Palo Alto	29.5%	44.4%	20.1%	6.0%	1957
San Jose	9.0%	35.4%	43.2%	12.3%	1972
Santa Clara	9.3%	52.0%	30.6%	8.1%	1965
Sunnyvale	6.2%	45.3%	36.2%	12.4%	1969
Urban County					
Campbell	9.7%	44.1%	40.2%	6.0%	1968
Los Altos	16.0%	61.4%	17.4%	5.2%	1968
Los Altos Hills	9.0%	45.2%	36.6%	9.2%	1968
Los Gatos	17.2%	43.2%	33.1%	6.5%	1966
Monte Sereno	19.0%	40.5%	31.1%	9.4%	1966
Morgan Hill	4.0%	10.1%	56.3%	29.6%	1981
Saratoga	7.5%	57.1%	29.4%	6.0%	1965
Unincorporated County	25.2%	40.8%	26.0%	8.0%	n/a
<b>Urban County</b>	<b>15.7%</b>	<b>42.3%</b>	<b>32.5%</b>	<b>9.5%</b>	<b>n/a</b>
<b>Entitlement Jurisdictions</b>	<b>10.7%</b>	<b>39.7%</b>	<b>38.3%</b>	<b>11.3%</b>	<b>n/a</b>
<b>Santa Clara County</b>	<b>10.5%</b>	<b>39.4%</b>	<b>38.6%</b>	<b>11.5%</b>	<b>1970</b>

Sources: U.S. Census, SF3 H34 and H36, 2000; BAE, 2009.

**Housing Conditions.** Despite the age of housing units in some jurisdictions, much of the County’s housing stock remains in relatively good condition. Data on the number of units which lack complete plumbing and kitchen facilities are often used to assess the condition of a jurisdiction’s housing stock. As Table 4.29 illustrates, virtually all of the County and Entitlement Jurisdictions’ housing units contain complete plumbing and kitchen facilities.

The 2000 Census, which provides the most recent data on housing conditions, found that less than one percent of the occupied housing units in the County and Entitlement Jurisdictions lacked complete plumbing. In addition, less than one percent of owner-occupied units in the County and Entitlement Jurisdictions lacked complete kitchen facilities. A slightly higher proportion of renter-occupied units lacked complete kitchens; approximately 1.2 percent of Entitlement Jurisdiction renter-occupied units did not have these facilities.

There are slight variations in the lack of plumbing and kitchen facilities across Entitlement Jurisdictions. For example, Los Altos, Los Altos Hills, and Los Gatos have higher proportions of renter-occupied units lacking complete kitchen facilities, with between three and five percent of rental units lacking these facilities. Nevertheless, overall housing conditions appear good among Entitlement Jurisdictions.

San José also has very few homes (less than one percent) lacking plumbing or kitchen facilities. Renters have more problems than owners when it comes to both plumbing and kitchen facilities.

**Table 4.29: Housing Conditions by Jurisdiction, 2000**

	Percent without Complete Plumbing Facilities			Percent without Complete Kitchen Facilities		
	Owners	Renters	Total	Owners	Renters	Total
Cupertino	0.2%	0.4%	0.2%	0.1%	0.4%	0.2%
Gilroy	0.4%	1.0%	0.6%	0.0%	1.5%	0.6%
Mountain View	0.1%	0.5%	0.3%	0.2%	0.4%	0.3%
Palo Alto	0.1%	0.3%	0.2%	0.1%	2.6%	1.2%
San Jose	0.4%	0.9%	0.6%	0.3%	1.0%	0.6%
Santa Clara	0.3%	0.6%	0.4%	0.3%	1.2%	0.7%
Sunnyvale	0.3%	0.6%	0.5%	0.1%	1.1%	0.7%
Urban County						
Campbell	0.3%	0.5%	0.5%	0.2%	0.8%	0.5%
Los Altos	0.1%	0.5%	0.2%	0.1%	5.4%	0.9%
Los Altos Hills	0.3%	0.0%	0.3%	0.3%	3.9%	0.5%
Los Gatos	0.0%	0.0%	0.0%	0.0%	2.9%	1.0%
Monte Sereno	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Morgan Hill	0.2%	1.3%	0.5%	0.0%	1.1%	0.3%
Saratoga	0.1%	0.7%	0.2%	0.1%	1.8%	0.2%
Unincorporated County	0.4%	1.8%	0.8%	0.3%	1.7%	0.7%
<b>Urban County</b>	<b>0.2%</b>	<b>1.0%</b>	<b>0.4%</b>	<b>0.1%</b>	<b>1.8%</b>	<b>0.6%</b>
<b>Entitlement Jurisdictions</b>	<b>0.3%</b>	<b>0.8%</b>	<b>0.5%</b>	<b>0.2%</b>	<b>1.2%</b>	<b>0.6%</b>
<b>Santa Clara County</b>	<b>0.3%</b>	<b>0.8%</b>	<b>0.5%</b>	<b>0.2%</b>	<b>1.1%</b>	<b>0.6%</b>

Sources: U.S. Census, SF3 H48, 2000; BAE, 2009.

### ***New Residential Building Permits***

Since 2000, new residential construction in Santa Clara County has been dominated by large multifamily buildings with five units or more. Approximately 58 percent of the 48,558 residential building permits issued in the County between 2000 and June 2009 have been for units in large multifamily buildings. Single-family units represented 39 percent of all residential building permits issued. It should be noted that not all issued building permits are actually constructed. Due to the current downturn in the housing market, many projects were issued building permits, but were not completed.

**Table 4.30: Building Permits by Building Type, Santa Clara County, 2000-2009**

Building Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2000-2009 Total	% of Total
										YTD (a)		
Single Family	2,827	1,622	2,096	2,468	2,534	2,291	2,076	1,905	975	206	19,000	39.1%
2 Units	28	38	22	62	82	28	10	44	50	16	380	0.8%
3 & 4 Units	183	78	147	88	126	202	90	40	49	3	1,006	2.1%
5 or More Units	3,573	4,179	2,196	4,388	2,242	3,050	3,899	2,148	2,433	64	28,172	58.0%
<b>Total</b>	<b>6,611</b>	<b>5,917</b>	<b>4,461</b>	<b>7,006</b>	<b>4,984</b>	<b>5,571</b>	<b>6,075</b>	<b>4,137</b>	<b>3,507</b>	<b>289</b>	<b>48,558</b>	<b>100.0%</b>

Notes:

(a) Includes building permits issued through June 2009.

Sources: U.S. Census Bureau, 2009; BAE, 2009.

As shown in Table 4.31, the City of San José issued the majority of residential building permits, accounting for 55 percent of permits issued countywide between 2000 and 2009. Among the Entitlement Jurisdictions, the City of Santa Clara accounted for the second largest proportion of building permits,

issuing 10 percent of the County's total. Gilroy comprised the third largest share of building permits, with six percent of the County total. Together, the Urban County accounted for 11 percent of all residential building permits issued.

**Table 4.31: Building Permits by Jurisdiction, 2000-2009**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 YTD (a)	2000-2009 Total	Percent of County Total
Cupertino	105	77	371	36	87	106	126	83	107	9	1,107	2.3%
Gilroy	307	448	353	247	355	669	238	204	12	5	2,838	5.8%
Mountain View	121	349	25	92	155	83	163	371	205	7	1,571	3.2%
Palo Alto	94	95	132	110	113	163	222	486	227	39	1,681	3.5%
San Jose	4,426	3,375	2,465	4,336	2,795	2,775	2,975	1,942	1,769	38	26,896	55.4%
Santa Clara	217	551	547	1,113	315	910	510	90	535	37	4,825	9.9%
Sunnyvale	189	179	18	270	415	171	264	317	356	54	2,233	4.6%
<b>Urban County</b>												
Campbell	64	39	33	62	28	24	35	22	52	2	361	0.7%
Los Altos	42	52	59	36	59	64	64	123	44	12	555	1.1%
Los Altos Hills	45	42	23	34	19	26	19	22	23	8	261	0.5%
Los Gatos	89	41	36	43	55	36	357	34	16	8	715	1.5%
Monte Sereno	12	7	12	5	11	15	9	14	13	5	103	0.2%
Morgan Hill	201	103	229	311	238	272	204	147	57	4	1,766	3.6%
Saratoga	64	56	44	213	24	42	27	25	23	12	530	1.1%
Unincorporated County	397	110	111	97	97	117	118	83	54	22	1,206	2.5%
<b>Urban County</b>	<b>914</b>	<b>450</b>	<b>547</b>	<b>801</b>	<b>531</b>	<b>596</b>	<b>833</b>	<b>470</b>	<b>282</b>	<b>73</b>	<b>5,497</b>	<b>11.3%</b>
<b>Entitlement Jurisdictions</b>	<b>6,373</b>	<b>5,524</b>	<b>4,458</b>	<b>7,005</b>	<b>4,766</b>	<b>5,473</b>	<b>5,331</b>	<b>3,963</b>	<b>3,493</b>	<b>262</b>	<b>46,648</b>	<b>96.1%</b>
<b>Santa Clara County</b>	<b>6,611</b>	<b>5,917</b>	<b>4,461</b>	<b>7,006</b>	<b>4,984</b>	<b>5,571</b>	<b>6,075</b>	<b>4,137</b>	<b>3,507</b>	<b>289</b>	<b>48,558</b>	<b>100.0%</b>

**Note:**

(a) Includes building permits issued through June 2009.

Sources: U.S. Census Bureau, 2009; BAE, 2009.

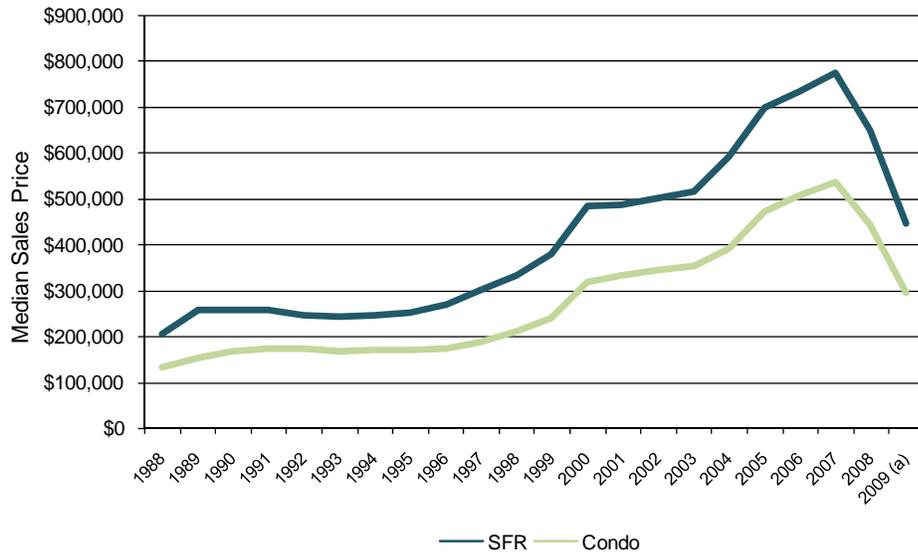
## 4.6 Housing Affordability

### Home Sale Trends

As shown in Figure 4.6, the median sales price for single-family homes in Santa Clara County increased dramatically between 2000 and 2007 before falling during the current economic downturn. Countywide, the median sales price for single-family homes rose by 60 percent from \$483,000 to \$775,000 between 2000 and 2007. Since the 2007 peak, the median sales price has decreased by 42 percent, falling to levels below 2000 home values. During 2009 (January through May), the median home sales price for single-family homes was \$447,000.

Condominium sales prices show a similar trend. The median sales price for condominiums peaked at \$535,000 in 2007 after experiencing an increase of 69 percent since 2000. Between 2007 and 2009, the median sales price decreased by 45 percent to \$294,500.

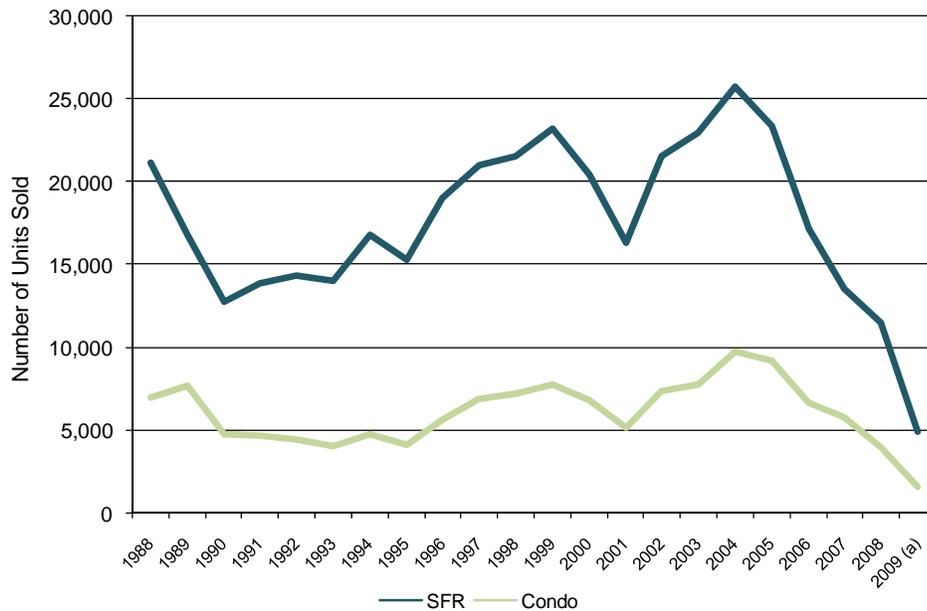
**Figure 4.7: Median Sales Price, Santa Clara County, 1988-2009**



Notes:  
(a) 2009 data includes January to May 2009.  
Sources: DataQuick, 2009; BAE, 2009.

Figure 4.7 depicts the sales volume for single-family homes and condominiums in Santa Clara County since 1988. As shown, the sales volume for single-family homes has consistently been more than twice the volume for condominiums. Sales volume for both single-family homes and condominiums peaked in 2004, when 26,000 single-family residences and 10,000 condominiums were sold. Residential sales volume has steadily declined since 2004.

**Figure 4.8: Sales Volume, Santa Clara County, 1988-2009**



Notes:  
 (a) 2009 data includes January to May 2009.  
 Sources: DataQuick, 2009; BAE, 2009.

Looking at individual jurisdictions, median sales price and volume varies significantly across the County. Table 4.32 presents the median sales price for single-family homes and condominiums sold during the first five months of 2009.

Among entitlement jurisdictions, Cupertino had the highest median sales price for single-family homes and condominiums, at \$986,500 and \$642,500, respectively. San Jose’s median sales price is below the County average for both single-family homes (\$400,000) and condominiums (\$230,000). Gilroy had the most affordable single-family homes and condominium units, with median sales prices of \$355,000 and \$185,000, respectively. Sales volume was the highest in San José, which accounted for 63 percent of single-family homes and 62 percent of condominiums sold in the County between January and May 2009.

In the Urban County, three jurisdictions had median sales prices for single-family residences that exceeded \$1 million. Los Altos had the highest median sales price at \$1.6 million for single-family homes. Morgan Hill was the most affordable jurisdiction in the Urban County with a median sales price of \$525,000 for single-family homes.

In general, the housing market downturn since 2007 has impacted all of the Entitlement Jurisdictions, with notable declines in median sales prices. Gilroy and San José experienced particularly sharp decreases of 48 percent and 44 percent, respectively, among single-family homes and 55 percent and 54 percent respectively among condominiums. However, Los Gatos has actually experienced an increase in

prices over this period for single-family homes, while Palo Alto saw price gains among condominiums.

**Table 4.32: Median Sales Price by Jurisdiction, 2009 (a)**

	Single Family Residences			Condominiums		
	Median Sales Price	Units Sold	% Change Sales Price from 2007	Median Sales Price	Units Sold	% Change Sales Price from 2007
Cupertino	\$986,500	111	-16.0%	\$642,500	34	-1.5%
Gilroy	\$355,000	293	-48.4%	\$185,000	38	-54.9%
Mountain View	\$865,000	98	-8.9%	\$505,000	99	-21.1%
Palo Alto	\$900,000	256	-17.4%	\$635,000	44	9.0%
San Jose	\$400,000	3,091	-44.4%	\$230,000	1,017	-54.0%
Santa Clara	\$509,500	214	-30.5%	\$357,500	96	-29.3%
Sunnyvale	\$529,000	215	-39.9%	\$499,500	104	-24.4%
Urban County						
Campbell	\$664,000	99	-15.6%	\$399,500	37	-29.3%
Los Altos	\$1,555,000	103	-10.5%	\$765,000	8	-5.6%
Los Altos Hills	\$0	0	n/a	\$0	0	n/a
Los Gatos	\$987,000	124	29.3%	\$672,500	33	-5.0%
Monte Sereno	\$1,419,000	10	-25.3%	\$0	0	n/a
Morgan Hill	\$525,000	137	-37.9%	\$292,500	26	-40.6%
Saratoga	\$1,405,000	67	-12.1%	\$490,500	6	-23.4%
Unincorporated County	n/a	n/a	n/a	n/a	n/a	n/a
Urban County	n/a	n/a	n/a	n/a	n/a	n/a
<b>Entitlement Jurisdictions</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>
<b>Santa Clara County</b>	<b>\$447,000</b>	<b>4,918</b>	<b>-42%</b>	<b>\$294,500</b>	<b>1,645</b>	<b>-45%</b>

(a) 2009 data includes January to May 2009. Median sales price and sales volume based on full and verified sales in zip codes associated with each jurisdiction.  
Source: DataQuick, 2009; BAE, 2009.

### Rental Market Trends

A review of rental market conditions in the Entitlement Jurisdictions was conducted using data from RealFacts, a private data vendor that collects quarterly rental data from apartment complexes with 50 or more units. For the purposes of this analysis, the Entitlement Jurisdictions were divided into four sub-areas, described below.<sup>31</sup>

- **North County:** Palo Alto, Mountain View, Los Altos, Los Altos Hills, Sunnyvale
- **Central County:** Cupertino, Santa Clara, San José, Campbell
- **Central West County:** Saratoga, Los Gatos, Monte Sereno
- **South County:** Morgan Hill, Gilroy

Table 4.33 shows rental market characteristics for these four geographies while Appendix F provides more detailed market conditions for each sub-area. During the second quarter of 2009, monthly rents were highest on an overall and per square foot basis in Central West County while rental housing was most affordable in South County. The average monthly rent in Central West County was \$1,975, compared to \$1,409 in South County.

With the exception of North County, monthly rents have increased across the Entitlement Jurisdictions

<sup>31</sup> The four regions do not include the City of Milpitas.

since 2007. Rent increases were the largest in the more affluent Central West County, rising by eight percent between 2007 and 2009. Central County and South County experienced more modest increases of approximately one percent during the same time period. These rent increases parallel regional trends in the residential rental market, as potential homebuyers have continued to rent until the for-sale housing market recovers, the larger economy rebounds, and/or credit markets loosen. However, as the recession continues, average asking rents may decrease in response to rising unemployment and reduced household spending. The North County already shows signs of this trend, with a sharp increase in vacancies (discussed below) and a corresponding decline in average rents.

**Table 4.33: Rental Market Characteristics, 2Q 2009**

	<u>North County (a)</u>	<u>Central County (a)</u>	<u>Central West (a)</u>	<u>South County (a)</u>
Average Rent	\$1,568	\$1,542	\$1,975	\$1,409
Average Unit Size	807	861	892	865
Average Rent/Sq Ft	\$1.94	\$1.79	\$2.21	\$1.63
% Change in Monthly Rent, 2007-2009	-3.0%	0.6%	7.7%	1.2%
Vacancy Rate				
2007	2.9%	3.4%	9.0%	10.0%
2009	5.1%	5.6%	4.8%	5.1%

Notes:

- (a) The geographic regions are defined as follows:  
 North County: Palo Alto, Mountain View, Los Altos, Los Altos Hills, Sunnyvale  
 Central County: Cupertino, Santa Clara, San Jose, Campbell  
 Central West: Saratoga, Los Gatos, Monte Sereno  
 South County: Morgan Hill, Gilroy
- Sources: RealFacts, 2009; BAE, 2009.

Housing economists generally consider a rental vacancy of five percent as sufficient to provide adequate choice and mobility for residents, and sufficient income for landlords. Higher rates result in a depressed rental market, while lower rates begin to impinge on resident mobility and lead to housing concerns such as overcrowding and overpayment. During the second quarter of 2009, vacancy rates across the Entitlement Jurisdictions ranged from five to six percent, meeting the benchmark for a “healthy” rental market. Historically, vacancy rates have fluctuated; in 2007, North and Central County vacancy rates were approximately three percent while Central West and South County had higher rates of nine percent and 10 percent, respectively.

***Housing Affordability for Various Income Groups***

Affordability is generally discussed in the context of households with different income levels. Households are categorized by HUD as extremely low-income, very low-income, or low-income based on household size and percentage of the area Median Family Income (MFI). These income limits are established annually by HUD. Federal, state, and local affordable housing programs generally target households earning up to 80 percent of MFI, though some programs also provide assistance to households earning up to 120 percent of MFI. The HUD-defined income categories are presented below:

- Extremely Low-Income: Up to 30 percent of County MFI
- Very Low-Income: 31 percent to 50 percent of County MFI
- Low-Income: 51 percent to 80 percent of County MFI

**For-Sale Housing.** Table 4.34 shows affordability scenarios for four-person households with extremely low-, very low-, and low-incomes. This analysis compares the maximum affordable sale price for each of these households to the market rate prices for three-bedroom units in the four sub-county regions described earlier between April 28, 2009 and July 28, 2009.<sup>32</sup>

The maximum affordable sales price was calculated using household income limits published by HUD, conventional financing terms, and assuming that households spend 30 percent of gross income on mortgage payments, taxes, and insurance. Appendix G shows the detailed calculations used to derive the maximum affordable sales price for single-family residences and condominiums.

Affordability of market rate housing varies across Santa Clara County. As shown in Table 4.34, the maximum affordable sales price for a low-income, four-person household seeking to purchase a single-family home is \$353,500. In North County and Central West County, approximately five percent of three-bedroom homes sold on the market up to this price point. By comparison, single-family homes in Central County and South County were somewhat more affordable. Approximately 33 percent of Central County homes and 56 percent of South County homes sold for \$353,500 or less.

The maximum affordable sales price for condominiums is slightly lower than the price for single-family homes because monthly homeowners association (HOA) fees are factored into the calculation, thereby reducing the amount available for mortgage payments. The maximum affordable condominium sales price for a four-person low-income household is \$286,900. Similar to the single-family residential market, a larger proportion of condominiums were affordable to low-income households in Central County and South County; approximately 42 percent of three-bedroom condominiums in Central County and 50 percent of units in South County fell within the affordable price range. By comparison, just 11 percent of North County condominiums and none of the Central West condominiums sold on the market for less than \$286,900.

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<sup>32</sup> Due to the high sales volume in Central County, analysis for this geography is based on full and verified sales of three-bedroom units sold between June 28, 2009 and July 28, 2009.

**Table 4.34: Affordability of Market Rate For-Sale Housing in Santa Clara County**

<b>Single-Family Residences</b>			<b>Percent of SFRs on Market within Price Range (c)</b>			
<b>Income Level</b>	<b>Income Limit (a)</b>	<b>Max. Affordable Sale Price (b)</b>	<b>North</b>	<b>Central</b>	<b>Central West</b>	<b>South</b>
			<b>County (d)</b>	<b>County (d) (e)</b>	<b>County (d)</b>	<b>County (d)</b>
Extremely Low-Income (Up to 30% MFI)	\$31,850	\$132,600	1.4%	1.8%	0.0%	2.0%
Very Low-Income (Up to 50% MFI)	\$53,050	\$220,900	1.8%	7.4%	0.0%	16.8%
Low-Income (Up to 80% MFI)	\$84,900	\$353,500	5.0%	32.5%	4.5%	55.7%
Median Sale Price			\$836,000	\$450,000	\$980,000	\$330,000
Number of Units Sold			219	338	67	149

<b>Condominiums</b>			<b>Percent of Condos on Market within Price Range (c)</b>			
<b>Income Level</b>	<b>Income Limit (a)</b>	<b>Max. Affordable Sale Price (b)</b>	<b>North</b>	<b>Central</b>	<b>Central West</b>	<b>South</b>
			<b>County (d)</b>	<b>County (d) (e)</b>	<b>County (d)</b>	<b>County (d)</b>
Extremely Low-Income (Up to 30% MFI)	\$31,850	\$66,000	0.0%	0.0%	0.0%	0.0%
Very Low-Income (Up to 50% MFI)	\$53,050	\$154,300	1.6%	11.7%	0.0%	0.0%
Low-Income (Up to 80% MFI)	\$84,900	\$286,900	11.1%	41.6%	0.0%	50.0%
Median Sale Price			\$625,000	\$351,200	\$662,500	\$305,000
Number of Units Sold			63	77	14	14

**Notes:**

(a) Income limits published by U.S. Department of Housing and Urban Development for four-person household in Santa Clara County, 2009.

(b) Assumptions used to calculate affordable sales price:

Annual Interest Rate (Fixed)	6.53%	Freddie Mac historical monthly Primary Mortgage Market Survey data tables. Ten-year average.
Term of mortgage (Years)	30	
Percent of sale price as down payment	20%	
Initial property tax (annual)	1%	
Mortgage Insurance as percent of loan amount	0.00%	
Annual homeowner's insurance rate as percent of sale	0.12%	CA Dept. of Insurance website, based on average of all quotes, assuming \$150,000 of coverage and a 26-40 year old home.
Homeowners Association Fee (monthly)	\$400	
PITI = Principal, Interest, Taxes, and Insurance		
Percent of household income available for PITI	30%	

(c) Analysis based on all full and verified sales of three-bedroom units between April 28, 2009 and July 28, 2009.

(d) The geographic regions are defined as follows:

- North County: Palo Alto, Mountain View, Los Altos, Los Altos Hills, Sunnyvale
- Central County: Cupertino, Santa Clara, San Jose, Campbell
- Central West: Saratoga, Los Gatos, Monte Sereno
- South County: Morgan Hill, Gilroy

(e) Due to the high sales volume in Central County, analysis for this geography is based on full and verified sales of three-bedroom units sold between June 28, 2009 and July 28, 2009.

Sources: U.S. HUD, 2009; DataQuick, 2009; BAE, 2009.

The regional decline in home values, have made single-family homes and condominiums more affordable in general. This is especially true in Central and South County where there have been an especially high number of homes in foreclosure. However, the analysis still indicates that current market prices remain an obstacle to homeownership for lower-income households in the North and Central West areas, in particular.

It is important to note, however, that credit markets have tightened in tandem with the decline in home values. As such, although homes have become more affordable, lender requirements for a minimum down payment or credit score may present a greater obstacle for buyers today. More accessible home loan products are available, including Federal Housing Administration (FHA) loans. FHA loans are insured by the federal government, and have traditionally allowed lower-income households to purchase a home that they could not otherwise afford. However, interviews with lenders suggest that many households are not aware of these programs. Moreover, many loan officers prefer to focus on conventional mortgages because of the added time and effort associated with processing and securing

approval on a FHA loan.<sup>33</sup>

**Rental Housing.** Table 4.35 compares the maximum affordable monthly rent with the average market rents in the four sub-county areas for households of various sizes. Maximum affordable monthly rents assumed that households pay 30 percent of their gross income on rent and utilities.

With a few exceptions, market rate rents are roughly comparable to the maximum affordable rents for low-income households across the Entitlement Jurisdictions. In most cases, the maximum affordable monthly rent for low-income households exceeded the average monthly rent during the second quarter of 2009. Exceptions include market rate rental units for small households in Central West County and for four-person households in North County and Central County.

Across the Entitlement Jurisdictions, the average market rate rent far exceeds the maximum affordable rent for very low- and extremely low-income households. These households would need to spend substantially more than 30 percent of their gross income to afford market rate rental housing. For very low-income households the gap between the affordable monthly rent and the average market rent ranges from \$262 for a three-person household in South County to \$1,063 a month for a four-person household in North County.

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<sup>33</sup> Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

**Table 4.35: Affordability of Market Rate Rental Housing in Santa Clara County**

	Household Size (a)			
	1 person	2 person	3 person	4 person
<b>Average Market Rate Rent (b)</b>				
North County	\$1,396	\$1,396	\$1,547	\$2,213
Central County	\$1,353	\$1,353	\$1,496	\$2,159
Central West County	\$1,816	\$1,816	\$1,569	n/a
South County	\$1,231	\$1,231	\$1,327	\$1,583
<b>Maximum Affordable Monthly Rent</b>				
<b>Extremely Low Income (30% AMI)</b>				
Household Income (c)	\$22,300	\$25,500	\$28,650	\$31,850
Max. Affordable Monthly Rent (d)	\$445	\$525	\$587	\$620
<b>Very Low Income (50% AMI)</b>				
Household Income (c)	\$37,150	\$42,450	\$47,750	\$53,050
Max. Affordable Monthly Rent (d)	\$816	\$948	\$1,065	\$1,150
<b>Low Income (80% AMI)</b>				
Household Income (c)	\$59,400	\$67,900	\$76,400	\$84,900
Max. Affordable Monthly Rent (d)	\$1,372	\$1,585	\$1,781	\$1,947

**Notes:**

(a) The following unit sizes are assumed based on household size:

- 1 person - 1 bedroom/1 bathroom
- 2 person - 1 bedroom/1 bathroom
- 3 person - 2 bedroom/1 bathroom
- 4 person - 3 bedroom/2 bathrooms

(b) Reported by Real Facts for 2Q 2009.

(c) Household income published by the U.S. Department of Housing and Urban Development for Santa Clara County, 2009

(d) Assumes 30 percent of income spent on rent and utilities. Utility costs based on utility allowance for multifamily dwelling established by Housing Authority of the County of Santa Clara.

Sources: U.S. Dept. of Housing and Urban Development, 2009; RealFacts, 2009;

Housing Authority of the County of Santa Clara, 2009; BAE, 2009.

**Overpayment**

According to HUD standards, a household is considered “cost-burdened” (i.e., overpaying for housing) if it spends more than 30 percent of its gross income on housing-related costs. Households are “severely cost burdened” if they pay more than 50 percent of their income on housing costs. Countywide, approximately 31 percent of households overpaid for housing in 2000. The incidence of overpayment was higher for renters than owners, with 36 percent of renter households and 28 percent of owner households spending more than 30 percent of their income on housing costs.

The rate of overpayment varied slightly across jurisdictions. However, with the exception of Monte Sereno, renter households were uniformly more likely to be cost burdened than owner households throughout the Entitlement Jurisdictions. The incidence of overpayment among renter households was highest in San José and Los Altos Hills, where 39 percent and 42 percent of households were cost burdened, respectively. Gilroy and Monte Sereno had the highest rate of overpayment among homeowners, at 34 percent.

During the current economic downturn, the rate of overpayment may have increased due to rising unemployment. Unfortunately, more recent data on overpayment is unavailable.

**Table 4.36: Overpayment by Jurisdiction, 2000**

	Percent of Households Spending More than 30% of Income on Housing		
	Owners	Renters	All Households
Cupertino	26.2%	31.1%	28.0%
Gilroy	34.1%	34.7%	34.3%
Mountain View	28.6%	31.9%	30.5%
Palo Alto	21.7%	37.0%	28.3%
San Jose	29.0%	39.4%	33.0%
Santa Clara	23.4%	33.1%	28.6%
Sunnyvale	25.4%	29.2%	27.4%
Urban County			
Campbell	27.8%	38.0%	33.1%
Los Altos	23.9%	38.6%	25.9%
Los Altos Hills	31.7%	42.3%	32.5%
Los Gatos	30.8%	34.4%	32.1%
Monte Sereno	33.8%	29.0%	33.5%
Morgan Hill	30.0%	36.7%	31.8%
Saratoga	26.9%	28.2%	27.0%
Unincorporated County	29.0%	35.8%	31.1%
<b>Urban County</b>	<b>28.4%</b>	<b>36.2%</b>	<b>30.7%</b>
<b>Entitlement Jurisdictions</b>	<b>28.0%</b>	<b>36.1%</b>	<b>31.3%</b>
<b>Santa Clara County</b>	<b>27.9%</b>	<b>36.1%</b>	<b>31.2%</b>

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2009.

### **Overcrowding**

A lack of affordable housing can result in overcrowded households. The U.S. Census defines “overcrowding” as more than one person per room, excluding bathrooms and kitchens. Table 4.37 shows the overcrowding rate among renters and owners by jurisdiction in Santa Clara County. In 2000, approximately 14 percent of all households countywide were overcrowded. Overcrowding was substantially higher among renters than owners, with 23 percent of renters and eight percent of owner households living in overcrowded situations.

The prevalence of overcrowding varied across the County. Overall, the rate of overcrowding in the Urban County is lower than the rate for the County as a whole; three percent of owner households and 14 percent of renter households in the Urban County lived in overcrowded situations in 2000. Overcrowding was particularly high among renter households in Gilroy and San José, where 38 percent and 29 percent of households were overcrowded, respectively. San José has the highest rate of overcrowding among owner households at 12 percent.

As with overpayment, rising unemployment and foreclosures may contribute to greater overcrowding rates in Entitlement Jurisdictions. However, more current data on overcrowding is unavailable.

**Table 4.37: Overcrowding by Jurisdiction, 2000**

	<b>Owners</b>	<b>Renters</b>	<b>All Households</b>
Cupertino	5.2%	17.3%	9.6%
Gilroy	6.9%	37.5%	18.7%
Mountain View	3.7%	16.7%	11.3%
Palo Alto	1.7%	7.4%	4.2%
San Jose	11.5%	29.3%	18.3%
Santa Clara	6.2%	21.1%	14.3%
Sunnyvale	5.4%	19.9%	13.0%
Urban County			
Campbell	3.2%	11.6%	7.5%
Los Altos	1.0%	3.4%	1.4%
Los Altos Hills	0.0%	6.9%	0.5%
Los Gatos	0.9%	5.7%	2.6%
Monte Sereno	1.3%	12.7%	2.0%
Morgan Hill	3.4%	21.0%	8.2%
Saratoga	1.3%	8.3%	2.0%
Unincorporated County	6.8%	19.3%	10.7%
<b>Urban County</b>	<b>3.4%</b>	<b>13.8%</b>	<b>6.4%</b>
<b>Entitlement Jurisdictions</b>	<b>8.0%</b>	<b>23.1%</b>	<b>14.1%</b>
<b>Santa Clara County</b>	<b>8.2%</b>	<b>23.3%</b>	<b>14.3%</b>

Sources: U.S. Census, SF3 H20, 2000; BAE, 2009.

### ***Housing Problems by Income and Race***

HUD requires Consolidated Plans to identify any racial or ethnic groups that have a disproportionately greater housing need. For the purpose of this analysis, housing need is defined by as paying more than 30 percent of income towards housing costs, overcrowding, and/or lacking complete kitchen or plumbing facilities (i.e., HUD-identified “housing problems”). Per HUD’s definition, a disproportionately greater need exists when members of a particular racial/ethnic group have at least 10 percent greater need than persons in the income category as a whole.

The Tables below examine this issue in greater detail; Table 4.38a shows that 79% of households with income less than 30% of the median family income in San José experience housing problems. Household problems are lower at higher income levels – about 30% of families with income greater than 80% of median family income experience housing problems. Housing problems are also worse among renters than owners at each income level. Taken as a whole (Table 4.38b), Hispanic (65%) and Pacific Islander households (63%) have higher housing problems than the other race households in San José.

**Table 4.38a: Housing Problems by Household Type, San Jose, 2000**

	Renters					Owners					Total Households
	Elderly 1 & 2 member Households	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Renters	Elderly 1 & 2 member Households	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other Households	Total Owners	
1. Household Income <=50% MFI	7,344	14,835	9,315	8,409	39,903	10,285	6,224	3,608	3,127	23,244	63,147
2. Household Income <=30% MFI	5,659	7,470	4,600	4,955	22,684	5,142	2,774	1,225	1,614	10,755	33,439
3. % with any housing problems	69.0%	89.8%	97.3%	73.5%	82.5%	64.1%	78.6%	91.8%	74.6%	72.8%	79.3%
4. % Cost Burden >30%	65.8%	82.9%	86.0%	70.7%	76.6%	63.8%	75.7%	77.1%	74.6%	69.9%	74.4%
5. % Cost Burden >50%	47.0%	68.4%	64.5%	65.2%	61.6%	45.0%	65.1%	66.1%	67.5%	55.9%	59.8%
6. Household Income >30% to <=50% MFI	1,685	7,365	4,715	3,454	17,219	5,143	3,450	2,383	1,513	12,489	29,708
7. % with any housing problems	70.3%	86.2%	95.2%	82.5%	86.4%	37.0%	76.1%	92.2%	66.0%	61.8%	76.1%
8. % Cost Burden >30%	64.7%	75.0%	61.6%	80.6%	71.5%	36.5%	70.4%	75.2%	64.6%	56.7%	65.2%
9. % Cost Burden >50%	34.7%	25.7%	11.3%	34.3%	24.4%	18.7%	48.3%	38.8%	47.1%	34.2%	28.5%
10. Household Income >50 to <=80% MFI	838	6,139	3,653	4,124	14,754	4,043	5,874	3,375	1,875	15,167	29,921
11. % with any housing problems	57.0%	65.9%	89.5%	67.7%	71.7%	27.8%	69.1%	87.3%	68.8%	62.1%	66.8%
12. % Cost Burden >30%	52.3%	43.6%	24.4%	61.9%	44.5%	27.5%	62.5%	61.2%	68.3%	53.6%	49.1%
13. % Cost Burden >50%	15.9%	4.1%	0.8%	10.3%	5.7%	11.9%	27.5%	13.5%	33.1%	20.9%	13.4%
14. Household Income >80% MFI	1,603	22,610	8,795	17,879	50,887	14,124	74,020	25,770	18,505	132,419	183,306
15. % with any housing problems	29.8%	29.5%	67.6%	19.2%	32.5%	12.8%	24.7%	50.6%	29.0%	29.1%	30.0%
16. % Cost Burden >30%	26.1%	9.9%	3.8%	13.3%	10.5%	12.4%	20.7%	17.5%	28.0%	20.2%	17.5%
17. % Cost Burden >50%	2.7%	0.1%	0.0%	0.7%	0.4%	2.1%	2.8%	1.8%	3.8%	2.7%	2.1%
18. Total Households	9,785	43,584	21,763	30,412	105,544	28,452	86,118	32,753	23,507	170,830	276,374
19. % with any housing problems	61.8%	54.5%	83.5%	41.8%	57.5%	28.6%	31.5%	58.9%	37.7%	37.2%	44.9%
20. % Cost Burden >30	58.0%	38.2%	37.1%	36.9%	39.4%	28.2%	27.3%	28.9%	36.8%	29.0%	33.0%
21. % Cost Burden >50	35.0%	16.7%	16.2%	16.3%	18.2%	14.3%	8.3%	8.1%	13.3%	10.0%	13.1%

Definitions:  
 Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.  
 Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs.  
 Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2010.

**Table 4.38b: Housing Problems by Income and Race, San Jose, 2000**

	White	Black	Hispanic	Native American	Asian	Pacific Islander	Total (a)
1. Household Income <=50% MFI	23,505	2,439	20,660	329	13,850	202	63,147
2. Household Income <=30% MFI	12,045	1,295	10,365	159	8,385	89	33,439
% with any housing problems	73.3%	79.9%	87.3%	84.9%	79.0%	95.5%	79.3%
3. Household Income >30 to <=50% MFI	11,460	1,144	10,295	170	5,465	113	29,708
% with any housing problems	63.0%	77.8%	83.9%	76.5%	86.1%	92.9%	76.1%
4. Household Income >50 to <=80% MFI	12,425	1,205	9,040	145	6,005	85	29,921
% with any housing problems	54.7%	65.6%	76.0%	79.3%	76.8%	70.6%	66.8%
5. Household Income >80% MFI	97,265	5,805	28,900	525	45,120	415	183,306
% with any housing problems	20.2%	33.4%	46.4%	22.9%	40.2%	47.0%	30.0%
6. Total Households	133,195	9,449	58,600	999	64,975	702	276,374
% with any housing problems	31.9%	49.3%	64.8%	50.1%	52.5%	63.4%	44.9%

Notes:  
 (a) Total includes other racial/ethnic groups not presented in this table.  
 Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2010.

**Table 4.38c: Household Income by Race/Ethnicity, San Jose, 2000**

	White	Black	Hispanic	Native American	Asian	Pacific Islander	Total (a)
Less than 30% MFI	9.0%	13.7%	17.7%	15.9%	12.9%	12.7%	12.1%
30% to 50% MFI	8.6%	12.1%	17.6%	17.0%	8.4%	16.1%	10.7%
50% to 80% MFI	9.3%	12.8%	15.4%	14.5%	9.2%	12.1%	10.8%
More than 80% MFI	73.0%	61.4%	49.3%	52.6%	69.4%	59.1%	66.3%
Total Households	133,195	9,449	58,600	999	64,975	702	276,374

Notes:  
 (a) Total includes other racial/ethnic groups not presented in this table.  
 Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2010.

## **Foreclosures**

Due to a variety of interrelated factors, including an increase in subprime lending activity in recent years, California and the nation are currently undergoing an unprecedented wave of foreclosures. During the third quarter of 2009, approximately 3,890 homeowners in the Entitlement Jurisdictions received notices of default, the first step in the foreclosure process. This represents a 45 percent increase in the number of defaults since the third quarter of 2008. In addition, 789 filings for bank owned properties in the Entitlement Jurisdictions were recorded by the County Assessor in the third quarter of 2009, a signal that these homes were lost to foreclosure. Bank Owned properties decreased in Q3 2009 over Q3 2008 by 55%. It is believed that this is a result of both State and Federal moratoriums and regulations requiring increased noticing prior to foreclosure. Additionally, the Making Homes Affordable (MHA) federal program began in early 2009 as an effort to encourage lenders to formulate “workout” solutions through home refinancing or loan modifications for responsible homeowners. However, if the economy continues to be soft and mortgages continue to reset, we may see an increase in foreclosures.

To assist families impacted by foreclosure, the City of San Jose Housing Department in partnership with Don't Borrow Trouble Silicon Valley (DBTSV) established ForeclosureHelp. DBTSV is a group of local nonprofit and private real estate organizations that works to educate the public on the dangers of predatory lending. The group utilizes a comprehensive outreach program that includes public service announcements on local radio, as well as the distribution of educational materials to libraries, community centers, local schools, and highly attended public events such as community fairs and festivals. DBTSV also provides educational workshops for residents to learn how to avoid predatory lenders and loans, as well as topics on credit and basic budgeting.

Because of the increase in foreclosures, Don't Borrow Trouble Silicon Valley and the City of San Jose Housing Department created a foreclosure prevention task force to determine how the City and local organizations can best provide foreclosure services to residents in the San Jose metropolitan area. The Task Force includes the same nonprofit and private real estate organizations, but it also brought in representatives from local jurisdictions, local banking institutions, nonprofit legal organizations, and other social services. In April 2009, the Task Force opened the ForeclosureHelp center, a one-stop program that encompasses foreclosure prevention, intervention, and family re-stabilization. Under the program, a ForeclosureHelp hotline and center was created to take and screen phone calls and set-up appointments to assess individual foreclosure situations. Staff then meets with homeowners at risk of foreclosure to determine their circumstances and connect them to the appropriate resources, including HUD-certified foreclosure prevention counselors, nonprofit legal services, emergency financial assistance, and other housing services. The ForeclosureHelp program also puts on foreclosure prevention and resource fairs in communities most impacted by foreclosure to provide all these resources in one location. While initially intended to assist San Jose residents in foreclosure, news of the program spread to other regions. Since then, staff has also helped households in neighboring cities as well as Santa Cruz County to prevent them from losing their homes.

**Table 4.39: Foreclosure Filings by Jurisdiction, Q3 2008, Q3 2009**

	Notices of Default			Bank Owned Properties		
	Q3 2008	Q3 2009	% Change	Q3 2008	Q3 2009	% Change
Cupertino	15	27	80%	3	3	0%
Gilroy	188	221	18%	152	49	-68%
Mountain View	15	50	233%	14	11	-21%
Palo Alto	11	18	64%	1	3	200%
San Jose	2,081	2,874	38%	1,421	600	-58%
Santa Clara	110	186	69%	48	39	-19%
Sunnyvale	77	148	92%	35	22	-37%
Urban County						
Campbell	37	80	116%	21	14	-33%
Los Altos	5	14	180%	1	1	0%
Los Altos Hills	0	0	0%	0	0	0%
Los Gatos	33	70	112%	12	15	25%
Monte Sereno	3	4	33%	1	0	-100%
Morgan Hill	101	167	65%	57	29	-49%
Saratoga	16	34	113%	2	3	50%
<b>Total</b>	<b>2,692</b>	<b>3,893</b>	<b>45%</b>	<b>1,768</b>	<b>789</b>	<b>-55%</b>

Source: City of San Jose, 2009; BAE, 2009.

## 4.7 Public and Assisted Housing

### Public Housing

The Housing Authority of the County of Santa Clara (HACSC) provides rental assistance for low-income families, seniors, and persons with disabilities in the County. HACSC also administers the rental assistance program for the City of San José Housing Authority through an agreement between both agencies.

HACSC was granted HUD approval in September 2007 for the disposition of its public housing properties. Six public housing developments transferred ownership to a non-profit entity through the disposition process and were converted to Project Based Vouchers (PBV) in FY 2010.

**Table 4.40: List of Public Housing properties/units transferred through the Disposition Process in FY2010**

<u>Development</u>	<u>Type</u>	<u>Number of Units</u>
Cypress Gardens	Senior	125
Lenzen Gardens	Senior	94
Sunset Gardens	Senior	75
Julian Gardens	Family	9
Lucretia Gardens	Family	16
Miramar	Family	16
Eklund Gardens I	Family	10
Eklund Gardens II	Family	6
Deborah Apartments	Family	4
<b>Total</b>		<b>355</b>
		(8 of which are mngn units)

Eklund Gardens I and II, and Deborah Apartments, will be renovated using American Recovery and Reinvestment Act grant funds and then converted to HACSC-owned affordable housing under Project-Based-Voucher contracts after the renovation is completed. Renovation of the developments began in FY 2010 and completion and the transfer of ownership are anticipated to occur in FY 2011.

HACSC project-based 526 units during FY 2010, including a new construction senior housing project of 199 units (Corde Terra Apartments) and 327 former public housing units that were transitioned to non-public housing. HACSC is in the process of project-basing 165 of its tenant-based vouchers during FY2011; of these, 145 units are new construction projects awarded through a competitive selection process in 2007. These projects are each currently in an Agreement to Enter into Housing Assistance Payments Contract and are anticipated for completion sometime in 2012. The remaining 20 units are public housing projects transitioning to non-public housing project-based units in FY 2011.

**Table 4.41a: List of new projects to be project-based in FY 2011**

<u>Development</u>	<u>City</u>	<u>Number of Project-Based-Voucher Units</u>	<u>Status</u>
Sunnyvale Senior Housing	Sunnyvale	120	Planned new construction senior project
Kings Crossing	San Jose	25	Planned new construction project for homeless persons and families
	<b>Total</b>	<b>145</b>	

**Section 8**

HACSC and HUD also offer rental assistance for lower income households through the Section 8 Voucher program. Under the voucher program, HACSC issues an eligible household a voucher and the household selects a unit of its choice. HUD also provides project-based Section 8 vouchers associated with particular developments. Table 4.40b summarizes this data for Santa Clara County. There are 16,014 tenant-based and 741 project-based vouchers allocated to the Housing Authority of the County of Santa Clara. HACSC administers 6,436 vouchers for the City of San José Housing Authority. The number of vouchers in the City of San José exceeds the number of vouchers issued by the City’s Housing Authority because households receiving tenant-based vouchers from HACSC may also choose to locate in San José. Table 4.40b reports where voucher holders currently reside, regardless of which Housing Authority issues the voucher.

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**Table 4.41b: Project- and Tenant-Based Section 8 Vouchers**

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Cities	# of Tenant-Based Voucher	# of Project-Based Voucher	# of Applicants on the section 8 Waitlist
Cupertino	50	0	432
Gilroy	825	53	1229
Mountain View	436	61	1013
Palo Alto	248	53	788
San Jose	12056	333	32830
Santa Clara	805	9	2401
Sunnyvale	611	17	2127
Campbell	585	210	10707
Los Altos Hills	1	0	7
Los Gatos	68	5	286
Morgan Hill	303	0	726
Saratoga	6	0	157
San Martin	18	0	139
Alviso	2	0	73
Total	16014	741	52915

***Subsidized Housing***

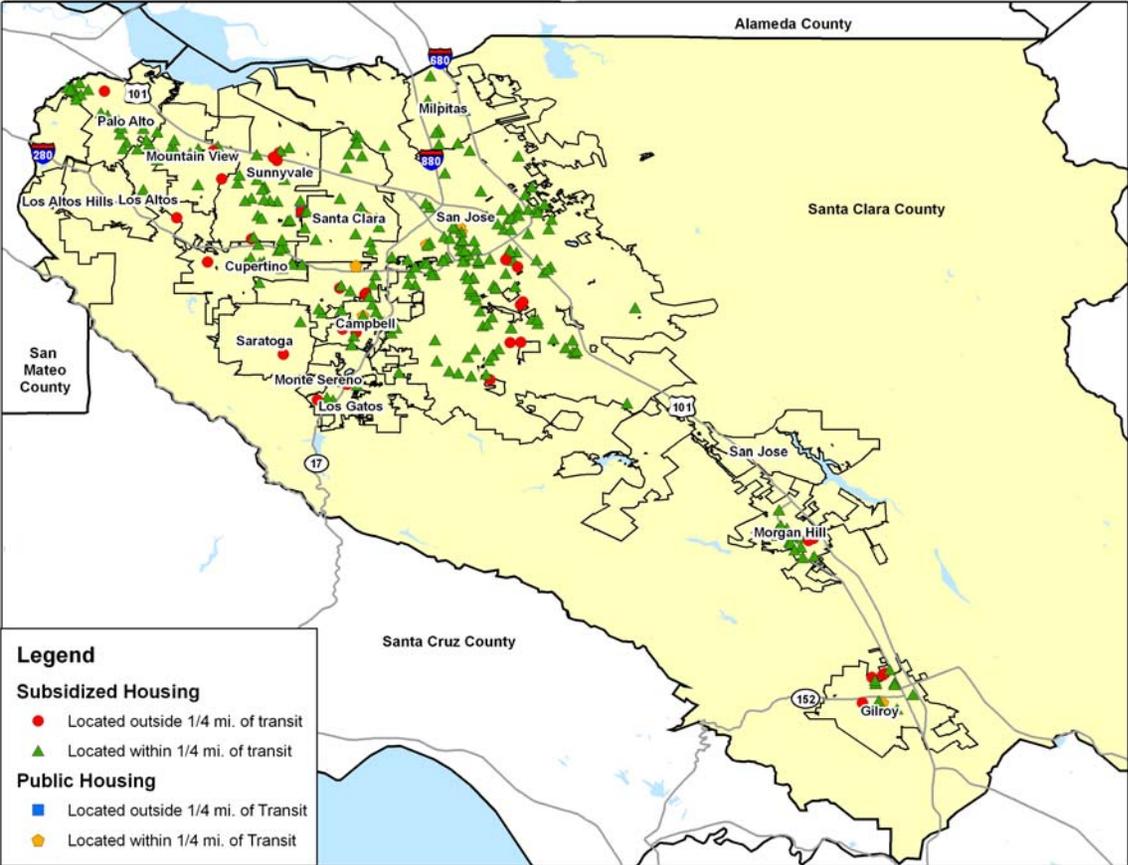
In addition to public housing, there are other federal, state, and local programs that subsidize rental housing for lower-income households. These funding sources include low-income housing tax credits, project-based Section 8, HOME, CDBG, HOPWA, and redevelopment agency funds, among others. Table 4.41 lists the subsidized units within Entitlement Jurisdictions. As shown, there are 324 subsidized developments within the Entitlement Jurisdictions, providing a total of 24,162 units. San José has largest number of subsidized developments (155 or 48%) within the Entitlement Jurisdiction and provides 16,022 subsidized units or 66% of the total subsidized units in the Entitlement Jurisdictions. Within the County and among Entitlement Jurisdictions, subsidized units represented approximately 10 percent of all rental units. However, this figure varied significantly across jurisdictions. Within San José, subsidized units represent 14% of all rental units. Figure 4.8 illustrates the locations of the subsidized housing and public housing in Santa Clara County.

**Table 4.42: Subsidized Rental Housing by Jurisdiction**

	<b>Subsidized Rental Housing</b>		<b>Total Rental Units</b>	<b>Units as Percent Total Rental Units</b>
	<b>Number of Developments</b>	<b>Number of Units</b>		
Cupertino	16	330	6,689	4.9%
Gilroy	14	738	5,460	13.5%
Mountain View	13	1,083	18,244	5.9%
Palo Alto	29	1,456	11,283	12.9%
San Jose	155	16,022	113,974	14.1%
Santa Clara	20	1,254	23,102	5.4%
Sunnyvale	29	1,409	27,959	5.0%
Urban County				
Campbell	12	629	8,286	7.6%
Los Altos	5	22	1,572	1.4%
Los Altos Hills	-	-	172	NA
Los Gatos	10	275	4,336	6.3%
Monte Sereno	-	-	71	NA
Morgan Hill	18	774	3,482	22.2%
Saratoga	3	170	1,083	15.7%
Unincorporated County	-	-	10,076	NA
<b>Urban County Total</b>	<b>48</b>	<b>1,870</b>	<b>29,078</b>	<b>6.4%</b>
<b>Entitlement Jurisdictions</b>	<b>324</b>	<b>24,162</b>	<b>235,789</b>	<b>10.2%</b>
<b>Santa Clara County Total</b>	<b>335</b>	<b>25,005</b>	<b>241,552</b>	<b>10.4%</b>

Sources: Draft Housing Elements, 2009; HUD LIHTC Database, 2009; City of San Jose, 2009; HUD Region IX, 2009; City of San Jose, HCD, Rental Listings 2009; California Redevelopment Agencies FY 2007-08 New Construction Housing Activity Report; Housing Authority of the County of Santa Clara (HACSC), 2009; Claritas, 2009; BAE, 2009.

Figure 4.9: Subsidized Rental Housing by Jurisdiction



Many subsidized affordable housing developments receive government funding that requires units be made affordable for a specified amount of time. Table 4.42 lists affordable developments owned by for-profit entities that are at-risk of converting to market rate. There are other properties whose affordability requirements are set to expire in the next five years that are owned by nonprofit organizations. However, these developments are considered to be lower risk because of the nonprofits' commitment and mission to preserve affordability. Among Entitlement Jurisdictions, Gilroy<sup>34</sup>, Los Gatos, Palo Alto, and San José have at-risk developments. As shown, there are nine developments with 1,165 affordable units that have affordability requirements that will expire by the end of 2011, and one development with 160 units that will expire by the end of 2014.

**Table 4.43: Affordable Units at Risk of Conversion to Market-Rate, Santa Clara County, 2009**

Name	Affordable Units	Expiration Date
<b>Gilroy</b>		
Parkview Apartments	54	March 31, 2010
<b>Los Gatos</b>		
Villa Vasona Apartments	107	May 31, 2010
<b>Palo Alto</b>		
Terman Apartments	92	July 31, 2010
<b>San Jose</b>		
Mayfair Golden Manor	210	September 30, 2010
Arbor Apartments	122	August 31, 2010
San Jose Apartments	214	September 30, 2011
San Jose Gardens	162	April 30, 2010
Las Casitas	168	February 28, 2011
Almaden Garden Apartments	36	August 31, 2011
Moreland Apartments	160	October 31, 2014
<b>Total Units at Risk of Conversion</b>	<b>1,325</b>	

Sources: California Housing Partnership Corporation, July, 2009; City of San Jose, 2009; BAE, 2009.

## 4.8 Barriers to Affordable Housing

Governmental and non-governmental constraints may act as barriers to affordable housing. Governmental constraints may include land use policies governed by local general plans and zoning ordinances. The largest non-governmental constraints are market-related factors, such as land and construction costs and the accessibility of financing.

<sup>34</sup> It should be noted that the Parkview Apartments in Gilroy has a one year contract with HUD for affordability that is renewed annually.

## **Governmental Constraints**

Government regulations can affect housing availability and costs by limiting the supply of buildable land, setting standards and allowable densities for development, and exacting development fees.

### *Growth Management Programs*

**County Growth Management Programs.** Growth management programs are intended to curb urban sprawl and promote well-planned development in areas that have access to necessary public infrastructure, facilities, and services. These programs can come in the form of an urban growth boundary (UGB), which establishes a boundary within which urban development should be concentrated, or as an overall cap on new residential development. While growth management programs are intended to promote well-planned development, they may act as a constraint to the extent they limit new housing production and prevent a jurisdiction from addressing its housing needs.

The “joint urban development policies,” the growth management policies shared by Santa Clara County, the cities, and the Local Agency Formation Committee, stipulate that urban development for all land use categories be located within cities or their Urban Service Areas (USAs). These policies are not considered a constraint to new housing production. The joint urban development policies stipulate that the County will only allow non-urban land uses and densities of development, such as agriculture, low density residential, and open space uses, outside of the USAs and the city boundaries. These policies focus new urban development in existing urban areas, preserve rural character, natural resources, and open space, and limit the demand for new public services and infrastructure. The joint urban development policies have been mutually agreed upon and implemented by the cities, County, and LAFCO since the mid-1970s.<sup>35</sup>

**Local Growth Management Programs.** The cities of Gilroy, San José, and Morgan Hill have established growth management programs as well.

The City of Gilroy’s Residential Development Ordinance (RDO) places a numerical limit on the number of building permits which can be issued each year for residential dwelling units. Every ten years the City Council considers economic, public service, environmental, housing, and other relevant information and determines annual numerical limits for the next ten years. Between 2004 and 2013, the annual numerical limit ranges from 163 units to 398 units, for a total of 2,480 market rate units over ten years. In addition, the RDO allows for 970 exempt housing units during the 2004 to 2013 time period. Exempt units include small projects with 12 or fewer units, replacement dwelling units, affordable projects sponsored by a nonprofit organization, senior housing, and transitional housing, among other projects. The City of Gilroy recognizes that the RDO program may constrain the development of affordable housing. As such, its General Plan update process has focused on a number of strategies to reconfigure the RDO program in a manner that supports affordable housing goals while achieving other important community goals.<sup>36</sup> For example, under the City’s adopted Downtown Specific Plan, 1,576 residential units are projected to be constructed within a 20-year period. These units are counted separately from the RDOs market rate and exempt units. This area has potential for housing to be built at densities that position units to be

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<sup>35</sup> County of Santa Clara, *County of Santa Clara Housing Element Update 2009-2014*, Administrative Draft, June 9, 2009, Pages 64 to 65.

<sup>36</sup> City of Gilroy, *Housing Element*, Pages 3-27 to 3-30.

affordable.

The City of San José has a Greenline/Urban Growth Boundary (UGB) and an Urban Service Area (USA) to define the perimeter of development and urbanization in the City. As part of the City's Growth Management Strategy, the UGB defines the ultimate perimeter of development and preserves open space resources. The UGB generally follows the 15 percent slope line of the hillsides surrounding San José, excluding land subject to geologic or seismic hazards that are inappropriate for urban development. In addition to the UGB, the City's Urban Service Area defines the area that is served by existing urban facilities, utilities and services or is expected to be served within the next five years. Together, the UGB and USA policies determine the timing and location of future urban development and the extension of urban services to ensure both occur in a timely manner. Although the UGB and USA reduce the supply of developable land in the City, the programs are necessary to achieve important planning goals. To offset higher land costs due to the boundaries, the City's General Plan incorporates Discretionary Alternate Use policies and required minimum densities to facilitate increased residential densities and achieve higher economic feasibility through higher-density development.<sup>37</sup>

The City of Morgan Hill maintains the Residential Development Control System (RDSC), a growth control policy that determines the number of residential permits that can be issued annually. Building allocations are awarded on a fiscal year basis based on a formula which determines the desired population increase for the City each year and translates that figure into a maximum number of dwelling units. Currently, this formula allows approximately 250 dwelling units to be constructed each year. Permits for residential development are typically reviewed once a year through a competitive process. The allocation is based on an objective point system that addresses 14 criteria, including design, diversity of housing types, affordable housing, and the potential impact on public facilities, traffic, infrastructure, and public services. Developers receive additional points to projects that commit five to ten percent of the total number of units for low- and moderate-income households. The City is in the process of preparing its current Housing Element, which will include programs to mitigate the RDSC constraint on housing production, particularly affordable units.

#### *Local Land Use Controls and Regulations*

**Zoning Ordinance Restrictions.** Jurisdictions' zoning ordinances establishes permitted uses and development standards for zoning districts in accordance with the General Plan. The ordinances specify the zones in which residential development is permitted and the development standards projects must adhere to. Most of the jurisdictions within the County have zoning ordinances which allow for a variety of housing types. However, a few of the smaller, rural jurisdictions do not permit multifamily housing in any zoning district. Because multifamily housing is often more affordable than single-family housing, zoning ordinances that restrict this type of development may limit housing opportunities for lower-income households and special needs populations, raising a fair and affordable housing concern. The Urban County jurisdictions of Los Altos Hills and Monte Sereno do not permit multifamily housing in an effort to maintain their communities' rural residential characters. These jurisdictions do, however, permit second units, which in certain circumstances may provide more affordable housing opportunities.

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<sup>37</sup> City of San José, *Draft San José Housing Element Update 2007-2014*, June 5, 2009, Pages C42 to C43.

Other jurisdictions have provisions in their zoning ordinances that may limit the production of multifamily housing. In the City of Saratoga, Measure G, a voter approved initiative passed in 1996, requires that certain amendments to the Land Use Element be made by a vote of the people. Amendments that re-designate residential land to commercial, industrial or other land use designations, that increase densities or intensities of residential land use, or that re-designate recreational open space to other land use designations must be authorized by a vote of residents. The goal of this Measure is to protect residential and recreational open space lands and does not affect the City's regulations authorizing second dwelling units or its Housing Element update process, required under State law.<sup>38</sup>

**Second Unit Regulations.** Second units, also known as accessory dwelling units (ADUs) are self-contained apartments with a kitchen, bathroom, and sleeping facilities that are attached to a single-family residence or located on the same property as the principal residence. Due to their smaller sizes, second units may provide affordable housing opportunities for lower-income households, seniors, and/or disabled individuals. Local land use regulations that constrain the development of second units may therefore have a negative impact on housing for special needs populations.

State law requires local jurisdictions to either adopt ordinances that establish the conditions under which second units will be permitted or to follow the State law provisions governing second units (Government Code, Section 65852.2). Cities typically establish regulations governing the size, location, and parking of second units. No local jurisdiction can adopt an ordinance that totally precludes the development of second units unless the ordinance contains findings acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. Furthermore, AB 1866 amended the State's second unit law in 2003, requiring jurisdictions to use a ministerial, rather than discretionary process, for approving second units.

In compliance with State law, the County and the Entitlement Jurisdictions have updated zoning provisions pertaining to second units to approve second units at an administrative level. In addition to encouraging the production of second units to meet affordable housing needs, some jurisdictions specifically require second units to be affordable for lower-income households. For example, the City of Los Altos requires second units be deed-restricted and maintained as affordable for very low- or low-income households.

**Regulations Governing Emergency Shelters and Transitional Housing.** Local land use controls can constrain the availability of emergency shelters and transitional housing for homeless individuals and shelters if these uses are not permitted in any zoning district or if additional discretionary permits are required for their approval. SB2, a state law that became effective on January 1, 2008, sought to address this potential constraint by strengthening planning requirements around emergency shelters and transitional housing. The law requires all jurisdictions to identify a zone where emergency shelters are permitted by right without a conditional use permit or other discretionary permit. In addition, transitional and permanent supportive housing must be considered a residential use and only be subjected to restrictions that apply to other residential uses of the same type in the same zone.<sup>39</sup>

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<sup>38</sup> City of Saratoga, *Draft 2007-2014 Housing Element*, April 29, 2009, Page 31.

<sup>39</sup> California Department of Housing and Community Development, Memorandum: Senate Bill 2 – Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive

In Unincorporated Santa Clara County, emergency shelters operating within an existing or proposed single-family residence in an R1, R1E, RHS, R1S, R2, or R3 zone are permitted by right. New multi-family residential development for emergency shelter use is allowed in the R1S, R3S, and R3 zones, with Architecture and Site Approval (ASA). The ASA process is designed to ensure that development standards for setbacks, parking, fire, water, sewer, and other site requirements are met. The County will also pursue amendments to its Zoning Ordinance to allow emergency shelters within existing, permitted Religious Institutions, Non-profit Institutions, and Community Care – Expanded facilities as an ancillary use, allowed by right without additional discretionary land use approvals, subject to certain maximum occupancy and minimum management standards/requirements appropriate to each use and facility type.

Other Entitlement Jurisdictions have programs in their Housing Elements that will allow for emergency shelters in at least one zoning jurisdiction and treat transitional and supportive housing like other residential uses, as required by SB2. The cities of Los Gatos and Monte Sereno are meeting the requirements of SB2 by entering into an agreement to develop at least one permanent emergency shelter within two years that would serve both jurisdictions.

It should be noted that while jurisdictions are in compliance or working to become compliant with state law regulating emergency shelters, the countywide priority is to provide permanent supportive housing rather than new emergency shelters. As discussed previously, jurisdictions support the Housing First model, which emphasizes permanent housing with services to help homeless individuals achieve stability.

**Regulations for Community Care Facilities.** Local zoning ordinances also may affect the availability of housing for persons for community care facilities serving special needs populations. In particular, zoning ordinances often include provisions regulating community care facilities and outlining processes for reasonable accommodation. The Lanterman Developmental Disabilities Services Act requires local jurisdictions to treat licensed group homes and residential care facilities with six or fewer residents no differently than other permitted single-family housing uses. Cities must allow these licensed residential care facilities in any area zoned for residential use and may not require conditional use permits or other additional discretionary permits.

Consistent with State law, the County and most Entitlement Jurisdictions permit licensed community care facilities for six or fewer residents by right in residential zones allowing single-family residential uses

**Reasonable Accommodation Policies.** Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on cities and counties to make reasonable accommodations in their zoning and land use policies when such accommodations are necessary to provide equal access to housing for persons with disabilities. Reasonable accommodations refer to modifications or exemptions to particular policies that facilitate equal access to housing. Examples include exemptions to setbacks for wheelchair access structures or reductions to parking requirements.

Many jurisdictions do not have a specific process specifically designed for people with disabilities to

make a reasonable accommodations request. Rather, local governments provide disabled residents relief from the strict terms of their zoning ordinances through existing variance or Conditional Use Permit processes. Many of the Entitlement Jurisdictions currently address reasonable accommodation requests in this manner.

In a May 15, 2001 letter, the California Attorney General recommended that local governments adopt formal written procedures for handling reasonable accommodations requests. While addressing reasonable accommodations requests through variances and Conditional Use Permits does not violate fair housing laws, it does increase the risk of wrongfully denying a disabled applicant's request for relief and incurring liability for monetary damages and penalties. Furthermore, reliance on variances and use permits may encourage, in some circumstances, community opposition to projects involving much needed housing for persons with disabilities.<sup>40</sup>

Some cities, including the cities of Gilroy, Campbell, and San José have reasonable accommodations procedures outlined in their zoning ordinances. Many other Entitlement Jurisdictions have programs in their Housing Elements to develop formal reasonable accommodations procedures. These jurisdictions include the cities of Cupertino, Sunnyvale, Monte Sereno, and Saratoga.

**Parking Requirements.** Parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities or additional units. Developers may be deterred from building new housing in jurisdictions with particularly high parking ratios due to the added costs associated with such requirements. Some jurisdictions provide opportunities for reduced parking ratios for affordable or senior housing, housing for persons with disabilities, and projects located in close proximity to public transportation. Cities that grant some form of parking reduction include Campbell, Cupertino, Gilroy, Los Altos, Mountain View, Palo Alto, San José, and Saratoga. Other cities, such as Los Altos Hills, Santa Clara, and Sunnyvale, have programs in their Housing Elements to reconsider existing parking requirements within their zoning ordinances.

San Jose allows a 10% reduction for projects located within two thousand (2,000) feet of a proposed or an existing rail station. In addition, a reduction in the amount of required off-street parking for SROs, emergency residential shelters, residential care/service facilities, convalescent hospitals and senior housing may be approved with a development permit if it meets certain criteria.

#### *Permit and Development Impact Fees*

Like cities throughout California, most jurisdictions in the County collect permit and development impact fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. Depending on the jurisdiction, developers may be required to pay school and transportation impact fees, sewer and water connection fees, building permit fees, wastewater treatment plant fees, and a variety of handling and service charges. Development impact fees may result in higher housing costs if developers pass fees on to homebuyers.

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<sup>40</sup> Lockyer, Bill, California Attorney General, Letter to All California Mayors, May 15, 2001.  
[http://caag.state.ca.us/civilrights/pdf/reasonab\\_1.pdf](http://caag.state.ca.us/civilrights/pdf/reasonab_1.pdf)

The Home Builders Association of Northern California prepared the *South Bay Area Cost of Development Survey, 2006-2007*, which compares permit and development impact fees across Santa Clara County jurisdictions. Total fees, including entitlement fees, construction fees, impact/capacity fees, and development taxes, for a single family home in a 50 lot subdivision ranged from \$27,000 per unit in Sunnyvale to \$80,000 in Cupertino.<sup>41</sup> While these fees may be a constraint to housing production, they are necessary to provide adequate planning services and maintain public services and facilities. Some jurisdictions provide fee waivers or reductions for affordable housing projects or housing for special needs populations.

#### *Article XXXIV of the California Constitutional*

Article XXXIV of the California Constitution requires approval of the voters before any "low rent housing project" can be "developed, constructed, or acquired" by any "state public body." Article 34 applies not only to publicly-owned low-income rental projects, but also to low-income rental projects developed by private persons and non-profit entities using certain types of public financial assistance. Most jurisdictions seek voter approval for a specified number or percentage of units, rather than on a project-by project basis. Exclusions to Article 34 include privately-owned, non-exempt, lower-income developments with no more than 49 percent of the units reserved for lower-income households, and reconstruction of previously existing lower-income units.

In Santa Clara County, Measure A, passed in the November 1998 ballot, authorizes under Article XXXIV of the California Constitution the development, acquisition or construction of low rent housing units in annual amounts equal to 1/10 of one percent of the total number of existing housing units within the municipalities and urban service areas of the County of Santa Clara as of the 1990 census. The total number of units authorized each calendar year would be approximately 540. These units would be for persons and families of low income, including elderly or disabled persons. If the total annual allocation is not exhausted in any given year, the remaining number of units would be carried over and added to the number allowed in future years.

In November 1994, San Jose voters approved Measure D, a referendum to provide for the development of affordable housing available to low- and very low-income persons and households in the City of San José. The approved referendum to expand the City's stock of affordable housing reads as follows: "Without increasing local taxes, shall publicly assisted and government providers be authorized to develop, acquire, or construct housing which conforms to the General Plan, for persons and families of low income, including elderly or disabled persons, in amounts not to exceed ½ of 1% of the existing housing units in San Jose as of the 1990 Census, annually, with any unused amounts to be carried over from year to year." There were 259,365 housing units in the City in 1990. The approved formula, when applied to this number of existing housing units, permits the development of 1,296 low-income housing units per year.

#### **Labor Costs**

The City of San Jose has living and prevailing wage policies that apply to its contracts, including City-financed affordable housing developments. The policy governs the pay rate and medical benefits, as well as the number of hours and days a City contract employee can work. While these policies positively

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<sup>41</sup> Home Builders Association of Northern California, *South Bay Area Cost of Development Survey, 2006-2007*, [http://www.sanjoseca.gov/development/docs/06-07\\_COD\\_Survey\\_Results.pdf](http://www.sanjoseca.gov/development/docs/06-07_COD_Survey_Results.pdf)

supports a higher wage to meet the realities of the region's higher costs of living, they may also add to the cost of labor for City projects and potentially make some affordable housing developments more difficult to finance.

### **Environmental Clearance**

In California, potential development projects must pass an environmental review as required by State CEQA or federal NEPA laws. These laws are intended to protect environmental resources and to promote healthy and safe living conditions. In accordance with these laws, projects must identify potential environmental impacts as well as actions to mitigate or eliminate these impacts where they exist. However, while the purpose and intent of environmental clearance requirements are important, they may constrain affordable housing development due to the intensive cost and time of preparing and implementing environmental impact reports (EIR) and related mitigation strategies. Additionally, opponents of affordable housing have often blocked or slowed down the production of specific projects by challenging the legality and validity of the projects' EIRs.

### **Non-Governmental Constraints**

In addition to governmental constraints, non-governmental factors may also constrain the production of new affordable housing.

**Supply of Available Land.** In many Entitlement Jurisdictions, the limited availability of land for housing development constrains new housing production. These constraints are particularly challenging for cities that do not have the potential to annex additional land because they are completely surrounded by other incorporated cities. As a result, new residential production will largely occur as infill projects, often a more challenging and costly development type. It is worth noting, however, that infill development offers the benefits of greater transit accessibility, the redevelopment of underused sites, and the preservation of open space.

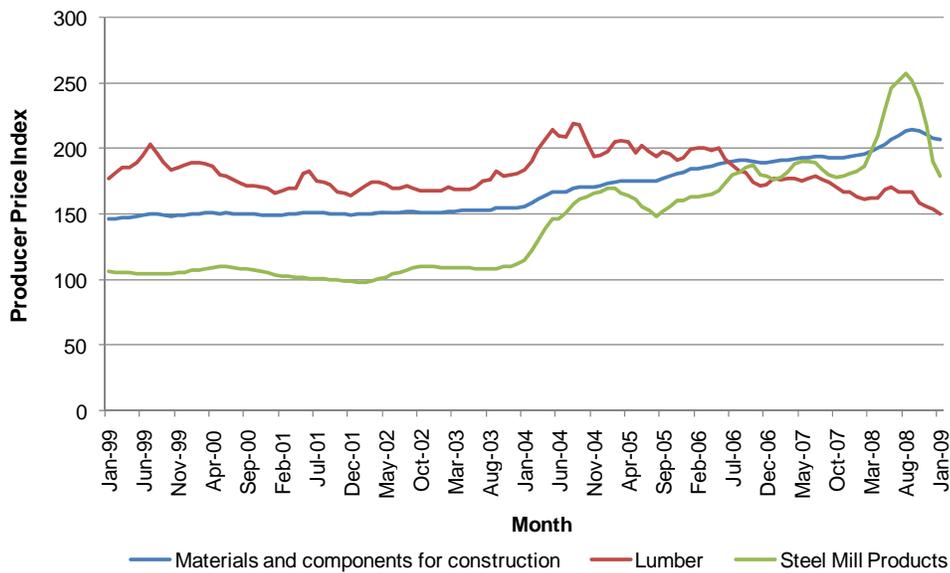
**Land Costs.** Due to the limited supply and high demand, land costs in Santa Clara County are generally higher than most other places across California. Local developers indicate that land prices are slowly adjusting during this economic downturn. However, developers generally report that the market is not efficient and land owners' expectations of what their land is worth declines slowly. Unless land owners are compelled to sell their property, many will wait for the market to recover.

**Construction Costs.** In recent months, key construction costs (materials and labor) have fallen nationally in conjunction with the declining residential real estate market. Figure 4.9 illustrates construction cost trends for key materials based on the Producer Price Index, a series of indices published by the U.S. Department of Labor Bureau of Labor Statistics that measures the sales price for specific commodities and products. Lumber prices have declined by 19 percent between 2004 and 2008. As shown in Figure 4.9, steel prices have fallen sharply since August 2008. Local developers report that construction costs, including labor, have fallen by approximately 20 percent in tandem with the weak housing market.<sup>42</sup>

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<sup>42</sup> Papanastassiou, Andrea, Director of Real Estate Development, Eden Housing, Inc., phone interview with BAE, July 14, 2009.

**Figure 4.10: Producer Price Index for Key Construction Costs**



Base year: 1982 = 100  
Sources: U.S. Dept. of Labor, Bureau of Labor Statistics, 2009; BAE, 2009

**Availability of Financing.** According to local affordable housing developers, the availability of financing presents the biggest barrier to producing new subsidized housing. Although the cost of land and construction have declined, the associated tightening of the credit market, and decline in State and local subsidies have made it challenging for affordable housing developers to take advantage of lower costs.

As a particularly salient concern, the value of low-income housing tax credits (LIHTC) has fallen in tandem with the economy. Tax credit investors also now have an even greater preference for new construction, family housing, and senior housing developments, perceived to be less risky than rehabilitation projects and permanent supportive housing.<sup>43</sup> With this loss in tax credit equity, developers are forced to turn to the State and local agencies for greater subsidies. Unfortunately, uncertainty around State and local finances and the expiration of programs funded by previous State housing bonds, limits funds from these sources as well. However, additional limited and temporary funds are available through the American Recovery and Reinvestment Act of 2009, which provides some funding for various programs, including the Community Development Block Grant and the Tax Credit Assistance Program.

In addition to reduced LIHTC financing, local redevelopment agencies (RDAs) have reduced funding available as a result of the State budget crisis. To balance the State's budget for fiscal year 2009-2010,

<sup>43</sup> Sawislak, Dan, Executive Director, Resources for Community Development, phone interview with BAE, July 2, 2009.

RDAs across the state are required to pay \$2.05 billion of tax increment otherwise due to them to the State's Supplemental Educational Revenue Augmentation Fund (SERAF) over the a two-year period. In order to make the SERAF payment, some RDAs may need to borrow from or suspend payments to the Low and Moderate Income Fund, which supports affordable housing for low- and moderate-income households.<sup>44</sup>

As another financing challenge, the State's weak fiscal condition has led to uncertainty of future bond financing, a major strategy for raising affordable housing funds. In the face of California's budget concerns, this constraint will likely remain in effect during some or all of the 2010-2015 Consolidated Plan cycle. In addition, the cash strapped State has failed to honor all current funding commitments for state funded programs such as Prop 1C, BEGIN and CalHome, thus jeopardizing their future funding. It is extremely difficult to plan, implement and administer these programs without a permanent source of funds.

**Public Perception.** In some communities, public perception of housing developments may act as a barrier. Community opposition may arise from neighbors who live near a proposed new development. Residents may have concerns about a project's density and impact on parking and traffic conditions. Public outreach efforts and good planning and design are key to addressing potential community opposition.

## 4.9 Fair Housing

HUD requires all jurisdictions affirmatively further fair housing. This section outlines fair housing services offered in Santa Clara County, identifies potential impediments to fair housing, and provides recommendations to address the impediments.

### ***Fair Housing Services***

The primary fair housing activity many jurisdictions undertake is to contract with local nonprofit organizations that specialize in fair housing issues. This model allows for stronger fair housing programs and resources as the nonprofit organizations are able to specialize in fair housing issues and achieve economies of scale by serving a wider geographic area.

Through contracts with jurisdictions, local fair housing organizations and legal aid groups perform the following services:

- Investigate allegations of housing discrimination and counsel tenants and landlords on their rights and responsibilities under state and local laws;
- Assist tenants and home buyers with discrimination complaints by mediating and/or providing education to property owners and assisting with litigation against owners or managers if necessary;
- Provide management training, fair housing education, community outreach, landlord and tenant

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<sup>44</sup> California Redevelopment Association, "Redevelopment Agencies Prepare Second Lawsuit to Block Unconstitutional Raids of Redevelopment Funds," <http://www.calredevelop.org/AM/Template.cfm?Section=Home&Template=/CM/ContentDisplay.cfm&ContentID=5855>

- counseling, conflict resolution, referrals, investigations, and audits;
- Work with clients to file an official complaint with HUD or the State DFEH, if an investigation finds evidence of discrimination;
- Conduct fair housing audits on private apartment complexes to test for discrimination against particular protected classes;
- Provide assistance with evictions, rental repairs, deposits, rental agreements, leases, rental disputes, mortgage delinquency, home purchasing counseling, and other related issues.

### ***Other Local Fair Housing Efforts***

**Countywide Fair Housing Task Force.** In fiscal year 2003, the Countywide Fair Housing Task Force was established. The Task Force includes representatives from entitlement jurisdictions, fair housing providers, legal service providers, and other community service providers. Since its inception, the Task Force has implemented a calendar of countywide fair housing events and sponsors public information meetings, including Accessibility Training, First-Time Homebuyer training, and Predatory Lending training.

**Training and Outreach.** In addition to contracting with local fair housing service providers, several jurisdictions conduct additional fair housing activities such as training and outreach to local apartment managers and property owners. For example, the City of San José sends out fair housing information to property owners and coordinates with local Fair Housing service providers and the Tri-County Apartment Association to hold bi-annual workshops for apartment owners and managers on fair housing laws. The City also translates fair housing outreach and educational material into several languages. The City of Palo Alto's Office of Human Services sponsors housing information and referral coordination meetings to facilitate networking among service providers who assist low-income, elderly, disabled, or homeless clients.

**Affordable Housing Programs.** The lack of available and affordable housing can be an impediment to fair housing in some areas of Santa Clara County. In response to high housing costs in the region, jurisdictions have funded various subsidized housing programs to provide affordable housing to lower-income households who are unable to afford market rate housing. These programs include inclusionary housing programs, which require developers to reserve a percentage of units for lower-income households or pay an in-lieu fee, and first-time homebuyer programs that offer downpayment assistance or second loans to eligible first-time homebuyers.

### ***Fair Housing Impediments***

The Entitlement Jurisdictions have prepared their respective Analyses of Impediments to Fair Housing (AI) concurrently with the preparation of this Consolidated Plan. The AI identifies public sector and private sector impediments to fair housing choice and provides recommendations to remove impediments. The 2010-2014 Analysis of Impediments to Fair Housing for the Entitlement Jurisdictions identified the following impediments to housing choice:

**Treatment of Supportive Housing, Transitional Housing, and Emergency Shelters in Local Zoning Ordinances.** Section 4.8 describes how local land use controls can affect the production of housing serving special needs groups, thereby creating a potential fair housing concern.

**Definition of Family.** A jurisdiction’s zoning ordinance can constrain access to housing if it contains a restrictive definition of a family. For example, a definition of family that limits the number of persons and differentiates between related and unrelated individuals living together can be used to discriminate against nontraditional families and illegally limit the development and siting of group homes for individuals with disabilities. California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981) have ruled a zoning ordinance invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. The rulings established that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under zoning or land use planning powers of a jurisdiction, and therefore violates privacy rights under the California Constitution.

Most of the Entitlement Jurisdictions have zoning ordinances which contain a broad definition of family, in compliance with the Lanterman Developmental Disabilities Services Act and fair housing laws. The ordinances generally define a family as a group of people operating as “a single housekeeping unit” without limiting the number of people or their relationship.

**Access to FHA Loans.** Households which face difficulty qualifying for a conventional mortgage may decide to use a Federal Housing Administration (FHA) loan. FHA loans are insured by the federal government, and have traditionally allowed lower-income households to purchase homes that they could not otherwise afford. Thanks to the FHA insurance, these loans have lower interest rates, require a low downpayment of 3.5 percent, and have more accessible underwriting criteria. In general, lenders report that households with a credit score of at least 640 and a two-year employment history can qualify for a FHA loan. FHA loans have become more popular as underwriting practices for conventional mortgages have become stricter.<sup>45</sup> In addition, more homebuyers are eligible for FHA loans as a result of declining home prices. In Santa Clara County the FHA loan limit for a single-family residence is \$729,750.<sup>46</sup>

Despite the more favorable terms associated with FHA loans, there are some challenges associated with purchasing a home with a FHA-backed mortgage. First, stringent guidelines regulate what properties are eligible for purchase. Properties must meet certain requirements related to the condition of the home and pass an inspection by FHA representatives. This requirement is a particular challenge for homebuyers who are purchasing foreclosed properties that have been vacant for a prolonged period and have associated maintenance issues.<sup>47</sup>

Another potential barrier is that not all banks issue FHA loans. Prior to the mortgage crisis, few transactions qualified for FHA loans and therefore there were hardly any lenders who were certified and trained to participate in the program. Moreover, many loan officers prefer to focus on conventional mortgages because of the added time and effort associated with processing and securing approval on a

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<sup>45</sup> Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

<sup>46</sup> Zhovreboff, Walter, Bay Area Homebuyer Agency / First Home, Inc., phone interview with BAE, July 16, 2009.

<sup>47</sup> FHA Loan Limits for California, [http://www.fha.com/lending\\_limits\\_state.cfm?state=CALIFORNIA](http://www.fha.com/lending_limits_state.cfm?state=CALIFORNIA).

<sup>47</sup> Zhovreboff, Walter, Bay Area Homebuyer Agency / First Home, Inc., phone interview with BAE, July 16, 2009.

FHA loan.<sup>48</sup>

**First-Time Homebuyer Programs.** In addition to conventional mortgages and FHA loans, the State and many Entitlement Jurisdictions offer numerous first-time homebuyer programs. These include various downpayment assistance and second mortgage programs. Some of these second mortgage programs have equity sharing components. For example, the County of Santa Clara offers a \$40,000 Downpayment Assistance Program, providing a 30 year loan, deferred at two percent interest for four years and zero percent interest in years five through 30.<sup>49</sup>

Downpayment assistance and second mortgage programs are attractive to potential homebuyers, particularly during times when financial institutions are approving loans at lower loan to value ratios. However, loan officers sometimes seek to avoid homebuyers utilizing first-time homebuyer programs due to the added time and labor associated with these programs. While lenders typically process conventional loans in 30 days, the closing period for homebuyers using first-time homebuyer programs is often 45 days. In addition, loan officers receive smaller commissions under these programs, as they reduce the amount homebuyers need to borrow from the lender.<sup>50</sup>

Some real estate brokers also prefer not to work with homebuyers using first-time homebuyer programs. Brokers aim to expedite the closing period, while first-time homebuyer programs generally result in extended loan approval processes. As a result, agents may not tell homebuyers about potential State and local programs they would qualify for. Homebuyers who do not attend first-time homebuyer classes or work with nonprofit housing counseling agencies are often unaware of programs available to assist them.<sup>51</sup>

**Affordable Housing Application Processes.** Due to the requirements associated with various affordable housing funding sources, certain households may encounter difficulties in applying for subsidized housing. For example, applications can involve a large amount of paperwork and require households to provide records for income verification. In some cases, short application time frames and submittal requirements (e.g., by fax) create additional challenges. These requirements present obstacles for homeless or disabled individuals who lack access to communication systems and information networks, as well as the skills to complete and submit the necessary documentation.

Affordable housing developers receive hundreds to thousands of applications for a limited number of units. As a result, applicants who are not selected through the lottery process are put on a waiting list. Households must be proactive and regularly follow-up with property managers to inquire about the status of the waiting list. If applicants on the waiting list move or change their phone number, property managers may not be able to contact them when a unit becomes available. Again, this procedure can

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<sup>48</sup> Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

<sup>49</sup> County of Santa Clara, "Downpayment Assistance Programs HOME (SCC40K) Program Manual and Guidelines," June 2009, [http://www.sccgov.org/SCC/docs%2FAffordable%20Housing%20Office%20of%20\(DEP\)%2FAttachments%2FSCC40K%20Loan%20ProgramManual%20Rev%207\\_09.pdf](http://www.sccgov.org/SCC/docs%2FAffordable%20Housing%20Office%20of%20(DEP)%2FAttachments%2FSCC40K%20Loan%20ProgramManual%20Rev%207_09.pdf)

<sup>50</sup> Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

<sup>51</sup> Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

Zhovreboff, Walter, Bay Area Homebuyer Agency / First Home, Inc., phone interview with BAE, July 16, 2009.

make it more difficult to get off a waiting list for transient individuals or families who don't have a regular address, phone number, or email address.

Applicants who are selected through the lottery or who come off the waitlist go through an interview and/or screening process. Property managers routinely screen out individuals with a criminal or drug history, or a poor credit record. This process can effectively screen out homeless or mentally disabled applicants. To help address these challenges, several organizations provide housing location assistance.

**Elderly Housing.** Seniors often need accessible units located in close proximity to services and public transportation. Many seniors are also living on fixed incomes, making affordability a particular concern. While there are subsidized senior housing developments in the County, local service providers at each of the Consolidated Plan Workshops indicated a need for more affordable senior housing facilities, particularly given the long waiting lists at existing subsidized developments. In addition there are few, if any, subsidized assisted living facilities in the County. Faced with this shortage, lower-income individuals often do not have the option of living in an assisted living facility and must bring services into their homes. Many affordable senior housing facilities have service coordinators who work to provide these services to residents at the development. There are also several referral and assistance programs that provide information and help to connect individuals with support resources in the community.

Seniors can also face difficulties finding subsidized housing that accommodates a live-in caregiver. According to senior service providers, many subsidized projects serve individuals or couples only and do not accommodate caregivers. In other cases, the caregiver's income may make the household ineligible for the affordable unit. Challenges associated with live-in caregivers may also apply to persons with disability or HIV/AIDS.

**Housing for Persons with Disabilities.** Individuals with mobility disabilities need accessible units that are located on the ground floor or have elevator access, as well as larger kitchens, bathrooms, and showers that can accommodate wheelchairs. Building codes and HOME regulations require that five percent of units in multifamily residential complexes be wheelchair accessible and another two percent of units be accessible for individuals with hearing or vision impairments.<sup>52</sup> Affordable housing developers follow these requirements and provide accessible units in their subsidized housing developments. However, local service providers at Consolidated Plan Workshops report that demand far outstrips the supply of accessible, subsidized housing units.

Nonetheless, affordable housing providers often have difficulty filling accessible units with disabled individuals. Some affordable housing providers report that they only have a few disabled persons on their waiting list. As such, if all disabled individuals on the waiting list are placed in a unit and accessible units still remain, the developer will place a non-disabled person in the unit. This contradicts information provided by other service providers who indicate a great need for affordable accessible housing, and points to barriers in the application process that prevent interested individuals from finding subsidized, accessible housing, or a mismatch between people who need housing and when it is available. A lack of communication between affordable housing developers and organizations that serve disabled persons also

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<sup>52</sup> Papanastassiou, Andrea, Director of Real Estate Development, Eden Housing, Inc., phone interview with BAE, July 14, 2009.

contributes to this problem. In fact, affordable housing providers state that filling accessible units with disabled individuals requires a substantial effort. Property managers must give presentations and meet with clients and service providers in order to secure the applications.

Persons with disabilities face other challenges that may make it more difficult to secure both affordable or market-rate housing. Often persons with disabilities have high medical bills that lead to credit problems. Many individuals also rely on Social Security or welfare benefits. Organizations who assist disabled individuals secure housing in the region, report that poor credit is one of the biggest barriers to housing choice.

Other challenges disabled individuals may face include difficulties securing reasonable accommodations requests. As discussed previously, the Fair Housing Act prohibits the refusal of reasonable accommodations in rules, policies, practices, or services, when such accommodations are necessary to afford a person with a disability equal access to housing. This applies to those involved in the provision of housing, including property owners, housing managers, homeowners associations, lenders, real estate agents, and brokerage services. Local fair housing organizations, including ECHO and Project Sentinel, indicate that some individuals have difficulties with landlords approving their reasonable accommodation request. Examples of reasonable accommodation requests include permission to have a service animal in the residence or securing parking closer to the unit. ECHO and Project Sentinel report that reasonable accommodations requests for disabled individuals are one of the more common fair housing complaints seen throughout Santa Clara County.<sup>53</sup>

**Housing for Homeless Individuals.** The primary barrier to housing choice for homeless individuals is insufficient income. Local and regional service providers report that many homeless rely on Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI), which are too low to qualify for most subsidized programs and affordable housing developments. In addition, as noted above, both affordable housing developers and market-rate landlords may screen out individuals with a criminal or drug history, history of evictions, or poor credit.

Securing housing can prove more difficult for homeless families compared to individuals due to occupancy regulations, potential landlord biases against households with children, and the more limited supply of larger units. Consolidated Plan Workshop participants reported that as a result of the recession, there are more homeless families than ever seeking housing.

Santa Clara County and its member jurisdictions are addressing issues of housing choice and accessibility for homeless individuals and families through strategies identified in the 10 Year Plan to End Chronic Homelessness in Santa Clara County, the City of San José's Homeless Strategy, and through efforts of Destination: Home, a taskforce focusing on ending homelessness. As described earlier, since its inception, Destination: Home has made huge strides in implementing the recommendations of the Blue Ribbon Commission including:

- Opening two One-Stop Homelessness Prevention Centers

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<sup>53</sup> Arlene Zamorra, Housing Counselor, ECHO, phone interview with BAE, September 30, 2009.  
Marquart, Ann, Executive Director, Project Sentinel, phone interview with BAE, October 14, 2009.

- Opening a 15-bed Medical Respite Center
- Facilitating the allocation of Section 8 Vouchers to chronically homeless households
- Securing funds for intensive case management services

**Access to Housing by Limited English Proficiency (LEP) Individuals.** As financial institutions institute more stringent lending practices in response to the economic downturn, LEP individuals may face greater challenges in navigating the mortgage process. According to regional housing counseling agencies, at the height of the housing boom lenders were very interested in accessing the Latino and Asian populations. However, bank outreach to these communities has since declined.

As another concern for LEP households, undocumented individuals may face more complicated processes when applying for a mortgage. Some groups within the Spanish-speaking community and other LEP populations are “unbanked,” and rely on a cash economy. Because regular banking provides the record keeping and legitimacy that lenders look for, unbanked households have a more difficult time providing documentation to qualify for a mortgage.<sup>54</sup> In addition to challenges accessing housing, undocumented immigrants are also more reluctant to file fair housing complaints with HUD or the State. ECHO has investigated fair housing complaints for immigrant clients. However, clients are often hesitant to file official complaints with government agencies due to their undocumented status.<sup>55</sup>

**Housing Opportunities for Families.** Fair housing law prohibits discrimination based on familial status. However, local service providers report that households with children are sometimes discriminated against, particularly when searching for rental housing. Landlords may view households with children as less desirable due to potential noise issues or damage to units. While landlords and property managers may not deny families housing, they may place them in less desirable units such as units at the back of a complex or a downstairs unit. The challenge in identifying discrimination on the grounds of familial status is that often families may not know that other units in a complex are available, and therefore not realize that they are being offered a less desirable unit. ECHO and Project Sentinel report that differential treatment on the basis of familial status is another common fair housing issue in the County.<sup>56</sup>

**Lack of Awareness of Fair Housing.** According to fair housing organizations, general public education and awareness of fair housing issues is limited. Tenants often do not completely understand their fair housing rights. To address this issue, jurisdictions and fair housing organizations provide various fair housing education and outreach programs to housing providers and to the general public. For example, Project Sentinel provides between 10 and 20 fair housing trainings for property owners and managers in Santa Clara County each year. In addition, jurisdictions and fair housing organizations outreach to the general community through mass media such as newspaper columns, multi-lingual pamphlets, flyers, and radio advertisements. Fair housing organizations also outreach to protected classes by working with organizations that serve target populations.<sup>57</sup>

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<sup>54</sup> Gonzales, Gilda, Executive Director, Unity Council, phone interview with BAE, July 15, 2009.

<sup>55</sup> Arlene Zamorra, Housing Counselor, ECHO, phone interview with BAE, September 30, 2009.

<sup>56</sup> Arlene Zamorra, Housing Counselor, ECHO, phone interview with BAE, September 30, 2009.  
Marquart, Ann, Executive Director, Project Sentinel, phone interview with BAE, October 14, 2009.

<sup>57</sup> Marquart, Ann, Executive Director, Project Sentinel, phone interview with BAE, October 14, 2009.

### **Fair Housing Recommendations**

To address these impediments, the AI presents the following recommendations:

**Action #1: Facilitate access to below-market-rate units.** The Entitlement Jurisdictions shall continue to assist affordable housing developers in an advertising the availability of below-market-rate units via the jurisdictions' websites, the 2-1-1 information and referral phone service, and other media outlets. In addition, the City of San José, in coordination with the County of Santa Clara, is in the process of implementing a new housing search and location website. This new website, administered by the nonprofit Social Serve, will provide residents with the ability to search for affordable and appropriate housing throughout Santa Clara County utilizing a number of search criteria and a customer service call-in number. The jurisdictions will also facilitate communication between special needs service providers and affordable housing developers, to ensure that home seekers with special needs have fair access to available units.

**Action #2: Contract with local service providers to conduct ongoing outreach and education regarding fair housing for homeseekers, landlords, property managers, real estate agents, and lenders.** Outreach will occur via training sessions, public events, jurisdictions' websites and other media outlets, staffing at service providers' offices, and multi-lingual flyers available in a variety public locations.

**Action #3: Contract with local service providers to conduct fair housing testing in local apartment complexes.** The testing program looks for any evidence of differential treatment among sample local apartment complexes. Following the test, the service provider submits findings to the local jurisdiction and conducts educational outreach to landlords that showed differential treatment during the test.

**Action #4: Modify local zoning ordinances for consistency with State and federal fair housing laws.** Modifications to be evaluated and addressed by Entitlement Jurisdictions include the following:

- Per State law, the Entitlement Jurisdictions shall amend their local zoning code as necessary to consider transitional and permanent supportive housing as a residential use, subject only to the same restrictions that apply to other residential uses of the same type in the same zone.
- Entitlement Jurisdictions shall allow licensed residential care facilities with six or fewer residents in any area zoned for residential use and may not require conditional use permits or other additional discretionary permits, consistent with the Lanterman Developmental Disabilities Services Act.
- Entitlement Jurisdictions shall revise their zoning regulations as necessary to ensure that the requirements for secondary units conform to State law.
- Entitlement Jurisdictions' zoning ordinances shall have a definition of family that is consistent with the Lanterman Developmental Disabilities Services Act and the federal Fair Housing Act and the Fair Housing Amendment Act.

**Action #5: Allow for reasonable accommodation.** The Entitlement Jurisdictions shall establish formal procedures to address reasonable accommodation requests in zoning regulations to accommodate the needs of persons with disabilities.

**Action #6: Assist local Housing Authorities with outreach.** The Entitlement Jurisdictions shall continue to support the Housing Authority of the County of Santa Clara and the City of San José Housing Authority to ensure adequate outreach to minority, limited-English proficiency, and special needs populations regarding the availability of public housing and Section 8 vouchers. Outreach may occur via the jurisdictions' websites and informational flyers in multiple languages available at public locations. Given the extended waiting lists for public housing and Section 8 programs, attention will primarily be paid to fair management of the list.

**Action #7: Maintain a list of partner lenders.** The Entitlement Jurisdictions shall maintain a list of lenders that can help buyers access below-market-rate loans and locally-sponsored downpayment and mortgage assistance programs.

**Action #8: Plan for and encourage transit-oriented development.** The Entitlement Jurisdictions shall continue to plan for higher residential and employment densities where appropriate to maximize linkages between employers and affordable housing.

**Action #9: Facilitate safe and efficient transit routes.** The Entitlement Jurisdictions shall continue to work with local transit agencies to facilitate safe and efficient routes for the various forms of public transit to maximize linkages between employers and affordable housing.

## 4.10 Non-Housing Community Development Needs

As discussed in Section 2, the Entitlement Jurisdictions hosted four Consolidated Plan Workshops to engage the public and local stakeholders in the planning process. Participants in the Workshops discussed housing and non-housing community development needs in their respective areas. Attendees also completed an informal survey that assessed the need for various services and programs. In addition, this survey was distributed via the San José Strong Neighborhood Initiative (SNI) network to further engage local residents in the Consolidated Plan process. This section summarizes the key themes that emerged through the public outreach process.

### **Community Services**

Workshop participants emphasized the need to support a broad range of community services. Lower-income households and special needs populations require this *multi-faceted network* to address basic needs such as food, clothing, health, and shelter, as well as other broader requirements including:

- Legal services for lower-income households and seniors;
- Affordable child care;
- Fair housing and housing mediation services;
- Domestic violence counseling and prevention services;
- Social and recreational activities for seniors and youth;

- Transportation assistance, particularly for senior and disabled individuals;
- Parenting classes;
- Financial literacy training;
- Substance abuse services;
- Homeless services (including prevention); and
- Anti-gang programs.

Participants stressed that these services are inter-related; individuals and families need support in all areas to thrive. The comments expressed in each Workshop are shown in greater detail in Appendix A.

As another perspective on local service needs, Table 4.43 summarizes the results of the survey completed by workshop participants and the SNI network.<sup>58</sup> Respondents were asked to consider their communities' needs, as they relate to various service areas, and ranked each issue from "Least Need" to "Greatest Need" on a four-point scale. Table 4.43 highlights the three items that received the highest average level of need for each major issue area and in each subarea of the County.<sup>59</sup>

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<sup>58</sup> Appendix A contains "Other" responses.

<sup>59</sup> The "All" column is not highlighted because results are weighted towards the SNI responses, due to the larger number of surveys received from this area.

**Table 4.44: Summary of CDBG Survey Responses for Community Services Need**

Community Services	Avg Level of Need (Top 3 highlighted)					Number of Responses (a)
	North Co.	Central Co.	South Co.	SNI	All	
Food and Nutrition Services	2.92	3.45	3.78	3.43	3.34	106
Family Counseling and Case Management	3.00	3.33	3.71	3.18	3.21	98
Foreclosure Prevention and Housing Counseling	2.71	2.61	3.38	3.12	2.95	101
Disabled Services	2.52	2.83	2.75	2.56	2.61	97
Senior Activities	2.78	3.16	3.50	3.07	3.05	103
Youth Activities	2.81	3.33	3.67	3.75	3.44	111
At-Risk Youth Services	3.00	3.62	3.57	4.22	3.76	103
Neglected/Abused Children	3.00	3.30	3.67	3.19	3.20	97
Child Care	2.88	3.00	3.00	3.21	3.07	99
Anti-Crime Programs	2.68	3.06	3.14	4.00	3.49	102
Health Services	3.39	3.60	3.44	3.57	3.53	100
Mental Health Services	3.22	3.57	3.50	2.81	3.13	93
Tenant/Landlord Mediation	2.09	2.44	2.88	3.00	2.66	93
Legal Services	2.72	2.67	2.75	2.98	2.84	101
Transportation Assistance	2.68	3.06	3.50	3.22	3.08	101
Substance Abuse Services	2.76	2.89	3.63	3.06	3.00	102
Domestic Violence Services (e.g., counseling)	3.00	3.40	3.75	3.12	3.20	102
Homeless Services	3.21	3.05	3.38	2.86	3.02	101
Emancipated Youth (aging out of foster care)	2.72	3.10	3.13	2.57	2.76	100
HIV/AIDS Services	2.50	2.80	3.20	2.75	2.73	92
Other	3.50	4.00	4.00	3.80	3.80	11

Notes:

(a) "Number of responses" does not count questions which were left unanswered by the participant. Completed responses were used to calculate "average level of need."

Sources: BAE, 2009.

While the recession and unemployment have exacerbated demand for all types of services, reduced funding from the State and private sources has impacted service delivery. As such, continued support from local jurisdictions via CDBG and other sources has become more vital. Participants also stated that existing service providers already target many of these issues, and should continue to be funded to the extent possible.

In terms of gaps in the service network, the following items emerged:

- South County participants reported a lack for foreclosure prevention and housing counseling services.
- North County participants highlighted a lack of anti-gang and at-risk youth services in the area.

As another consideration, participants noted that while the existing network of public and private agencies already provides a broad range of services, many segments of the community lack *effective access* to these programs. For example, undocumented residents often avoid service providers out of concern for their immigration status. Language barriers (including for American Sign Language) must also be addressed to ease access to services.

Youth, particularly at-risk youth, can also encounter unique barriers when trying to access services. For example, school-sited programs can exclude youth who have been expelled from the district. Youth may also face difficulty using services aimed at families or older adults (e.g., mental health services).

Transportation also arose as a concern, particularly for seniors, the disabled, and lower income individuals who do not have a car. As regional transit agencies suffer cut backs, alternative options such

as Outreach become particularly important in gaining access to local services.

Centralization of services at facilities like community centers also helps individuals access multiple programs simultaneously.

Finally, participants stated that more *outreach and publicizing of existing services* is necessary to let the community know about these programs. For example, one participant noted that many residents are unaware that the Council on Aging of Silicon Valley publishes the Senior Service Directory, a useful resource required by the Older Americans Act. Participants also reported that the County's 211 service, while an important tool, often provides out of date or incomplete information, and should be improved.

### ***Economic Development***

CDBG funds may be used for local economic development activities that promote job growth, particularly among low- and moderate-income persons. These activities may prove especially critical in the current recession, given local unemployment rates. The California Employment Development Department (EDD) reports an estimated 12.1 percent unemployment rate for Santa Clara County in January 2010,. As a basis of comparison, California as a whole had a 13.2 percent unemployment rate.

As a symptom of high unemployment and the recession, CDBG Workshop participants noted that many local business districts (e.g., Saratoga, Palo Alto, Sunnyvale, and Winchester Business District) suffer from high vacancies. They stated the need for *small business development, mentoring, and loan programs* to help alleviate this issue, and offer local entrepreneurs a chance to lease space at more affordable rates during the down market.

Participants also expressed an interest in *vocational programs* that build basic job skills and train workers, especially youth, to enter growth industries, like the clean technology sector. One participant also highlighted the value of programs that train child care providers.

### ***Community Facilities and Infrastructure***

Jurisdictions may use CDBG funds for the development of community facilities and infrastructure projects that benefit low- and moderate-income persons. Participants stated that ongoing maintenance of parks and recreation facilities is needed. Graffiti abatement surfaced as a concern, along with replacement of aging infrastructure. Participants also reported the need for expanded homeless shelters, which often have long waiting lists. Although participants raised the issue of homeless shelters, the County has shifted towards support for permanent supportive housing for homeless individuals. Sidewalk and lighting improvement in business districts was also discussed, along with rehabilitation of non-profit and public facilities.

Gilroy residents expressed the need for a youth center and a senior center. Gilroy currently has a youth Center, but it is scheduled to be demolished due to seismic structural problems. While both Gilroy and Morgan Hill currently have senior centers, additional facilities may be needed. Participants also called for maintenance and lighting of local parks, sidewalks, and bus shelters, and improvements for accessibility. Due to the area's distance from Central County service providers, participants also pointed to demand for affordable satellite office space for service providers, possibly in local community centers.

The City of San Jose also has enormous unmet infrastructure needs. In his March Budget Message for Fiscal Year 2010-2011, San José Mayor Chuck Reed explained that the City currently has one-time infrastructure and maintenance needs of \$446 million that the City's general fund will be unable to start addressing. However, the one-time infrastructure and maintenance needs increases to \$821 million once all of the City's funds are included. The deferred infrastructure costs include a \$283 million backlog in pavement maintenance. Annual ongoing funding needs to main just the City's transportation assets in good condition are estimated at \$41.4 million, with pavement maintenance averaging a \$20 million annually shortfall beginning FY 2010-11.<sup>60</sup>

## **5 Five-Year Strategic Plan**

The Strategic Plan section of the Consolidated Plan serves as a blueprint for addressing the needs identified in the Housing and Community Development Needs Assessment. The Strategic Plan establishes a work plan with goals and strategies to guide the allocation of entitlement grant funds and the implementation of HUD programs over the next five years.

The goals and strategies listed in the Five-Year Strategic Plan are based on and coincide with the policies, programs, and objectives described in the Housing Elements of the Entitlement Jurisdictions. The goals and strategies also reflect input from community stakeholders, service providers in the area, and staff. Section 3 outlines the Citizen Participation process used to solicit input into the Consolidated Plan.

The Goals and Programs within the Strategic Plan are organized into four categories:

- Housing Needs
- Homeless Needs
- Non-Homeless Special Needs Housing
- Non-Housing Community Development Needs

In addition, per HUD requirements, the Strategic Plan addresses how the Entitlement Jurisdictions work with the local public housing authorities are mitigating barriers to affordable housing, address poverty, and coordinate with public and private sector on community development efforts.

### **5.1 Methodology for Prioritizing Need**

The Consolidated Plan's ranking of needs is based on multiple factors, including:

- The priorities identified in the Entitlement Jurisdictions' Housing Elements;
- The findings from the Consolidated Plan's Housing and Homelessness Needs Assessment;
- Current market conditions as described in the Housing Market Analysis (see Section 4);
- The severity of needs among all groups and subgroups, including the relative need between varying income groups;
- Current housing stock;
- Likely available funding over the next five-year period for various housing and community development activities; and

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<sup>60</sup> City of San José FY 2009-10 Adopted Operating Budget

- Input from community members and organizations at the Consolidated Plan workshops and through the Consolidated Plan survey.

Considering these factors, each program was assigned a High, Medium, or Low level priority. It is important to note that a Medium and Low level priority does not preclude the Entitlement Jurisdictions from providing funding for a particular activity. The priority is simply a relative description of the amount of resources that the Entitlement Jurisdictions expect to dedicate to a particular need.

## 5.2 Goals, Strategies, and Actions

### ***Goal #1: Assist in the creation and preservation of affordable housing for lower-income and special needs households***

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#### *Strategy #1A: Assist in the production of affordable rental housing*

**Need.** Affordability of rental housing varies significantly by jurisdiction. However, across the Entitlement Jurisdictions, the average market rate rent far exceeds the maximum affordable rent for very low- and extremely low-income households. Moreover, the current economic recession and unemployment further exacerbate affordability concerns for many households.

- **Action 1A.1.** Provide financial and technical assistance to contractors / developers for producing affordable rental housing.

#### *Strategy #1B: Support affordable ownership housing*

**Need.** Although the current housing market downturn has led to falling sales prices in virtually all the Entitlement Jurisdictions, ownership housing in North County and Central West County remains largely unaffordable to lower-income households. In contrast, home values in Central and South County are somewhat more affordable. It is also important to note, however, that credit markets have tightened in tandem with the decline in home values. As such, although homes have generally become more affordable, lender requirements for a minimum down payment or credit score present a greater obstacle for buyers. Considering these factors, homeownership for lower-income households remains an important goal.

- **Action 1B.1.** Provide direct financial assistance to help moderate and lower-income households purchase homes.
- **Action 1B.2.** Continue to support financial literacy and homebuyer education programs serving lower-income households

#### *Strategy #1C: Rehabilitation assistance to lower-income homeowners to preserve San Jose's affordable housing stock*

**Need.** The Housing Rehabilitation program will allow lower-income homeowners to remain in affordable, safe and decent housing. The City of San José identified 2,700 severely deteriorated housing units and another 9,500 moderately deteriorated units within its boundaries. These estimates do not include housing in need of minor repairs. Further, there are 11,891 low-income and moderate-income senior households in San José with housing problems, 6,323 of which were homeowners.

- **Action 1C.1.** Provide financial and technical assistance to lower-income homeowners including mobilehome owners to ensure that their properties conform to requirements of the San Jose Housing Code.
- **Action 1.C.2.** Respond to and abate the immediate health and safety needs of lower-income single-family and mobilehome owners. Administer grant funds for accessibility improvements for the low-income, disabled population
- **Action 1.C.3** Continue to pursue opportunities for funding assistance for infrastructure improvement projects in low-income mobilehome parks.

*Strategy #1D: Assist lower-income households including seniors, larger families, the disabled, in preserving and maintaining safe and affordable housing*

**Need for Senior Housing.** According to the 2000 Census, 38 percent of Santa Clara County’s elderly households (age 65 years or older) face one or more housing problems. This includes overpaying for housing (spending more than 30 percent of their income on housing costs), living in an overcrowded situation, or living in a unit that lacks complete kitchen or plumbing facilities. Housing problems are more prevalent among elderly renters than owners. Approximately 60 percent of elderly renters experienced housing problems, compared to 31 percent of owners. Local service providers at each of the Consolidated Plan Workshops echoed these findings, and indicated a need for more affordable senior housing, particularly given the long waiting lists at existing developments.

**Need for Larger Units.** In 2000, 16 percent of Santa Clara County households had five or more persons. This figure varied substantially across Entitlement Jurisdictions. Approximately 24 percent of Gilroy’s households were large households while only six percent of Palo Alto and Los Gatos households had five or more individuals. This finding is consistent with the Consolidated Plan Workshops where participants noted the need for affordable units serving larger households in the South County.

**Need for Disabled Housing.** The 2000 Census reports that there were approximately 9,400 individuals with disabilities in Santa Clara County, accounting for 17 percent of the County’s civilian, non-institutionalized population age five years and older. In 2000, approximately 60,600 seniors, or 39 percent of the elderly in Santa Clara County, had one or more disabilities. Consolidated Plan Workshop participants also cited the need for accessible units serving disabled persons.

- **Action 1D.1.** Support the production of affordable housing for seniors, disabled individuals and/or large families by supporting applications for State and federal funding, or by providing direct financial assistance.
- **Action 1D.2** Continue to pursue opportunities for funding assistance to improve the condition of San Jose’s multi-family housing stock for low-income renters

## **Goal #2: Support activities to end homelessness**

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*Strategy #2A: Provide housing and supportive services to homeless individuals and families and households at risk of homelessness*

**Need.** According to the *2009 Santa Clara County Homeless Census*, 7,086 people were homeless on January 26-27, 2009, meaning that they were either sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people. Although the *2009 Homeless Census* reports a decrease in homeless individuals since 2007, local service providers report that they have seen an increase in clients seeking assistance as a result of the recession and unemployment. Furthermore, while there was an overall decrease in the number of homeless residents, there was actually a 35% increase in the number of chronic homeless residents in Santa Clara County. Therefore, additional funding for activities such as case management, outreach, transportation, and discharge planning will be critical to the County's ability to end chronic homelessness.

- **Action 2A.1.** Provide Tenant Based Rental Assistance (TBRA) to chronically homeless households with mental illness in coordination with the Santa Clara County Department of Mental Health.
- **Action 2A.2.** Provide short-term emergency shelter for homeless households, while still prioritizing the Housing First approach to ending homelessness.
- **Action 2A.3.** Support emergency rental assistance programs to help protect lower-income households from becoming homeless and re-house those households that are homeless.
- **Action 2A.4.** Support programs that provide vital services to homeless individuals, including health services, substance abuse services, and others.
- **Action 2A.5** Support Destination: Home and its goal of ending homelessness in Santa Clara County.
- **Action 2A.6** Seek additional funding for services that will support countywide efforts to end and prevent homelessness including intensive case management services; outreach and engagement programs to persons living on the streets and in encampments; transportation services to assist homeless residents' ability to get to needed services and assistance; mental health practitioners including psychiatrists; job training and employment readiness activities; and programs that will prevent ex-offenders being released from the criminal justice system from becoming homeless.
- **Action 2A.7** Seek additional funding for services and housing for youth recently emancipated from the foster care system to facilitate their ability to become self-sufficient and prevent a future of homelessness.

**Goal #3: Support activities that provide basic services, eliminate blight, and/or strengthen neighborhoods**

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*Strategy #3A: Support local service organizations that provide essential services to the community, particularly special needs populations*

**Need.** Consolidated Plan Workshop participants emphasized the need to support a broad range of community services. Lower-income households and special needs populations require this multi-faceted network to address basic needs such as food, clothing, health, and shelter, as well as other services outlined in Section 4.10 of the Consolidated Plan. As the recession and unemployment have exacerbated demand for all types of services, reduced funding from the State and private sources has impacted service delivery. Therefore, continued support from local jurisdictions via CDBG and other sources has become more vital.

- **Action 3A.1.** Provide funding for social services organizations that offer basic needs to lower-income individuals and special needs populations, including seniors, disabled, youth, homeless, single-mothers, victims of domestic violence, and others
- **Action 3A.2.** Support programs and services that assist lower income individuals access vital services to maintain self-sufficiency and independence including translation and immigration services, access to transportation, outreach and information, employment and housing services, counseling and case management and referral services to link individuals with other benefits for which they are eligible.
- **Action 3A.3.** Provide funding for social services organizations that increase access to health care for lower-income individuals and special needs populations, including seniors, disabled, youth, homeless, single-mothers, victims of domestic violence, and others
- **Action 3A.4.** Provide funding for social services organizations that increase access to legal services for lower-income individuals and special needs populations, including seniors, disabled, youth, homeless, single-mothers, victims of domestic violence, and others.

*Strategy #3B: Provide the public facilities and infrastructure needed to assure the health, safety, and welfare of the community*

**Need.** Community Workshop participants expressed the need for ongoing maintenance and upgrades to local public facilities, such as parks, community centers, youth and senior centers, sidewalks and landscaping, recreation facilities, and others.

- **Action 3B.1.** Provide support to the Strong Neighborhood Initiative in low-income areas, under the CDBG public facilities/improvements activities. Provide community development funding to support the removal of accessibility barriers from public facilities and sidewalks.
- **Action 3B.2.** Provide support to the Strong Neighborhood Initiative in low-income areas, under the CDBG physical improvements activities including funding for the repair or replacement of deteriorated infrastructure in low-income areas such as sewer systems, street lighting and code

enforcement activities that arrest neighborhood deterioration

*Strategy #3C: Mitigate lead-based paint hazards*

**Need.** Approximately 45,600 rental units occupied by extremely low-, low-, and moderate-income households in Santa Clara County may contain lead-based paint (LBP). In addition, approximately 6,000 low- and moderate-income homeowners may occupy units containing LBP. However, homes with lead-based paint do not necessarily pose a health hazard, if the property is in good condition and the paint well-maintained. In fact, there has been a relatively low incidence of lead poisoning among Santa Clara County children. In Santa Clara County in 2006, there were only 65 confirmed cases of elevated blood lead levels among children, accounting for 20 percent of all confirmed cases in the Bay Area that year.

- **Action 3C.1.** Inspect all pre-1978 properties being rehabilitated or acquired for affordable housing for lead-based paint hazards. Oversee the mitigation of any such lead hazards detected.
- **Action 3C.2.** Continue to seek funding opportunities to mitigate lead hazards in housing owned or occupied by low-income households.

*Strategy #3D: Support a Neighborhood Stabilization Program to strengthen neighborhoods affected by foreclosures*

**Need.** Since 2007, San Jose has experienced a significant increase in the number of home foreclosures as a result of sub-prime loan programs, reduced home values and increased unemployment. With entire neighborhoods being affected by the foreclosure crisis, San José intends to be proactive in devoting resources to increase stability and reduce blight in targeted areas hardest hit by the foreclosure crisis.

- **Action 3D.1.** Implement local activities under the Neighborhood Stabilization Program (NSP) that provide for the purchase of foreclosed properties and subsequent rehabilitation and resale of these homes as affordable units for income-eligible households. Complete acquisition, rehabilitation and resale to qualified purchasers of single-family homes.
- **Action 3D.2.** Provide support to the Neighborhood Stabilization Program through the City's ForeclosureHelp Initiative. The ForeclosureHelp program provides foreclosure prevention, intervention and referral services to homeowners and renters impacted by foreclosure. Services includes assessment and intake, loan modification and refinance documentation packaging, referral to employment, housing, legal and emergency financial assistance programs in an effort to assist those at risk of homelessness due to foreclosure.
- **Action 3D.3.** Provide support to the Neighborhood Stabilization Program through the Don't Borrow Trouble Silicon Valley campaign. The Don't Borrow Trouble Silicon Valley campaign provides education to residents on the dangers of predatory lending as well as resources to homeowners who may have fallen victim to a predatory lender.
- **Action 3D.4.** Research best practices and policies to continue to effectively respond to the foreclosure crisis. Follow and support foreclosure prevention and intervention legislation that would benefit San Jose residents.

#### ***Goal #4: Expand economic opportunities for low-income households***

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*Strategy #4A: Support economic development activities that promote employment growth, and help lower-income persons secure and maintain a job*

**Need.** The California Employment Development Department (EDD) reports a 12.1 percent unemployment rate for Santa Clara County in January 2010,. In response, Consolidated Plan Workshop participants stated the need for small business development, mentoring, and loan programs. These activities can help local entrepreneurs establish their businesses and lease space at more affordable rates during the down market. Participants also expressed the need for vocational programs that build basic job skills and train workers, especially youth, to enter or re-enter the workforce. As a challenge, these services are often best addressed at a county or regional scale, given the relative scarcity of funding resources at the local level.

- **Action 4A.1.** Provide funding for organizations that support local employment development through workforce training and placement, microenterprise training and technical assistance and funding to for-profit organizations to support job creation for low-income individuals.
- **Action 4A.2.** Provide support to programs that facilitate small business development or enhancement through capital funding and technical assistance with the goal of creating economic opportunities to low-income individuals.

#### ***Goal # 5: Promote fair housing choice***

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*Strategy #5A: Conduct outreach to the community regarding fair housing, in order to address local barriers to fair housing*

- **Action 5A.1.** Partner with local service providers to conduct ongoing outreach and education regarding fair housing for homeseekers, landlords, property managers, real estate agents, and lenders.
- **Action 5A.2.** Partner with local service providers to conduct fair housing testing in local apartment complexes.

*Strategy #5B: Ensure that City policies and programs promote fair and equal access to housing*

**Action 5B.1.** Ensure that local zoning ordinances are consistent with State and federal fair housing laws.

- **Action 5B.2.** Ensure that local zoning ordinances have effective procedures to respond to reasonable accommodation requests in order to accommodate the needs of persons with disabilities.
- **Action 5B.3.** Provide language assistance to persons with limited English proficiency.

- **Action 5B.4.** Update the local Analysis of Impediments to Fair Housing Choice and report on its implementation as necessary.

### ***Goal # 6: Promote environmental sustainability***

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*Strategy #6A: Encourage the installation of energy- and water-efficiency measures in new and existing homes*

**Need.** With energy efficiency, water conservation, and greenhouse gas reduction all growing policy concerns, local jurisdictions must further efforts to support environmentally-sustainable residential development. Moreover, existing homes should be upgraded to improve their energy and water efficiency.

- **Action 6A.1.** Monitor adherence to the City’s Green Building Policy and/or to the Housing Department’s award of sustainable communities points for funding of new or newly-renovated affordable units.
- **Action 6A.2.** Rehab and Homebuyer sustainability goals :
  - Continue to make direct investments in energy efficient owner-occupied homes and neighborhoods
  - Upon construction completion, at least 80% of all substantial rehabilitation projects shall meet the “Build it Green” standard for existing homes. All appliances replaced through the Housing Rehabilitation Program shall be recognized as energy efficient. When applicable, Energy Star rated appliances shall be used in the housing rehabilitation program.
- **Action 6A.3.** Support energy efficiency improvements through the CDBG program.

## **5.3 Public Housing**

This section describes how Entitlement Jurisdictions work with the local housing authorities, and how the Housing Authority of the County of Santa Clara (HACSC) and Housing Authority of the City of San José (HACSJ) are expanding their services to address local needs.

The Housing Authority of the County of Santa Clara (HACSC) and Housing Authority of the City of San José (HACSJ) have been selected by HUD to participate in the Moving to Work (MTW) demonstration program. In February 2008, HUD signed a 10-year MTW Agreement with HACSC and the HACSJ.

The three major goals for the MTW program are to (1) increase cost effectiveness in housing program operations, (2) promote participants’ economic self-sufficiency, and (3) expand participants’ housing options. MTW agencies are able to pursue these goals through an agreement with HUD that gives them budget flexibility and the authorization to develop policies that are outside the limitations of certain HUD regulations and the Housing Act of 1937.

As part of the MTW program, the HACSC and HACSJ prepare an Annual Plan to establish local goals and objectives, and to present MTW activities along with related performance measures. The Plan also introduces long term activities to be implemented during the demonstration period. Some of the specific MTW activities proposed for the second year of the program (FY 09-10) include:

- Eliminating the verification of income that is excluded from income calculations;
- Excluding income from family assets under \$50,000 when calculating income;
- Applying increased current Payment Standards for rent calculations between regular reexaminations;
- Changing the Project-based Voucher program to ease program implementation and expand housing choices; and
- Assisting over-income families residing at HACSC-owned properties that will combine Project Based Vouchers with tax credits.

As a long-term vision under the MTW Demonstration, the HACSC and HACSJ seek to:

- Achieve a range of operational efficiencies in housing management;
- Augment the Section 8 Program to enhance the cost-effectiveness of assistance and to expand the impact of the program;
- Enhance services to promote participant self-sufficiency;
- Pursue housing development, rehabilitation and neighborhood revitalization activities that help address a chronic undersupply of affordable housing in the region.

To assist lower-income families transition to homeownership, the HACSC also operates the Section 8 Homeownership Program. This initiative provides monthly assistance that may be used by eligible Housing Choice Voucher participants to help pay a home mortgage instead of rent. Participants are responsible for obtaining financing and finding an appropriate home to purchase.

Entitlement Jurisdictions look for opportunities to collaborate with the HACSC and HACSJ to achieve these short- and long-term MTW objectives, and other aspects of the Housing Authorities' programs. For example, the Cities cooperate with the HACSC and HACSJ in submitting applications for funding to increase Section 8 vouchers and provide additional funding for affordable housing or services in the County. The County also administers Santa Clara County's monitoring of its permitted units under the Measure A Article XXXIV cap, discussed in greater detail in Section 4.8.

## **5.4 Barriers to Affordable Housing**

As outlined in Section 4.8, governmental and non-governmental constraints may act as barriers to affordable housing. Governmental constraints may include land use policies governed by local general plans and zoning ordinances. The largest non-governmental constraints are market-related factors, such as land and construction costs and the accessibility of financing. In response to these issues, the Consolidated Plan includes a number of goals and associated strategies.

First, with regard to local land use controls that may pose a barrier to affordable housing, Program 1.3 refers to the relevant programs in the Entitlement Jurisdictions' respective Housing Elements. As introduced in Section 2 of this report, the Housing Element is one of seven state-mandated elements of a

jurisdiction's General Plan and establishes a comprehensive, long-term plan to address housing needs. Updated every five to seven years, the Housing Element is a jurisdiction's primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population. Per State Housing Element law, the document must:

- Analyze the potential constraints to production;
- Outline a community's housing production objectives;
- List policies and implementation programs to achieve local housing goals;
- Examine the need for housing resources in a community, focusing in particular on special needs populations;
- Identify adequate sites for the production of housing serving various income levels; and
- Evaluate the Housing Element for consistency with other components of the General Plan.

In terms of non-governmental barriers to affordable housing, Entitlement Jurisdictions also address the supply of available land through their respective Housing Elements. As stated above, the document must identify and/or zone adequate space to construct each jurisdiction's regionally-allocated fair share of housing. Other non-governmental barriers – land costs, construction costs, the lack of financing options in today's credit market, and the public perception of affordable housing – are further addressed through Consolidated Plan Goals #1, 2, 5, 6, 7, 8, and 9, and their associated strategies.

The City of San Jose's 2009-14 Housing Element was approved by the City Council in June 2009 and certified by the California Department of Housing and Community Development. This report includes the 6-point comprehensive analysis mentioned above. Additionally, the City is undergoing an update of its General Plan which is targeted for completion in June 2011. This update will identify new policies to facilitate the development of housing across income categories in order to meet the anticipated 2040 population of 1.5 million residents. The update will also identify key development areas for housing, with an emphasis on locations that are close to jobs, services, and amenities and linked to transit. These policies support the development of complete communities that include housing along with a variety of amenities that can be reached by walking, biking, or public transit. The future development of complete communities is an especially important tool for creating housing options and promoting fair housing choice for lower-income households.

## **5.5 Anti-Poverty Strategy**

Countywide, approximately six percent of households had incomes below the poverty level in 2009. The prevalence of poverty varies widely across Entitlement Jurisdictions. Consistent with household income data, the City of Gilroy has the highest proportion of households living below the poverty line at seven percent. The Urban County jurisdictions of Los Altos and Los Altos Hills have the lowest poverty rate with just two percent of households living below the poverty line.

The Entitlement Jurisdictions employ a multi-tiered anti-poverty strategy, addressing the issue at a local and county level. First, each of the goals and programs above helps address poverty directly or indirectly. As noted by Community Workshop participants, households require assistance across a spectrum of needs (i.e., housing, health, nutrition, transportation, etc.) to lift themselves out of poverty.

To augment these efforts, a number of Entitlement Jurisdictions maintain economic development strategies, including San José and Sunnyvale. These documents outline goals, policies, and programs that support local economic development and job growth. San Jose's Economic Development Strategy, a vision for the City's economic future that seeks to improve economic opportunity and quality of life for residents, was adopted by the San José City Council in November 2003. The Economic Development Strategy is currently being updated to reflect a refined set of twelve strategic goals for the 2010-15 period.

- Encourage companies and sectors that can drive the San Jose/Silicon Valley economy and generate revenue for City services and infrastructure
- Develop Retail to full potential, maximizing revenue impact and neighborhood vitality
- Preserve and strengthen manufacturing-related activity and jobs
- Nurture the success of local small businesses
- Prepare residents to participate in the Economy through training, education, and career support
- Create more walkable, vibrant, mixed-use environments to spur interaction and attract talent

The goal of the strategy is to ensure that every aspect of the community prospers, and the components of this strategy span every aspect of the City's policy, programming and budgetary decisions. This not only enhances the City's Anti-Poverty Strategy, it also contributes to our overall Community Development Strategy.

As mentioned above, it is important to understand that job growth is closely related to and facilitated by housing opportunities and by providing the desired work force a quality place to live. The types of jobs desired by the City's Economic Development Strategy imply incomes across a wide range of categories, from low to very high. In fact, a significant number of these jobs are lower-paying service jobs that vitally support higher-paying "driving-industry" jobs. Therefore, in order to achieve the City's desired economic development strategy, it is important to provide sufficient housing opportunities across income categories in order for employees to live and work within San Jose. A lack of these housing opportunities will stifle economic growth. The City of San Jose will coordinate with other City departments to ensure that housing is provided in key transit and employment areas in order to facilitate job growth and complete communities.

Work2Future, the local administrative arm of the Workforce Investment Act of 1998 (WIA) and part of the City of San Jose Office of Economic Development, addresses the workforce and economic development needs of Santa Clara County. It provides workforce development activities for the cities of San José, Los Gatos, Morgan Hill, Los Altos Hills, Saratoga, Monte Sereno, and the unincorporated areas of Santa Clara County and operates three One-Stop Career Centers in San José, Campbell and the South County. Each work2future One-Stop Center offers services and resources that:

- Help job seekers obtain the skills and training they need to find a job
- Assist businesses in meeting their workforce and economic development needs
- Enable youth to jump-start their career with skills training and job search assistance

Employment assistance is also provided to lower-income households through the Family Self-Sufficiency Program, operated by the HACSC. The Program provides coordination and access to job training and other services for participants of the Housing Choice Voucher Program who are trying to become self-sufficient. Participants are required to seek and maintain employment or attend school or job training. As participants increase earned income, and as a result, pay more for their portion of the rent, HUD matches the rent increase with money in an escrow account, which is then awarded to participants who successfully complete the program. Escrow monies are often used as a down payment on a home.

As another countywide anti-poverty initiative, the *First Steps to Cutting Poverty in Half by 2020* report for Santa Clara County includes an Action Plan to reduce the number of households below the Self-Sufficiency Standard. The Action Plan addresses the need and goals associated with food, housing, health care, education, and income. The Action Plan was prepared by Step Up Silicon Valley, a community-based initiative that includes community-based organizations, the public sector (including the cities of Palo Alto, Santa Clara, and San José, and the County of Santa Clara), faith communities and businesses, and is part of the national Campaign to Reduce Poverty in America.

In addition, in 2009, Sacred Heart Community Service (SHCS), the Santa Clara County Community Action Agency, received funding under the Community Service Block Grant (CSBG) program to provide a broad range of anti-poverty services including financial training and individual development accounts, family services, emergency assistance loans, job search assistance, and essential services (i.e., food, shelter, and clothing).

## **5.6 Institutional Structure**

Both the public and private sector play vital roles in addressing the needs identified in this Consolidated Plan.

On the public side, local jurisdictions serve as the funnel for federal grant funds, allocating these monies to local service organizations according to the Consolidated Plan, local Housing Elements, and other guiding policy documents. Local jurisdictions rely heavily on these federal funds to drive much of their community development activities.

The Entitlement Jurisdictions also impact local housing conditions through their own policies and programs. These include programs that generate community development funds (see Section 2.3), Redevelopment Agency activities, and their respective General and Specific Plans. Each of these tools allows the City to leverage private sector activity to address its affordable housing and community development goals. For example, in communities with inclusionary housing programs, market rate residential development will contribute to the production of new affordable units. As a challenge, the ongoing economic recession has slowed private sector development activity.

The Housing Authority of the County of Santa Clara also contributes to the local community development institutional structure. HACSC provides public housing and rental assistance for low-income families, seniors, and persons with disabilities in the County. HACSC also administers and manages the public housing program for the City of San José Housing Authority through an agreement between both

agencies. In total, HACSC manages nine public housing developments with 555 units. HACSC reports a waitlist of approximately 4,000 households for the two family developments located in San José. Additionally, the HACSC senior and disabled projects have waitlists ranging from 200 to 500 individuals. Given this backlog in demand, HACSC will likely play a relatively modest role in addressing the need for affordable housing as the County's population continues to expand.

Historically, the State of California has also played a major role in generating affordable housing funds that builders and local jurisdictions can access. However, more recently, the State's weak fiscal condition has led to uncertainty of future bond financing, a major strategy for raising affordable housing funds. In the face of California's budget concerns, this constraint will likely remain in effect during some or all of the 2010-2015 Consolidated Plan cycle.

On the private sector side, market rate developers will be the primary source of new housing in the County. Entitlement Jurisdictions support private production by guiding developers through the entitlement process, applying design guidelines and zoning requirements to assure successful projects, and assisting developers in addressing community concerns about projects. Again, however, private development activity has slowed considerably in the current recession.

Affordable housing developers and service providers also serve a vital role in addressing community development need. These groups typically serve the neediest populations. Unfortunately, participants at the Community Workshops report that many of these groups operate at or above capacity and cannot expand their service to meet the need. A loss of CDBG funds, therefore, could represent a potentially significant gap in the service delivery system.

The Entitlement Jurisdictions will continue to support these groups to the extent possible and as long as funding exists. The Jurisdictions will also back these groups' efforts to secure funding from other sources, including the State and federal government, as well as private foundations and donors.

Within this community development institutional structure, lenders serve as the source of debt that supports both market rate and affordable housing development, as well as individual home purchases. However, in response to the economic recession, lenders have tightened credit requirements, making it more difficult for developers and potential buyers to access loans.

As a particularly salient concern related to financing, the value of low-income housing tax credits (LIHTC) has fallen in tandem with the economy. With this loss in tax credit equity, developers are forced to turn to the State and local agencies for greater subsidies. Unfortunately, uncertainty around State and local finances and the expiration of programs funded by State housing bonds limits funds from these sources as well. To help address this issue, the American Recovery and Reinvestment Act of 2009 (ARRA), provides funding for various housing programs, including the CDBG and the Tax Credit Assistance Program.

## 5.7 Coordination

In addition to the collaborative efforts described in the two sections above, the Entitlement Jurisdictions and other community development organizations in the County coordinate on other initiatives.

First, the Jurisdictions participate in a countywide collaborative of CDBG funded jurisdictions and the County of Santa Clara. Quarterly meetings are held to discuss joint projects and to identify future opportunities for coordination and cooperation.

Second, as a coordinated effort to address homelessness in the County, the Santa Clara County Collaborative on Housing and Homelessness brings together governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, and affordable housing developers. The Collaborative prepares the Countywide Homelessness Continuum of Care Plan, which seeks to create a comprehensive and coordinated system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness. The Plan provides a common guide for the County, Cities, service providers, the faith community, the business sector, philanthropy, and the broader community in addressing local housing and services needs for the homeless.

Destination: Home is another countywide collaborative effort addressing regional homeless needs.

Destination: Home is task force charged with implementing the recommendations of the 2007 Blue Ribbon Commission on Ending Chronic Homelessness and Solving the Affordable Housing Crisis in Santa Clara County.

In addition, the Countywide Fair Housing Task Force includes representatives from Entitlement Jurisdictions, fair housing providers, legal service providers, and other community service providers. Since its inception, the Task Force has implemented a calendar of countywide fair housing events and sponsors public information meetings, including Accessibility Training, First-Time Homebuyer training, and Predatory Lending training.

Lastly, the Entitlement Jurisdictions in Santa Clara County have collaborated on preparing their Consolidated Plans and Analyses of Impediments to Fair Housing Choice. This coordinated effort allows the jurisdictions to evaluate and plan for community development needs on a more regional basis. It recognizes that while different parts of the County have unique concerns, many of these issues span jurisdictional borders and should be addressed more holistically. The document also serves as a resource for local practitioners and service providers looking to understand community development needs throughout Santa Clara County. Finally, this collaborative approach allows the Entitlement Jurisdictions to use their resources for preparing a Consolidated Plan more cost-effectively.

## **5.8 Resources for Housing and Community Development Activities**

Please refer to Section 2.3 for federal, state, and local resources for housing and community development activities.

## **5.9 Strategic Plan Tables**

This section contains the HUD-required tables for the Five-Year Strategic Plan. These include:

- Table 5.1 (HUD Table 1B): Special Needs (Non-Homeless) Populations
- Table 5.2 (HUD Table 1C): Summary of Specific Housing/Community Development Objectives
- Table 5.3 (HUD Table 2A): Priority Housing Needs/Investment Plan
- Table 5.4 (HUD Table 2B): Non-Housing Community Development Needs
- Table 5.5 (HUD Table 2C): Priority Community Development Needs

**Table 5.1 (HUD Table 1B): Special Needs (Non-Homeless)**

**Table 1B: Special Needs (Non-Homeless) and Homeless Populations, San José**

Special Needs Sub-Population	Priority Need Level (a)	Unmet Need		Dollars to Address Unmet Need (k)	Goals (l)
Elderly	High	13,950 (b)			
Frail Elderly	Medium	1,720 (c)			
Severe Mental Illness	High	5,260 (d)		\$1,500,000/annually	house 100 chronically homeless households with severe mental illness
Developmentally Disabled	Medium	5,150 (e)			
Physically Disabled	Medium	7,170 (f)			
Persons w/ Alcohol/Other Drug Addiction	High	5,420 (g)			
Persons with HIV/AIDS	Medium	280 (h)		\$1,100,250	381/individuals annually
Victims of Domestic Violence	Medium	0 (i)		\$27,000 FY 2010/11	Provide shelter, food and case management to 230 unduplicated clients
Large Households	Medium	41,400 (j)			

Notes:

(a) Based on historic need in jurisdiction and input from Consolidated Plan Workshops.

(b) Based on estimated number of elderly households with a housing problem in jurisdiction, according to data from 2000 Census and 2009 Claritas.

Excludes frail elderly.

(c) Based on same methodology as (b), multiplied by % of County seniors with self-care disability, per 2000 Census.

(d) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of adult population with severe mental illness, per 2000 Census and National Institute of Mental Health.

(e) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County adult population with mental disability, per 2000 Census.

(f) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County adult population with physical disability, per 2000 Census. Excludes frail elderly.

(g) Based on local share of countywide admissions to treatment facilities in 2003.

(h) Based on estimated adult local residents that are low-income with a housing problem, multiplied by % of County residents living with HIV/AIDS, per 2000 Census and CA Dept. of Health Services.

(i) From previous Consolidated Plan.

(j) Based on estimated number of large households with a housing problem in jurisdiction, according to data from 2000 Census and 2009 Claritas.

Source: US Census, CHAS Datasets, 2000; Claritas, 2009; CA Dept of Health Services, 2009; National Institute of Mental Health, 1993; Santa Clara County Department of Drug and Alcohol Services; BAE, 2009.

**Table 5.2 (HUD Table 1C): Summary of Specific Housing/Community Development Objectives, San José**

	<b>Unmet Need</b>	<b>Performance Measure</b>	<b>Production Goal</b>
<b>Homeless Individuals</b>			
Emergency Shelter	0	Beds/Units	0
Transitional Housing	18	Beds/Units	0
Permanent Supportive Housing	1,585	Beds/Units	3
<b>Homeless Families with Children</b>			
Emergency Shelter	0	Beds/Units	0
Transitional Housing	88	Beds/Units	0
Permanent Supportive Housing	0	Beds/Units	0
<b>Homeless Special Needs</b>			
Chronically Homeless	1,396	Beds/Units	0
Seriously Mentally Ill	210	Beds/Units	11
Chronic Substance Abuse	253	Beds/Units	0
Veterans	145	Beds/Units	0
Persons with HIV/AIDS	3	Beds/Units	0
Victims of Domestic Violence	77	Beds/Units	0
Unaccompanied Youth (Under 18)	9	Beds/Units	0

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009;  
2009 Santa Clara County Continuum of Care Application; BAE, 2009.

**Table 5.3 (HUD Table 2A): Priority Housing Needs/Investment Plan**

**TABLE 2A - PRIORITY HOUSING ACTIVITIES**

Priority Housing Needs – Households	Income Levels (# of Households)	Priority Need Level – High, Medium, and Low	Unmet Need based on Cost Burden	5 – Year Goal 2010-2015	Actual 2010- Present	1-Year Goal 2010-2011
<b>Small Related Renters</b> <b>(0-80%) - 20,974</b> (2-4 persons)	0-30%MFI (7,470)	H	6,125	70		35
	31-50%MFI (7,365)	H	5,523	47		47
	51-80%MFI (6,139)	M	2,701	150		0
<b>Large Related Renters</b> <b>(0-80%) – 12,968</b> (5+ persons)	0-30%MFI (4,600)	H	3,956	9		9
	31-50%MFI (4,715)	H	2,923	25		25
	51-80%MFI (3,653)	M	876	0		0
<b>Elderly Renters</b> <b>(0-80%) – 8,182</b>	0-30%MFI (5,659)	H	3,723	0		0
	31-50%MFI (1,685)	H	1,078	0		0
	51-80%MFI (838)	M	444	0		0
<b>Other Renter Households</b> <b>(12,533)</b>	0-30%MFI (4,955)	H	3,518	344		75
	31-50%MFI (3,454)	H	2,798	0		0
	51-80%MFI (4,124)	M	2,557	0		0
<b>Total Owner Households</b> <b>(0-80%) (38,411)</b>	0-30% MFI (10,755)	H	7,528	509		105
	31-50% MFI (12,489)	H	7,118	508		105
	51-80%MFI (15,167)	M	8,190	611		129
<b>Total</b>			<b>59,058</b>	<b>2,273</b>	<b>0</b>	<b>530</b>

**Table 2A: Priority Housing Needs**

	5-Yr	Year 1	Year 2	Year 3	Year 4	Year 5
	Goal	Goal	Goal	Goal	Goal	Goal
<b>FEDERAL FUNDING</b>						
<b>CDBG</b>						
Acquisition of existing rental units	0					
Production of new rental units	0					
Rehabilitation of existing rental units	0					
Rental assistance	0					
Acquisition of existing owner units	0					
Production of new owner units	0					
Rehabilitation of existing owner units	1000	200	200	200	200	200
Homeownership assistance	0					
<b>HOME</b>						
Acquisition of existing rental units	0					
Production of new rental units	30	6	6	6	6	6
Rehabilitation of existing rental units	0					
Rental assistance (TBRA)	485	85	100	100	100	100
Acquisition of existing owner units	0					
Production of new owner units	0					
Rehabilitation of existing owner units	0					
Homeownership assistance (Welcome HOME)	300	60	60	60	60	60
<b>HOPWA</b>						
Rental assistance (unduplicated h.holds)	150	30	30	30	30	30
Short term rent/mortgage utility payments	0					
Facility based housing development	0					
Facility based housing operations	0					
Supportive services (unduplicated h.holds)	175	35	35	35	35	35
<b>ESG</b>						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services (h.holds)	30,000	6000	6000	6000	6000	6000
<b>NON-FEDERAL FUNDING</b>						
<b>PROJECT DEVELOPMENT</b>						
Production of new rental units	99	99	0	0	0	0
Rehabilitation of existing rental units						
Production of new owner units						
Rehabilitation of existing owner units						
<b>HOMEOWNERSHIP ASSISTANCE</b>						
2nd Mortgage Assistance (THP, BEGIN)	55	15	10	10	10	10
Inclusionary Program (Ownership+Rental)	152	2	0	0	50	100
Other Assistance (counseling)	2285	417	435	457	476	500
<b>REHABILITATION PROGRAM</b>						
Rehabilitation of existing rental units		16	0	0	0	0
Rehabilitation of existing owner units	1271	262	262	249	249	249

**Table 5.4 (HUD Table 2B): Non-Housing Community Development Needs**

	Priority Need	Dollars to	Performance	5-Yr
	Level	Address Need	Measure	Goal
Acquisition of Real Property	0			
Disposition				
Clearance and Demolition				
Clearance of Contaminated Sites				
Code Enforcement	1	10M	Inspections	11000
Public Facility (General)				
Senior Centers	2	2M	Facilities	
Handicapped Centers	2	2M	Facilities	
Homeless Facilities	1		Facilities	
Youth Centers	2		Facilities	
Neighborhood Facilities	2		Facilities	
Child Care Centers	1	500K	Facilities	
Health Facilities	2	1M	Facilities	
Mental Health Facilities	2	3M	Facilities	
Parks and/or Recreation Facilities	2		Facilities	
Parking Facilities	3		Facilities	
Tree Planting	3	2.5M	Facilities	
Fire Stations/Equipment	2	4M	Facilities	
Abused/Neglected Children Facilities	1	1M	Facilities	
Asbestos Removal	2		Facilities	
Non-Residential Historic Preservation	3		Facilities	
Infrastructure				
Water/Sewer Improvements	1		Facilities	
Street Improvements	2	2M	Facilities	1600
Sidewalks	2		Facilities	
Solid Waste Disposal Improvements	2		Facilities	
Flood Drainage Improvements	1		Facilities	
Other - ADA Curb Cuts	1	5M	Facilities	
Public Services				
Senior Services	1	1M	Individuals	15000
Handicapped Services	1	500K	Individuals	5000
Legal Services	1	1M	Individuals	5000
Youth Services	1	5M	Individuals	5000
Child Care Services	1	2M	Individuals	0
Transportation Services	1	500K	Individuals	10000
Substance Abuse Services	1		Individuals	0
Employment/Training Services	1	5M	Individuals	0
Health Services	1	2M	Individuals	2500
Lead Hazard Screening	2		Individuals	0
Crime Awareness	2		Individuals	0
Fair Housing Activities	1	2M	Individuals	2000
Tenant Landlord Counseling	2		Individuals	0
Other			Individuals	77000
Economic Development				
Economic Development				
Job Creation	1	5M	Jobs	250
Technical Assistance	1	3M	Individuals	3000
Small Business Loans	3		Loans	250

**Table 5.5 (HUD Table 2C)**

	Source of	Performance	Performance
	Funds	Measure	Goal
<b>Goal #1: Affordable housing for lower-income and special needs households</b>			
Action 1A.1. Financial and technical assistance for affordable rental housing			
Production Goals	HOME, 20%	# units committed	129
Inclusionary Goals	n/a	# LI units with recorded restrictions	150
Action 1B.1. Direct financial assistance to help lower-income households purchase homes (includes inclusionary)	HOME	# non duplicated LI homebuyers assisted	357
Action 1B.2. Financial literacy and homebuyer education programs	NHSSV	# LI households participating in classes and counseling sessions	2,285
Action 1C.1. Rehabilitation assistance for lower-income homeowners including mobilehome owners	CalHOME, 20%, CDBG	# homeowners assisted	1,271
Action 1C.2. Rehabilitation assistance for lower-income homeowners thro CDBG program	CDBG	# homeowners assisted	1000
Action 1C.3 Pursue funding opportunities for infrastructure improvements in low-income mobilehome parks	n/a	n/a	
Action 1D.1. Affordable housing for seniors, disabled individuals, large families			
Production Goals (subset of 1.A.1)	HOME, 20%	# units committed	29
Rehab Goals (subset of 1.C.1)	CDBG, 20%	# homeowners assisted	254
Action 1D.2. Pursue funding opportunities to improve condition of housing stock for low-income renters	n/a	n/a	
<b>Goal #2: Activities to end homelessness</b>			
Action 2A.1. TBRA assistance to chronically homeless	HOME	# unuplicated households	285
Action 2A.2. Short-term emergency shelter	ESG	# individuals assisted	6,000
Action 2A.3. Emergency rental assistance programs	ESG, HOPWA, HTF, HPRP	# individuals assisted	2,000
Action 2A.4. Programs that provide vital services to homeless individuals			
Homeless Services	ESG	# individuals assisted	30,000
CDBG	CDBG	# individuals assisted	16,000
Action 2A.5. Support Destination:Home	n/a	n/a	
Action 2A.6. Seek additional funding for countywide efforts to end homelessness	n/a	n/a	
Action 2A.7. Seek additional funding for housing and services for recently emancipated youth	n/a	n/a	
<b>Goal #3: Activities that provide services, eliminate blight, and/or strengthen neighborhoods</b>			
Action 3A.1. Assist lower-income residents with basic/essential services			
Homeless Services	ESG, HOPWA,	# individuals assisted	30,000

	HPRP		
CDBG	CDBG	# individuals assisted	44,000
Action 3A.2. Assist lower-income residents maintain self-sufficiency			
Homeless Services	ESG, HOPWA, HPRP	# individuals assisted	
CDBG	CDBG	# individuals assisted	27,000
Action 3A.3. Assist lower-income residents access healthcare	CDBG	# individuals assisted	22,000
Action 3A.4 Assist lower-income residents access legal services	CDBG	# individuals assisted	7,000
Action 3B.1. Remove public accessibility barriers	CDBG	# individuals assisted in low-mod areas	
Action 3B.2. Physical improvements and rehabilitation of public facilities	CDBG	# individuals assisted in low-mod areas	25,000
Action 3B.2. Code enforcement activities that eliminate blight and strengthen neighborhoods	CDBG	# households / businesses / inspections	11,000
Action 3C.1. Inspection of affordable housing for lead-based paint	NSP, first-time homebuyers program	# properties inspected	1,215
Action 3C.2. Seek funding opportunities to mitigate lead hazards	n/a	n/a	
Action 3D.1. Purchase of foreclosed properties and subsequent rehab and resale as affordable units	NSP	# units assisted	90
Action 3D.2. Provide support to the City's ForeclosureHelp Initiative	NSP	n/a	
Action 3D.3. Provide support to the Don't Borrow Trouble campaign	NSP	n/a	
Action 3D.4. Research best practices and policies to respond to foreclosure crisis	n/a	n/a	
<b>Goal #4: Economic opportunities for low-income households</b>			
Action 4A.1. Funding for local employment development and workforce training	CDBG	# jobs created	250
Action 4A.2. Small business development, job training	CDBG	# individuals assisted	3,000
<b>Goal #5: Promote Fair Housing Choice</b>			
Action 5.A.1. Ongoing education and outreach regarding fair housing	n/a	n/a	process improvements
Action 5.A.2. Fair housing testing in local apartment complexes	n/a	n/a	process improvements
Action 5.B.1. Ensure local ordinances are in compliance with State and Federal fair housing laws	n/a	n/a	process improvements
Action 5.B.2. ensure zoning ordinances have procedures for reasonable accomodation requests	n/a	n/a	process improvements
Action 5.B.3. Lanugage assistance for limited english speaking residents	n/a	n/a	process improvements
Action 5.B.4. Update local analysis of impediments	n/a	n/a	process improvements
<b>Goal # 6: Environmental sustainability</b>			
Action 6A.1. Energy efficiency in multi-family new homes		# units monitored - meeting build-it-green standards	946

Action 6A.2. Direct investments in energy efficient owner-occupied housing			
Rehabilitated homes		# units meeting build-it-green standards	250
Inclusionary / Homebuyer assistance		# new construction green homes purchased by LI homebuyers	35
Action 6A.3. CDBG sponsored energy efficiency improvements	CDBG	# energy efficiency improvements	1,600

## 6 One-Year Action Plan

This one year Action Plan describes the eligible activities that the jurisdiction intends to undertake in fiscal year 2010/11 to address the needs and implement the strategies identified in the adopted Consolidated Plan for the period July 1, 2010 to June 30, 2015. It describes the activities that the jurisdiction will fund with the Department of Housing and Urban Development (HUD) entitlement grant funds in fiscal year 2010/11 to address priority housing and non-housing community development needs and to affirmatively further fair housing choice.

### 6.1 Community Development Resources

#### ***Entitlement Grant Funding***

The City of San José, as an entitlement jurisdiction, receives and administers these federal funds from the following programs:

- ◆ HOME Investment Partnership Program (**HOME**)
- ◆ Housing Opportunities for People with HIV/AIDS Program (**HOPWA**)
- ◆ Housing Opportunities for Persons with AIDS competitive Special Project of National Significance (**HOPWA SPNS**)
- ◆ Emergency Shelter Grant Program (**ESG**)
- ◆ American Dream Downpayment Assistance Initiative (**ADDI**)
- ◆ Community Development Block Grant Program (**CDBG**)

*The proposed uses of these funds for Fiscal-Year 2010 -2011 are described below:*

#### **HOME**

##### Proposed Uses of New HOME funds for FY 2010-2011

Of the total expected grant amount of \$4,664,977, approximately \$2.5 million will be committed to homeownership programs, split between the Teacher Homebuyer Program (THP) for \$1,000,000 and \$1,500,000 for the WelcomeHome Program. In addition, approximately \$1.35 million will be used to

support a tenant based rental assistance program for chronically homeless households.

In addition to these programs, the City anticipates using up to 5% of its grant (\$233,249) to support the general operating costs Community Housing Development Organizations (CHDO) developing future HOME-assisted housing projects. The City also anticipates utilizing up to 10% of the grant amount (\$466,497) to help cover the costs of administering the HOME program. The remaining \$115,231 may be used to provide gap assistance for HOME eligible multi-family housing rental projects serving extremely low-income or special needs populations, or for the rehabilitation costs of owner-occupied housing units serving lower-income households. If HOME funds are not needed to support any of these additional uses, the uncommitted grant balance will remain uncommitted and be used to augment next year's HOME grant budget.

#### Proposed Uses of Prior Year's HOME funds

The City also anticipates utilizing up to \$1.8 million to support the development costs of a 42 unit new construction rental project serving very low-income households. The project is located at 90 Archer Street in San José, CA. These funds were previously reserved for Charities Housing Development Corporation as a CHDO, therefore, the utilization of these funds for this project will not require a new outlay of funding. In addition to the project at 90 Archer, the City also anticipates utilizing up to \$3 million from prior year's HOME grant funding to support the development costs of Fourth Street Apartments, a 100 unit apartment project located at 1640 North Fourth Street in San José serving low- and very-low income households.

The following are details of the proposed uses for these funds for the upcoming year:

•New Construction (Rental) - The City proposes to use HOME funds for property acquisition and construction of rental units for ELI/VLI/LI households as well as for special needs populations, such as single parents, seniors, disabled persons, people living with HIV/AIDS, emancipated youth, and other people at risk of homelessness. Participation in the HOME Program will enhance the City's funding sources for new construction, while at the same time providing flexibility in the use of funds for an overall gap-financing program. The City intends to use up to \$1.8 million in federal HOME funds to help finance a 42-unit affordable rental project for very low-income households at 90 Archer Street. The funds were previously committed to Charities in June 2007 as a Community Housing Development Organization (CHDO). In addition, the City also proposes to use up to \$3 million in prior years federal HOME funds towards the development costs of a 100 unit 4th street apartment project located at 1460 N. Fourth Street in the City of San José. The project will serve households earning no more than 60% of Area Median Income (AMI) and is being developed by First Community Housing (FCH), a recently certified CHDO in the City's HOME Program.

•Homeownership - Consistent with the City's goal to assist lower-income households in becoming homebuyers, the City proposes to use HOME funds for downpayment assistance under the City's Homebuyer programs. In FY 2009-2010, approximately \$1.5 million will be used to provide deferred payment acquisition financing for lower-income households in the Welcome Home Program and approximately \$1 million will be used to assist lower-income public school teachers purchase homes.

•Tenant-Based Rental Assistance (TBRA) – In concurrence with the countywide effort to end homelessness, up to \$1.35 million in HOME funds is being proposed for use as a rent subsidy program in conjunction with an ongoing case management program for homeless households. According to the City of San Jose’s 2009 Homeless Census and Survey, an estimated 4,193 unduplicated homeless people live within the City limits, with homeless families making up approximately 18% of this population. Fair market rents in the City vary from \$1,032 for a single room occupancy unit to \$2,068 for a 3 bedroom unit. There is a clear need to provide a subsidy to the target population in order to promote the City and Santa Clara County’s initiative to end chronic homelessness through a Housing First model. The proposed guidelines for implementing the TBRA program are attached to the Appendix.

•Rehabilitation – In previous years, and consistent with the City’s goals of improving neighborhoods and preserving the housing stock, which includes the rehabilitation of ownership housing, the City has used HOME funds for grants and deferred loans to lower income households for repairs and improvements in the City’s Housing Rehabilitation programs. Based on current funding levels, the City may not have sufficient funds to invest in this activity in 2010-2011.

•Community Housing Development Organizations (CHDOs) Support - In compliance with HOME regulations, the City of San José sets aside a minimum of 15% of HOME program funds for CHDOs to carry out HOME-eligible activities. Up to an additional 5% may be made available to support operating expenses of CHDOs if necessary for the developer to proceed with plans for affordable housing. Most of the nonprofit housing developers with whom the City has worked in the past do not meet the federal definition of a CHDO. As such, the City may continue to provide up to 5% of the HOME grant amount for CHDO operating support in FY 2010-2011. The City intends to provide up to \$200,000 to support the direct and indirect staffing costs of Charities Housing Development Corporation (CHDC) and First Community Housing (FCH). In FY 2009-2010, and in 2010-2011, these two organizations are the only non-profit housing developers in the City of San José actively building HOME-assisted housing.

•Acquisition/Rehabilitation – Consistent with the City’s goals of providing long-term affordable housing for lower income households and special needs populations, the City will continue to support the development of the Bill Wilson Center project in the City of Santa Clara that will house lower-income youth who are aging out of foster care or are otherwise homeless or at risk of homelessness, in a 28-unit complex of studio apartments and one-, two- and three bedroom units. The City’s total funding commitment for the acquisition and rehabilitation of this project is approximately \$1.92 million.

•Planning and Administration - Up to 10% of the total HOME funding allocation will be used for reasonable planning and administrative costs associated with the administration of the HOME program and other related federal requirements.

## **HOPWA**

In addition to the \$871,489 the City anticipates being awarded in HOPWA funds for use in FY 2010-2011, it will also be able to utilize \$29,000 in HOPWA funds unallocated in FY 2009-2010. Of the total \$900,798 the City will have to utilize in HOPWA funds in FY 2010-2011, it is anticipated that approximately \$772,000 will be distributed to housing and service providers while 3% of the total HOPWA allocation, or \$26,150, will be used for administrative costs. The City is currently considering

proposals for spending the remainder of its HOPWA allocation.

The City anticipates allocating \$745,000 of its HOPWA funds to the Health Trust. Additionally, as administrator of the County of San Benito HOPWA Program, the City anticipates allocating approximately \$27,250 in HOPWA funds for the needs of individuals and families living with HIV/AIDS in San Benito County.

#### **HOPWA SPNS**

In 2010, the City's applied to renew its Housing Opportunities for Persons with AIDS (HOPWA) Special Project of National Significance (SPNS) competitive grant for an additional 3-years. The City requested to renew the grant for the same amount as in the previous three-year period plus an additional 5% to account for increases in local rents, for a total of \$1,249,500 for FY 2010-2013. The City will continue to contract with the Health Trust to administer the HOPWA-SPNS grant including allocating \$1,216,050 to the Health Trust to provide long-term rental subsidies in shared housing and supportive services to persons with HIV or AIDS in Santa Clara County. \$33,450 of the HOPWA SPNS funds will be allocated to the City of San Jose Housing Department to cover administrative costs.

#### **ESG**

The City anticipates being awarded a \$442,295 in ESG funds for FY 2010-2011. These funds are being marketed affirmatively to nonprofit service providers that offer a wide range of services to people who are homeless or at risk of becoming homeless. For this fiscal year, the City has established funding priorities as follows: 1) essential services, and 2) operating costs. Furthermore, the City is prioritizing the funding of projects that will move its homeless clients from homelessness to permanent housing.

The City will require that each agency awarded ESG funds be an active user of the Homeless Management Information System (HMIS). Each participant will be required to receive a certification of completion of HMIS training, which is offered by the Community Technology Alliance (CTA), unless an agency demonstrates extenuating circumstances for why they can not legally participate (e.g. their clientele are victims of Domestic Violence or Unaccompanied Youth). The City is funding this technical assistance program through the City's Low Income and Moderate-Income Fund.

#### **ADDI**

The federal government approved a new source of funding for homeownership called the American Dream Downpayment Assistance Initiative in 2003. The City is not expecting to receive any new ADDI funds as part of its 2010-2011 grant. Regular HOME funds may be used to fund ADDI eligible activities such as downpayment assistance for lower-income first-time homebuyers.

#### **CDBG**

Total CDBG funding in the amount of \$11,746,115 will be available for Fiscal Year 2010-11, comprised of \$10,896,115 from the City's 2010 CDBG entitlement grant, \$700,000 from projected 2009-2010 program income, and \$150,000 from prior year funds. During this one-year period, the City proposes to

utilize more than 80% of these funds to serve low- and moderate-income persons. The City will allocate 15% of its entitlement grant to Community Contractual Services (CCS) and 20% toward Fair Housing and General Administration. New applications were solicited for the FY 2010-11 application process for both CCS and Community Development Initiative (CDI) projects. The competitive process required that the proposals fall under one of four funding categories and show that the project is in alignment with related city efforts. The four funding categories are: 1) Access to Health Care; 2) Basic Needs; 3) Legal Services; and Self-Sufficiency. In addition, the program continued to require a 20% minimum funding match requirement and financial audits were scored utilizing a 10-point audit review scoring system.

On February 12, 2009, President Obama approved an additional \$1 Billion in CDBG formula funding nationwide. Based on formula funding, the City of San Jose was allocated \$2.7 million. This funding will be in addition to the 2008 allocation received and contains the requirement that priority be given to projects that are bid ready within 120 days of the date funds are made available to the City. The City has identified several projects that will meet this requirement, while creating additional jobs, including green jobs. It is anticipated that these activities and associated costs will continue into FY 2010-11.

#### **American Recovery and Reinvestment Act of 2009 (ARRA) / Homeless Prevention and Rapid Re-Housing Program (HPRP)**

On February 17, 2009, President Obama signed the ARRA of 2009, which included \$1.5 billion for a Homelessness Prevention Fund. Funding for this program, called the Homelessness Prevention and Rapid Re-Housing Program (HPRP), is being distributed based on the formula used for the Emergency Shelter Grants (ESG) program. In the fall of 2009, the City was awarded \$4,128,763 in HPRP funds. The City regranted these funds to three agencies to administer the program: EHC LifeBuilders, Sacred Heart Community Services, and Community Technology Alliance. The three agencies will continue to implement the program until all funds are used, which is anticipated to occur in FY 2010-11.

#### **Housing and Economic Recovery Act 2008 (HERA) /Neighborhood Stabilization Program (NSP1)**

In July 2008, the Housing and Economic Recovery Act 2008 (HERA) was approved by President Bush. A component of the Act was the Neighborhood Stabilization Program (NSP1) which was designed to provide assistance to jurisdictions hardest hit by the increase in foreclosures. In September 2008, The City of San Jose was allocated \$5.6 million in NSP1 funds. In February 2009, the City's plan was approved, which included two programs; 1) Rental Housing – acquisition and rehabilitation of multi-family housing units, with an adjusted goal of 2 four-plexes or 8 housing units, and 2) Homebuyer – acquisition, rehabilitation and re-sale of foreclosed single-family residences, with an adjusted goal of 12 units.

Under NSP1 regulations, the City is required to set-aside 25% of the funds for housing benefiting individuals and families that fall within the very-low-income category or 50% of the area median income. The Rental Housing Program is specifically designed to meet this requirement. These residential properties will be made available for purchase by nonprofit organizations providing permanent housing to special needs populations or private owners providing rental housing to very low-income households. Restrictions will be placed on the residential property to maintain affordability.

Beginning December 2009, the NSP1 program was well under way. It is anticipated that all funds will be expended or committed within the 18-month requirement or September 2010. In March 2010, six single-family homes will be affirmatively marketed for sale to income-eligible households. With the sale of these homes, the program income will be re-invested to acquire and rehabilitate the addition units. It is anticipated that NSP1 will be complete or near complete by the end of FY 2010-11.

## **Neighborhood Stabilization Program 2**

In July 2009, the City of San Jose, in partnership with the Housing Trust of Santa Clara County (HTSCC), a public benefit nonprofit community lending organization and Neighborhood Housing Services Silicon Valley (NHSSV), a chartered NeighborWorks Homeownership Center, submitted an application for \$25 million under NSP2 as the San Jose NSP2 Consortium (Consortium)

In January 2010, the Consortium was awarded the full request of \$25 million to assist 205 foreclosed or abandoned housing units in areas hardest impacted by the foreclosure crisis. On February 11, 2010, HTSCC, the Consortium Lead Member, entered into contract with the Department of Housing and Urban Development (HUD). NSP2 consists of two programs which include a Purchase Assistance Loan program, and an Acquisition/Rehabilitation program, an expansion of NSP1. As with NSP1, 25% of the award shall be set aside for the benefit of very low-income households or those earning less the 50% of the area median income.

The Consortium is currently in the program design phase and expects implementation of the Purchase Assistance Loan program in May 2010 and the Acquisition/Rehabilitation program by Fall 2010. The City of San Jose will implement the \$18 million Acquisition/Rehabilitation Program in addition to program monitoring and reporting. HTSCC will implement the \$5 million Purchase Assistance Loan program and NHSSV will provide the required 8 hours of homebuyer education and maintain a pool of qualified buyers.

## **BEDI / SECTION 108**

In 2006, the City's Redevelopment Agency was awarded a \$2,000,000 Brownfields Economic Development Initiative Grant and a \$13,000,000 Section 108 Loan from HUD for the construction of publicly available parking in conjunction with the Downtown Mixed Use Development project.

The Section 108 loan and BEDI funds were drawn down in February 2006. Both the Section 108 loan funds and the BEDI funds have been expended. The Downtown Mixed Use project combines HUD funds with Redevelopment Agency funds and private financing to create a mixed use project on two sites. The construction of a 67-stall public parking facility at the Second and Santa Clara site opened in November 2007 and the construction of a 338-space public parking facility at the Block 3 site became available in August 2009.

Similar to the Downtown Mixed Use project, the Story/King Revitalization project combines HUD funds with Redevelopment Agency funds and private financing to create a new 191,500-square foot retail center on the southeast corner of Story Road and King Road. The center celebrated its grand opening in November 5, 2005 and to date has been a great success. Contracts for the \$18.8 million Section 108

funds and \$2 million BEDI funds have been executed and the funds fully drawn down.

The Story/King HUD funds were used to reimburse the Agency for acquisition and relocation expenses. The relocation of 21 tenants on the southeast corner of the property was quite extensive. Of the 21 tenants relocated, the average distance from their original site was 1.86 miles. The Agency made every effort to ensure the smoothest possible transition of the tenants to their new location.

In 1997, a \$5,200,000 HUD Section 108 loan and a \$475,000 EDI grant were used to rehabilitate three historic rehabilitation projects in the Downtown. The funds covered seismic retrofit of the building, historic rehabilitation of the façade, and other building shell improvements. The breakout out of the use funds was as follows:

	<b>Section 108 funds</b>	<b>EDI grant funds</b>
Masson Building	\$ 1,500,000	\$ 200,000
Security Building	\$ 2,350,000	\$ 75,000
Dr. Eu (Bassler-Haynes Bldg.)	\$ 1,350,000	\$ 200,000
Total	\$ 5,200,000	\$ 475,000

All three projects have been completed. The Redevelopment Agency entered into a new Owner Participation Agreement (OPA) with Isis Properties for the rehabilitation of the Bassler-Haynes Building on August 10, 2004. The OPA was subsequently amended on December 14, 2004 and in December 2006. Similar to the Downtown Mixed Use Project, the Isis OPA combines HUD funds with Redevelopment Agency funds and private financing. All HUD funds were expended in 2007. Construction on the project began in April 2005. Work was completed in April 2008, and marketing and occupancy of the space is underway.

**FMC - Section 108 Loan**

San Jose applied for and received a \$25.8 million dollar Section 108 loan to purchase 23.23 acres of land from FMC Corporation in 2005. The land is directly adjacent to the Mineta San Jose International Airport. The purchase of land was in conjunction with an additional City bond-financed purchase of 52 acres of land also from FMC. The approximately 75 acres of land is a strategic piece of property for the City. The 75 acres is intended, in the long term, to accommodate 1.5 million square feet of office space, 75,000 square feet of retail stores and hotel development that will each support the Airport and the City's overall revenue position. Hundreds of jobs will be generated by employers on the site. A 16 acre portion of the site has been designated for a sports facility and fields. Alternative collateral has been identified. In the short term, the property is critical to the build out of the terminal buildings at the Airport. The Airport is land locked with very little land for lay down, moving and storage of rental cars, and other facilities.

Much progress has been made on the project in the last few years. In summer 2009, improvements to Terminal A and the first phase of the new Terminal B concourse were completed. The opening of additional restaurants and shops added more jobs and this expansion creates better utilization of Airport facilities for the growth of new and existing airlines and associated airline support services. The completion of Terminal B is slated for July 2010.

## Other Federal Funding Sources

In addition to the federal funds administered by the City listed above, various nonprofit service providers receive money directly or indirectly from the Federal government. Specifically, funds are available to support homeless services or other interim, transitional and permanent housing facilities, supportive services, and homeless prevention programs. Federal funds for the homeless in addition to ESG funds include:

- Section 811 Program Funds – Supportive Housing for Persons with Disabilities
- Section 202 Program Funds for the Elderly and Handicapped

The City, acting as the City of San José Housing Authority, entered into an agreement with the Housing Authority of the County of Santa Clara (HACSC), designating it to administer and manage the Section 8 Voucher program and public housing programs within the City of San José. The HACSC receives federal funding to run the programs below:

• ***Housing Choice Voucher Program*** - This program provides rental assistance to very low and low-income families, including several special programs outlined below.

• ***Shelter Plus Care*** - This is a rental assistance program funded by McKinney Homeless monies for chronically homeless persons with a disability – particularly mental illness, chronic alcohol and/or drug addiction, and HIV/AIDS. Participants receive on-going case management and access to supportive services.

• ***Family Self-Sufficiency Program*** - This is a five-year program to assist current Section 8 and Conventional Public Housing participants to improve their employment opportunities in an effort to become economically independent and self-sufficient. As a family's rent portion increases due to an increase in their earned income, HUD matches that amount in an escrow account in the family's name. At the end of five years, if the family has met their goals, remained off welfare assistance for the prior 12 months, and sought and maintained employment, the escrow money is awarded to them.

• **Public Housing** - The HACSC operates several public housing developments within the City of San José. The following web-site link provides a listing of completed public housing developments in the County, including San José: [http://www.hacsc.org/completed\\_projects\\_overview\\_B.htm](http://www.hacsc.org/completed_projects_overview_B.htm).

The HACSC further plays a direct role in developing affordable housing units. Acting as a nonprofit housing developer, the Housing Authority applies for funds from the City and a variety of State, federal, and private sources for its various development projects.

## ***State, County and Local Housing and Community Development Sources***

California State Redevelopment Law requires that, where there are local redevelopment areas, the property tax revenues generated by increases in assessed value within these areas, after the adoption of the redevelopment plans, be allocated to the redevelopment agency to carry out its redevelopment programs. State law further requires that at least 20% of this "tax increment" be set aside in a Low- and

Moderate-Income Housing Fund, or 20% Housing Fund, to increase, maintain, and preserve the supply of housing affordable to low- and moderate-income households. A local jurisdiction need not limit the use of these 20% Funds to redevelopment areas only, but may use them more broadly within its entire jurisdictional boundaries, provided that it makes a finding that the assistance is of benefit to redevelopment areas.

The City of San José allocates its 20% Funds for affordable housing throughout the City in accordance with its five-year objectives to target at least 85% of its resources to affordable housing for extremely low-income (ELI), very low-income (VLI), and low-income (LI) households, and up to 15% to housing affordable to Moderate-Income (MOD) households.

The primary source for funding affordable housing programs in the City is Low- and Moderate-Income Housing Fund (20% Tax Increment Funds). The 20% Tax Increment funds continued to experience growth in FY 2009-10 with a 1% increase over the prior fiscal year. Future projections are weakening due to the recession and decline in residential property values. The City is actively lobbying and advocating at the State level for the protection of these vital housing dollars. Any impact on redevelopment dollars has the potential for reductions in affordable housing funding.

On July 28, 2009 Governor Schwarzenegger signed a package of 26 bills, as amended, to close the \$23.24 billion budget shortfall in the 2009-2010 State Budget. The budget package required redevelopment agencies across the state to make payments totaling \$1.7 billion in FY 2009-10 and \$350 million in FY 2010-11 to K-12 school districts serving students living in or near their redevelopment areas. Redevelopment agencies must deposit these payments into a new county Supplemental Educational Revenue Augmentation Fund (SERAF) for allocation to the designated school districts. For the City of San José Redevelopment Agency ("Agency"), the impact is estimated at \$62 million in FY 2009-2010 and an additional \$13 million in FY 2010-2011. If the Agency does not make the SERAF payments, the Agency faces a "death penalty" which essentially requires the Agency to suspend all operations other than existing obligations. This includes ending all funding to the City for future affordable housing projects.

The courts have previously determined that a similar "taking" by the state of \$350 million in redevelopment funds statewide proposed in 2008-2009 was unconstitutional. In response to this year's unconstitutional taking of redevelopment funds, the California Redevelopment Association ("CRA") has filed another lawsuit to challenge the State's budget action this year. The CRA has asked for a court ruling before May 2010, the date redevelopment agencies must make their FY 2009-2010 payment. While there is no way to predict how long a court proceeding will take, given the magnitude of the raid and the impact it will have on redevelopment agencies, a ruling by early 2010 is hopeful, however, the State will likely appeal this ruling and a final decision may take two years. To avoid the "death penalty", the Agency is required deposit the SERAF funds by the specified dates.

On February 23, 2010, the joint City Council and Redevelopment Agency Board approved a plan to meet the \$75 million obligation in San José. The Redevelopment Agency will be borrowing the entire amount from various City funds. The Low and Moderate Income Housing Fund will be lending a total of \$65 million - \$40 million will be financed with the proceeds from a Tax Allocation Bond issuance, and the remaining \$25 million will be financed with the City's Commercial Paper program. The remaining \$10 million will be funded through inter-fund loans with the Park Trust Fund, Sewage Treatment Plant

Connection Fee Fund, and the Ice Center Revenue Fund.

Providing for this \$40 million loan out of the Low and Moderate Income Housing fund will restrict cash available for future funding of multi-family housing projects. There will be limited funds for development of affordable housing for the coming five years.

**Other Resources**

Historically, the Housing Department has leveraged every dollar invested in a project with two-and-a-half to three dollars from outside resources. The outside public resources frequently used by developers include Low-Income Housing Tax Credits, tax-exempt mortgage revenue bonds, and programs administered by the California Housing Finance Agency (CalHFA), State Department of Housing and Community Development (HCD), the County of Santa Clara, and HUD, among others. In addition, developers utilize funds from a variety of private resources, including conventional loans from commercial banks and nonprofit lenders, tax credit equity from private investors, forgivable loans from the Affordable Housing Program (AHP) of the Federal Home Loan Bank System, and loans from Housing Trust Fund, a local organization funded by businesses in Silicon Valley.

In addition to State and federal agencies that provide funding resources for affordable housing, the City also uses publicly-owned land and property to meet its housing and community development goals. The Housing Department continues to pursue properties that are surplus to the needs of the City, County, and other State and governmental agencies, and assist in the acquisition of privately-owned vacant parcels. Although the most recent parcel was purchased in 2006, efforts to develop these parcels continue, as described below:

The Housing Department acquired a five-acre parcel on Evans Lane from the Valley Transportation Authority in December 2002. This parcel will be combined with an adjacent one-acre City surplus property and will be developed into affordable rental and market rate ownership housing adjacent to a one-acre public park. Two developers were approved by the City Council for the right to exclusively negotiate business terms for the multifamily and single family projects, respectively. Construction on the multifamily project currently is delayed due to the City's shortage of funding. Construction on the for-sale project—which will enable the park to be built as well—is on hold until the for-sale market conditions improve.

The Housing Department acquired a 5,500 square-foot lot on Delmas Avenue from the City's General Fund in August 2006, for development of a single very low-income, affordable for-sale unit. It was transferred to Silicon Valley Habitat for Humanity in early 2008. Construction is expected to start in March 2010.

The Housing Department acquired a 3.05-acre State surplus property on Ford Road at Monterey Highway from CalTrans in August 2006. Eden Housing, the developer selected through an RFQ process to develop a multifamily affordable housing project targeting some special needs clients, has conducted significant outreach to the community and has filed for land use entitlements. Eden also has applied for HUD Section 811 funding for the site. Construction on the project currently is delayed due to the City's shortage of funding.

**Inclusionary Housing Programs and In-Lieu Fees.** Inclusionary programs are established through local ordinances that require market rate residential developers to set aside a certain portion of units in a development for income-restricted affordable housing. Many inclusionary ordinances also give developers the option of satisfying inclusionary housing requirements through payment of an in-lieu fee. The local jurisdiction, in turn, directs these fees towards other affordable housing activities. Among the Entitlement Jurisdictions and the Urban County, the cities of Cupertino, Gilroy, Los Altos, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Santa Clara, and Sunnyvale have inclusionary housing programs.

San Jose recently adopted a citywide inclusionary housing ordinance, in order to provide additional opportunities for affordable housing in the City. The ordinance will go into effect either when the City issues 2,500 residential permits in a rolling twelve month period or on January 1, 2013, whichever comes first. It requires that 15% of the units built city-wide be affordable. If the developer chooses to offer affordable units off-site, the affordable requirement will be increased to 20% of units in the project. Alternatively, the developer may also choose to pay an in-lieu fee instead of building affordable units. This brings the City in-line with the policies of its surrounding cities, many of whom already have city-wide inclusionary housing ordinances in place.

At the time that the San José City Council approved a citywide inclusionary housing ordinance, an affordability requirement for rental housing projects was included in the recommendations. However, on July 22, 2009, the 2nd District Court of Appeal decided a case called *Palmer/Sixth Street Properties v. City of Los Angeles* (2009) 175 Cal.App.4th 1396, which, although not legally binding upon the City of San Jose, calls into question the validity of inclusionary housing mandates upon rental housing projects. As a result, unless this decision is overturned or legislated, the City will only implement inclusionary requirements on for-sale projects.

In previous years, San José has been able to leverage additional funds for downpayment assistance for the purchasers of affordable units created through the City's Inclusionary Housing Program. However, given the weakened housing market over the last several years no additional new-construction for-sale units are likely to be funded or created through the City's Inclusionary Housing Program in FY 2010-2011.

**The Housing Trust of Santa Clara County.** This is a non-profit organization that combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers.

**City of San Jose Housing Trust Fund.** In June 2003, the City of San José established a **Housing Trust Fund (HTF)**, which is administered by the Director of Housing. The purpose of the Housing Trust Fund (originally the Housing and Homeless Fund) is to ensure ongoing funding for affordable housing programs by creating a vehicle eligible to compete for funding sources. The Housing Trust Fund also provides a source of funds available for one-time only office equipment purchase, facility emergency repairs, or gap funding for shelters or other homeless service providers; programs that will permanently house chronic homeless households with case management and other supportive services; programs geared towards preventing or ending homelessness; food programs; Project Homeless Connect; emergency financial assistance programs; emergency funds for persons displaced due to fires or other such disasters; and Destination: Home projects – a countywide initiative to end homelessness.

Funds will be awarded to agencies throughout Fiscal Year 2010-2011, based on program applicability based on fund availability.

**Mortgage Credit Certificates (MCC).** The federal government allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. This itemized deduction only reduces the amount of taxable income. Through an MCC, a homeowners' deduction can be converted into a federal income tax credit for qualified first-time homebuyers. This credit actually reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10 to 20 percent of the annual interest paid on the borrower's mortgage. Mortgage credit certificates in Santa Clara County are issued by the County directly to eligible homeowners.

***Anticipated Resources for Fiscal Year 2010-2011***

The table below indicates the anticipated funding amounts expected from all sources for the upcoming Fiscal Year. The City anticipates a total of over \$121 million in resources available from local, state, federal, and private sources over the next year for the development, preservation, or rehabilitation of affordable housing. The City expects to continue receiving, either directly or indirectly through sponsors of affordable housing projects or nonprofit service providers, funding for affordable housing rehabilitation efforts and programs to assist the homeless. The City of San José expects to continue to commit its Low- and Moderate-Income Housing Funds (20% Funds) for new affordable housing projects citywide.

<b>Fiscal Year 2010-2011 Anticipated Funding Sources</b>	<b>City of San Jose Funds</b>	<b>Non-City Funds</b>
<b>Formula Programs*</b>		
CDBG		10,896,115
HOME		4,664,977
ADDI		0
ESG		442,295
HOPWA		871,489
<b>SUBTOTAL</b>	<b>0</b>	<b>16,874,876</b>
<b>American Recovery &amp; Reinvestment Act &amp; Housing &amp; Economic Recovery Act</b>		
NSP		0
CDBG-R		0
HPRP		0
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>
<b>Santa Clara County Housing Trust Fund</b>		
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>
<b>Competitive Programs</b>		
Shelter Plus Care		0
Section 8 - Rental Vouchers – Tenant Based		
Section 8 – Project-Based		0
HUD 202/811		3,000,000
HOPWA Competitive (SPNS)		1,249,500
Lead-Based Paint Abatement		
Proposition 1C - Multifamily Housing Program (MHP)		0
Proposition 1C – Transit Oriented Development Funds		0
Proposition 1C – Infill Infrastructure Grant Program		0
Proposition 1C – Homeless Youth Supportive Housing		0
Proposition 1C – Park Funds		0
Proposition 1C – CalHOME program		0
Proposition 1C – BEGIN program		0
Emergency Housing Shelter Program (EHAP)		0
Low-Income Housing Tax Credits (9%) Equity		6,050,230
Tax-Exempt Private Activity Bonds		19,000,000
Mortgage Credit Certificates (70% of County Allocation)		4,275,000
Proposition 63 – Mental Health Services Act (MHSA)		0
<b>SUBTOTAL</b>	<b>0</b>	<b>33,574,730</b>
<b>Other Programs</b>		
In Lieu Fees	0	
Rental Rehab Program (loan repayments)		
Housing Trust Fund	2,000,000	
80% Redevelopment Funds – Project Alliance		
80% Redevelopment Funds – Project Development	0	

CalHFA Mortgage Assistance		2,500,000
CalHFA Multi-family Assistance		0
Low-Income Housing Tax Credit (4%) Equity		7,000,000
SJSU Faculty Program		500,000
Conventional Construction Financing		46,453,000
Conventional Permanent Financing		8,625,000
Federal Home Loan Bank – Affordable Housing Program		1,970,000
Developer Equity		1,448,000
Private Donations		300,000
<b>SUBTOTAL</b>	<b>2,000,000</b>	<b>68,796,000</b>
<b>GRAND TOTAL</b>	<b>2,000,000</b>	<b>119,245,606</b>
Tax Increment	40,016,718	
Tax Allocation Bond Proceeds	0	
Loan Repayments	7,616,787	
Interest Income	700,000	
Other Income	206,750	

\* Per HUD Announcement of 2010-11 allocations

## 6.2 Geographic Distribution

### ***Targeting to Low and Moderate Income Populations with the Strong Neighborhoods Initiative (SNI)***

The City of San José provides funds and services to low-and moderate-income participants, households, or areas throughout the City, but also targets specific locations such as the Strong Neighborhoods Initiative (SNI) areas. These neighborhoods have been identified as needing critical services due to a lack of existing resources, are typically low-income areas, and have much of the oldest housing stock in the City. Officially established in 2000, SNI has helped to foster the development of citizen-leaders throughout San José’s lower-income neighborhoods. SNI is a publicly-funded program to improve services, economic opportunities, and quality of life in 19 neighborhoods throughout the city. The SNI neighborhoods cover about a tenth of the city’s land, quarter of its population and contains about 230,000 residents. The SNI neighborhoods tend to be the older, inner-city neighborhoods with older infrastructure with a high proportion of low-income residents. The SNI is funded primarily using San José Redevelopment funds but is also supported by various other programs which receive State and federal funding.

### ***Dispersion Policy***

The City's Housing Dispersion Policy is a positive statement of encouraging affordable housing development throughout the City. Pursuant to this policy, the Council's approvals of City-financed affordable housing development are made in the context of the goal to balance and promote economic integration.

No area of the City is arbitrarily precluded from consideration as a site for affordable housing. However, the City recognizes that certain census tracts contain a disproportionate number of lower-income households. The Dispersion Policy is meant to track affordable housing by impacted census tracts.

Impacted census tracts are defined as those census tracts in which over 50% of residents are low-income. In November 2004, the Housing Department revised the list of impacted census tracts, based on a special Census 2000 tabulation request obtained from the Census Bureau. As a result of that study, 22 tracts were identified as impacted. These tracts were located in Council Districts 3 (13 tracts), 7 (4 tracts), 5 (2 tracts), 6 (2 tracts) and 2 (1 tract).

Based on a recent review, 24% of all newly constructed low-income affordable units were located in impacted areas. The remaining 76% were built outside of “impacted Census tracts”. The chart below shows the distribution of the City’s low-income affordable housing developments over the past 20 years (1988-89 through 2009-10), by impacted census tracts.

*Citywide Dispersion of Affordable Housing – Tracked by Developments (1988-89 to 2009-10 under Construction)*

<b>Impacted Tracts in San Jose</b>	<b>Council District</b>	<b>Total LI Units (Incl Beds)</b>
5120.18	2	188
5001.00	3	75
5009.02	3	63
5010.00	3	9
5014.00	3	80
5015.01	3	0
5015.02	3	0
5016.00	3	113
5031.12	3	422
5031.13	3	66
5036.01	3	46
5037.09	3	184
5008.00	3,6	231
5017.00	3,6	30
5037.02	5	258
5037.06	5	54
5019.00	6	228
5020.02	6	0
5031.05	7	199
5031.10	7	129
5032.13	7	0
5032.14	7	270
<b>Total For Impacted Census Tracts in San Jose</b>		<b>2,645</b>
<b>Total For Non-impacted Census Tracts in San Jose</b>		<b>8,344</b>
<b>Total For Census Tracts in San Jose</b>		<b>10,989</b>
<b>% Impacted Units</b>		<b>24%</b>

## 6.3 Community Participation

The community outreach and planning for the 2010/2011 Action Plan was conducted in tandem with the Consolidated Plan process. As outlined in Section 3 of the Consolidated Plan, throughout September 2009, the Santa Clara County Entitlement Jurisdictions hosted four Consolidated Plan Workshops to engage the public and local stakeholders in the planning process. The Workshops were held in Sunnyvale, San José, and Morgan Hill, to encompass northern, central, and southern Santa Clara County. In addition, the City of San José hosted a smaller workshop for its Strong Neighborhood Initiative (SNI) Neighborhood Advisory Committee (NAC) representatives. A total of 105 individuals participated in the four Workshops.

As another method of soliciting input, Workshop participants and stakeholders outside of the Workshops also completed an informal survey that assessed local community development needs. Although these surveys are not meant to be a rigorous quantitative assessment of need, they do offer a general perspective on community development concerns and priorities. A total of 120 surveys were received.

In addition to the four Consolidated Plan Workshops the City held four public hearings in the course of three months to obtain input on the Consolidated Plan, Annual Action Plan and Analysis of Impediments and held a public review period, as mandated by HUD, from March 22, 2010 through April 26, 2010.

## 6.4 Housing Needs

The numerical targets for each of the goals described in the five year plan section are detailed in the annual plan tables in the next section. What follows here is a narrative of the programs to achieve the City's Strategies for addressing housing needs:

### ***Strategy #1: Maintain and expand the supply of affordable housing***

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#### *Development of Affordable Rental Housing*

The units financed by the City of San José's affordable housing program represent a very significant part of the housing production taking place in the City. Over the last ten years, about 32% of the permits issued in the City of San José were for affordable housing projects.

It is the policy of the City of San José to provide financial assistance for affordable housing development in the form of low-interest loans. Moreover, the City emphasizes gap financing, rather than primary financing, as a means to leverage its funds; the City requires that project sponsors leverage City funds with funds from non-City sources to maximize the total investment in affordable housing. Grants are provided in very limited circumstances.

The tables below identify completions of City-subsidized homes affordable to lower-income households that are expected for the fiscal year 2010-2011:

*Fiscal Year 2010-2011 New Construction Rental Housing Project Completions*

<i>Project Name</i>	<i>Council District</i>	<i>Unit Type</i>	<i>Units</i>
Delmas/Jerome	3	For-sale	1
<b>TOTAL</b>			<b>1</b>

*Fiscal Year 2010-2011 Acquisition/Rehab Rental Housing Project Completions*

<i>Project Name</i>	<i>Council District</i>	<i>Unit Type</i>	<i>Units</i>
109 & 115 Roundtable Dr./ Unity Care	2	Special Needs	8
The Commons/ Bill Wilson Center	N/A (in Santa Clara)	Special Needs	28
<b>TOTAL</b>			<b>36</b>

*Fiscal Year 2010-2011 Potential New Commitments*

<i>Districts</i>	<i>Special Needs</i>	<i>Large Units</i>	<i>Homeless Shelter Units</i>	<i>Other Units</i>	<i>Total Units</i>
3	11	30	0	60	101
<b>TOTAL</b>					

*Note: Special Needs may include units for seniors, developmentally disabled, mentally ill, chronically homeless or other special needs population*

**Although Fiscal Year 2010-11 affordable housing production is expected to be lower than usual, as many as 9 projects with 877 units are expected to be completed in the following two years (2011-2013).**

*Rental Housing Subsidies – Section 8*

The Housing Authority’s Section 8 Program will administer 6,436 vouchers in the City of San José in fiscal year 2010-2011. This number represents the City’s Section 8 Housing Choice Voucher allocation, but there are an additional 10,277 Vouchers allocated to the County of Santa Clara, for a total of 16,713 Vouchers countywide. The Housing Authority of the County of Santa Clara administers the Section 8 program on the behalf of the City of San José’s Housing Authority.

In April 2006, the Section 8 waiting list was opened for the first time in seven years and over 58,000 individuals signed up. Currently, there are 53,285 families on the Section 8 waiting list for the **Housing Choice Voucher Program** for Santa Clara County. This program serves low-income households, including disabled persons (**Mainstream Voucher Program**) and families working towards economic independence (**Family Self-Sufficiency Programs**). Since April 2006, the Mayor and City Council, acting as the San José Housing Authority, have designated Section 8 vouchers on an annual basis for the

chronically homeless. As of February 2010, 506 chronically homeless vouchers have been issued as a result of these efforts.

Of the applicants who initially signed up for the Section 8 waiting list, 36,048 were from the City of San José. As the table below shows, 35.8% of the applicants are Hispanic, followed by 35.5% who identified themselves as Asian. Also 61% of the applicants were female. The table below shows additional demographic information.

<b>Section 8 Wait List Sign-ups Demographic Data</b>		
<b>Race &amp; Ethnicity</b>	<b>Quantity</b>	<b>Percentage</b>
<b>Hispanic</b>	12,895	35.8%
<b>Non-Hispanic</b>	21,529	59.7%
<b>Unknown</b>	1,624	4.5%
<b>Sub-total</b>	<b>36,048</b>	
<b>American Indian/Alaskan Native</b>	1,480	4.0%
<b>Black</b>	4,526	12.2%
<b>Hawaiian/Pacific Islander</b>	3,622	9.7%
<b>White</b>	12,114	32.5%
<b>Asian</b>	13,199	35.5%
<b>Unknown</b>	2,279	6.1%
<b>Sub-total</b>	<b>37,220</b>	
<b>Sex</b>		
<b>Male</b>	14,031	38.9%
<b>Female</b>	21,902	60.8%
<b>Unknown</b>	115	0.3%
<b>Sub-total</b>	<b>36,048</b>	
<b>Total from San Jose</b>	<b>36,048</b>	

In January 2008, the HACSC was designated as a “Moving to Work” agency through June 30, 2018. The goal of the MTW program is to increase cost effectiveness, promote self-sufficiency, and expand housing options for low-income families. A Moving to Work plan was adopted by the HACSC Board of Commissioners in the spring of 2009. The MTW designation will provide more flexibility in use of funding sources and will support the transition to creating more efficient programs.

In 2001, the Housing Authority’s **Family Self-Sufficiency (FSS) Program** was recognized by HUD’s “*Best Practices Award*” and is being used as a national model. This program currently serves more than 107 families under the City allocation and 123 families under the County allocation. All these families have individual action plans, including job training and educational plans, to help reach the goal of self-sufficiency. These self-motivated participants have generated \$496,183 in escrow funds, an amount

provided by HUD to match the increase in participants' earnings, since the beginning of the program. Each participant can use their share of the escrow funds when graduating from the program and no longer receiving government aid. To date, 100 of the program graduates have used their money to help purchase a home.

Other programs include the Shelter Plus Care Program, which provides a minimum of 200 housing units to serve homeless individuals with long-term disabilities; the Moderate Rehabilitation Program, which consists of 95 units serving families in privately owned residences with project-based subsidies; and the **Project-Based Assistance Program**, which serves families in 1070 privately-owned existing, rehabilitated or newly constructed units with project-based subsidies.

#### *Other funding sources for rental housing development*

The City of San José leverages its Low-and Moderate-Income Housing Funds (20% Funds) revenue by issuing long-term tax allocation bonds and securing a short-term line of credit to provide short-term gap financing. In addition, the City assists developers with their applications to other agencies to further leverage City resources, by applying to the California Debt Limit Allocation Committee (CDLAC) for tax-exempt bond allocations (which are accompanied by four percent Low-Income Housing Tax Credits). Other sources of outside leverage funding include nine-percent Tax Credits from the Tax Credit Allocation Committee (TCAC), Multifamily Housing Program (MHP) loans and Prop 1C funds from the California Department of Housing and Community Development (HCD), Mental Health Services Act (MHSA) funding from the California Department of Mental Health, Affordable Housing Program (AHP) funds from the Federal Home Loan Bank, and loans from the County of Santa Clara's Office of Affordable Housing and the Housing Trust of Santa Clara County. A large portion of the \$40 million of the City's estimated 20% Funds for the upcoming Fiscal Year 2010-2011 will be targeted to help pay debt service on bonds secured by the 20% tax increment. The Department does not anticipate issuing bonds in FY 10-11.

#### ***Strategy #2: Maintain and expand the supply of affordable rental housing***

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The City of San José uses a variety of funds including: HOME, 20% Low- and Moderate-Income Housing Funds, Proposition 46 funds, and others to assist low – and moderate income households purchase homes. The City works with various partner first-time homebuyer agencies to administer these homebuyer programs.

#### *New Construction*

In previous years, the City has been able to leverage additional funds for downpayment assistance for the purchasers of affordable units created through the City's Inclusionary Housing Program. However, given the weakened housing market over the last several years no additional new-construction for-sale units are likely to be funded or created through the City's Inclusionary Housing Program in FY 2010-2011.

**For-Sale Affordable Housing – 2010-2011 Completions**

<b>Project Name</b>	<b>District</b>	<b>Unit Type</b>	<b>Units</b>
<i>New Construction</i>			
N/A	n/a	For-Sale	0
<b>Subtotal</b>			<b>0</b>
<i>Inclusionary</i>			
N/A	n/a	For-Sale	0
<b>Subtotal</b>			<b>0</b>
<b>GRAND TOTAL</b>			<b>0</b>

*Downpayment Assistance Programs*

The City continues to partner with **Neighborhood Housing Services Silicon Valley (NHSSV)** in its efforts to support the **HomeOwnership Center**. Through its classes, counseling, and additional financial resources created through the HomeVenture and CalHOME Programs, the Homeownership Center strives to produce a steady stream of successful first-time homebuyers. The organization increases the capacity of low-income residents to compete in Silicon Valley’s competitive and high-priced real estate market. .

In 2010-2011, approximately 515 prospective low- and moderate-income homebuyers will enroll in NHSSV’s HUD certified pre-purchase homebuyer education classes. NHSSV will also provide approximately 265 households with individual mortgage readiness and credit counseling. In addition, NHSSV will assist approximately 100 low- and moderate-income households obtain first mortgage financing, with an average loan amount of \$250,000. NHSSV will also assist approximately 25 households with a deferred payment downpayment assistance loan, funded by the Housing Trust of Santa Clara County (HTSCC). On average, each NHSSV assisted homebuyer obtains downpayment assistance from four additional sources.

In addition to the City’s support of NHSSV, City of San José residents may also receive mortgage assistance loans through the Housing Trust of Santa Clara County (HTSCC). The HTSCC is a private, nonprofit lender supporting affordable rental and ownership housing programs throughout Silicon Valley. In 2010-2011, the HTSCC anticipates making direct loans to approximately 102 homebuyers through a combination of its Closing Cost Assistance Program (CCAP), Mortgage Assistance Program (MAP), and Equity-Share Co-Investment Programs (ESCO).

*Targeted Outreach*

On an ongoing basis, the City of San José, in partnership with other groups, provides information on homeownership assistance programs that are already available to low-and moderate-income households. The City will augment this ongoing effort by conducting a targeted outreach program directed to two groups:

- Public school classroom teachers and SJSU faculty and staff for which specialized mortgage loan programs are available.
- Prospective homebuyers participating in homebuyer education and counseling services sponsored by

Neighborhood Housing Services Silicon Valley (NHSSV).

### *Homebuyer Education and Counseling*

The City recognizes the value of a comprehensive homebuyer education program that includes both pre- and post-purchase counseling. Neighborhood Housing Services of Silicon Valley (NHSSV) conducts such a program. Additional HUD approved homebuyer counseling courses are offered through Project Sentinel, Surepath Financial (previously known as Consumer Credit Counseling Services (CCCS)) and ACORN Housing. The City will continue to require that all first-time homebuyers complete a pre-purchase homebuyer education course prior to receiving City assistance.

### *San José State University Faculty Homebuyer Program*

In 2010-2011 the City of San José, in a unique partnership with San José State University (SJSU), will continue to administer the **SJSU Faculty Homebuyer Program**. The SJSU Faculty Homebuyer Program, now in its fourth year, is designed to assist approximately twenty full-time tenure track faculty or support staff members with downpayment assistance to be used towards the purchase of a home. In FY 2010-2011, the Program will have a budget of \$1 million, jointly funded by both the City and the University.

The SJSU Faculty Homebuyer Program is modeled after the existing City of San José Teacher Homebuyer Program (THP), but is now available to both full-time faculty and University support staff. Low- and moderate- income faculty or staff members are able to borrow up to \$50,000 to be used as downpayment assistance towards the purchase of a new home. All loans are subject to a deed restriction requiring that the units be affordable for a period of 45 years. If the unit is sold or transferred, the owner must sell the unit to another income eligible homebuyer or repay the loan plus a pro-rata equity-share amount from the proceeds of the sale.

### *WelcomeHome Program*

In August 2008, the City implemented a pilot program that provides 30-year second mortgages of up to \$25,000 for lower -income homebuyers in the form of a deferred repayment loan. The pilot program was initially funded with \$500,000 in Prop 1C money and then later, in September 2008, the budget was supplemented with \$1 million in Federal HOME funds.

In 2010-2011, the City of San José will continue to administer the program which is designed to assist approximately sixty low- income first-time homebuyers purchase new or re-sale homes. In FY 2010-2011, the Program will have a budget of approximately \$2 million, jointly funded by Proposition 1C money and federal HOME funds.

This loan may be layered with other forms of downpayment assistance to help homebuyers purchase homes within San Jose's municipal boundaries.

### *New Construction of Homeownership Projects*

During FY 2010-2011 the City of San José does not plan on spending any additional resources to support the development of for-sale housing projects in the City.

### *Foreclosures*

Due to a variety of interrelated factors, including an increase in subprime lending activity in recent years, California and the nation are currently undergoing an unprecedented wave of foreclosures. During the third quarter of 2009, approximately 3,890 homeowners in the Entitlement Jurisdictions received notices of default, the first step in the foreclosure process. This represents a 45 percent increase in the number of defaults since the third quarter of 2008. In addition, 789 filings for bank owned properties in the Entitlement Jurisdictions were recorded by the County Assessor in the third quarter of 2009, a signal that these homes were lost to foreclosure. Bank Owned properties decreased in Q3 2009 over Q3 2008 by 55%. It is believed that this is a result of both State and Federal moratoriums and regulations requiring increased noticing prior to foreclosure. Additionally, the Making Homes Affordable (MHA) federal program began in early 2009 as an effort to encourage lenders to formulate “workout” solutions through home refinancing or loan modifications for responsible homeowners. However, if the economy continues to be soft and mortgages continue to reset, we may see an increase in foreclosures.

A similar trend also exists in San Jose where overall foreclosure filings increased but bank-owned properties decreased. Total filings rose 20 percent from 13,800 in calendar year 2008 to 16,600 in 2009. This was composed of a 26 percent increase in the number of default notices filed (from 8,600 to 10,900) and a 750 percent jump in the number of auction sale notices filed (from 380 to 3,200). Conversely, bank owned properties declined 50 percent from 4,800 properties in 2008 to 2,500 in 2009. In addition, homes in the foreclosure process have concentrated in certain areas in San Jose, particularly in East San Jose and along the 101 freeway where there is a higher population of lower-income as well as Vietnamese and Hispanic households. Besides the impact that foreclosures have on the families themselves, foreclosures also impact neighborhoods if they lead to vacant homes, blight, crime, or other undesirable activity.

During FY 2010-11, the Housing Department will continue to monitor the foreclosure situation in San Jose by tracking the number of homes in the foreclosure process and where they are located geographically. The use of NSP1 and NSP2 funds will be concentrated in the areas identified as hardest hit by the foreclosure crisis.

The Foreclosure Prevention Task Force, which includes members from local non-profit housing agencies and real estate and mortgage representatives, convened in early 2009, will continue to lead the ForeclosureHelp Program launched in April 2009. The ForeclosureHELP program is designed to provide those individuals and families affected by foreclosure with prevention and intervention assistance in addition to providing family re-stabilization services such as housing search and rental assistance for those individuals and families unable to preserve homeownership. Since its opening in May 2009, the ForeclosureHELP Center, has assisted over 900 households with a variety of services including loan documentation packaging, referral to foreclosure prevention counselors, outreach and education, employment services, emergency short-term financial assistance, or foreclosure prevention fairs. . In addition to San José Metropolitan area residents, staff report that their services have also been offered to residents in southern Santa Clara County and Santa Cruz County.

This unique program is successful due to the contribution of approximately 250 volunteer hours on a monthly basis. The volunteers staff the ForeclosureHelp Center, assist homeowners and renters with foreclosure mitigation, and as appropriate, link clients to homeless prevention services.

City staff will continue to support the ForeclosureHelp Program as an active member in the Foreclosure Prevention Task Force, as well as monitor and advocate for legislative efforts that seek to mitigate the impacts of foreclosures.

### ***Strategy #3: Ending and preventing homelessness***

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#### *Targeted Resources*

The City of San José has the goal of ending homelessness within its boundaries while preventing additional people from becoming homeless. To accomplish this goal, in 2003, the City adopted a 10-Year Homeless Strategy. In 2007, in order to bring the issues of homelessness and the goal of ending chronic homelessness to the forefront of policymakers, funders, and the community at large, the City, in coordination with the County spearheaded a Blue Ribbon Commission (BRC) on Homelessness and Affordable Housing. The BRC, co-chaired by San Jose Mayor Chuck Reed and Santa Clara County Supervisor Don Gage and comprised of representatives of local nonprofits, businesses, and government agencies, was charged with getting the political will, resources, and community backing to make ending chronic homelessness a reality. In early 2008, the recommendations of the Blue Ribbon Commission were initiated; these combined efforts are now known as "Destination: Home." Destination: Home brings together government and private sector partners to end homelessness and address the affordable housing crisis in our community. It does not intend to duplicate the existing social service delivery system, but instead is attempting to create a best practice model that will provide operational efficiencies that allow for more effective service delivery and foster the reduction and eventually elimination of homelessness.

#### *Housing Trust Fund*

In June 2003, the City established a **Housing Trust Fund (HTF)**, which is administered by the Director of Housing. The purpose of the Housing Trust Fund (originally the Housing and Homeless Fund) is to ensure ongoing funding for affordable housing programs by creating a vehicle eligible to complete for funding sources. The Housing Trust Fund also provides a source of funds available to agencies for short-term emergency services and to assist homeless persons and those at-risk of becoming homeless. Funds will be awarded to agencies throughout Fiscal Year 2010-2011, based on program applicability based on fund availability.

#### *HOPWA*

The City will continue to work with the **County of San Benito's Health and Human Service Agency and the Health Trust**, and other applicable agencies to identify effective service strategies and determine the appropriate allocation of funding to meet the housing and support service needs of individuals and families living with HIV/AIDS.

In order to solicit proposals for its FY 2010-2011 HOPWA entitlement funds, the City posted a Notice of Funding Availability (NOFA) in November 2009. For FY 2010-2011, the City of San José anticipates awarding \$745,000 in HOPWA (entitlement) funds to the Health Trust and \$27,250 to the County of San Benito Health and Human Services HOPWA Program (as of FY 2004, San Benito County was incorporated into the San Jose Metropolitan Statistical Area). \$16,145 will be used by the City to administer its HOPWA program.

#### *HOPWA SPNS*

In 2010, the City applied to renew its For Housing Opportunities for Persons with AIDS (HOPWA) Special Project of National Significance (SPNS) in partnership with the Health Trust. If the renewal funds are granted, this three-year (FY 2010- 2013) program will provide affordable housing opportunities and supportive services to very low- and low-income Santa Clara County residents disabled by HIV/AIDS. The funds will be allocated in three equal amounts for each program year.

#### *ESG*

In order to allocate its FY 2010-2011 ESG funds, in February 2010, the Housing Department convened an application evaluation panel comprised of staff from the Santa Clara Mental Health Department, the City of Santa Clara, City Team Ministries, and Community Technology Alliance. In support of its efforts to end homelessness the City decided to prioritize those programs that show success at move their homeless clients into permanent housing. The City's other ESG funding priorities for FY 2009-2010 are as follows:

**Essential Services** - Counseling services concerned with health, substance abuse, education, employment, assistance in obtaining permanent housing, obtaining federal, State, and local assistance, including Veteran's benefits, supplemental Social Security Income, TANF, and Food Stamps.

**Operating costs** - Reimbursement of costs associated with the operation of shelters, which may include utilities, food, maintenance, repair, security, insurance, equipment and furnishings, and up to 10% for the cost of operations staff.

The following chart illustrates the ESG funding requests and recommendations for FY 2009-2010 based on the City's anticipated allocation of \$443,313. The funding recommendations must be approved by both the Housing and Community Development Advisory Commission and the City Council prior to being adopted.

Agency	Activity*	Proposed Funding
<b>AACI</b>	Provide shelter, food and case management to 144 unduplicated clients	26,000
<b>Bill Wilson 2<sup>nd</sup> Street Drop-In Center</b>	Provide case management and Street Smart and Job Readiness workshops to 875 unduplicated clients	35,000
<b>Bill Wilson-Runaway and Homeless Youth Shelter</b>	Provide shelter, food and case management to 305 unduplicated clients	35,000
<b>EHC LifeBuilders - Boccardo Reception Center</b>	Provide shelter, food and case management to 135 unduplicated clients	80,000
<b>Family Supportive Housing - San Jose Family Shelter</b>	Provide shelter, food and case management to 600 unduplicated clients	50,000
<b>InnVision, Commercial Street Inn</b>	Provide shelter, food and case management to 276 unduplicated clients	35,000
<b>InnVision, Georgia Travis Day Center</b>	Provide shelter, food and case management to 276 unduplicated clients	40,000
<b>InnVision, Montgomery Street Inn</b>	Provide shelter, food and case management to 256 unduplicated clients	41,000
<b>Next Door: Solutions to Domestic Violence</b>	Provide shelter, food and case management to 230 unduplicated clients	27,000
<b>Support Network for Battered Women</b>	Provide shelter, food and case management to 1,100 unduplicated clients	25,000
<b>West Valley Community Services</b>	Provide shelter, food and case management to 135 unduplicated clients	25,000
<b>Total</b>		<b>419,000</b>

\*The narrative provided in the “Activity” column reflects what each agency described as its objective in its application for funds. However, the objectives will need to be revised to reflect the actual final award amount approved by the City Council.

#### *Homeless Prevention Activities*

In 2003, the federal government adopted a goal to eliminate chronic homelessness within ten years and called upon the nation’s cities to adopt plans to make this goal a reality. The National Alliance to End Homelessness, the federal government, the U. S. Interagency Council on Homelessness, and the U.S. Conference of Mayors have all embraced this objective.

On September 23, 2003, the San José City Council adopted a resolution approving a **Homeless Strategy** for the City of San José. In approving the Plan, the City joined dozens of other communities throughout the nation seeking to revise the current approach to addressing homelessness. The Homeless Strategy, adopted by the Mayor and City Council, outlines the extent of the homeless problem in San José, describes the many programs and policies the City has adopted over the years, and lays out a series of policies and actions designed to eliminate chronic homelessness in San José within ten years. More recently, the City in coordination with Santa Clara County, and representatives from local nonprofits and businesses, established a Blue Ribbon Commission (BRC) on homelessness and affordable housing to gain the political and community will and resources to make the homeless strategy a reality. The implementation of the BRC's recommendations is occurring under the name of Destination: Home. The major areas of focus for both efforts are as follows:

**Prevention** - Emphasize programs that seek to prevent homelessness, such as one-time rent to prevent eviction, a rental guarantee program, and an emphasis on the development of permanent supportive housing. In addition, the City is working with government and nonprofit agencies throughout the county to develop a discharge planning program to prevent persons being released from institutional settings from becoming homeless.

**Rapid Rehousing (Housing First)** - Continue to support existing homeless and transitional shelters, but change the focus to moving people quickly into permanent housing with supportive services as seen in the successful **Housing First** approach. The City is working with the County and local nonprofits to match ongoing intensive case management services with permanent affordable housing to ensure that homeless individuals that move into permanent housing have the support system they need to stay in the housing. These case management services will be matched with new affordable housing opportunities including the provision of 200 new Section 8 Vouchers annually for chronically homeless residents and a tenant based rental assistance program to help homeless residents afford to pay rent while they wait for a Section 8 Voucher or other affordable housing opportunity. Other efforts will include creating mutually beneficial partnerships with property owners and managers to remove the stigma of renting to extremely low-income and formerly homeless people, and increasing the number of units of permanent housing available to chronically un-housed people linked with supportive wraparound services.

The City is also working with its Destination: Home partners on an outreach and engagement team that will proactively work with local homeless residents living on the streets to gain their trust and assess their needs, with the ultimate goal of providing them with long-term case management services and permanent housing.

**Wraparound Services** – In the fall of 2008, Destination: Home opened a respite center for homeless individuals who have recovered enough to be released from a hospital setting. This respite program will provide these individuals with a safe place to recover from their illness and receive light medical attention, while getting the services needed for them to become permanently housed.

In September 2008, the City Council approved the selection of EHC LifeBuilders as the administrator for the Housing Services Partnership (HSP), a program which provides services to homeless and at-risk residents on behalf of the City. HSP offers one-time financial assistance to people who are at risk of becoming homeless and deposit assistance for individuals and families who are currently homeless but

have developed the resources needed to become self-sufficient. The HSP program also provides homeless prevention counseling, budgeting assistance, informational and referrals to other programs, and permanent housing placement.

In the fall of 2008, Destination: Home opened two one stop homelessness prevention centers. These one stop centers provide, at one location, a variety of the services needed by homeless and at risk residents to address issues and ultimate access permanent affordable housing. Over the coming year, Destination: Home will continue to develop partnerships in order to provide additional services at the one stop centers.

**Proactive Efforts** – Create a discharge plan that proactively anticipates and meets the needs of individuals who are being released or have recently been released from an institutional setting including mental institutions, hospitals, and the criminal justice system. The goal of the discharge plan is to get these individuals with the assistance and resources they need to prevent them from ever becoming homeless. The City is working closely with the Santa Clara County Department of Corrections, local homeless service providers, employment agencies, and other agencies as appropriate to develop a discharge plan to prevent those leaving the criminal justice system from being discharged to the streets. This efforts include the award of a federal appropriation for the “Skills to Succeed” program which will provide job training and employment assistance to women being discharged from the criminal justice system. In the Fall of 2010, the City in collaboration with public and private partners will submit an application for a Second Chance Re-entry Act grant for funding to implement a pre- and post-release case management, job training, and housing program for persons in the County correctional facilities.

The City is also working to ensure that data systems collect the information needed to determine the needs of the homeless and the success of program efforts. The City funds and works collaboratively with Community Technology Alliance, the County’s HMIS administrator to ensure that all federal and City funded agencies are active participants of HMIS. The City will continue to work with its government, nonprofit, and business partners to bring new resources into the community to cover the costs associated with the services, including monitoring and advocating for legislation at the State and federal level.

In addition to these strategies, the following activities will be pursued to address the housing needs of the homeless and special needs populations in the coming year:

The City will be using up to \$1.35 million in HOME funds for a rent subsidy program in conjunction with ongoing intensive case management program provided by the Santa Clara County Mental Health Department for chronically homeless households with severe mental illness. The program will provide rental subsidies for up to two years (with a possible two year renewal) while the household works towards established goals and a more permanent form of housing.

The City is coordinating with the Santa Clara County Housing Authority to provide 200 chronic homeless individuals and families with Section 8 housing choice vouchers annually. The City will also work closely with local nonprofits and the Housing Authority to ensure that the recipients of these Section 8 Vouchers get the assistance they need to stay in their home, including providing Voucher recipients with individualized case management. This project implements the Housing First methodology, which has been proven to be effective in ending chronic homelessness for individuals and families with special needs.

The City is working with Social Serve, a nonprofit housing location database provider, to develop a database specific to the region.

### *Transitional and Permanent Housing Assistance*

The City of San José has financially supported construction and rehabilitation projects which, over the past 20 years, have resulted in over 1,500 transitional and permanent housing units for homeless and special needs individuals. In 2009, a “green” rehabilitation of the 179-unit Curtner Studios produced opportunities to house 125 households with incomes not exceeding 30% AMI, 27 of which are set aside for mentally disabled residents. In addition, in 2009, the City converted to its permanent period financing for the new Casa Feliz, a 60-unit project that replaced a former dilapidated SRO on that site. The new Casa Feliz has many green building features and offers 52 apartments available to extremely-low income households, 21 of which are set aside for developmentally disabled persons.

With extremely limited project resources for 2010-11, the City will seek opportunities to support the inclusion of additional units funded by State Mental Health Services Act (MHSA) funds in existing projects, as appropriate.

The City currently has over 800 beds of emergency shelter, over 700 beds of transitional housing, and over 700 beds of permanent housing, which serve homeless individuals, families with children, women with children, youth, and victims of domestic violence. In line with its goal of ending chronic homelessness, the City plans to start shifting its funding away from programs that provide emergency shelter or transitional housing. Instead, the City will target its funding towards the provision of permanent housing, affordable to extremely low-income households, combined with a comprehensive system of services that will foster the ability of homeless households from gaining and maintaining self-sufficiency.

In addition to funding construction and rehabilitation projects, the City uses CDBG funds to supplement programs that provide stabilization services such as shelter, food, clothing, and counseling services, and services specifically addressing the needs of seniors, disabled, youth and children to emphasize a continuum of care to prevent “at-risk” individuals and families from becoming homeless and to assist employable individuals and families who have become homeless. Detailed information about these programs is included in the “Community Development Block Grant Programs” section of this Plan. The following identifies the specific programs targeted to homeless and special needs populations:

- Emergency Domestic Violence Shelter Programs - CDBG supports two domestic violence shelter programs (Shelter Next Door and HomeSafe Solutions).
- Homeless Support Services - CDBG funds two programs providing support services for homeless populations (Tech SCC Tools for Ending Chronic Homelessness and San José H.O.M.E.S).
- Homeless Prevention Services - CDBG supports one program to prevent homelessness (Family Self-Sufficiency Program)

CDBG funds are also targeted to services for persons with disabilities, including support for affordable housing. Funding priority is given to services that stabilize individuals and families and enhance independence, education, advocacy, recreation, transportation and community accessibility.

Senior services addressing the most critical needs include respite/day care, information/referral, language services, and legal assistance. Urgent services targeted for seniors include case management, care coordination, senior centers, recreation/socialization services and transportation.

#### ***Strategy #4: Assisting Special Needs Population***

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As described in the City Consolidated Plan, individuals and families with special needs include: seniors, the physically and mentally disabled, the frail elderly, and those with AIDS/HIV. The following is an overview of the services and goals the City will undertake in the coming year to meet the needs of these vulnerable populations.

##### *Housing Development for Special Needs*

During FY 2010-11, the City will fund and monitor construction for North 4<sup>th</sup> Street, a 100-unit project with 35 units reserved for developmentally disabled households. The developer is also applying for six additional units of Mental Health Services Act (MHSA) funding to support residents with mental disabilities. If it is successful in obtaining 9% tax credits, the 42 apartments to be developed at 90 Archer Street will also start construction, and when completed, will offer six units of MHSA funding to support residents with mental disabilities.

Assuming it finalizes its debt and equity commitments, Kings Crossing will start construction, which will offer 94 units with 10 units reserved for formerly homeless families. Located on the same podium as Kings Crossing, the New San Jose Family Shelter should also begin construction after finishing fundraising, and will replace the current family shelter with 35 temporary shelter units appropriate for homeless families.

Two projects that will host special needs populations are on hold given the City's very limited resources. Once the City is able to commit funds, it will support Willow Glen Woods Rental, which has been planned for 89 family units with a focus on deaf families. In addition, the City will seek to commit funds to Ford and Monterey, a 95-unit development planning to house at least 14 households with special needs.

##### *Housing Rehabilitation*

Through the Housing Department's owner occupied, and mobilehome rehabilitation programs, hundreds of special need households are assisted with repairs to their homes. The Housing Department will continue to make funds available for minor accessibility repairs as well as major rehabilitation to correct health and safety related deficiencies for the special need population. Over the next year the Department will continue to fund projects that serve special needs households including the disabled, seniors, and female heads of household. The following estimates are based on previous service levels compared with the projected program budget.

Special Need	2010-2011 Funding	Number of Households
Disabled	\$917,507	66
Senior	\$1,619,130	117
Female Head of Household	\$1,079,420	78
Other Low Income	\$1,781,043	129
<b>TOTAL</b>	<b>\$5,397,100</b>	<b>390</b>

Based on Program changes adopted by the City Council in 2003, the Housing Rehabilitation Program continues to target the neediest of San Jose property owners – low-income households with incomes at or below 80% of AMI. For the past four years, over 75% of all program funding has gone to households in the very low- and extremely low-income categories. The program provides assistance to and is targeted to households that have few, if any, financial alternatives available to them to repair or rehabilitate their homes. If not for the availability of this program, residents may be faced with living in unsafe and unhealthy conditions or selling their homes and moving out of San Jose to a lower cost area elsewhere.

#### *Mobilehome Repair Program*

The Mobilehome Repair Program provides grants and loans to lower-income, owner occupied households to remedy immediate health and safety related deficiencies. Eligible homeowners may receive up to \$15,000 grant for repairs to their homes. San Jose has the largest number of mobilehomes in the state with 10,649 units in 58 parks. In the 2009-2010 Fiscal Year, the Housing Department is budgeting \$1,000,000 to assist approximately 75 mobilehome units. Historically, through the mobilehome repair program, the City has assisted a significant number of seniors and special needs households.

### ***Strategy #5: Fair Housing Strategy***

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#### *Affirmatively Furthering Fair Housing*

The City of San José is committed to preventing impediments to Fair Housing choice. In September 2003, the San José City Council approved the *Analysis of Impediments to Fair Housing Choice (AI)* report. Listed below are the new and continued actions for fiscal year 2010-2011 to affirmatively further Fair Housing in San José.

#### *Access to Affordable Housing*

A variety of factors may cause unequal access to housing. For example, due to the requirements associated with various affordable housing funding sources, certain households may encounter difficulties in accessing subsidized housing. Applications can involve a large amount of paperwork or have short application time frames and submittal requirements. These requirements present obstacles for homeless or disabled individuals who lack the resources and skills to complete the necessary documentation. Moreover, affordable housing providers often have difficulty filling accessible units with disabled individuals. In contrast, service providers indicate a great need for affordable accessible housing. Additionally, persons who lack English proficiency may experience barriers to housing even when options do exist. Finally, and in large part due to the economic downturn, many qualified potential homebuyers have a difficult time accessing credit and financing.

Action #1: Facilitate access to below-market-rate units. Entitlement Jurisdictions shall continue to assist affordable housing developers by advertising the availability of below-market-rate units via the jurisdictions' websites, the 2-1-1 information and referral phone service, and other media outlets. In addition, the City of San José, in coordination with the County of Santa Clara, is in the process of implementing a new housing search and location website. This new website, administered by the nonprofit Social Serve, will provide residents with the ability to search for affordable and appropriate housing throughout Santa Clara County utilizing a number of search criteria and a customer service call-in number. The jurisdictions will also facilitate communication between special needs service providers and affordable housing developers, to ensure that home seekers with special needs have fair access to available units.

Action #2: Maintain a list of partner lenders. The Entitlement Jurisdictions shall maintain a list of lenders that can help buyers access below-market-rate loans and locally-sponsored downpayment and mortgage assistance programs.

Action #3: Provide language assistance to persons with limited English proficiency. Many individuals living in San Jose for whom English is not their primary language may speak English with limited proficiency or, in some cases, not at all. As a result, persons who are limited English proficient (LEP) may not have the same access to important housing services as those who are proficient. The City of San Jose and City-funded agencies shall implement and maintain a language access plan (LAP) consistent with federal guidelines to support fair access to housing for LEP persons.

#### *Fair Housing Services*

The *Analysis of Impediments to Fair Housing Choice* (AI) report that accompanies this Consolidated Plan finds that fair housing is an ongoing concern in Santa Clara County. In particular, interviews with local service providers indicate that many homeseekers and landlords are unaware of federal and State fair housing laws. They also remain unfamiliar with protections offered to seniors, persons who are disabled, special needs populations, families, and other protected classes.

Action #4: Partner with local service providers to conduct ongoing outreach and education regarding fair housing for homeseekers, landlords, property managers, real estate agents, and lenders. Outreach will occur via training sessions, public events, jurisdictions' websites and other media outlets, staffing at service providers' offices, and multi-lingual flyers available in a variety public locations.

Action #5: Partner with local service providers to conduct fair housing testing in local apartment complexes. The testing program looks for any evidence of differential treatment among a sample of local apartment complexes. Following the test, the service provider submits findings to the local jurisdiction and conducts educational outreach to landlords that showed differential treatment during the test.

#### *Local Zoning*

Local jurisdictions' zoning requirements must comply with State law, the federal Fair Housing Act of 1968, and the Fair Housing Amendments Act of 1988. The AI identifies cases where local zoning requirements conflict with State and federal requirements, and documents how the subject jurisdictions are rectifying these issues. The respective jurisdictions' Housing Elements also serve as a reference for

these corrective programs.

Action #6: Ensure that local zoning ordinances are consistent with State and federal fair housing laws. Modifications to be evaluated may include, but are not limited to, the following:

- Entitlement Jurisdictions shall revise their zoning regulations as necessary to ensure that the requirements for secondary units conform to State law.
- Entitlement Jurisdictions' zoning ordinances shall have a definition of family that is consistent with the Lanterman Developmental Disabilities Services Act and the federal Fair Housing Act and the Fair Housing Amendment Act.

Action #7: Ensure that local zoning ordinances have effective procedures to respond to reasonable accommodation requests in order to accommodate the needs of persons with disabilities.

#### *Housing Authority*

Local Housing Authorities are well-versed in fair housing requirements, and aim to apply these consistently in their outreach, property management, waitlist maintenance, and tenant recruitment efforts. The following action emphasizes the need for local jurisdictions to assist local housing authorities in this regard.

Action #8: Assist local Housing Authorities with outreach. Entitlement Jurisdictions shall continue to support the Housing Authority of the County of Santa Clara and the City of San José Housing Department to ensure adequate outreach to minority, limited-English proficiency, and special needs populations regarding the availability of public housing and Section 8 vouchers. Outreach may occur via the jurisdictions' websites and informational flyers in multiple languages available at public locations. Given the extended waiting lists for public housing and Section 8 programs, attention will primarily be paid to fair management of the list.

#### *Complete Communities*

Impediments to fair housing choice *can* occur when poor linkages exist between the locations of major employers, amenities, transportation, and affordable housing. Under these conditions, persons who depend on public transportation, such as lower-income households, seniors, and disabled persons, are more limited in their housing options. Santa Clara County's inventory of subsidized housing, public housing, and community care facilities are relatively well-connected to public transportation. However, much of the region is still dependent on automobile travel. When auto costs are combined with housing costs, total living costs in the region are some of the highest in the Bay Area. Entitlement Jurisdictions should continue efforts to support transit-oriented development and further improve connections between new housing, amenities, and employment centers.

Action #9: Plan for and facilitate development of complete, mixed-use and mixed-income communities. Entitlement Jurisdictions shall plan for compact and complete communities that have a mix of housing, retail, services, and jobs that are easily accessible through non-auto oriented means, including walking and biking.

Action #10: Plan for and facilitate transit-oriented development. Entitlement Jurisdictions shall continue to plan for higher residential and employment densities where appropriate to maximize public transportation linkages between employers and affordable housing.

Action #11: Facilitate safe and efficient transit and pedestrian routes. The Entitlement Jurisdictions shall continue to work with local transit agencies and other appropriate agencies and departments to facilitate safe and efficient routes for various forms of transportation, including public transit, walking and biking.

### *Fair Housing Services*

#### *Educate Landlords and Managers on Fair Housing Compliance*

- The City of San José will continue to coordinate with local Fair Housing service providers and the Tri-County Apartment Association on workshops for apartment owners and managers.
- The City will continue to send out information on Fair Housing laws to San José apartment and mobilehome park owners. When possible, the mailings will be coordinated with the City's Rental Rights and Referral program mailings to defer costs.
- The City will continue to work with the Tri-County Apartment Association and local Fair Housing service providers to develop new approaches to educating San José apartment owners and managers.
- The City will continue to research other jurisdictions' Fair Housing programs in order to identify innovative and successful outreach and education methods to reach new owners, owners with a history of Fair Housing violations, and those who may not speak the same language as their tenants, as well as the tenants themselves.

#### *Prevent Sexual Harassment*

- As part of its Fair Housing mailings, the City will include information specifically on how the Fair Housing laws apply to sexual harassment.

#### *Outreach to Homeowner Associations*

- The City of San José will continue to work with the Santa Clara County Association of Realtors, the California Mortgage Brokers Association, and local fair housing service providers to identify homeowner and condominium associations within San José. The City will send identified associations educational materials on their rights and responsibilities under Fair Housing laws. The City will also work with these associations to identify additional methods to engage and educate their members on the Fair Housing laws including newsletter articles and targeted workshops.

#### *Educate Immigrant Groups and Residents with Limited English Language Skills*

- The Housing Department will implement a Language Access Plan (LAP) to assist those who need access to housing programs and services but who have limited English proficiency. The assistance

will include both oral and written translation services. Additionally, the Housing Department will work with community-based organizations that receive federal funding via the Department to develop their own LAPs.

- The City will continue to distribute fair housing materials in multiple languages at local fairs and other community events that cater to a diversity of residents.

#### *Educate on Issues Related to “Special Needs” Residents*

- The City will continue to coordinate with organizations that work with and advocate for seniors and persons with disabilities, including senior centers and the Council on Aging Silicon Valley, to provide outreach and education on their rights under the Fair Housing laws.
- The Housing Department will update its website, as needed, with information on reasonable accommodation and modification, as well as accessibility requirements for new housing developments.

#### *Coordination of Fair Housing Services*

- Along with other entitlement jurisdictions and local nonprofits, the City of San José Housing Department will continue its active participation in the Santa Clara Countywide Fair Housing Task Force. The goals of the Task Force are to increase coordination on a countywide level, improve Fair Housing services, develop new sources of funding, measure the occurrences of discrimination and the effectiveness of current enforcement activities, and improve public education.
- The Housing Department will continue to facilitate communication between the Rental Rights and Referrals Program, Tri-County Apartment Association, and local nonprofits to coordinate Fair Housing activities and discuss recent trends.
- The City will continue to seek funding for a comprehensive records system to enable Fair Housing service providers and City staff to more effectively monitor Fair Housing complaints and trends.
- The Housing Department will collect and compile information from the Fair Housing service providers on complaints and their resulting outcome, outreach and education efforts, and any other pertinent information. Based on this report, the City will alter its outreach and education plan, and advocate for policy changes, in order to better address residents’ needs.

#### *Lending Practices*

##### *Access to Financing*

- The City will continue to offer home improvement assistance and affordable homeownership opportunities to qualified households through its Teacher Housing Program and partnership with NHSSV.

- The City will continue to coordinate with members of the local mortgage brokers association regarding their current consumer education activities, including those in conjunction with the Don't Borrow Trouble Silicon Valley anti-predatory lending campaign.

#### *Predatory Lending Practices*

- The City of San José Housing Department will continue to coordinate the local anti-predatory lending group, Don't Borrow Trouble Silicon Valley, and refine its outreach, education and counseling program to better assist residents in protecting themselves from abusive lending practices.
- The Housing Department has provided funding to NHSSV for a homebuyer education program and a foreclosure counselor. It will also continue to provide funding for a revolving loan fund to Fair Housing Law Project and Project Sentinel. The fund assists homeowners who are in litigation over predatory lending suits by paying their mortgage payments until the lawsuit is completed.
- The Housing Department will continue to update the information on its website regarding fair lending and predatory lending practices, as well as contacts for assistance.
- The City will continue to advocate for measures that both protect residents from abusive lending practices and promote the distribution of beneficial home loans.
- The Housing Department will continue to work with mortgage broker and real estate associations, other local government agencies, and nonprofits, to identify abusive lending practices and develop new methods to curtail these activities.
- The City will continue to monitor and evaluate anti-predatory lending legislation on the local, State and federal levels.
- The Housing Department will coordinate with Don't Borrow Trouble Silicon Valley, to better assist residents with resources pertaining to foreclosures.

#### *Affordable Ownership Housing*

- The City will advocate for and support measures that encourage the production of condominiums and other types of more affordable ownership housing. The City is also taking a proactive role in protecting homeowners by working with partners throughout Santa Clara County to prevent foreclosures.

#### ***Strategy # 6: Lead Based Paint Strategy***

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The Department of Housing continues to provide lead testing and assessment services on all dwellings receiving rehabilitation that were built prior to 1978. In addition, lead-based paint testing is performed on pre-1978 dwellings in the Project Alliance and NSP Programs. The Housing Department continues to contract with an outside environmental consultant to provide these testing and assessment services. This is in addition to the trained and lead certified Housing Department staff. These services are being

provided in part to comply with Federal regulations 1012 and 1013 of Title X. Additionally, these services are being provided to ensure a safer environment for those we serve. Despite the fact that less than 40% of Program funding is derived from federal funds, 100% of eligible conventional homes built prior to 1978 are tested for lead. Regardless of the funding source, those properties testing positive for this hazard are mitigated in conjunction with rehabilitation.

Over the past three years, the Housing Department has tested over 380 properties for the presence of lead-based paint. Over the next five years, it is anticipated that, on average, 200 properties built prior to 1978 will be rehabilitated per year. Data over the past three years suggests that approximately 40% of the housing stock tested, tested positive for lead-based paint at levels over HUD's acceptable limits. Based on these results, an estimated 80 properties per year will potentially receive some level of lead remediation.

### **Strategy # 7: Anti-Poverty and Community Development Strategy**

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*“Though our income averages are impressive, we all know that averages don’t tell the whole story. The portion of residents unable to afford median-level housing is increasing, and foreclosures are spiking upward. Too many are unprepared to compete in today’s economy. Growing less than one percent, real per capita income held in the region while growing by three percent in the U.S. Twenty-two percent of all households in the Valley earned less than \$35,000 in 2005 falling two percent from 2004.”*

-2007 Index of Silicon Valley. Joint Venture: Silicon Valley Network

*“The Strong Neighborhoods Initiative (SNI), officially established in 2000, specifically targets areas that have been identified as needing critical services because they have a lack of resources, are typically low-income areas, and lack adequate resources.”*

-Building Strong Neighborhoods Business Plan, 2007

San Jose's CDBG program has sought to respond to challenges faced by the City's low-income residents by developing funding priority strategies that meet the needs of our residents. As stated below, the \$11,746,115 in anticipated available CDBG funding for the 2010-11 fiscal year includes the 2010 CDBG award of \$10,896,115, anticipated program income of \$700,000 generated through the repayment of CDBG housing rehabilitation and revolving loan fund loans, and a fund balance of approximately \$150,000 from recaptured funds from previous years cancelled programs.

During the 2010-11 planning phase, CDBG surveyed residents to identify funding priorities that would meet the most critical community needs. This effort sought to identify the needs of communities located within San Jose, and were used in the development of the four funding categories for FY 2010-2011.

The four CDBG established funding categories are as follows:

- **Basic Needs:** Housing, food and nutrition, transportation and homeless prevention services.
- **Access to Health Care for Seniors and Disabled:** Senior/disabled health care access support services including non-recreational health respite or daycare, assisted living, caretaker supportive services, health care services, and transportation.
- **Self-Sufficiency:** Counseling and case management services to assist individuals become self-sufficient. Service areas may include employment, housing search, foreclosure prevention,

homeless prevention, domestic violence, mental health, homeless/emancipated youth, independent living skills, and other services that demonstrate client self-sufficiency outcomes.

- **Legal Services/Fair Housing:** Legal and fair housing services covering senior/elder abuse, immigration, eviction, legal rights education, housing, and foreclosure mitigation.

The Housing Department also identified community development projects that would create the most impact within a neighborhood. These include street improvements, housing rehabilitation and code enforcement activities.

**The following chart shows the proposed budget for FY10-11.**

2010 Entitlement	\$10,896,115
Program Income	\$700,000
Subtotal	\$11,596,115
Public Service (15%)	\$1,739,417
Administration, Fair Housing, Planning (20%)	\$2,319,223
Subtotal Remaining	\$7,537,475
Fund Balance (Reserve)	\$154,000
CDI	\$7,691,475
Total Budget	\$11,750,115.



## Community Contractual Services

### Access to Healthcare

CDBG will fund nine projects totaling \$281,687. Activities eligible in the funding category are health care access support services including non-recreational health respite or daycare, assisted living, caretaker supportive services, health care services, and transportation. Projects under this funding category are the following:

<b>Agency</b>	<b>Activity</b>	<b>Award</b>
Live Oak Adult Day Services, Senior Adult Day Care/Respite	The project will provide adult day care services to frail, low-income, at-risk seniors and respite services to family caregivers.	\$29,073
Outreach & Escort Inc., Senior Transportation and Resources (STAR) Program	The project will provide transportation to health care and other destinations for low-income seniors who lack available and affordable transportation alternatives.	\$40,190
Ethiopian Community Services, Azawount Services	The project will provide access to healthcare through interpretation/translation, transportation assistance in navigating the systems of care, and other activities that maintain and foster the health and well-being of vulnerable seniors.	\$25,000
Catholic Charities of Santa Clara County, Day Break – Senior Resilience & Empowerment Project (SREP)	The project will provide seniors and their family caregivers with early intervention services to increase their activity levels, social connections, healthy functioning, self-sufficiency, and independent living.	\$55,537
Portuguese Organization for Social Services & Opportunities, Portuguese Community Center Senior Health Support Program	The project will provide health services to low-income, multicultural, and limited or non-English speaking seniors, including direct assistance in accessing health care, preventive health screening tests, medication monitoring, and an exercise program .	\$25,000
The Health Trust, Chronic Disease Self Management Program	The project will provide low-income seniors with improved access to chronic disease self-management services that will improve their ability to take a more pro-active role in managing their chronic illness.	\$25,000
Indian Health Center of Santa Clara Valley, Diabetes Prevention Program (DPP)	The project will provide an intergenerational program that helps seniors and their families prevent diabetes and/or reverse the harmful effects of diabetes.	\$25,000
Catholic Charities of Santa Clara County, Long Term Care Ombudsman Program	The project will seek resolution of problems and advocate for the rights of residents in long-term care facilities with the goal of enhancing the quality of life for residents in these facilities.	\$27,409
Respite and Research for Alzheimer's Disease, Alzheimer's Activity Center Senior Day Program	The project will provide therapeutic and intergenerational activities that enhance cognitive functioning, and physical mobility to seniors who are 100% disabled due to	\$29,478

<u>Agency</u>	<u>Activity</u>	<u>Award</u>
	Alzheimer's disease and related conditions.	
	<b>Total</b>	<b>\$281,687</b>

**Basic Needs**

CDBG will fund eleven projects totaling \$400,050. Activities eligible in the funding category are housing, food and nutrition, transportation and homeless prevention services. Projects under this funding category are the following:

<u>Agency</u>	<u>Activity</u>	<u>Award</u>
Second Harvest Food Bank of Santa Clara and San Mateo Counties Brown Bag Program	The project will provide low-income seniors and people with disabilities with a weekly bag of nutritious food, newsletters, volunteer opportunities, and nutrition education information	\$25,950
The Bill Wilson Center, Bill Wilson Runaway and Homeless Youth Shelter	The project will provide emergency shelter, food, case management, individual/family counseling, education services, and medical/mental health care for youth ages 11 – 17.	\$36,031
Respite and Research for Alzheimer's Disease, Alzheimer's Activity Center Food and Nutrition Program	The project will provide nutritious snacks and lunches to seniors who are 100% disabled due to Alzheimer's disease and related conditions.	\$25,000
Next Door Solutions to Domestic Violence, The Shelter Next Door	The project will provide up to 30 days of safe emergency housing and food for victims of domestic violence and their children.	\$75,776
Emergency Housing Consortium, San Jose HOMES	The project will provide emergency shelter, hot meals, and supportive services to homeless individuals.	\$50,327
Asian Americans for Community Involvement, Senior Nutrition Program	The project will provide seniors with accessibility to nutritious food and transportation vouchers.	\$25,000
The Health Trust, Meals On Wheels	The project will provide homebound, individuals with improved access to daily home-delivered hot nutritious meals, social interaction and additional wellness services.	\$25,950
InnVision The Way Home, Montgomery Street Inn	The project will provide homeless men with emergency housing services and hot meals.	\$25,950
Portuguese Organization for Social Services & Opportunities, Portuguese Community Center Senior Nutrition Services	This project will provide prepared fresh and nutritious hot meals and a weekly food distribution program.	\$38,592

InnVision The Way Home, Julian Street Inn	The project will provide seriously mentally ill clients with emergency housing and hot meals.	\$30,627
InnVision The Way Home, Cecil White Center	The project will provide emergency shelter, meals and supportive services to the general homeless population	\$40,847
	<b>Total</b>	<b>\$400,050</b>

### Legal Services

CDBG will fund four projects totaling \$402,089. Activities eligible in the funding category are legal and fair housing services covering senior/elder abuse, immigration, eviction, legal rights education, housing, and foreclosure mitigation. Projects under this funding category are the following:

<b>Agency</b>	<b>Activity</b>	<b>Award</b>
Santa Clara County Asian Law Alliance, Asian Law Alliance	The project will provide multilingual and culturally sensitive legal counseling and preventative community education services to low-income individuals.	\$44,395
Senior Adults Legal Assistance, Legal Assistance to San Jose Elders	The project will provide free legal services to seniors in need of legal advice, information, advocacy, intervention, or planning.	\$72,605
Law Foundation of Silicon Valley, for the San Jose Fair Housing Consortium, Fair Housing Investigation and Enforcement Services	The project will provide comprehensive fair housing services of counseling, consultation, investigation and legal representation.	\$260,000
Law Foundation of Silicon Valley, Mental Health Advocacy Project	The project will provide individuals with mental health disabilities in resolving legal problems in residential care housing and independent living.	\$25,089
	<b>Total</b>	<b>\$402,089</b>

### Self Sufficiency

CDBG will fund seventeen projects totaling \$655,591. Activities eligible in the funding category are counseling and case management services to assist individuals become self-sufficient. Service areas may include employment, housing search, foreclosure prevention, homeless prevention, domestic violence, mental health, homeless/emancipated youth, independent living skills, and other services that demonstrate client self-sufficiency outcomes. Projects under this funding category are the following:

<b>Agency</b>	<b>Activity</b>	<b>Award</b>
Fresh Lifelines for Youth, Legal Eagle	The project will assist at-risk youth become self sufficient, transforming them from juvenile delinquents into positive community leaders.	\$38,838
Fresh Lifelines for Youth , Juvenile Drug Treatment Court Mentor Program	The project will recruit, screen, train, match, and support adult volunteers with low-income youth in Juvenile Drug Treatment Court and/or on Probation with drug or alcohol dependencies to help them break their addictions and become self sufficient.	\$33,684

Silicon Valley Independent Living Center, Independent Living Skills Project	The project will assist with disabilities to enhance adult living skills and build capacity for community-based independent living.	\$25,089
Sacred Heart Community Services, Heart BEAT (Benefits Assistance and Training)	The project will connect individuals to public benefits for which they are eligible, including accessing affordable housing, and provide financial literacy courses, computer skills and other skill-building services.	\$25,000
Family Supportive Housing, Case Management for Homeless Families	The project will provide case management to homeless families with children with the goal of assisting the families in removing identified barriers to self-sufficiency.	\$29,986
Community Partners for Youth, Step-up to Brighter Futures	The project will mentor and coach low/moderate income high risk teens and their families to develop the positive self-image, vision and skills to stay in school and to break the cycle of poverty, crime, drugs and hopelessness.	\$98,370
International Children Assistance Network, Happy 5 Vietnamese Parenting Workshop	The project will provide culturally sensitive and linguistically appropriate public education designed to help Vietnamese parents, grandparents and care providers to become self-sufficient in raising healthy and happy children ready to succeed in school and in life.	\$25,000
Asian Americans for Community Involvement, Center for Survivors of Torture	The project will provide comprehensive, wraparound case management, psychological, and clinical services to victims of torture	\$25,000
Bill Wilson Center, 2nd Street One-Stop Drop-In Center	The project will provide case management, job readiness workshops, and other supportive services to at-risk of, or homeless youth ages 13 through 24.	\$25,000
Maitri, Transitional House	The project will provide transitional housing and customized supportive services to low income victims of domestic violence or human trafficking, and their children.	\$25,000
Asian Americans for Community Involvement, Asian Women's Home	The project will provide critical case management services to domestic violence victims, with a focus on underserved Asian immigrants.	\$34,000
Fresh Lifelines for Youth, GOLD	The project will provide middle school students case management services to help those at greatest risk for school drop-out and delinquency stay engaged in school and become self-sufficient.	\$25,000
Vietnamese Voluntary Foundation, Vietnamese Senior Services	The project will assist low-income elderly adults of limited English proficiency become self-sufficient by providing them with critical living skills training and support to enable them to live independently on their own.	\$49,503
Ethiopian Community Services, Rasin Machal	The project will assist new/recent immigrants adjust to their adopted community.	\$30,398
Housing Authority of the County of Santa, Family Self Sufficiency	The project will provide employment-focused case management to assist families in developing and improving their employability and life skills, so they can work their way off	\$65,764

	housing and welfare assistance.	
Support Network for Battered Women, Domestic Violence Services to the City of San Jose- Self Sufficiency	The project will provides a 24-hour, toll-free bilingual domestic violence crisis line, emergency shelter, crisis counseling, legal assistance, group therapy, support groups, children’s therapy programs, preventative education, safety planning and community referrals.	\$25,000
Community Technology Alliance, TechSCC – Tools for Ending Chronic Homelessness in Santa Clara County	The project will provides the technical tools and a number of platforms designed to allow homeless service providers to better communicate and share resources.	\$74,959
	<b>Total</b>	<b>\$655,591</b>

**Fair Housing, Administration and Planning**

Under the 20% Administration category, \$150,000 has been awarded to fair housing service providers. Program administration includes general administration in addition to consulting services for ADA accessibility evaluations and nonprofit financial and programmatic reviews as the program deems necessary.

<b>Agency/Department</b>	<b>Activity</b>	<b>Award</b>
City of San José Housing Department - CDBG Program Administration and Monitoring	The project provides program development/evaluation, project monitoring, and overall program/project reporting to HUD, San José City Council and the Housing and Community Development Commission	\$1,744,223
City of San José Department of Finance- Accounting Services	The project provides financial administration and record keeping for the CDBG program.	\$200,000
City of San José Department of Planning, Building and Code Enforcement – Environmental Review Services	The project provides professional services of Planning Department for CEQA and NEPA review of CDBG projects.	\$30,000
Legal Aid Society of Santa Clara County, Legal Aid Society Fair Housing Counseling Project	The project will provide comprehensive fair housing services to San José residents that will consist of legal representation, investigation, conciliation, fair housing counseling, and community outreach that includes multilingual forums.	\$150,000
City of San José Housing Department - Non Profit Platform	The project will support citywide efforts to promote consistency and collaboration among all City of San Jose grant programs.	\$50,000
City of San José Housing Department - Citywide Grants Database	The project will provide the CDBG share of the costs to operate a citywide grants database.	\$20,000
City of San José Transportation Department – Tree Study in Low Moderate Income Areas	The project will fund a study to inventory street trees in low moderate income areas in order to establish funding structures for adequately maintaining and caring for the trees.	\$125,000

	<b>Total</b>	<b>\$2,319,223</b>
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**Community Development Improvements**

The City’s Economic Development Strategy, a vision for San José’s economic future that seeks to improve economic opportunity and quality of life for residents, was adopted by the San José City Council in November 2003. Among the fifteen Strategic Initiatives specifically relevant to the development of jobs are:

- Support Start-Up and Growth of Local Businesses, Small and Large, in Tech as well as Non-tech Fields.
- Diversify San Jose’s Economic Base and Preserve/Create Middle-Income Jobs
- Prepare Residents to participate in the Region’s Economic Opportunity, from K-12 to Lifelong Learning

The goal of the strategy is to ensure that every aspect of the community prospers, and the components of this strategy span every aspect of the City’s policy, programming and budgetary decisions. This not only enhances the City’s Anti-Poverty Strategy, it also contributes to our overall Community Development Strategy.

Projects that directly assist in maintaining the quality and livability of neighborhoods and affordable housing include:

<b>Agency/Department</b>	<b>Activity</b>	<b>Award</b>
City of San José Department of Housing - Housing Rehabilitation Program	The project provides low-interest and deferred loans and grants to low-income borrowers and loans to rental property owners to improve properties occupied by low-income households in the City of San José.	\$1,700,000
City of San José Department of Housing – Minor Repair Program	The project will assist low-income households with emergency repairs to eliminate immediate health or safety hazards.	\$250,000
City of San José Department of Planning, Building and Code Enforcement – Proactive Code Enforcement Program	The project will survey low moderate income areas to identify code violations and send notices to property owners advising them of the code violations and directing them to resources available to assist them in correcting the violation.	\$1,954,233
City of San José Fire Department – Fire Engine in Low Moderate Income Areas		\$1,100,000
Rebuilding Together Silicon Valley- Rebuilding Housing Repair Program	The project will repair, rehabilitate, and upgrade housing units for extremely low-income residents of San Jose so that they may live in housing that provides for their warmth,	\$303,268

	safety, and independence.	
	<b>Total</b>	<b>\$5,307,501</b>

Supporting the formation of small businesses is an important part of the City's overall Community Development Strategy. Some of the CDBG-funded projects assisting with this are:

<b>Agency/Department</b>	<b>Activity</b>	<b>Award</b>
City of San José Library – San José Smart Start Family Childcare	The project supports the incubation of childcare businesses by providing small business assistance and training for individuals interested in owning and operating childcare facilities.	\$456,491
Opportunity Fund – Micro-Credit San Jose	The project provides financial and technical assistance, business strategy training, and guidance regarding their credits needs to micro-enterprise businesses in San Jose, in close collaboration with the City's Office of Economic Development.	\$258,677
Santa Clara County Black Chamber of Commerce- Small Business Incubator Program	The project provides a variety of business services including low rent office space, entrepreneurial training, one-on-one business consulting, technical assistance and administrative assistance.	\$150,078
Anewamerica Community Corporation- Assets for New Americans: Virtual Business Incubator	The project provides microbusiness development assistance and training.	\$250,000
	<b>Total</b>	<b>\$1,115,246</b>

In 2007, the Mayor established a Green Vision for the City of San José. The plan represents an ambitious and comprehensive 15-year plan to solve environmental problems and improve the local economy. Included among the Mayor's 15 goals are the creation of 25,000 clean tech jobs; the construction or retrofit of 50 million square feet of green buildings; the planting of 100,000 new trees; and the replacement of 100 percent of streetlights with smart, zero-emission lighting. The Mayor's Vision is a roadmap for the City to become the world's center of Clean Tech innovation.

CDBG will fund one project focused on this Green Vision:

<b>Department</b>	<b>Activity</b>	<b>Award</b>
City of San Jose Department of Transportation – LED Streetlight Conversion	The project will convert sodium vapor streetlights to more energy efficient “smart” LED lights in order to promote energy efficiency and improve safety within low-income areas.	\$693,728
	<b>Total</b>	<b>\$693,728</b>

Two construction projects that support the special needs populations and will improve conditions within low-moderate income areas include:

<b>Agency/Department</b>	<b>Activity</b>	<b>Award</b>
City of San Jose Department of Public Works – Alexander Avenue Curb, Gutter and Sidewalk Installation	The project will install curb, gutter and sidewalk in a low-moderate income area to eliminate problems with storm drainage and improve the overall health and welfare of the area by removing ponding of stagnant and foul smelling water.	\$75,000
City of San Jose Department of Transportation – ADA Compliance Sidewalks	The project will install approximately 167 ramps in low-to-moderate income areas and reduce the backlog of missing ramps in these areas.	\$500,000
	<b>Total</b>	<b>\$575,000</b>

In FY 2009-2010 one projects noted in the FY 2007-2008 Consolidated Plan has been cancelled. This project is:

<b>Agency/Department</b>	<b>Activity</b>	<b>Amendment</b>	<b>Amount of Amendment</b>
City of San José Department of Transportation– Streetlights in SNI Area	The project will install streetlights in three Strong Neighborhood Initiatives areas with currently deficient lighting. The neighborhoods have experienced high crime rates, and improved lighting has been identified by both SNI leaders and the San Jose Police Department as a strategy to address violent crime and gang issues.	The department has determined that the project is not ready for implementation. As a result, the CDBG program will <i>liquidate</i> the funds and add it to the FY 2010-2011 fund balance.	\$150,000

## 6.5 Monitoring and Performance Measures

### Monitoring CDBG, HOME, HOPWA and ESG

The City continues to follow the grantee monitoring requirements as outlined by HUD for the use of federal funds. The City has also standardized policies and procedures for use city-wide, which incorporate many of the HUD requirements.

In 2006, the City-wide Grant Management Working Group and the NonProfit Strategic Engagement Committee (formerly the Grant Management Oversight Committee) were formed to respond to findings from a 2005 internal City audit. In 2008, the City of San Jose Auditor performed a follow-up review of the 2005 City-Wide Grants Management Audit which included recommendations to 1) establish citywide consistent policies and procedures; 2) establish specific training requirements for staff involved in grants management and monitoring; 3) establish criteria when audited financial statements are obtained and reviewed; 4) establish risk-based criteria and help ensure grantee compliance with grant requirements.

The Grants Management Working Group continues to meet regularly and has met several of the recommendations made by the City Auditor. These accomplishments include the completion of the City-Wide Grant Management Handbook, which provides overarching guidance to City departments that award federal, State or local funding. The handbook provides guidance on grants management and monitoring and establishes minimum criteria for the review of financial statements and reporting. A staff training plan has also been developed to ensure contract managers have the skills necessary to ensure grantee contract compliance. To further aid staff in contract management, individual department grant applications and agreements are being reviewed for consistency and duplication. After lengthy negotiations with the approved vendor, the City-wide Grant Management database began full implementation in January 2010.

In addition to the monitoring requirements implemented for the use of HUD funds, the Department of Housing tracks the City's progress in implementing the strategies related to housing production and rehabilitation outlined in the **City of San José 2010-2015 Consolidated Plan**. Managing the Department's loan portfolio, including loan administration and servicing functions, are handled by its Loan Management Section. Loans are monitored for compliance with their regulatory agreement requirements, such as long-term affordability restrictions, occupancy and rent requirements, property maintenance, loan repayments, insurance coverage, and real estate taxes.

The monitoring process also includes the following major elements:

- ◆ **Public Review** - Input is solicited from the **Housing and Community Development Advisory Commission (HCDC)** on the Consolidated Plan and the associated Performance Report. The HCDC provides recommendations to the City Council on housing policy matters. Each **Annual Action Plan** for the five-year Consolidated Plan is also subject to extensive public review and comment prior to submission to HUD.
- ◆ **Tracking** - The Department of Housing maintains various housing databases to track projects from concept to completion. The Department is currently setting up a database to consolidate the existing tracking systems to allow better data access and more complete information.

- ◆ **Reporting** - The Department provides quarterly reports to the Housing and Community Development Advisory Commission and the City Council detailing rehabilitation and project development activities.

For CDBG, ESG and HOPWA programs, service providers are required to submit monthly or quarterly **Reimbursement Requests** and **Reconciliation Reports** to document expenses and ensure that both line item budgets and total project budgets are not over-expended, and allows for review of project status. Additionally, service providers are required to submit quarterly performance reports and a cumulative annual report. Review of these reports allows staff to determine whether corrective measures are necessary. Staff also performs mid-year monitoring visits, which include financial management system review, program client file reviews (if applicable), and HMIS compliance review to determine compliance with federal and City regulations.

In addition to the monitoring previously stipulated, the CDBG program has both programmatic and financial components to its monitoring process. The grant agreement and the City's **Policies and Procedures Manual for Sub-Recipients** provide the basis for program monitoring. The City provides each sub-recipient with a copy of the City's Policies and Procedures Manual for Sub-Recipients. This manual contains the policies and procedures for sub-recipients of CDBG funds and outlines requirements for program and financial record keeping, the monitoring process, report requirements, and the project evaluation process. While the first objective is to ensure compliance, it is also oriented towards resolving problems, offering technical assistance, and promoting timely implementation of projects.

Initial steps in the monitoring process include providing training sessions to sub-recipients to review the grant requirements as outlined in the agreement and the manual. Attendance in a minimum of one training session each year is required of all sub-recipients. CDBG staff conducts at least one on-site visit of projects to review program and fiscal records, and may conduct additional site visits and field verification. Monitoring also involves the submission of quarterly reports on the activities of the project by the sub-recipients and yearly audits. As a result of review of the audit, reports and on-site visits, discussions may be held with project directors to provide technical assistance and/or to review project performance that does not appear to be sufficient to meet quarterly goals and the requirements for receipt of funds. Additional on-site visits are performed as necessary to ensure sub-recipients are in compliance regulations and performance objectives. If a significant problem develops during the year, City staff meets with project staff to discuss and resolve any issues. Examples of such problems include:

- ◆ Services are not documented
- ◆ Goals are not being met
- ◆ Project files are not in order
- ◆ Complaints are received from clients
- ◆ Required reports are not being submitted in a timely manner
- ◆ Expense reporting does not adhere to regulations or policies
- ◆ Lack of fiscal controls and/or documentation

The City is committed to assisting sub-recipient agencies that appear to be facing financial difficulties. In addition to staff resources, the City has contracted with an independent financial auditor to review agency's financial and program records, procedures and management. The goal of such reviews is to

assist agencies in identifying areas of weakness and developing processes and strategies to address these weaknesses, thereby restoring the agencies to fiscal soundness and enabling them to continue providing valuable services to the community.

Sub-recipients are required to submit quarterly activity reports that contain information on the activities performed by the project, the number of unduplicated participants in the program for the quarter and demographics on the participants. These reports outline whether projects have met or exceeded their goals, substantially met their goals, or not met them. If a project does not meet its goals, appropriate corrective actions are identified.

The sub-recipients are required to establish and maintain a system of accounts that is in conformance with generally accepted principles of accounting for budgeted funds. This system of accounts is subject to review and approval by the City. In addition, sub-recipients are required to submit an annual agency audit. Financial monitoring is based on the program budget that is incorporated in the grant agreement between the City and the sub-recipient. Sub-recipients are required to submit to the City the name of a fiscal agent, if any, who is responsible for the financial and accounting activities of the project, including the receipt and disbursement of project funds.

As an additional strategy for ensuring the strength and effectiveness of the CDBG program, the City of San Jose has become a leader in the regional CDBG Coordinators group, which consists of CDBG program managers from local jurisdictions. This group addresses areas of concern and shares information about funded programs with a goal of identifying potential problems and avoiding double-funding programs.

The City annually reviews monitoring practices with a goal of strengthening them.

## **Performance Measures – Objectives and Outcomes**

### ***HOME***

The City of San José has been an entitlement jurisdiction under the HOME Investment Partnership Program since 1992. The use of these funds in past years has shifted from primarily financing multi-family rental developments to include funding for homebuyer programs. More recently, the creation of a tenant-based rental assistance program for chronically homeless/extremely low-income households has been included as a priority in the HOME Program. The City will continue to keep several programs as options under the HOME Program and be prepared to reallocate funding when necessary to maximize the City's resources. The City's objectives under the HOME program are as follows and grantees are measured by completion:

- a. Improve the Quality of Owner Housing
- b. Increase the Availability of Owner Housing
- c. Improve Access to Affordable Owner Housing
- d. Increase the Supply of Affordable Rental Housing; and
- e. Improve Access to Affordable Rental Housing
- f. Improve affordability through the creation of a tenant based rental assistance program

Additionally, the City reviews the HOME project sponsor's marketing and management plans and checks for compliance with affirmative marketing requirements and procedures. Announcements are mailed to nonprofits and advertisements are placed in the local newspaper and in online apartment search engines, where appropriate. The review is performed prior to the initial lease-up of the property. Typically, the sponsors receive more than enough eligible applicants to fully occupy the property. The remainder of the eligible applicants are kept on a waiting list that is maintained indefinitely. As new applicants learn of the existing properties and contact the property management companies, they are added to the waiting lists. The Housing Department produces an Affordable Housing Referral List of the majority of affordable housing properties assisted with City financing. The list is updated quarterly and its wide distribution has become an important outreach tool.

## **ESG**

Historically the City's ESG funding priority has been shelter operating costs. The City's objectives and outcomes for the FY 2010-2011 are:

**1. Essential Services:** Objective – Provide funding for services that will assist homeless individuals and families obtain or maintain housing. Applicable services include health and substance abuse counseling; education and job training; assistance in obtaining permanent housing and federal, State and local assistance, including Veteran's benefits, supplemental Social Security Income, TANF, Food Stamps; and other related activities. Outcome – Homeless and at-risk households are able to increase their resources and maintain or move towards self-sufficiency.

**2. Shelter Operations:** Objective - Provide funding for emergency housing services, including food and mass shelter for homeless individuals and families. Outcome – Provide basic human needs to the homeless and provide counseling opportunities to assist homeless individuals develop a plan to exit homelessness.

## **HOPWA**

For FY 2010-2011 the HOPWA objectives include the provision of tenant-based rental assistance and supportive services to San José residents living with HIV/AIDS.

Objectives for the program include:

- Supportive Services - health, mental health, assessment, case management and housing advocacy, drug and alcohol abuse treatment, adult and child day care, personal assistance, nutritional services
- Tenant-Based rental assistance - rent payment subsidies
- Housing Information Services- housing counseling, housing advocacy, information and referral services, fair housing information, housing search and assistance
- Resources Identification- outreach, relationship building with landlords, identify affordable housing vacancies

## **CDBG**

The scope of services contained in the grant agreement is developed directly from the project proposal. It describes project activities that are to be accomplished each quarter and the level of service anticipated for each activity. Goals and objectives are very specific. See Table 2C below for specific objectives of the program related to public facilities, infrastructure, public services, economic development and other community development priorities.

## **6.6 Action Plan Tables**

This section contains the HUD-required tables for the One-Year Action Plan. These include:

- Table 6.2 (HUD Table 3B): Annual Affordable Housing Completion Goals
- Table 6.3 (HUD Table 2C/3A): Summary of Housing/Community Development Objectives 2010-2011 / Summary of Specific Annual Objectives

**Table 6.1 (HUD Table 3B): Annual Affordable Housing Completion Goals (Sec. 215 only)**

**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name:  Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Section 215 only)</b>						
Homeless households	85			X		
Non-homeless households	345		X	X		
Special needs households						
<b>Total Sec. 215 Beneficiaries*</b>	<b>430</b>					
<b>RENTAL GOALS (Section 215 only)</b>						
Acquisition of existing units						
Production of new units	6			X		
Rehabilitation of existing units						
Rental Assistance	85			X		
<b>Total Sec. 215 Affordable Rental</b>	<b>91</b>					
<b>HOME OWNER GOALS (Section 215 only)</b>						
Acquisition of existing units						
Production of new units						
Rehabilitation of existing units	262		X			
Homebuyer Assistance	77			X		
<b>Total Sec. 215 Affordable Owner</b>	<b>339</b>					
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0					
Production of new units	6					
Rehabilitation of existing units	262					
Rental Assistance	85					
Homebuyer Assistance	77					
<b>Combined Total Sec. 215 Goals*</b>	<b>430</b>					
<b>OVERALL HOUSING GOALS (Sec 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	91					
Annual Owner Housing Goal	339					
<b>Total Overall Housing Goal</b>	<b>430</b>					

**Table 6.2 (HUD Table 2C And 3A): Summary of Housing/Community Development Objectives 2010-2011/ Summary of Specific Annual Objectives**

	Source of Funds	Performance Measure	Performance Goal	Outcome/Objective*
<b>Goal #1: Affordable housing for lower-income and special needs households</b>				
Action 1A.1. Financial and technical assistance for affordable rental housing				
Production Goals	HOME, 20%	# units committed	105	
Inclusionary Goals	n/a	# LI units with recorded restrictions	0	
Action 1B.1. Direct financial assistance to help lower-income households purchase homes (includes inclusionary)				
	HOME	# non duplicated LI homebuyers assisted	77	DH-2
Action 1B.2. Financial literacy and homebuyer education programs				
	NHSSV	# LI households participating in classes and counseling sessions	417	DH-2,3
Action 1C.1. Rehabilitation assistance for lower-income homeowners including mobilehome owners				
	CalHOME, 20%, CDBG	# homeowners assisted	262	SL-3
Action 1C.2. Rehabilitation assistance for lower-income homeowners thro CDBG program				
	CDBG	# homeowners assisted	200	SL-3
Action 1C.3 Pursue funding opportunities for infrastructure improvements in low-income mobilehome parks				
	n/a	n/a		SL-1,2,3
Action 1D.1. Affordable housing for seniors, disabled individuals, large families				
Production Goals (subset of 1.A.1)	HOME, 20%	# units committed	15	
Rehab Goals (subset of 1.C.1)	CalHOME, 20%, CDBG	# homeowners assisted	52	
Action 1D.2. Pursue funding opportunities to improve condition of housing stock for low-income renters				
	n/a	n/a		DH-1,2,3
<b>Goal #2: Activities to end homelessness</b>				
Action 2A.1. TBRA assistance to chronically homeless				
	HOME	# unuplicated households	85	SL-1,2,3
Action 2A.2. Short-term emergency shelter				
	ESG	# individuals assisted	4,000	DH-1
Action 2A.3. Emergency rental assistance programs				
	ESG, HOPWA, HTF, HPRP	# individuals assisted	1,200	DH-2
Action 2A.4. Programs that provide vital services to homeless individuals				
Homeless Services	ESG	# individuals assisted	20,000	
CDBG	CDBG	# individuals assisted	3,315	
Action 2A.5. Support Destination:Home				
	n/a	n/a		SL-1,2,3
Action 2A.6. Seek additional funding for countywide efforts to end homelessness				
	n/a	n/a		SL-1,2,3
Action 2A.7. Seek additional funding for housing and services for recently emancipated youth				
	n/a	n/a		SL-1,2,3
<b>Goal #3: Activities that provide services, eliminate blight, and/or strengthen neighborhoods</b>				
Action 3A.1. Assist lower-income residents with basic/essential services				
				SL-1,2,3

Homeless Services	ESG, HOPWA, HPRP	# individuals assisted	20,000	
CDBG	CDBG	# individuals assisted	8,934	
Action 3A.2. Assist lower-income residents maintain self-sufficiency				SL-1,2,3
Homeless Services	ESG, HOPWA, HPRP	# individuals assisted	200	
CDBG	CDBG	# individuals assisted	5,436	
Action 3A.3. Assist lower-income residents access healthcare	CDBG	# individuals assisted	4,557	SL-1,2,3
Action 3A.4 Assist lower-income residents access legal services	CDBG	# individuals assisted	1,410	SL-1,2,3
Action 3B.1. Remove public accessibility barriers	CDBG	# individuals assisted in low-mod areas		SL-1,3
Action 3B.2. Physical improvements and rehabilitation of public facilities	CDBG	# individuals assisted in low-mod areas	5,115	SL-1,3
Action 3B.2. Code enforcement activities that eliminate blight and strengthen neighborhoods	CDBG	# households / businesses / inspections	2,360	SL-1,3
Action 3C.1. Inspection of affordable housing for lead-based paint	NSP, first-time homebuyers program, Rehab	# properties inspected	270	SL-1,3
Action 3C.2. Seek funding opportunities to mitigate lead hazards	n/a	n/a		SL-1,3
Action 3D.1. Purchase of foreclosed properties and subsequent rehab and resale as affordable units	NSP	# units assisted	45	DH-1,2,3
Action 3D.2. Provide support to the City's ForeclosureHelp Initiative	NSP	n/a		DH-1,2,4
Action 3D.3. Provide support to the Don't Borrow Trouble campaign	NSP	n/a		DH-1,2,5
Action 3D.4. Research best practices and policies to respond to foreclosure crisis	n/a	n/a		DH-1,2,6
<b>Goal #4: Economic opportunities for low-income households</b>				
Action 4A.1. Funding for local employment development and workforce training	CDBG	# jobs created	54	EO-1,3
Action 4A.2. Small business development, job training	CDBG	# individuals assisted	640	EO-1,3
<b>Goal #5: Promote Fair Housing Choice</b>				
Action 5.A.1. Ongoing education and outreach regarding fair housing	n/a	n/a	process improvements	
Action 5.A.2. Fair housing testing in local apartment complexes	n/a	n/a	process improvements	
Action 5.B.1. Ensure local ordinances are in compliance with State and Federal fair housing laws	n/a	n/a	process improvements	
Action 5.B.2. ensure zoning ordinances have procedures for reasonable accomodation requests	n/a	n/a	process improvements	
Action 5.B.3. Lanugage assistance for limited english speaking residents	n/a	n/a	process improvements	
Action 5.B.4. Update local analysis of impediments	n/a	n/a	process improvements	
<b>Goal # 6: Environmental sustainability</b>				

Action 6.A.1. Energy efficiency in multi-family new homes		# units meeting build-it-green standards	813	DH-3
Action 6.A.2. Direct investments in energy efficient owner-occupied housing				
Rehabilitated homes		# units meeting build-it-green standards	50	
Inclusionary / Homebuyer assistance		# new construction green homes purchased by LI homebuyers	5	
Action 6A.3. CDBG sponsored energy efficiency improvements	CDBG	# energy efficiency improvements	325	DH-3

**\*Outcome/Objective Codes**

	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

## 7 Appendices

- A: Documentation of Public Process
- B: Needs Assessment Data Sources
- C: Detailed Maps of Minority Concentration and Poverty
- D: Homeless Gap Analysis
- E: Inventory of Services for Special Needs and Homeless
- F: Rental Trends by Region
- G: Maximum Affordable Sales Price Calculator
- H: Community Input and Public Testimony
- I: HOME Homebuyer Program Guidelines
- J: HOME funded Tenant-Based Rental Assistance (TBRA) Program Guidelines
- K: Application for Federal Assistance (SF424)
- L: Certifications

## **7 Appendix A: Documentation of Public Process**

Santa Clara County Entitlement Jurisdictions contacted local service providers working in their communities to provide input into the planning process at the Consolidated Plan Workshops. The list of local service providers included organizations working in the following areas:

- Affordable Housing Developers
- Senior Services
- Homeless Services
- Disabilities
- HIV/AIDS and Health
- Youth
- Farmworkers
- Lenders, Brokers, First-Time Homebuyer Programs
- Fair Housing and Legal Advocates
- Job Training and Business Assistance
- Other Organizations (i.e. cultural groups, neighborhood associations, environmental sustainability groups, etc.)

Over 150 organizations were contacted about the Consolidated Plan Workshops. The organizations were sent an email notifying them about the Consolidated Plan process and inviting them to participate in one of the workshops planned throughout the County.

In addition to direct communication with local service providers and stakeholders, Entitlement Jurisdictions publicized the Consolidated Plan Workshops through flyers and advertisements in local newspapers.

Table A.1 provides a list of the workshop attendees. A total of 74 participants attended the three Consolidated Plan Workshops in San Jose, Morgan Hill, and Sunnyvale. In addition, 31 participants attended the San Jose SNI Consolidated Plan Workshop. Workshop participants represented a diversity of service providers throughout the County. At least one representative or organization from each of the categories listed above attended one of the Consolidated Plan Workshops. In addition to local service providers, community residents and public officials (i.e., school district board members, housing and human services commission members, etc.) attended the Workshops.

## Appendix A.1: CDBG Workshop Attendees, September 3-23, 2009

### September 3, 2009 - Roosevelt Community Center, 901 East Santa Clara Street, San José, 95116, 6-7:30pm

1 Charles Lauer  
 2 Harvey Darnell  
 Greater Gardner Strong Neighborhood

### September 9, 2009 - West Valley Branch Library, 1243 San Tomas Aquino Road, San José, CA 95117, 6-7:30pm

Name	Organization
1 Ala Malik	Fresh Lifelines for Youth
2 Andrea Osgood	Eden Housing
3 Birku Melese, Ph.D.,	Ethiopian Community Services, Inc.
4 Carlos Garcia	Fresh Lifelines for Youth
5 Cesar Anda	State legislature AD 23
6 Ching Ming Hsueh	Catholic Charities
7 Elaine Curran	City of SJ Early Care
8 Elizabeth Hunt	Indian Health Center of Santa Clara Valley
9 Erik Kaeding	resident/student
10 Gary Smith	GS Lighting Design
11 Georgia Bacil, Exec. Dir.	Senior Adult Legal Assistance
12 Heona Lee	Korean-American Community Services (KACS)
13 James R. Brune	Deaf Couns., Adv. & Referral Agency (DCARA)
14 Jan V. Chacon	Indian Health Center of Santa Clara Valley
15 Jane Hills, Deputy Director	Catholic Charities
16 Jeff Bornefeld	Community Partners for Youth, Inc. (CCPY)
17 Jenna Boyer	The Opportunity Fund
18 Judy Whittier, Dir. of Community Resources	The Bill Wilson Center
19 Lee Elak	CDHC Commissioner
20 Liz Girens	Opportunity Fund
21 Margie Matthews	resident
22 Maria Solis	Japanese American Senior Housing
23 Mark Johanson	resident
24 Michele Lew/President-CEO	Asian Americans for Community Involvement
25 Minh Hoang Pham	Catholic Charities
26 Regina Adams	City of Mountain View
27 Ronald Anderson	The Cambrian Center
28 Sylvia Alvarez	Evergreen School District Board Member,
29 Tamon Norimoto	HCDC of SJ
30 Tom Geary	Second Harvest
31 Yolanda Ungo	Catholic Charities

### September 16, 2009 - Morgan Hill Community Cultural Center, 17000 Monterey Street, Morgan Hill, CA 95037, 6-7:30pm

1 Alban Diaz	Catholic Charities
2 Dina Campeau	South County Collaborative
3 Edna Nagy Case Manager, Morgan Hill Depot Commons	Catholic Charities Day Break III
4 Forrest Williams	resident
5 Jane Hills, Deputy Director	Children, Youth and Family Development
6 Jeff Pedersen	Morgan Hill resident + Housing Mgr. City of SC
7 Joe Mueller	resident
8 Leah Ezeoha	Juvenile Probation, SCC
9 Lori Mathis, Dir. of Brown Bag Programs	Second Harvest
10 Lynn Magruder, Grants Administrator	Community Solutions
11 Marilyn Roaf	resident
12 Martha Bell, Exec. Director	Silicon Valley Independent Living Center
13 Melanie Villanueva	City of Morgan Hill Staff
14 Michele Schroder	SALA
15 Osvaldo Maldonado, Community Programs Manager	Second Harvest
16 Patti Worthen, Supervisor Day Break	Catholic Charities Day Break III
17 Sandra Nava	City of Gilroy
18 Sheryll Bejarano	resident
19 Sue L Koepp- Baker	resident
20 Wanda Hale, Development Officer	Catholic Charities of Santa Clara County

### September 23, 2009 - Sunnyvale City Hall Council Chambers, 456 West Olive Avenue, Sunnyvale, CA 94086, 3-4:30pm

1 Adam Montgomery	Silicon Valley Association or Realtors
2 Adriana Caldera	Support Network for Battered Women
3 Anna Gonzales	Juvenile Probation, SCC
4 Arely Valeriano	Catholic Charities of Santa Clara County
5 Arthur Schwartz	resident
6 Beatriz Lopez	SALA
7 Beverly Jackson, ED	Rebuilding Together

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**Appendix A.1: CDBG Workshop Attendees, September 3-23, 2009**

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8	Chana Pederson	CCSC
9	Cindy McCormick	City of Saratoga
10	Cindy Stahl	NOVA
11	Connie Soto	
12	Connie Verceles	City of Sunnyvale, ED Manager
13	Consuelo Collard	The Health Trust
14	David Ramirez	Outreach
15	Demi Yezgi	H& HS Com.
16	Dennis King	Hispanic Chamber of Commerce
17	Desirie Escobar	JPD
18	Diane Shakoor	Community Action Agency
19	Dori Hailu	H & HS Com.
20	Dorothy Heller, Exec. Assistant	Dayworker Center of Mountain View
21	Edith Alams	CDD/Housing
22	Elba Landaverde	Community Svcs. Agency of Mtn. View and Los Altos
23	Eric Anderson	Sunnyvale HHSC
24	Estella Jones, phone 408- 730-5236.	Sunnyvale resident
25	Gerald Hewitt	City of Santa Clara HCD
26	Ginger McClure	Catholic Charities of Santa Clara County
27	Greg Harrick	HUD Region IX
28	Hector Burgos	Habitat Silicon Valley
29	Hilary Barroga, Director of Programs	Emergency Housing Consortium (EHC)
30	Jesus Estrada	Community Action Agency
31	Joan Smithson, Site Manager	Senior Lunch Program
32	JoAnn Cabrera, development coordinator	MayView Community Health Center
33	Kathy Marx	City of Palo Alto
34	Kerry Haywood, ED Moffett Park BTA	Moffett Park BTA
35	Laura Robichek	resident
36	Lynn Morison	the bill wilson center
37	Mark Robichek	resident
38	Matthew Osment- Dir. Strategic Alliances	Inn Vision
39	Nancy Tivol	City of Sunnyvale- resident
40	Patricia Lord	City of Sunnyvale
41	Perla Flores	Community Solutions
42	Pilar Furlong	Red Cross of Silicon Valley
43	Raul and Helen Ledesma	residents
44	Roger Gaw	Sunnyvale Chamber of Commerce
45	Sarah Khan	MAITRI
46	Shamima Hasan, CEO	MayView Community Health Center
47	Stacy Castle	YWCA Silicon Valley
48	Susan Huff	Saratoga Area Senior Coordinator
49	Tom Geary	Second Harvest
50	Tricia Uyeda	West Valley Community Services - Rotating Shelter Program
51	Victor Ruder	Sunnyvale Senior Nutrition
52	Wanda Hale, Development Officer	Catholic Charities of Santa Clara County

## Appendix A.2: Notes from Regional Visioning Workshops

Community Services	SNI	North	Central	South
Food and Nutrition Services	Need for food services growing with recession.	Food services needed for all segments of population, including seniors, youth. Need for food services growing with recession.	Support programs to address childhood obesity. Need for food services growing with recession.	Support programs to address childhood obesity. Need for food services growing with recession.
Family Counseling and Case Management	Programs for parents of at-risk youth.			Programs for parents of at-risk youth.
Foreclosure Prevention and Housing Counseling	Preventative pro-active measures needed.		Pro-active measures needed. NSP funds may help transform properties to special needs housing.	Need for any kind of foreclosure assistance in So. Co., especially preventative measures. Limited access to No Co. county services.
Disabled Services			Deaf/hard of hearing often cannot access services due to lack of ASL translation. Assistance needed.	
Senior Services and Activities	Maintain support for senior center meals.	Case management services must continue and be expanded. Lower income seniors lack funds for all basic needs. Legal services needed. Increased abuse rates during recession. Affordable, quality elder day care needed.	Maintain support for senior center meals. Case management services must continue and be expanded. Need for services increasing as senior population grows, especially to avoid institutionalization. Other funding sources (e.g., United Way) being cut.	Increased abuse rates during recession. Need for services increasing as senior population grows, especially to avoid institutionalization. Other funding sources (e.g., United Way) being cut.
Youth Activities	Free activities needed. Tie in with nutrition and health (e.g., community gardens, food production).		Programs to prevent drop-outs needed. Early intervention and supplemental education programs needed.	Free activities needed. Tie in with nutrition and health.
At-Risk Youth Services	Need for gang intervention programs.	Need for gang intervention programs. Currently SJ is closest source of programs.		Free activities for at-risk youth needed in Gilroy. Need for gang intervention programs.
Neglected/Abused Children				
Child Care		Need for affordable, quality care.	Need for affordable, quality care.	Need for affordable, quality care.

Anti-Crime Programs		Neighborhood safety remains a concern in some areas.		
Health Services			Affordable clinics needed, particularly given unemployment and lack of insurance.	Affordable clinics needed, particularly given unemployment and lack of insurance.
Mental Health Services		Needed.		Needed.
Tenant/Landlord Mediation	Needed, particularly during recession.	Needed, particularly during recession.	Promote “meet & greet” between affordable housing property managers and potential tenants to avoid eviction later. Follow up tenant support also needed.	Needed, particularly during recession.
Legal Services		Needed for seniors.		Needed for seniors.
Transportation Assistance		Transportation services serving seniors, youth, and others.		Transportation services serving seniors, youth, and others.
Substance Abuse Services		Needed for youth, in particular.		Needed.
Domestic Violence Services (e.g., counseling)		More prevalent with recession. May rise with predicted release of incarcerated persons. State funding being cut.	More prevalent with recession. May rise with predicted release of incarcerated persons. State funding being cut.	More prevalent with recession and predicted release of incarcerated persons. State funding being cut.
Homeless Services	Needed, particularly during recession.		Needed, particularly during recession. More families than before.	Needed, particularly during recession.
Emancipated Youth (aging out of foster care)		Demand for housing and services.		Demand for housing and services.
HIV/AIDS Services	Assistance with drug coverage due to reduced state funding.			
Other_____		Interim housing for homeless to help provide access to services. Improved networking between providers. Language translation services needed. Greater publicizing of existing services needed.	Community Centers and other single points of access to multiple services are needed. Assistance with application and credit check fees for affordable units. Programs to assist undocumented individuals access range	Programs to assist undocumented individuals (including unaccompanied minors) access range of services.

			of services. Financial training for families. Matched savings program (IDA).	
<b>Housing</b>	<b>SNI</b>	<b>North</b>	<b>Central</b>	<b>South</b>
Disabled Access Improvements		Rehabilitation programs for accessibility.		
Owner-Occupied Housing Rehabilitation	Needed for lower-income owners.			Needed especially for seniors.
Rental Housing Rehabilitation	Needed for small multifamily buildings.			
Homeownership Assistance			Assistance to young professionals in purchasing homes.	
Affordable Rental Housing		Need for affordable housing for a range of household types, including singles, couples, small and large families. Need for housing to serve households up to 50% of AMI. Ongoing support to affordable housing developers needed.	Need for permanent affordable housing for households up to 50% of AMI, as well as seniors.	Need for permanent affordable housing for households up to 50% of AMI. SROs also an option.
Housing for Disabled		Need for affordable housing for people with disabilities.	Need for affordable housing for people with disabilities. Housing for persons requiring service animals.	Encourage Universal Design in new homes.
Senior Housing		Need for affordable senior housing.	Long waiting lists at affordable senior housing projects.	Need for affordable senior housing.
Housing for Large Families		Affordable units needed.		Affordable units needed in So County.
Housing for Emancipated Youth (aging out of foster care)			Needed.	Needed.
Fair Housing Services		Needed, particularly during recession.	Needed, particularly during recession.	Needed, particularly during recession.
Lead Paint Testing and Abatement				
Energy Efficiency Improvements	Assistance with rehabilitation for energy and water	Assistance with rehabilitation for energy	Assistance with rehabilitation for energy	

	efficiency to lower income households.	and water efficiency to lower income households.	and water efficiency to lower income households.	
Transitional and Supportive Housing		Transitional housing needed for all segments, including youth.	Needed. Supportive housing services necessary.	Transitional housing needed for all segments, including youth.
Assistance for Seismic Retrofitting		Assistance to landlords for seismic retrofitting.		
Other _____		Temporary financial assistance to households in danger of eviction or foreclosure. Strategies to assist with NIMBY-ism for affordable or multifamily housing. Ongoing protection of mobile home parks as a source of affordable housing. Direct assistance for move-on costs in rental housing. Affordable homeownership through self-help housing projects. Utility assistance for renters. Outreach and coordination of existing resources.	Need for one-stop service center related to housing activities and programs. Direct assistance for move-on costs in rental housing.	Need for affordable youth-oriented housing, including pregnant and parenting teens, as well as board and care facilities. Affordable housing for farmworkers needed.

<b>Economic Development</b>	<b>SNI</b>	<b>North</b>	<b>Central</b>	<b>South</b>
Small Business Loans	Winchester Bus. Dist. Requires small business assistance.	Needed to help alleviate downtown vacancies, including in Saratoga, Palo Alto, and Sunnyvale.	Needed.	
Small Business Development and Mentoring	Winchester Bus. Dist. Requires small business assistance.	Needed to help alleviate commercial vacancies.		
Job Creation/Retention				Programs to generate jobs in emerging industries (e.g., clean and green technology)
Employment or Vocational Training	Programs to help entrepreneurs establish a formal business outside of their homes.	Youth and bi-lingual services particularly needed. Basic job skills and placement services also	Child care provider vocational training good example of vocational program.	Programs to train green-collar workers, particularly youth.

		necessary.		
Building & Façade Improvement Assistance for Seismic Retrofitting		Needed.		
Other_____			Support of Business Improvement Districts that help prevent blight.	
<b>Community Facilities and Infrastructure</b>	<b>SNI</b>	<b>North</b>	<b>Central</b>	<b>South</b>
Senior Centers				Needed
Youth Centers				Need for Center in Gilroy. Serves as access point for services.
Child Care Centers				
Parks and Recreation Facilities		Continue to maintain local parks, especially heavily used facilities.		Need for maintenance and lighting. Use CDBG for park accessibility.
Health Care Facilities				
Homeless Facilities			Need for more expanded centers. Often waiting list.	
Drainage/Flooding Improvements				
Street, Lighting, and Sidewalk Improvements			Sidewalk and streetlight improvement in business districts.	Need for accessible sidewalks and street lighting in Gilroy.
Parking Facilities				
Disabled Accessibility Improvements				
Traffic Calming Improvements				
Graffiti and Blight Removal		Graffiti abatement needed.		
Other_____		General need to replace aging infrastructure.	Rehab of non-profit and public facilities. Partner with schools to provide community facilities and services (though some youth and other portions of community may be barred from campus or lack access).	Need for accessible, well-lit, and user-friendly bus stops. Satellite offices for service providers, possibly in community centers.

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### Appendix A.3: "Other" Comments

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Category	Comment	Area
<b>Community Services</b>	Police Improvement relationship	SNI
	Curb appeal for residential properties	SNI
	Yard maintenance	SNI
	A community center	SNI
	Employment Services	SNI
	Services for immigrants	Central
	Services to address growing epidemic of diabetes and chronic illnesses	Central
	Translation information and referrals	Central
	Senior Legal Assistance- LTC Ombudsman, Elder Abuse Prevention	South
	Protection from abuse for seniors in long term facilities	South
	LTC Ombudsman- to protect seniors in nursing homes and assisted living	North
	Child Care- SUBSIDIES! We have waitlists between 20 and 50 families per site. We cut it off at some point. But we get calls daily for help.	North
	<b>Housing</b>	Emergency Training for public
If we do not have a community center, have the school support the community to have their events in the gym or cafeteria.		SNI
Homeless Youth		Central
<b>Economic Development &amp; Infrastructure</b>	Emergency Financial Assistance to prevent eviction for low income families facing temporary problems	North
	Assets/Savings, Financial Education	Central
	Matched-Savings Programs and Financial Education	Central
	Energy Efficiency- small business	North
	Speed limits in front of our house	SNI
	Training public	SNI
	Curb appeal of commercial properties	SNI

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Sources: BAE, 2009

**Appendix A.3: CDBG Survey Responses, Santa Clara County, Sept. 2009**

	Avg Level of Need (Top 3 highlighted)					Number of Responses (a)
	North Co.	Central Co.	South Co.	SNI	All	
<b>Community Services</b>						
Food and Nutrition Services	2.92	3.45	3.78	3.43	3.34	106
Family Counseling and Case Management	3.00	3.33	3.71	3.18	3.21	98
Foreclosure Prevention and Housing Counseling	2.71	2.61	3.38	3.12	2.95	101
Disabled Services	2.52	2.83	2.75	2.56	2.61	97
Senior Activities	2.78	3.16	3.50	3.07	3.05	103
Youth Activities	2.81	3.33	3.67	3.75	3.44	111
At-Risk Youth Services	3.00	3.62	3.57	4.22	3.76	103
Neglected/Abused Children	3.00	3.30	3.67	3.19	3.20	97
Child Care	2.88	3.00	3.00	3.21	3.07	99
Anti-Crime Programs	2.68	3.06	3.14	4.00	3.49	102
Health Services	3.39	3.60	3.44	3.57	3.53	100
Mental Health Services	3.22	3.57	3.50	2.81	3.13	93
Tenant/Landlord Mediation	2.09	2.44	2.88	3.00	2.66	93
Legal Services	2.72	2.67	2.75	2.98	2.84	101
Transportation Assistance	2.68	3.06	3.50	3.22	3.08	101
Substance Abuse Services	2.76	2.89	3.63	3.06	3.00	102
Domestic Violence Services (e.g., counseling)	3.00	3.40	3.75	3.12	3.20	102
Homeless Services	3.21	3.05	3.38	2.86	3.02	101
Emancipated Youth (aging out of foster care)	2.72	3.10	3.13	2.57	2.76	100
HIV/AIDS Services	2.50	2.80	3.20	2.75	2.73	92
Other	3.50	4.00	4.00	3.80	3.80	11
<b>Housing</b>						
Disabled Access Improvements	2.68	2.63	3.00	2.96	2.83	89
Owner-Occupied Housing Rehabilitation	2.32	2.44	2.80	2.98	2.71	91
Rental Housing Rehabilitation	2.43	2.67	2.33	3.18	2.89	89
Homeownership Assistance	2.55	2.75	2.67	3.02	2.83	91
Affordable Rental Housing	3.41	3.65	3.57	3.10	3.31	95
Housing for Disabled	2.88	2.93	3.25	2.73	2.83	89
Senior Housing	3.00	3.59	3.75	3.00	3.17	97
Housing for Large Families	3.14	2.93	3.29	3.13	3.11	93
Housing for Emancipated Youth (aging out of foster care)	2.77	3.18	3.00	2.84	2.90	90
Fair Housing Services	2.41	2.81	3.00	3.26	2.96	92
Lead Paint Testing and Abatement	2.09	2.20	3.00	3.24	2.77	92
Energy Efficiency Improvements	2.57	2.93	2.40	3.31	3.01	93
Assistance for Seismic Retrofitting	2.17	2.21	2.00	3.07	2.64	84
Other	3.33	3.33	3.00	3.33	3.30	11
<b>Economic Development</b>						
Small Business Loans	2.43	2.81	2.25	2.80	2.68	93
Small Business Development and Mentoring	2.59	2.80	2.75	3.17	2.94	89
Job Creation/Retention	3.35	3.41	3.75	3.55	3.49	99
Employment or Vocational Training	3.29	3.44	3.67	3.52	3.46	95
Building & Façade Improvement	2.05	2.93	2.00	3.31	2.89	90
Assistance for Seismic Retrofitting	1.86	2.29	1.67	3.14	2.60	82
Other	2.67	4.00	NA	2.80	3.00	11
<b>Community Facilities and Infrastructure (b)</b>						
Senior Centers	3.04	3.06	3.20	NA	3.06	47
Youth Centers	3.08	3.21	3.50	NA	3.18	49
Child Care Centers	2.96	3.17	3.00	NA	3.04	45
Parks and Recreation Facilities	2.43	3.18	3.40	NA	2.84	43
Health Care Facilities	3.04	3.58	3.29	NA	3.28	50
Homeless Facilities	3.13	3.26	3.00	NA	3.17	47
Drainage/Flooding Improvements	2.10	2.25	2.33	NA	2.18	40
Street, Lighting, and Sidewalk Improvements	2.36	2.35	3.00	NA	2.42	43
Parking Facilities	1.83	2.00	2.25	NA	1.93	42
Disabled Accessibility Improvements	2.52	2.59	2.75	NA	2.57	44
Traffic Calming Improvements	2.10	2.29	2.00	NA	2.17	41
Graffiti and Blight Removal	2.14	2.41	1.75	NA	2.21	43
Other	NA	NA	NA	NA	NA	0

Notes:

(a) "Number of responses" does not count questions which were left unanswered by the participant. Completed responses were used to calculate "average level of need."

(b) "Community Facilities and Infrastructure" questions were not included in the SNI survey.

Sources: BAE, 2009.

## 7 Appendix B: Needs Assessment Data Sources

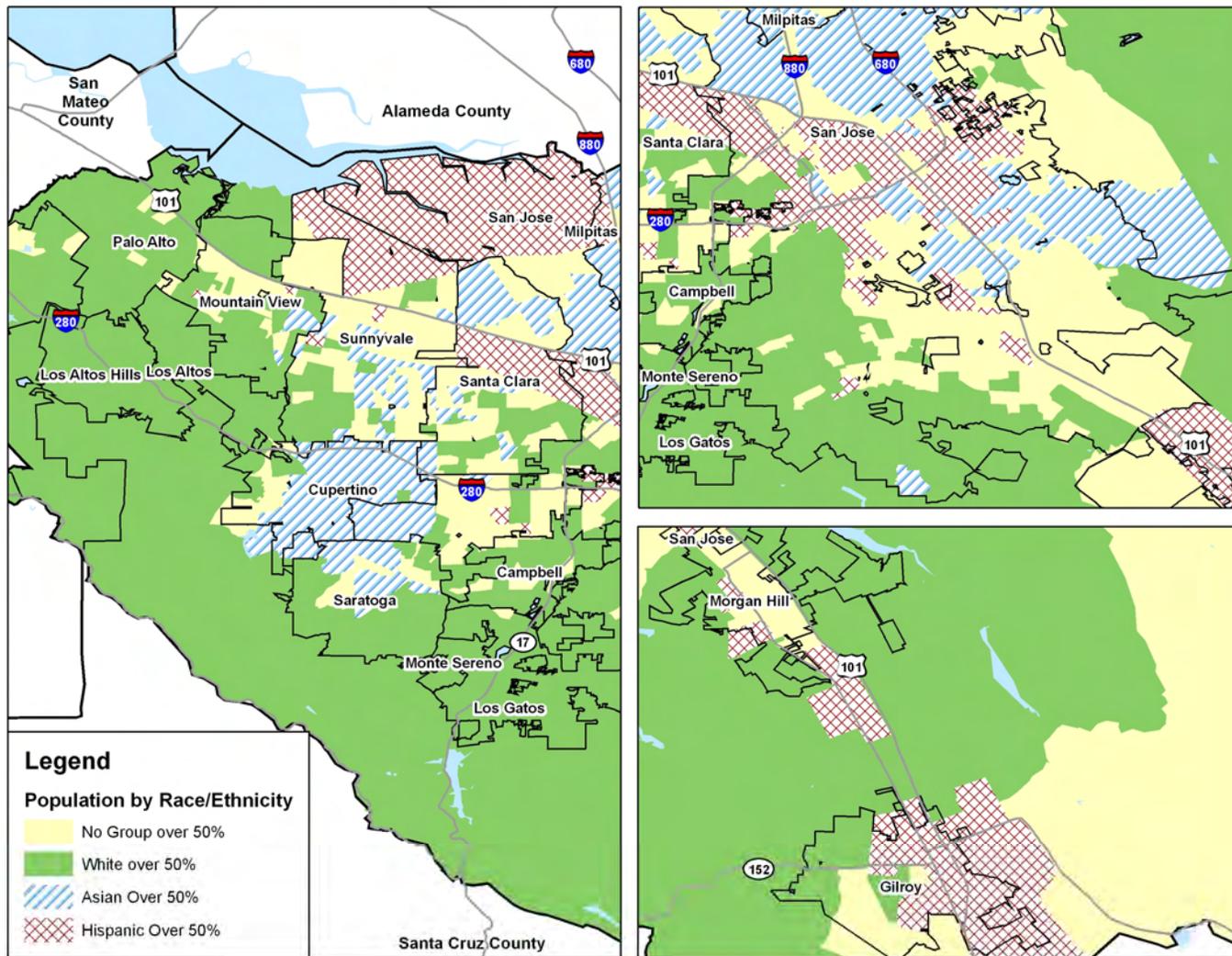
- **Association of Bay Area Governments (ABAG).** ABAG, the regional planning agency for the nine county San Francisco Bay Area, produces population, housing, and employment projections for the cities and counties within its jurisdiction. The projections are updated every two years. BAE used data from the 2009 ABAG Projections in this Needs Assessment.
- **Bay Area Economics (BAE)** – BAE is listed as a source simply to indicate that it is responsible for assembling the table. BAE is not the primary source for any of the data provided in this report. All primary sources are listed in each table.
- **Claritas, Inc.** Claritas is a private data vendor that offers demographic data for thousands of variables for numerous geographies, including cities, counties, and states. Using 2000 U.S. Census data and more current American Community Survey as a benchmark, Claritas provides current year estimates for many demographic characteristics such as household composition, size, and income. This is particularly valuable given the fact that many cities have undergone significant change since the last decennial census was completed over nine years ago. BAE used Claritas data to characterize population and households and to describe housing needs. Current-year demographic data from Claritas can be compared to decennial census data from 1990 and 2000. Claritas does not publish margin of errors for their data.
- **DataQuick Information Systems.** DataQuick is a private data vendor that provides real estate information such as home sales price and sales volume trends. DataQuick also provides individual property records, which includes detailed information on property type, sales date, and sale amount. This information allowed BAE to assess the market sales price of homes sold in the County.
- **RealFacts.** RealFacts, a private data vendor, provides comprehensive information on residential rental markets. Based on surveys of large apartment complexes with 50 or more units, this data includes an inventory analysis as well as quarterly and annual rent and occupancy trends.
- **Santa Clara County Homeless Census and Survey, 2009.** In January 2009, a count of homeless individuals in Santa Clara County was conducted. Concurrently, one-on-one interviews with homeless individuals were completed to create a qualitative profile of the County's homeless population. This report provides detailed information on the size and composition of the homeless population in Santa Clara County.

- **State of California, Department of Finance.** The Department of Finance publishes annual population estimates for the State, counties, and cities, along with information on the number of housing units, vacancies, average household size, and special populations. The Department also produces population forecasts for the State and counties with age, sex, and race/ethnic detail. The demographic data published by the Department of Finance serves as the single official source for State planning and budgeting, informing various appropriation decisions.
- **State of California, Employment Development Department.** The Employment Development Department identifies the largest 25 private-sector employers in each County.
- **USDA Census of Agriculture, 2007.** Every five years the U.S. Department of Agriculture (USDA) publishes a complete count of U.S. farms and ranches and the people who operate them. This data source provides county-level data on the number of permanent and seasonal farmworkers.
- **U.S. Census Bureau.** The Census Bureau collects and disseminates a wide range of data that is useful in assessing demographic conditions and housing needs. These are discussed below.
  - **Decennial Census.** The 2000 Census provides a wide range of population and housing data for the County, region, and State. The decennial Census represents a count of everyone living in the United States every ten years. In 2000, every household received a questionnaire asking for information about sex, age, relationship, Hispanic origin, race, and tenure. In addition, approximately 17 percent of households received a much longer questionnaire which included questions social, economic, and financial characteristics of their household as well as the physical characteristics of their housing unit. Although the last decennial census was conducted nine years ago, it remains the most reliable source for many data points because of the comprehensive nature of the survey.
  - **American Community Survey (ACS).** The U.S. Census Bureau also publishes the ACS, an on-going survey sent to a small sample of the population that provides demographic, social, economic, and housing information for cities and counties every year. However, due to the small sample size, there is a notable margin of error in ACS data, particularly for small- and moderately-sized communities. For this reason, BAE does not utilize ACS data despite the fact that it provides more current information than the 2000 Census.

- **Comprehensive Housing Affordability Strategy (CHAS).** CHAS provides special tabulation data from the 2000 Census which shows housing problems for particular populations, including the elderly, low-income households, and large households. This data is used in the assessment of demand for special needs housing.
- **Building Permits.** The Census Bureau provides data on the number of residential building permits issued by cities by building type.

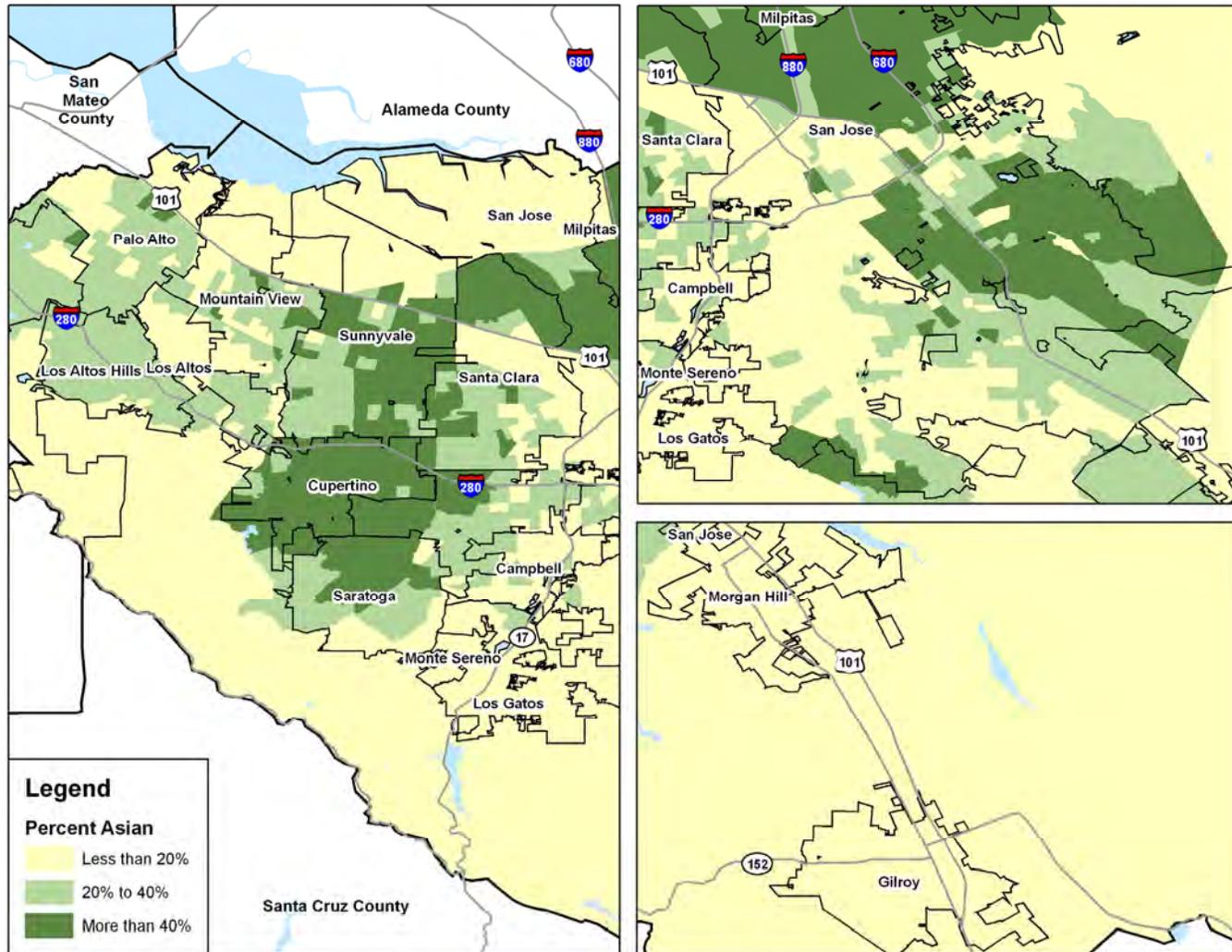
## **7 Appendix C: Detailed Mapping of Areas of Minority Concentration and Concentrated Poverty**

**Figure C.1: Concentrations of Population by Race/Ethnicity, Santa Clara County, 2009**



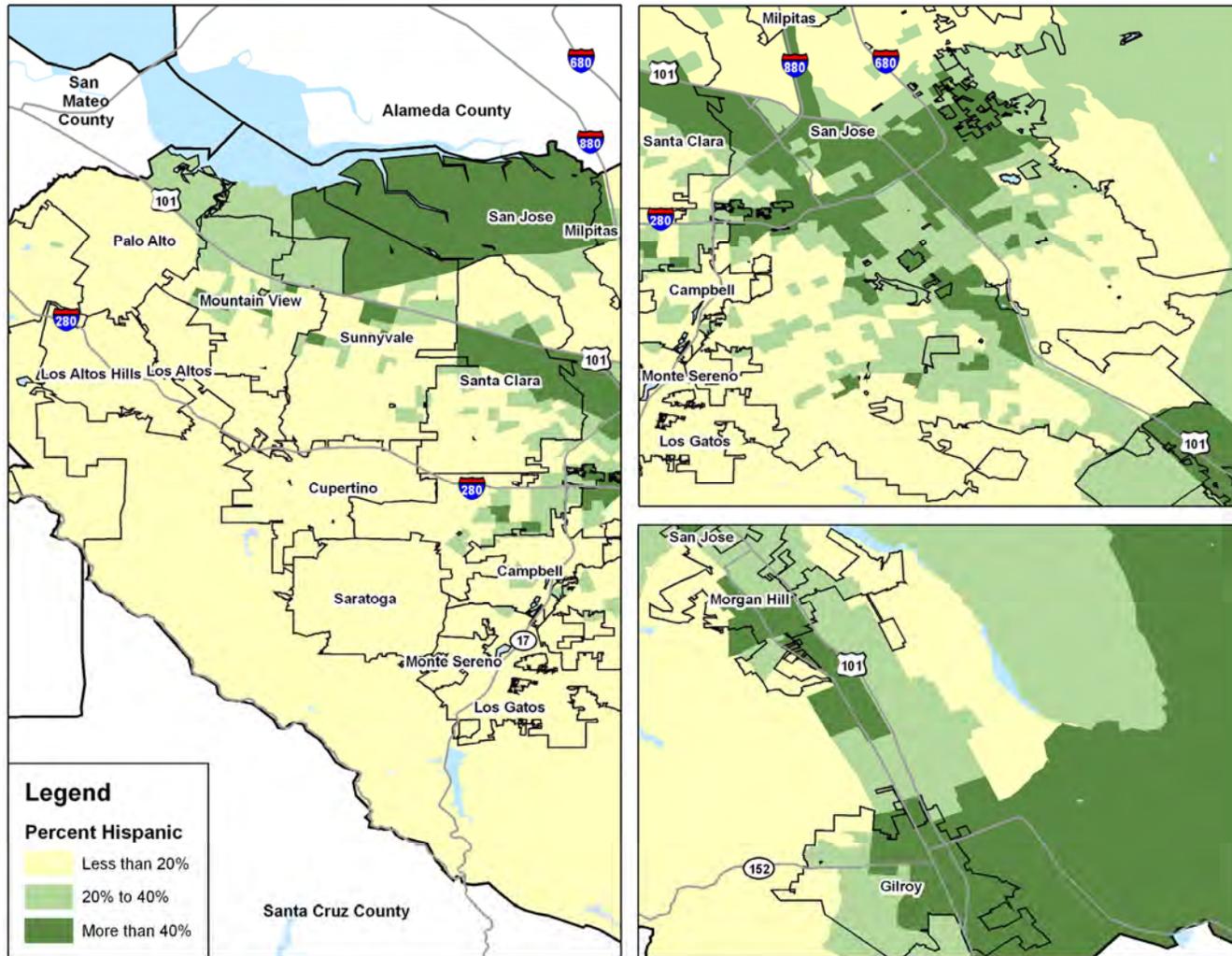
Sources: Claritas, 2009; BAE, 2009

**Figure C.2: Percent Asian Population, Santa Clara County, 2009**



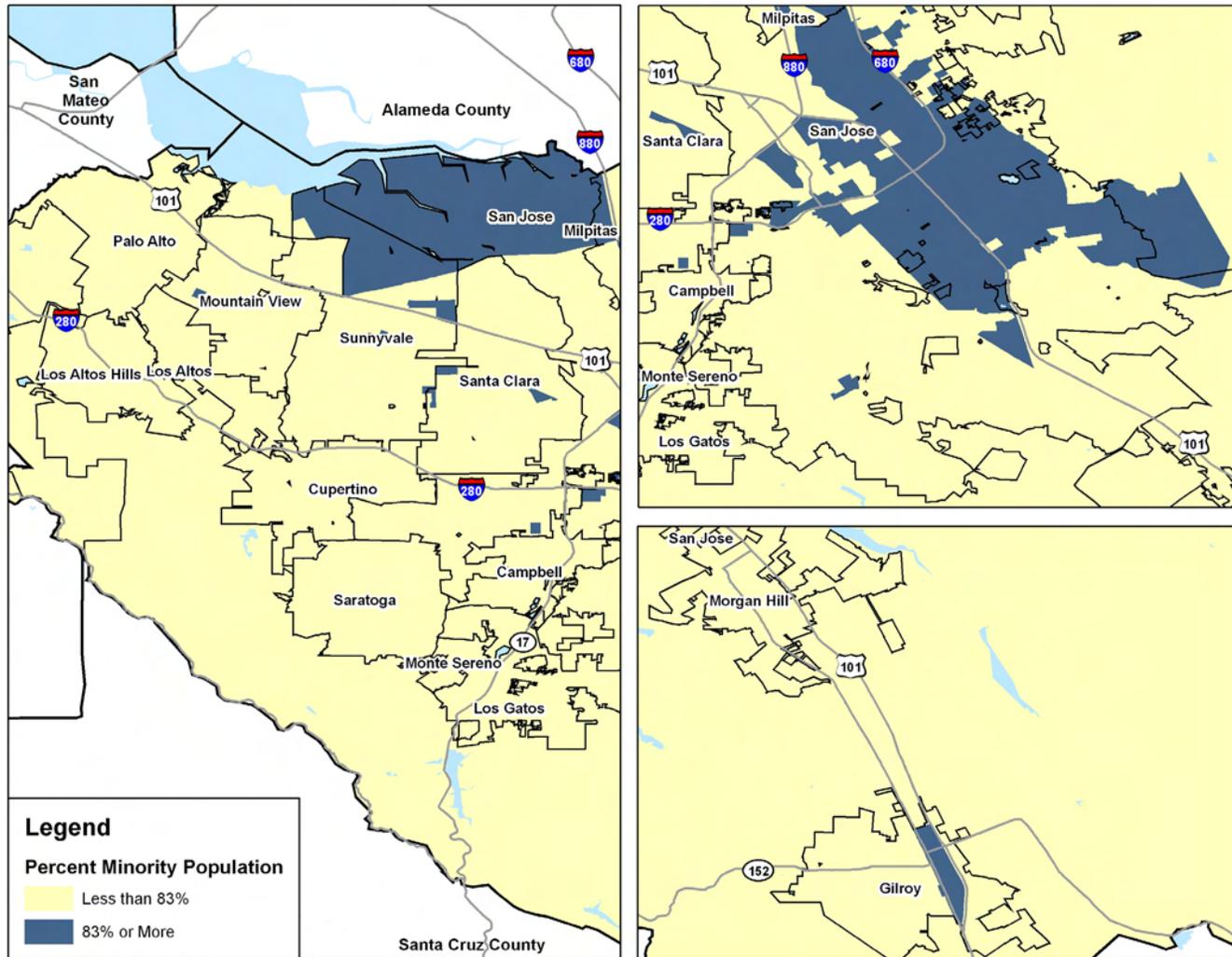
Sources: Claritas, 2009; BAE, 2009

**Figure C.3: Percent Hispanic Population, Santa Clara County, 2009**



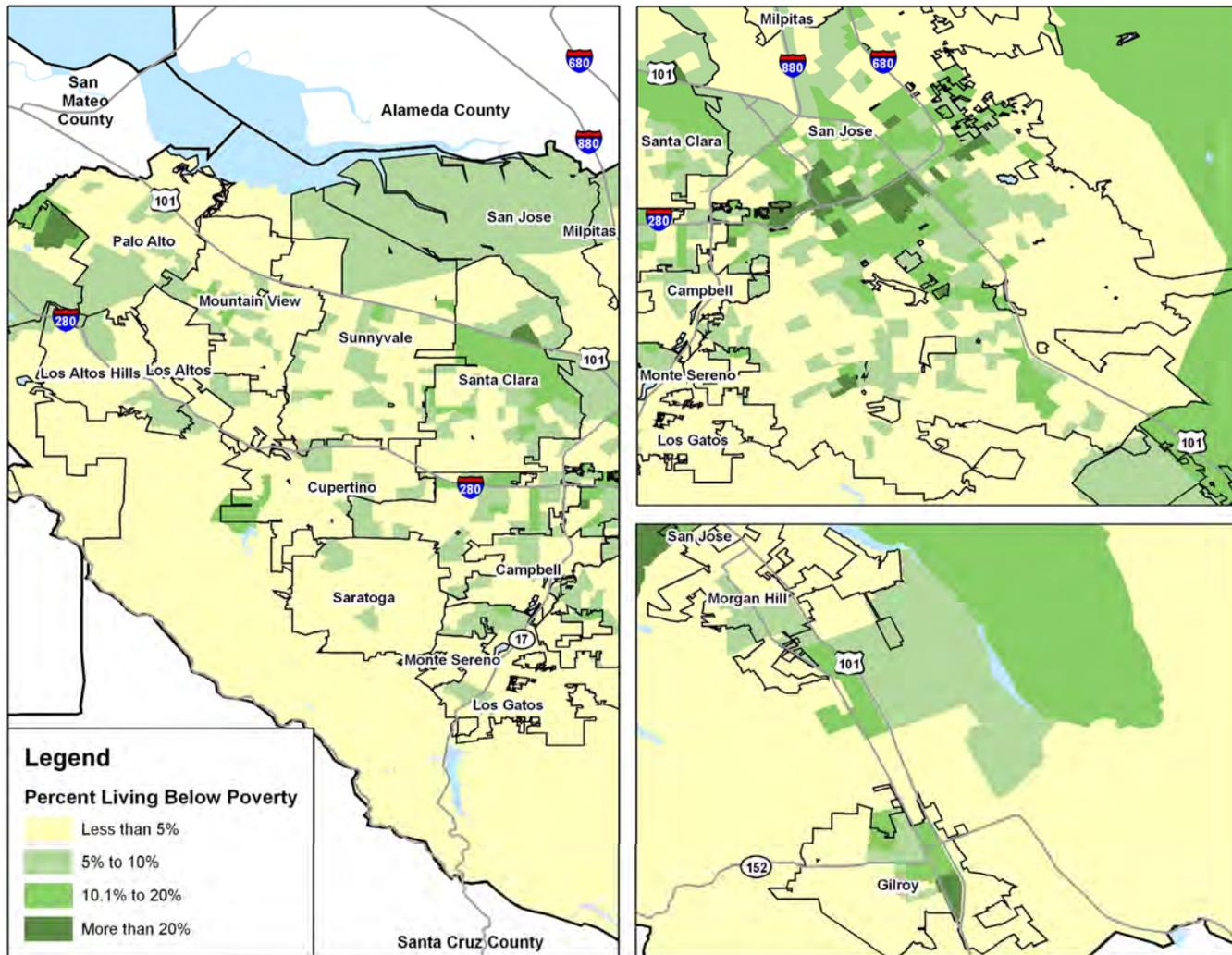
Sources: Claritas, 2009; BAE, 2009

Figure C.4: Areas of Minority Concentration, Santa Clara County, 2009



Sources: Claritas, 2009; BAE, 2009

**Figure C.5: Areas of Concentrated Poverty, Santa Clara County, 2009**



Sources: Claritas, 2009; BAE, 2009

## 7 Appendix D: Homeless Gap Analysis

## Appendix D.1: Homeless Gap Analysis, Cupertino, 2009

	Number of Beds		
	Current	Under	Unmet
<b>Individuals</b>	<b>Inventory</b>	<b>Development</b>	<b>Need (a)</b>
Emergency Shelter	15	0	0
Transitional Housing	10	0	0
Permanent Supportive Housing	0	0	25
<b>Total</b>	<b>25</b>	<b>0</b>	<b>25</b>
<b>Families with Children</b>			
Emergency Shelter	0	0	0
Transitional Housing	12	0	2
Permanent Supportive Housing	0	0	8
<b>Total</b>	<b>12</b>	<b>0</b>	<b>9</b>

### Part 1: Homeless Population (b)

	Sheltered (c)		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children (d)	0	4	0	4
Number of Persons in Families with Children	0	15	0	15
Number of Persons in Households without Children (e)	15	13	18	46
<b>Total</b>	<b>15</b>	<b>28</b>	<b>18</b>	<b>61</b>

### Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	4	7	11
b. Seriously Mentally Ill	8		
c. Chronic Substance Abuse	10		
d. Veterans	6		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	3		
g. Unaccompanied Youth (Under 18)	0		

#### Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey.

Methodology used to calculate unmet need based on the 2009 Continuum of Care Application. For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

## Appendix D.2: Homeless Gap Analysis, Gilroy, 2009

	Number of Beds		
	Current	Under	Unmet
<b>Individuals</b>	<b>Inventory</b>	<b>Development</b>	<b>Need (a)</b>
Emergency Shelter	0	0	0
Transitional Housing	20	0	4
Permanent Supportive Housing	12	9	238
<b>Total</b>	<b>32</b>	<b>9</b>	<b>242</b>
<b>Families with Children</b>			
Emergency Shelter	14	0	0
Transitional Housing	204	0	15
Permanent Supportive Housing	68	32	44
<b>Total</b>	<b>286</b>	<b>32</b>	<b>59</b>

### Part 1: Homeless Population (b)

	Sheltered (c)			Unsheltered	Total
	Emergency Shelter	Transitional Housing			
<b>Number of Families with Children (d)</b>	4	71	1	76	
<b>Number of Persons in Families with Children</b>	13	266	3	282	
<b>Number of Persons in Households without Children (e)</b>	148	14	190	352	
<b>Total</b>	<b>161</b>	<b>280</b>	<b>193</b>	<b>634</b>	

### Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	38	80	118
b. Seriously Mentally Ill	79		
c. Chronic Substance Abuse	95		
d. Veterans	55		
e. Persons with HIV/AIDS	1		
f. Victims of Domestic Violence	29		
g. Unaccompanied Youth (Under 18)	3		

#### Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey.

Methodology used to calculate unmet need based on the 2009 Continuum of Care Application. For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey. Includes individuals at seasonal shelters, which are not reflected in current inventory.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

### Appendix D.3: Homeless Gap Analysis: Mountain View, 2009

	Number of Beds		Unmet
	Current	Under	
<b>Individuals</b>	<b>Inventory</b>	<b>Development</b>	<b>Need (a)</b>
Emergency Shelter	0	0	0
Transitional Housing	6	0	1
Permanent Supportive Housing	0	0	37
<b>Total</b>	<b>6</b>	<b>0</b>	<b>38</b>
<b>Families with Children</b>			
Emergency Shelter	16	0	0
Transitional Housing	10	0	2
Permanent Supportive Housing	0	0	8
<b>Total</b>	<b>26</b>	<b>0</b>	<b>9</b>

#### Part 1: Homeless Population (b)

	Sheltered (c)		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children (d)	6	3	0	8
Number of Persons in Families with Children	18	10	0	28
Number of Persons in Households without Children (e)	0	4	62	66
<b>Total</b>	<b>18</b>	<b>14</b>	<b>62</b>	<b>94</b>

#### Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	1	26	27
b. Seriously Mentally Ill	3		
c. Chronic Substance Abuse	3		
d. Veterans	2		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	1		
g. Unaccompanied Youth (Under 18)	0		

#### Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application. For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009;

2009 Santa Clara County Continuum of Care Application; BAE, 2009.

## Appendix D.4: Homeless Gap Analysis, Palo Alto, 2009

	Number of Beds		
	Current	Under	Unmet
<b>Individuals</b>	<b>Inventory</b>	<b>Development</b>	<b>Need (a)</b>
Emergency Shelter	15	0	0
Transitional Housing	0	0	1
Permanent Supportive Housing	75	0	81
<b>Total</b>	<b>90</b>	<b>0</b>	<b>82</b>
<b>Families with Children</b>			
Emergency Shelter	0	0	0
Transitional Housing	0	0	4
Permanent Supportive Housing	56	0	20
<b>Total</b>	<b>56</b>	<b>0</b>	<b>24</b>

### Part 1: Homeless Population (b)

	Sheltered (c)		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children (d)	0	0	0	0
Number of Persons in Families with Children	0	0	0	0
Number of Persons in Households without Children (e)	16	0	105	121
<b>Total</b>	<b>16</b>	<b>0</b>	<b>105</b>	<b>121</b>

### Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	7	44	50
b. Seriously Mentally Ill	14		
c. Chronic Substance Abuse	17		
d. Veterans	10		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	5		
g. Unaccompanied Youth (Under 18)	1		

#### Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application.

For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

## Appendix D.5: Homeless Gap Analysis, San José, 2009

	Number of Beds		
	Current	Under	Unmet
<b>Individuals</b>	<b>Inventory</b>	<b>Development</b>	<b>Need (a)</b>
Emergency Shelter	417	0	0
Transitional Housing	254	10	18
Permanent Supportive Housing	428	416	1,585
<b>Total</b>	<b>1,099</b>	<b>426</b>	<b>1,603</b>
<b>Families with Children</b>			
Emergency Shelter	233	3	0
Transitional Housing	234	0	88
Permanent Supportive Housing	626	578	0
<b>Total</b>	<b>1,093</b>	<b>581</b>	<b>88</b>

### Part 1: Homeless Population (b)

	Sheltered (c)		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children (d)	63	53	13	130
Number of Persons in Families with Children	196	201	42	439
Number of Persons in Households without Children (e)	387	280	3,070	3,737
<b>Total</b>	<b>583</b>	<b>481</b>	<b>3,112</b>	<b>4,176</b>

### Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	100	1,296	1,396
b. Seriously Mentally Ill	210		
c. Chronic Substance Abuse	253		
d. Veterans	145		
e. Persons with HIV/AIDS	3		
f. Victims of Domestic Violence	77		
g. Unaccompanied Youth (Under 18)	9		

#### Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application.

For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

## Appendix D.6: Homeless Gap Analysis, Santa Clara, 2009

	Number of Beds		Unmet
	Current	Under	
<b>Individuals</b>	<b>Inventory</b>	<b>Development</b>	<b>Need (a)</b>
Emergency Shelter	20	0	0
Transitional Housing	4	0	3
Permanent Supportive Housing	0	3	214
<b>Total</b>	<b>24</b>	<b>3</b>	<b>217</b>
<b>Families with Children</b>			
Emergency Shelter	0	0	0
Transitional Housing	233	0	11
Permanent Supportive Housing	32	0	53
<b>Total</b>	<b>265</b>	<b>0</b>	<b>63</b>

### Part 1: Homeless Population (b)

	Sheltered (c)		Unsheltered	Total
	Emergency Shelter	Transitional Housing		
Number of Families with Children (d)	0	44	1	45
Number of Persons in Families with Children	0	167	2	169
Number of Persons in Households without Children (e)	17	5	288	310
<b>Total</b>	<b>17</b>	<b>172</b>	<b>290</b>	<b>479</b>

### Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	17	121	138
b. Seriously Mentally Ill	36		
c. Chronic Substance Abuse	43		
d. Veterans	25		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	13		
g. Unaccompanied Youth (Under 18)	1		

#### Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey.

Methodology used to calculate unmet need based on the 2009 Continuum of Care Application. For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

## Appendix D.7: Homeless Gap Analysis, Sunnyvale, 2009

	Number of Beds		
	Current	Under	Unmet
<b>Individuals</b>	<b>Inventory</b>	<b>Development</b>	<b>Need (a)</b>
Emergency Shelter	0	0	0
Transitional Housing	8	0	2
Permanent Supportive Housing	0	0	155
<b>Total</b>	<b>8</b>	<b>0</b>	<b>157</b>
<b>Families with Children</b>			
Emergency Shelter	0	0	0
Transitional Housing	10	0	8
Permanent Supportive Housing	0	0	40
<b>Total</b>	<b>10</b>	<b>0</b>	<b>48</b>

### Part 1: Homeless Population (b)

	Sheltered (c)			Unsheltered	Total
	Emergency Shelter	Transitional Housing			
<b>Number of Families with Children (d)</b>	0	3	1	4	
<b>Number of Persons in Families with Children</b>	0	11	4	15	
<b>Number of Persons in Households without Children (e)</b>	145	8	181	334	
<b>Total</b>	<b>145</b>	<b>19</b>	<b>185</b>	<b>349</b>	

### Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	15	77	92
b. Seriously Mentally Ill	32		
c. Chronic Substance Abuse	38		
d. Veterans	22		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	12		
g. Unaccompanied Youth (Under 18)	1		

#### Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey. Methodology used to calculate unmet need based on the 2009 Continuum of Care Application.

For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey. Includes individuals at seasonal shelters, which are not reflected in current inventory.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009; 2009 Santa Clara County Continuum of Care Application; BAE, 2009.

## Appendix D.8: Homeless Gap Analysis, Urban County, 2009

	Number of Beds		
	Current	Under	Unmet
<b>Individuals</b>	<b>Inventory</b>	<b>Development</b>	<b>Need (a)</b>
Emergency Shelter	40	0	0
Transitional Housing	12	0	7
Permanent Supportive Housing	8	0	534
<b>Total</b>	<b>60</b>	<b>0</b>	<b>541</b>
<b>Families with Children</b>			
Emergency Shelter	18	0	0
Transitional Housing	99	0	21
Permanent Supportive Housing	0	20	84
<b>Total</b>	<b>117</b>	<b>20</b>	<b>105</b>

### Part 1: Homeless Population (b)

	Sheltered (c)			Total
	Emergency Shelter	Transitional Housing	Unsheltered	
<b>Number of Families with Children (d)</b>	4	21	5	30
<b>Number of Persons in Families with Children</b>	14	80	15	109
<b>Number of Persons in Households without Children (e)</b>	75	12	933	1,020
<b>Total</b>	<b>89</b>	<b>92</b>	<b>948</b>	<b>1,129</b>

### Part 2: Homeless Subpopulations (f)

	Sheltered	Unsheltered	Total
a. Chronically Homeless	11	395	406
b. Seriously Mentally Ill	23		
c. Chronic Substance Abuse	28		
d. Veterans	16		
e. Persons with HIV/AIDS	0		
f. Victims of Domestic Violence	9		
g. Unaccompanied Youth (Under 18)	1		

#### Notes:

(a) Unmet need derived from the number of beds under development and the number of sheltered and unsheltered homeless enumerated in the 2009 Santa Clara County Homeless Census and Survey.

Methodology used to calculate unmet need based on the 2009 Continuum of Care Application.

For complete description of methodology and assumptions, contact the Executive Committee of the Santa Clara County Collaborative on Housing and Homeless Issues.

(b) Based on 2009 Santa Clara County Homeless Census and Survey. Includes individuals at seasonal shelters, which are not reflected in current inventory.

(c) The point-in-time count at some emergency shelters and transitional housing facilities have been corrected since the 2009 Homeless Census and Survey was released. This data reflects the corrected figures.

(d) Number of families derived from average household sizes from the Homeless Census and Survey.

(e) Persons in households without children include single persons and individuals in vehicles, encampments, abandoned buildings, or parks where family status could not be determined.

(f) These data are based on both the Homeless Census and data from the Homeless Survey. The results are estimates, calculated by applying the survey results to the point-in-time Homeless Census population.

Sources: 2009 Homeless Census and Survey, Applied Survey Research, January 2009;

2009 Santa Clara County Continuum of Care Application; BAE, 2009.

## **7 Appendix E: Inventory of Services for Special Needs and Homeless Populations**

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
<b>General Outreach Services</b>	
Community Services Agency of Mountain View and Los Altos	Provides emergency assistance in addition to senior and homeless services and programs.
Community Technology Alliance	Provides comprehensive and updated listing of homeless facilities and vacancies in Santa Clara County, including HelpSCC and others.
Contact Cares	Bill Wilson Center provides telephone crisis training for volunteers
Help SCC	Website listing general and subpopulation special needs services.
Homeless Care Force	Mobile program in 1989 to provide food, clothing, and personal care items to the homeless and needy of Santa Clara, California.
Housing SCC	Lists resources for special needs populations
Inn Vision	Provides numerous services and care facilities throughout Santa Clara County.
Inn Vision's Urban Ministry of Palo Alto	Provides an emergency supply of food for people in need. People can return twice weekly if necessary.
Mental Health Advocacy Project	The MHAP Project is offered by the Law Foundation of Silicon Valley. Provides services to individuals with mental health or development disabilities.
SC Unified School District	Supportive services, including counseling and career-training programs.
The Gardner Family Health Network	Seven clinics offer primary health care and behavioral services dedicated to improving the health status of low and moderate-income communities.
<b>Food &amp; Basic Services</b>	
City Team Ministries	Provides homeless emergency services including food, shelter, clothing, recovery programs, and youth outreach programs.
Cupertino Community Services	Supportive services.
Homeless Care Force	Provides food, clothing, and personal <i>care</i> items to the <i>homeless</i> and needy of Santa Clara County.
Loaves and Fishes and Martha's Kitchen	Food program.
Sacred Heart Community Services Community Food Program	Food program.
Salvation Army	Food programs, plus other emergency assistance and support programs.
San Jose First Community Services	For an employment-readiness program targeting homeless and low-income individuals.
Second Harvest Food Bank	Food program.
South Hills Community Church	Emergency services.
St Joseph's	Emergency services.
St Justin Community Ministry	Provision of food staples for needy families.
University of California Cooperative Extension	Working with local communities to improve nutrition
United Way of Silicon Valley	Emergency Assistance Network (EAN)- 8 agencies serve County residents. Objective is to help families maintain their current housing.
The American Red Cross	Santa Clara Valley Chapter- Homeless Assistance and Prevention Program
<b>Life Skills Training</b>	
City Team Ministries	Provides homeless emergency services including food, shelter, clothing, recovery programs, and youth outreach programs.
Sure Path Financial Solutions	A local non-profit financial counseling agency offers consultation services.
Gardner Family Health Networks- Family Wellness	Through its seven clinics, Gardner provides comprehensive primary health care and behavioral services dedicated to improving the health status of low and moderate-income communities in Santa Clara County.

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
Inn Vision Palo Alto Mission College Corporate Education	Offers supportive services for moderate- and low- income families. Providing housing, food, and programs that promote self-sufficiency, InnVision empowers homeless and low-income families and individuals to gain stability.
San Jose First Community Services	For an employment-readiness program targeting homeless and low-income individuals.
<b>Substance Abuse</b>	
ALANO Club ARH Benny McKeown Center	Alcoholics and Narcotics Anonymous in Santa Clara County. A 27- bed alcohol and drug recovery program located in the East Foothills of San Jose. The facility offers a highly structured, comprehensive and caring program for men and women seeking treatment.
CalWORKS Community Health Alliance Catholic Charities	Coordinates services with Social Services Agency and County DADS. Catholic Charities helps the homeless, very low-income families, and the working poor find and keep safe, stable, and appropriate housing.
City Team Ministries	In San Jose, City Team Ministries is providing hot meals, safe shelter, showers, and clean clothing to this city's homeless population.
Coalition for Alcohol & Drug Free Pregnancy - CADFP	Working on collaboration involving the medical community, local and statewide organizations, public and private, to create systemic change so that the vision of babies born alcohol and drug free becomes a reality.
SCC Dept. of Alcohol and Drug Services Gilroy East Gilroy West	DADS maintains 24-hour hotline. The Gilroy East Partnership was developed a youth empowerment model of AOD community prevention. Develop environmental strategies to reduce alcohol availability including retail density, responsible beverage service and binge drinking by youth.
Los Gatos/Saratoga Union HS District - Shift Program Mayfair Alcohol & Drug Coalition Morgan Hill/San Martin Prevention Partnership	Initiative to reduce underage drinking via a shift of environmental norms. Goal to reduce alcohol, tobacco and other drug use problems. A community coalition working to develop evidence-based environmental strategies to reduce the incidence and prevalence of AOD problems in the community.
Palo Alto Drug & Alcohol Collaborative Pathway Society PIT Coalition	Addresses underage drinking in Palo Alto. Provides chemical dependency treatment to boys serving time in neighboring probation facilities. The Prevention /Intervention/Treatment Strategy (PIT) focuses on reducing alcohol availability in a high-crime area of San Jose.
Salvation Army Adult Rehabilitation Center Stanford – Santa Clara County Methamphetamine Task Force	Supportive services. Researching destructive behavior associated with high-risk sexual behavior. Its goal is to reduce methamphetamine use in SCC, and ultimately the reduction of new HIV infections.
The Coalition of New Immigrants	The Coalition of New Immigrants targets new wave of Eastern European and African immigrants, focusing on cultural pressures in America.
The Gateway Program	Point-of-entry to the full spectrum of Department of Alcohol & Drug Services (DADS) Adult Managed Care Services.
<b>Mental Health</b>	
AchieveKids ACT for Mental Health Adult and Older Adult System of Care	A special education and mental health service for students with complex needs, and their families. Fireside Friendship Club and Self Help Center Provides mental health services to adults with serious mental illness

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
ALLIANCE For Community Care	Offers community-based services and rehabilitation programs to youth, adults and older adults recovering from emotional and mental illnesses.
Alum Rock Counseling Center	(ARCC) has addressed the damage of family conflict, school failure and delinquency among high-risk youth, producing responsible community members and a healthier, more vibrant East San Jose
Asian Americans For Community Involvement (AACI )	AACI provides specialized services in clients' native languages and is sensitive to clients' cultural values.
Bascom Mental Health Center	Services provided include assessments, emergency evaluations, individual and family therapy, medication evaluations and medication support services.
Bill De Frank Center	Referral for gay lesbian, or bisexual youth.
CalWORKS Community Health Alliance	A partnership between Santa Clara County Social Services Agency, Santa Clara Valley Health and Hospital Systems' Department of Alcohol and Drug Services (DADS), Department of Mental Health.
Catholic Charities	Catholic Charities' program categories include: mental health and substance abuse in a managed care division, elder care including nutrition, foster grandparenting, kinship care support, mental health support services, etc.
Central Mental Health	Central Mental Health is an outpatient mental health clinic which serves adults, 18-60, older adults age 60+.
Children's Health Council	Serves the developmental needs of children and families in the community, specializing in children with severe behavioral and developmental difficulties.
Children's Shelter Mental Health Clinic	Provides multi-disciplinary, culturally sensitive mental health assessment and treatment services to Children's Shelter and Emergency Satellite Foster Home child-residents, and their families.
City Team Ministries	Supportive services, including case management and counseling.
Community Solutions	(previously Bridge Counseling Program) Provides a spectrum of behavioral health services to children and adults.
Downtown Mental Health	Out-Patient facility serves clients suffering from serious mental illnesses who exhibit severe problems in normal daily functioning.
East Valley Mental Health	East Valley Mental Health Center provides services to East San Jose and Milpitas from the site of the East Valley Health Center at McKee and Jackson.
Eastern European Service Agency (EESA)	EESA provides mental health services targeting former Yugoslavian Community families.
EHC Life Builders	The Emergency Housing Consortium enables homeless families with children, teenagers, single men and women including seniors and disabled adults to regain stability in the local community.
EMQ Family & Children Services	Provides a full continuum of mental health services for emotionally troubled children, adolescents, and families.
Fair Oaks Mental Health	Fair Oaks Mental Health is unique in providing outpatient services to children, adolescents and their families, as well as to seriously mentally ill adults and young adults.
Family & Children Services	Family & Children Services, previously Adult and Child Guidance center, provides high quality, affordable counseling, therapy and other support services in eight languages
Gardner Family Care Corporation	Gardner Family Care Corp. provides outpatient mental health services to predominately Latino children, families, and adults and older adults; including mental health services .
Grace Community Center	Grace Community Center provides day rehabilitation for individuals with serious mental illness who need support to maintain and/or improve functioning in the community.
HOPE Rehabilitation Services	HOPE Counseling Center provides psychiatric assessment, psychotherapy, case management, and medication monitoring for persons with developmentally disability, physical disability, or head injury.
Indian Health Center of Santa Clara Valley, Inc.	The Indian Health Center provides outpatient mental health and substance abuse treatment services.

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
InnVision Julian Street Inn	Julian Street Inn is the only facility in Santa Clara County that provides emergency shelter to the severely mentally ill.
Josefa Chaboya de Narvaez Mental Health Center	Josefa Chaboya de Narvaez Mental Health Center is designated a culturally proficient site providing services to primarily the adult and older adult Latino and Vietnamese populations of Santa Clara County who have a severe mental illness.
Juvenile Hall Mental Health Clinic	The Mental Health Clinic at Juvenile Hall is an on-site intensive outpatient clinic, which provides multi-disciplinary, culturally sensitive mental health services to youth incarcerated in Juvenile Hall.
Las Plumas Mental Health	Las Plumas Mental Health provides services to children, adolescents, and their families in a variety of settings including the home, school, local community, and the clinic setting.
Law Foundation of Silicon Valley Mekong Community Center	Provides legal services for AIDS patients, and oversees the mental health advocacy project. Mekong Community Center provides linguistically and culturally sensitive mental health services to enable psychiatrically disabled Southeast Asian refugees/immigrants, particularly Vietnamese.
Mental Health Advocacy Project Mickey's Place	MHAP provides legal assistance to people identified as mentally or developmentally disabled. Therapy Expansion for Homeless Families: To increase mental health services to homeless families at a transitional housing facility in Santa Clara County.
Next Door Solutions to Domestic Violence North County Mental Health	Support groups, 24-hour hotline, and individual and group counseling sessions. North County Mental Health is located in Palo Alto and serves mainly the communities of Mountain View, Los Altos, and Palo Alto.
Providing Assistance with Linkages to Services Rebekah's Children Services	The PALS Program provides clinical staff from the Mental Health Department for severely mentally ill offenders. Provides residential, educational and mental health services to seriously emotionally disturbed children who are victims of family violence, neglect, and sexual abuse, through residential treatment, foster care, wraparound foster care, and community outreach education and counseling programs.
Representative Payee Program	The Representative Payee Program protects the interest of recipients of Supplemental Security Income, Social Security Disability, and other Public Funds.
SC Valley Health and Hospital System	Offers prevention, education and treatment programs to all residents of Santa Clara County, regardless of ability to pay.
South County Mental Health Ujima Adult & Family Services	South County Mental Health Center provides mental health services to seriously mentally ill adults. Ujima Youth Program offers various afrocentric services targeting African American families and youth at risk.

**AIDS/ HIV (b)**

**Prevention**

AIDS Community Research Consortium	Health Education and Information
Asian Americans For Community Involvement (AACI)	Education, testing, outreach, support groups.
Bill Wilson Center	Counseling, outreach, sexual health education
Billy DeFrank LGBT Community Center	Outreach, education, counseling.
Community Health Awareness Council: HYPE	HIV Youth Prevention Education: Workshops, outreach, education, counseling.
Community Health Partnership: San Jose AIDS Education	"Transpowerment" and other programs counseling, testing, and other support services.
The Crane Center	Prevention counseling, testing, STD counseling.
Ira Greene PACE Clinic	Counseling and testing for high-risk population.
The Living Center	People living with AIDS are offered resources, counseling and discussion groups.
NIGHT Mobile Health Van Program	Neighborhood Intervention geared to High Risk testing offers counseling and testing services.
Planned Parenthood	Outreach and support services.

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
Pro Latino Stanford Positive Care Clinic	Offers bilingual support services for high-risk population. Health counseling, testing, education.
<b>Treatment</b>	
AIDS Legal Services	The Law Foundation of Silicon Valley offers free legal assistance related to discrimination and housing/employment rights.
Camino Medical Group	A division of the Palo Alto Medical Foundation offers primary care and support services for people with AIDS.
Combined Addicts and Professional Services	Intensive outpatient counseling aftercare offers housing services plus other supportive services.
EHC Lifebuilders	Emergency housing, transitional housing and counseling services.
Gardner Family Health Network	Testing and family therapy.
The Health and Wellness Care Center	Targeting people with AIDS, or at risk of AIDS. Offers nutritional and wellness services.
Community Health Partnership: San Jose AIDS Education	Targeting people with AIDS, or at risk of AIDS. Offers supportive services.
The Health Trust, AIDS Service	Transitional case management from jails, housing services, transportation, and counseling services.
Indian Health Center of Santa Clara Valley, Inc.	Health education, counseling, and testing services.
SCC Public Health Pharmacy	Uninsured or underinsured AIDS patients may utilize County pharmaceutical services.
<b>Youth</b>	
Bill Wilson Center	Serves youth and families through counseling, housing, education, and advocacy. Bill Wilson Center serves over 10,000 clients in Santa Clara County annually
Choices for Children	Network of coordinated and integrated partnerships, services and activities aimed at improving the lives of children prenatal through age 5
Community Child Care Council the "4C" Council	Provides a variety of comprehensive services and serves as the community child care link for families and child care professionals
EHC Lifebuilders- Sobrato House	Provides housing for runaway, homeless, and throw away youth populations.
EMQ	Families First program offers mental health treatment, foster care and social services that help families recover from trauma, abuse and addiction.
Family & Children Services	This County department protects children from abuse and neglect, and promotes their healthy development.
Girl Scouts and Boy Scouts	Youth programs.
Go Kids	Offers comprehensive child development services and community involvement.
Help SCC	Referral website.
Homeless Youth Network	Network consists of six agencies (Alum Rock Counseling, Bill Wilson Center, Community Solutions, Emergency Housing Consortium, Legal Advocates for Children and Youth and Social Advocates for Youth)
Lucile Packard Children Hospital Mobile Medical Van	Medical and mental health treatment for runaway youth.
Mexican-American Community Services Agency	MACSA provides after school and education programs targeting youth.
Pathway Society	Substance abuse and prevention services to youth
Rebekah's children Services	Outpatient therapy for children in Santa Clara County.
San Jose Day Nursery	Childcare program.
SC Unified School District	Family-child education and counseling available.
SC/San Benito County Head Start Program	School-readiness promotion,
Second Start	Assists homeless shelters, and human welfare agencies in helping our clients gain portable work skills.

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
Social Advocates for Youth / Casa Say	Provides a short-term residential facility for 17 who are runaways or have been rejected from the home by their parent(s).
The City of Palo Alto Child Care Subsidy Program	Subsidy Program
MACSA	The Mexican American community services agency operates 3 youth centers
The Shelter Bed Hotline	24-hour hotline.
Unity Care Group	Youth outreach, foster care, mental health services.
<b>Veterans</b>	
Clara Mateo Alliance	Emergency Shelter and Transitional Housing
Dept. of Mental Health's Office of Client Empowerment	Mental Health resource for subpopulations, including veterans.
EHC Lifebuilders Boccardo Shelter	Offers many services including job search, mental health services, case management, legal assistance, substance abuse recovery, and clinical services.
Second START	Outreach to homeless veterans.
SCC Office of Veteran Services	Assists Veterans, military personnel, and their families in obtaining federal, state, and local benefits and services accrued through military service.
VA San Jose Clinic	Provides a broad range of counseling, outreach, and referral services to eligible veterans in order to help them make a satisfactory post-war readjustment to civilian life
VA Palo Alto Hospital	Veteran Services
San Jose Vet Center	Veteran Services
<b>Transportation</b>	
Affordable Housing and Valley Transportation Authority	Public Transit.
Cupertino Community Services	Financial assistance and case management services.
Guaranteed Ride Program	Up to 60 door-to-door vouchers to work-related destinations
Health Connections	Transportation services offered to individuals with AIDS.
Inn Vision	Transportation assistance offered.
Mountain View and Los Altos	Community Services Agency provides food and other emergency assistance to residents.
Outreach and Escort	ADA Paratransit service supports older adults, individuals with disabilities and low-income families.
<b>Legal Rights/ Benefits Advocacy</b>	
Catholic Charities Immigration Legal Services	Assessment, application, and referral agency for immigrants.
Katharine & George Alexander Community Law Center	(fmrly East San Jose Community Law Center) Represents workers' and immigrants' rights.
Help SCC	Referral website.
International Rescue Committee	Refugee shelter.
Legal Aid of Santa Clara County	Fair housing, family law, labor, employment, and domestic violence representation.
Legal Advocates for Children and Youth	The LACY Program focuses on safe housing, guardianships, domestic violence, educational advocacy, emancipation, homeless and runaway youth, teen parents, and foster care.
Pro Bono Project of Santa Clara County	Free legal service and consultation.
Project Sentinel	Assists home seekers as well as housing providers through counseling, complaint investigation, mediation, conciliation and education.
Public Interest Law Foundation of MHAP	As part of Silicon Valley's Mental Health Advocacy Project, firm offers free legal services for special needs population, including AIDS, Children and Youth, Public Interest, and Fair Housing issues.

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
Sacred Heart Community Services Legal Assistance for Low-Income Immigrants SC Office of Human Relations Senior Adults Legal Assistance (SALA) Silicon Valley Independent Living Center (SVILC)	Provides essential services, offering tools for self-sufficiency Santa Clara University offers free legal advice and assistance. Referral and consultation services. Supports older persons (60+) in their efforts to live independently, non-institutionalized, and with dignity. Referral center for disabled persons, offering housing and counseling services.
<b>Other Supportive Services</b>	
Hospital Council of Northern and Central California- New Direction	Targeting frequent hospital-users, this program coordinates mental health and housing provisions for these patients.
Housing First Sunnyvale Volunteer Language Bank The Corporation for Supportive Housing	EHC Lifebuilders, Inn Vision and Housing Authority collaborative work with families to prevent eviction. Translation services. Santa Clara Valley Medical Center connects with homeless shelter database to offer housing to hospital-users.
The John Stewart Company The Palo Alto Housing Corporation	Affordable Housing development and management services. Develops, acquires, and manages low- and moderate- income housing in Palo Alto and the San Francisco Bay Area.
Working Partnerships	A coalition of community groups, labor, and faith organizations seeking a response to the widening gap between the rich and poor in Silicon Valley
<b>Domestic Violence</b>	
Art and Play Therapy (APT)	APT's Children's Program is a counseling program which offers art and play therapy groups for children who feel sad or lonely, who have a tough time making/keeping friends, or who have trouble concentrating in school.
Asian Americans for Community Involvement (ACCI) Asian-Pacific Center	Program available include individual counseling, children's support group, and a teen program. Provides free and confidential HIV treatment case management, mental health and substance abuse counseling, on-site primary medical and psychiatric care, client and treatment advocacy, and group and individual support to A&PIs living with HIV/AIDS.
Bill Wilson Center and Hotline	Individual, Group and Family Counseling. Children's programs, parenting without violence, teen intervention programs.
Catholic Charities	Receives referrals from Next Door Solutions to Domestic Violence to help house survivors of domestic violence
Center for Healthy Development La Isla Pacifica Women's Shelter	Offers affordable, quality counseling and psychotherapy to the greater Santa Clara County community Counseling and referrals for battered women and children under 18. Legal advocacy and temporary restraining orders. Shelter.
El Toro Youth Center	Individual, group and family counseling, support for teen parents, independent living skills for foster care and group home youth.
Gilroy Family Resource Center	Sponsored by Social Services Agency, includes programming for individuals and families including Mental Health Counseling for Children and Families, Youth Leadership Programs, Parent Education, and Teen Parent Group.
Grace Baptist Community Center	Provides day rehabilitation for individuals with serious mental illness who need support to maintain and/or improve functioning in the community
Indian Health Center	Offers a wide variety of services with focus on American Indian Families

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
Legal Advocates for Children and Youth (LACY)	Part of the Law Foundation of Silicon Valley, LACY provides legal assistance to teens who are victims of dating violence.
MAITRI	Provides teen outreach, workshops and mentoring to South Asian youth
MHAP	Mental Health Advocacy Project is a legal assistance provider in Santa Clara County.
Next Door Solutions to Domestic Violence	Groups for children exposed to domestic violence, individual and group counseling, intervention programs, visitation programs.
Nuestra Casa (focus on Hispanic families)	Offers counseling for problems of family violence, drug/alcohol abuse, parenting effectiveness, appropriate discipline, caring for medically fragile children and other issues that can cause family dysfunction.
Parents Helping Parents (PHP)	Provides information, education and training for parents and professionals in contact with "special needs" children.
Support Network for Battered Women	Individual therapy for children who have witnessed domestic violence.
Ujirani Center (focus on African-American families)	Education, support, mental health counseling.
Victim Witness Assistance Center	Children who have witnessed domestic violence are considered to be primary victims of domestic violence by Victim Witness and are eligible to receive the same level of assistance as adult victims.

**Seniors**

Community Services Agency of Mountain View and Los Altos	Supportive Services.
Housing Policy and Homeless Division- San Jose	Supportive services and resource center for seniors.
Inn Vision's Georgia Travis Center	Georgia Travis Center is a daytime drop-in center for homeless and low-income women and families.
MACSA	Bilingual supportive services.
Next Door Solutions to Domestic Violence	Shelter, Hotline, transitional housing, youth programs, and counseling for victims of domestic violence.

**Emergency and Transitional Shelters**

Beth-El Baptist Church Outreach, Benevolence	Family Shelter services.
Casa de Clara	A Catholic worker house where single women are welcome for temporary shelter
City Team Ministry Rescue Mission/ Men's Recovery Center	Overnight emergency shelter for men. Mandatory chapel service attendance required.
Cold Weather Shelter - Gilroy	Shelter
Community Solutions- Homeless Youth	Teen drop-in center, with other family- and adult-services including counseling, crisis intervention, legal advocacy, and prevention and education programs.
Community Solutions- Transitional Housing Program	The THP provides housing and services for young adults in the community, including former foster youth.
Cupertino Rotating Shelter	Cupertino Community Services organizes shelter alternating between different church sites.
Domiciliary Care for Homeless Veterans	Transitional program for homeless vets.
EHC Life Builders, Boccardo Center	Offers case management, legal assistance, substance abuse recovery, and clinical services.
EHC Life Builders, Markham Terrace Permanent	95 permanent single room occupancy (SRO) housing units plus counseling services.
EHC Life Builders, Sobrato Family Living Center (FLC)	Low-Income and Homeless families live in supportive environment.
Health Connections AIDS Services	Serves 50 percent of the individuals diagnosed with AIDS in Santa Clara County. Grants and donations allow HCAS to provide services without charging the client.
Heritage Home	Provides a long-term compassionate ministry for years to homeless, poor and abused women who are pregnant and have no where else to turn but the streets
House of Grace	A 12-14 month residential program where addicted, abused or homeless women can rebuild their lives, without being separated from their young children.
InnVision Villa	Provides transitional housing for single women and women with children.

**Table E.1: Community Resources and Services, Santa Clara County, 2009 (a)**

Agency/Organization	Details
InnVision: Cecil White Center InnVision: Commercial Street Inn InnVision: Georgia Travis Center	Daytime drop-in center for singles, families, and teens. An average of 300 individuals served daily. 55 beds for women and children, including an after school tutorial program. Weekday assistance for approximately 100 women and children daily, including education, support, and the Family Place Child Development Center.
InnVision: Montgomery Street Inn InnVision: Opportunity Center of Mid Peninsula	85 beds for men, both short and long term, including job development programs. The Permanent Supportive Housing Program provides 70 efficiency units for individuals who make below 35% of the area's median income
Love Inc. Mid-Peninsula Housing Coalition	Love INC mobilizes churches to transform lives by helping their neighbors in need. The mission of Mid-Peninsula Housing Coalition is to provide safe, affordable shelter of high quality to those in need
Sacred Heart Community Services Salvation Army- Hospitality House San Jose Family Shelter San Martin Family Living Center	Provides essential services, offering tools for self-sufficiency for lower-income adults and children. Hospitality House provides temporary shelter for adult men. Provide emergency housing and services to homeless. The Center provides emergency and transitional housing for the homeless and very low-income farm worker families.
Shelter Network	Homeless families can receive short- and mid-term transitional housing and other supportive services, including food, employment assistance, and counseling.
St. Joseph the Worker House	St. Joseph Day Worker Center seeks to provide a dignified setting in which to connect workers and employers. We strive for the empowerment of all workers through fair employment, education and job skills training,
Sunnyvale Winter Shelter Urban Ministry of Palo Alto- Hotel de Zinc West Valley Community Services YWCA Villa Nueva	Winter shelter. 15 beds for men and women, hosted by Palo Alto area faith communities. We provide a continuum of basic needs, housing assistance and family support services. 63 units of affordable transitional housing for single parents offering a variety of services, including day care.

**Chronic Homelessness**

St. Joseph's Cathedral of Social Ministry	The Shelter Plus Care program, is a HUD program administered by city agencies and the Office of Social Ministry, targeting chronically homeless individuals.
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Notes:

(a) Programs and Services may be listed more than once, due to overlapping service and target populations. Although BAE attempted to document all services, this may not be a complete list.

(b) Many AIDS Prevention services, facilities, and programs also offer treatment services.

Sources: Help SCC website, 2009; Santa Clara County Public Health Department of Service Officers, Inc., 2009; Santa Clara

Department, 2009; Housing SCC website, 2009; California Association of County Veterans County Consolidated Plan, 2005; Phoenix Data Center, 2009; BAE, 2009.

## **7 Appendix F: Rental Trends by Region**

**Appendix F.1: Rental Trends, North Santa Clara County, 2Q 2009 (a)****CURRENT MARKET DATA - Q2 2009**

Unit Type	Number	Percent of Mix	Avg. Sq. Ft.	Avg. Rent	Avg. Rent/Sq. Ft.
Studio	2,011	8%	471	\$1,106	\$2.35
Jr 1BR/1 BA	1,254	5%	568	\$1,185	\$2.09
1 BR/1 BA	10,709	43%	701	\$1,396	\$1.99
2 BR/1 BA	3,349	13%	886	\$1,547	\$1.75
2BR/1.5 BA	423	2%	982	\$2,372	\$2.42
2 BR/2 BA	5,318	21%	1,012	\$1,897	\$1.87
2 BR/2.5 BA	4	0.02%	2,500	\$6,200	\$2.48
2 BR TH	833	3%	1,098	\$2,061	\$1.88
3 BR/ 1 BA	25	0.1%	1,044	\$1,899	\$1.82
3 BR/ 1.5 BA	33	0.1%	1,006	\$1,825	\$1.81
3 BR/2 BA	589	2%	1,230	\$2,213	\$1.80
3 BR/3 BA	130	1%	1,390	\$2,773	\$1.99
3 BR TH	149	1%	1,344	\$3,180	\$2.37
4 BR	7	0.03%	1,371	\$2,347	\$1.71
<b>Totals</b>	<b>24,834</b>	<b>100%</b>	<b>807</b>	<b>\$1,568</b>	<b>\$1.94</b>

**AVERAGE RENT HISTORY - ANNUAL**

Unit Type	2007	2008	2007-2008	2009 (b)	2007-2009
			% Change		% Change
Studio	\$1,193	\$1,196	0.3%	\$1,130	-5.3%
Jr 1BR	\$1,251	\$1,342	7.3%	\$1,239	-1.0%
1BR/1 BA	\$1,522	\$1,582	3.9%	\$1,445	-5.1%
2 BR/1 BA	\$1,603	\$1,677	4.6%	\$1,578	-1.6%
2 BR/2 BA	\$1,985	\$2,069	4.2%	\$1,943	-2.1%
2 BR TH	\$2,075	\$2,212	6.6%	\$2,114	1.9%
3 BR/2 BA	\$2,252	\$2,404	6.7%	\$2,241	-0.5%
3 BR TH	\$2,897	\$3,243	11.9%	\$3,222	11.2%
<b>All Units</b>	<b>\$1,660</b>	<b>\$1,732</b>	<b>4.3%</b>	<b>\$1,611</b>	<b>-3.0%</b>

**OCCUPANCY RATE**

Year	Average Occupancy
2004	94.8%
2005	95.7%
2006	97.2%
2007	97.1%
2008	95.6%
2009	94.9%

**AGE OF HOUSING INVENTORY (by Project)**

Year	Percent of Projects
Pre 1960's	4.3%
1960's	49.1%
1970's	28.0%
1980's	10.6%
1990's	5.0%
2000's	3.1%

## Notes:

(a) Represents only housing complexes with 50 units or more. North County cities with complexes of 50 units or more include: Mountain View, Palo Alto, Sunnyvale

(b) 2009 data includes through second quarter data only.

Sources: RealFacts, Inc., 2009; BAE, 2009.

## Appendix F.2: Rental Trends, Central Santa Clara County, 2Q 2009 (a)

### CURRENT MARKET DATA - Q2 2009

Unit Type	Number	Percent of Mix	Avg. Sq. Ft.	Avg. Rent	Avg. Rent/Sq. Ft.
Studio	3,134	6%	438	\$1,035	\$2.36
Jr 1BR/1 BA	1,393	3%	589	\$1,213	\$2.06
1 BR/1 BA	19,595	39%	719	\$1,353	\$1.88
1BR/1.5 BA	146	0.3%	1,079	\$1,884	\$1.75
1BR TH	493	1%	958	\$1,456	\$1.52
2 BR/1 BA	5,387	11%	899	\$1,496	\$1.66
2BR/1.5 BA	655	1%	922	\$1,477	\$1.60
2 BR/2 BA	15,165	30%	1,032	\$1,790	\$1.73
2BR/2.5 BA	42	0.1%	1,197	\$2,239	\$1.87
2 BR TH	1,439	3%	1,188	\$1,953	\$1.64
3 BR/ 1 BA	92	0.2%	998	\$1,680	\$1.68
3 BR/ 1.5 BA	74	0.1%	887	\$1,910	\$2.15
3 BR/2 BA	2,008	4%	1,280	\$2,159	\$1.69
3 BR/3 BA	212	0.4%	1,320	\$2,387	\$1.81
3 BR TH	201	0.4%	1,394	\$2,307	\$1.65
4 BR	12	0.0%	2,271	\$5,500	\$2.42
<b>Totals</b>	<b>50,048</b>	<b>100%</b>	<b>861</b>	<b>\$1,542</b>	<b>\$1.79</b>

### AVERAGE RENT HISTORY - ANNUAL

Unit Type	2007	2008	2007-2008 % Change	2009 (b)	2007-2009 % Change
Studio	\$1,068	\$1,129	5.7%	\$1,069	0.1%
Jr 1BR	\$1,178	\$1,273	8.1%	\$1,242	5.4%
1BR/1 BA	\$1,394	\$1,480	6.2%	\$1,385	-0.6%
2 BR/1 BA	\$1,473	\$1,557	5.7%	\$1,505	2.2%
2 BR/2 BA	\$1,806	\$1,933	7.0%	\$1,812	0.3%
2 BR TH	\$2,002	\$2,087	4.2%	\$1,969	-1.6%
3 BR/2 BA	\$2,084	\$2,266	8.7%	\$2,173	4.3%
3 BR TH	\$2,345	\$2,418	3.1%	\$2,356	0.5%
<b>All Units</b>	<b>\$1,559</b>	<b>\$1,661</b>	<b>6.5%</b>	<b>\$1,568</b>	<b>0.6%</b>

### OCCUPANCY RATE

Year	Average Occupancy
2004	93.6%
2005	94.2%
2006	96.2%
2007	96.6%
2008	95.9%
2009	94.4%

### AGE OF HOUSING INVENTORY (by Project)

Year	Percent of Projects
Pre 1960's	0.4%
1960's	23.4%
1970's	39.8%
1980's	14.3%
1990's	11.9%
2000's	10.2%

#### Notes:

(a) Represents only housing complexes with 50 units or more. Central County cities with complexes of 50 units or more include: Campbell, Cupertino, San Jose, Santa Clara

(b) 2009 data includes through second quarter data only.

Sources: RealFacts, Inc., 2009; BAE, 2009.

### Appendix F.3: Rental Trends, Central West Santa Clara County, 2Q 2009

(a)

#### CURRENT MARKET DATA - Q2 2009

Unit Type	Number	Percent of Mix	Avg. Sq. Ft.	Avg. Rent	Avg. Rent/Sq. Ft.
Studio	20	3%	516	\$1,874	\$3.63
Jr 1BR/1 BA	8	1%	700	\$1,975	\$2.82
1 BR/1 BA	397	59%	797	\$1,816	\$2.28
2 BR/1 BA	17	3%	952	\$1,569	\$1.65
2 BR/2 BA	234	35%	1,087	\$2,282	\$2.10
<b>Totals</b>	<b>676</b>	<b>100%</b>	<b>892</b>	<b>\$1,975</b>	<b>\$2.21</b>

#### AVERAGE RENT HISTORY - ANNUAL

Unit Type	2007	2008	2007-2008 % Change	2009 (b)	2007-2009 % Change
Studio	\$1,700	\$1,710	0.6%	\$1,824	7.3%
Jr 1BR/1 BA	\$1,680	\$1,931	14.9%	\$1,975	17.6%
1 BR/1 BA	\$1,657	\$1,866	12.6%	\$1,853	11.8%
2 BR/1 BA	\$1,442	\$1,738	20.5%	\$1,582	9.7%
2 BR/2 BA	\$2,241	\$2,531	12.9%	\$2,285	2.0%
<b>All Units</b>	<b>\$1,854</b>	<b>\$2,086</b>	<b>12.5%</b>	<b>\$1,997</b>	<b>7.7%</b>

#### OCCUPANCY RATE

Year	Average Occupancy
2004	93.7%
2005	94.6%
2006	95.1%
2007	91.0%
2008	96.1%
2009	95.2%

#### AGE OF HOUSING INVENTORY (by Project)

Year	Percent of Projects
Pre 1960's	16.7%
1960's	50.0%
1970's	16.7%
1980's	0.0%
1990's	0.0%
2000's	16.7%

Notes:

(a) Represents only housing complexes with 50 units or more. Central West County cities with complexes of 50 units or more include: Los Gatos.

(b) 2009 data includes through second quarter data only.

Sources: RealFacts, Inc., 2009; BAE, 2009.

**Appendix F.4: Rental Trends, South Santa Clara County, 2Q 2009 (a)**

**CURRENT MARKET DATA - Q2 2009**

Unit Type	Number	Percent of Mix	Avg. Sq. Ft.	Avg. Rent	Avg. Rent/Sq. Ft.
1 BR/1 BA	239	26%	671	\$1,231	\$1.83
2 BR/1 BA	182	20%	817	\$1,327	\$1.62
2BR/1.5 BA	25	3%	940	\$1,555	\$1.65
2 BR/2 BA	348	38%	952	\$1,518	\$1.59
2BR/2.5 BA	56	6%	1,000	\$1,300	\$1.30
2 BR TH	44	5%	1,186	\$1,855	\$1.56
3 BR/2 BA	12	1%	1,000	\$1,583	\$1.58
<b>Totals</b>	<b>906</b>	<b>100%</b>	<b>865</b>	<b>\$1,409</b>	<b>\$1.63</b>

**AVERAGE RENT HISTORY - ANNUAL**

Unit Type	2007	2008	2007-2008 % Change	2009 (b)	2007-2009 % Change
1 BR/1 BA	\$1,219	\$1,284	5.3%	\$1,247	2.3%
2 BR/1 BA	\$1,336	\$1,343	0.5%	\$1,335	-0.1%
2BR/1.5 BA	n/a	n/a	n/a	n/a	n/a
2 BR/2 BA	\$1,489	\$1,530	2.8%	\$1,513	1.6%
2BR/2.5 BA	n/a	n/a	n/a	n/a	n/a
2 BR TH	\$1,740	\$1,786	2.6%	\$1,828	5.1%
3 BR/2 BA	\$1,980	\$1,691	-14.6%	\$1,608	-18.8%
<b>All Units</b>	<b>\$1,395</b>	<b>\$1,427</b>	<b>2.3%</b>	<b>\$1,412</b>	<b>1.2%</b>

**OCCUPANCY RATE**

Year	Average Occupancy
2004	94.4%
2005	94.9%
2006	85.9%
2007	90.0%
2008	93.6%
2009	94.9%

**AGE OF HOUSING INVENTORY (by Project)**

Year	Percent of Projects
Pre 1960's	0.0%
1960's	11.1%
1970's	22.2%
1980's	33.3%
1990's	22.2%
2000's	11.1%

Notes:

(a) Represents only housing complexes with 50 units or more. South County cities with complexes of 50 units or more include: Gilroy

(b) 2009 data includes through second quarter data only.

Sources: RealFacts, Inc., 2009; BAE, 2009.

## **7 Appendix G: Maximum Affordable Sales Price Calculator**

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**Appendix G.1: Affordable Housing Mortgage Calculator for SFR, Santa Clara County, 2009**

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	<u>Household Income (a)</u>	<u>Sale Price</u>	<u>Down Payment (b)</u>	<u>Total Mortgage (b)</u>	<u>Monthly Payment</u>	<u>Monthly Property Tax (c)</u>	<u>Mortgage Insurance (d)</u>	<u>Homeowner's Insurance (e)</u>	<u>Total Monthly PITI (f)</u>
<b>Extremely Low Income (30% AMI)</b>									
4 Person HH	\$31,850	\$132,602	\$26,520	\$106,081	\$672.73	\$110.50	\$0.00	\$13.02	\$796.25
<b>Very Low Income (50% AMI)</b>									
4 Person HH	\$53,050	\$220,864	\$44,173	\$176,691	\$1,120.51	\$184.05	\$0.00	\$21.69	\$1,326.25
<b>Low Income (80% AMI)</b>									
4 Person HH	\$84,900	\$353,465	\$70,693	\$282,772	\$1,793.24	\$294.55	\$0.00	\$34.71	\$2,122.50

Notes:

(a) Published by U.S. Department of Housing and Urban Development for Santa Clara County, 2009.

(b) Mortgage terms:

Annual Interest Rate (Fixed)

6.53%

Freddie Mac historical monthly Primary Mortgage Market Survey data tables. Ten-year average.

Term of mortgage (Years)

30

Percent of sale price as down payment

20%

(c) Initial property tax (annual)

1%

(d) Mortgage Insurance as percent of loan amount

0.00%

(e) Annual homeowner's insurance rate as percent of sale price

0.12%

CA Dept. of Insurance website, based on average of all quotes, assuming \$150,000 of coverage and a 26-40 year old home.

(f) PITI = Principal, Interest, Taxes, and Insurance

Percent of household income available for PITI

30.0%

Sources: U.S. HUD, 2009; Freddie Mac, 2008; CA Department of Insurance, 2009; BAE, 2009.

## Appendix G.2: Affordable Housing Mortgage Calculator for Condominiums, Santa Clara County, 2009

	Household Income (a)	Sale Price	Down Payment (b)	Total Mortgage (b)	Monthly Payment	Monthly Property Tax (c)	Mortgage Insurance (d)	Homeowner's Insurance (e)	Homeowner's Association Fee (f)	Total Monthly PITI (g)
<b>Extremely Low Income (30% AMI)</b>										
4 Person HH	\$31,850	\$65,989	\$13,198	\$52,791	\$334.78	\$54.99	\$0.00	\$6.48	\$400.00	\$796.25
<b>Very Low Income (50% AMI)</b>										
4 Person HH	\$53,050	\$154,251	\$30,850	\$123,401	\$782.56	\$128.54	\$0.00	\$15.15	\$400.00	\$1,326.25
<b>Low Income (80% AMI)</b>										
4 Person HH	\$84,900	\$286,852	\$57,370	\$229,482	\$1,455.29	\$239.04	\$0.00	\$28.17	\$400.00	\$2,122.50

Notes:

(a) Published by U.S. Department of Housing and Urban Development for Santa Clara County, 2009.

(b) Mortgage terms:

Annual Interest Rate (Fixed) 6.53% Freddie Mac historical monthly Primary Mortgage Market Survey data tables. Ten-year average.

Term of mortgage (Years) 30

Percent of sale price as down payment 20%

(c) Initial property tax (annual) 1%

(d) Mortgage Insurance as percent of loan amount 0%

(e) Annual homeowner's insurance rate as percent of sale price 0.12% CA Dept. of Insurance website, based on average of all quotes, assuming \$150,000 of coverage and a 26-40 year old home.

(f) Homeowners Association Fee (monthly) \$400

(g) PITI = Principal, Interest, Taxes, and Insurance

Percent of household income available for PITI 30%

Sources: U.S. HUD, 2009; Freddie Mac, 2008; CA Department of Insurance, 2009; BAE, 2009.

## **7 Appendix H: Community Input and Public Testimony**

<b>City of San José Council Meeting– March 30, 2010</b>	
<b>Public Comment</b>	<b>City Response</b>
<p>Jim Vo from Vietnamese Voluntary Foundation (VIVO) requested that CDBG reconsider their decision not to fund VIVO’s job placement assistance program. The Vietnamese community makes up 10% of San Jose’s population but is underserved; they need assistance to improve English speaking and job search skills during these tough economic times. He also added that their past performance has been excellent and they have always met their goals and that they scored 89.5 points under the CDBG application process</p>	<p>Leslye Krutko, Director of Housing mentioned that the appeal would be considered carefully before a decision is made.</p>
<p>Tran Nguyen from VIVO stated that under the self-sufficiency category their program was the only one that actually finds jobs for people. Also, the CDBG fund from San Jose is their main funding source for unrestricted funds. She also stated that 89.5 rating is only .5 points less than the other agency that was funded and that in other categories many agencies scored less than 89.5 and were funded.</p>	<p>The director mentioned that each category was scored based on varying criteria; hence there may be a difference in scoring decisions.</p>

<b>City of San José Housing and Community Development Advisory Commission Meeting – April 8, 2010</b>	
<b>Public Comment</b>	<b>City Response</b>
<p>C. Nguyen from VIVO stated that the employment services program was not recommended for funding despite having a higher score than others applicants in different categories. Ms. Nguyen asked if additional funding received by the Housing Department could be allocated to the employment services program.</p>	<p>Staff explained that the additional funding could not be used for those services.</p>
<p>S. Wachter from Affordable Housing Network pointed out that on pg. 109, the priority housing needs table is identical to the 2005 Consolidated Plan. Mr. Wachter also stated that the five year goal of 1,288 units is identical to the one-year goal of 1,287 units. He also asked that the Department add a statement that only the federal government has the resources to help with affordable housing.</p>	<p>Staff replied that the numbers are identical because they are both based on 2000 Census data. Until 2010 Census data is published, the 2000 data is the best available data</p>

**City of San José Community and Economic Development  
Committee Meeting – April 26, 2010**

<b>Public Comment</b>	<b>City Response</b>
Mr David Wall commented that a five year plan period is foolhardy when economic tides can change quickly. He suggested that a quarterly plan may be more appropriate	Leslye Krutko, Director of Housing responded that the Five Year Plan is a federal requirement. The Five Year Plan is updated annually.

**Children, Youth, and Family Development**

645 Wool Creek Drive  
San Jose, CA 95112-2617

Tel: 408.283.6150  
Fax: 408.283.6152

www.catholiccharitiesscc.org

March 25, 2010

Ms. Leslye Krutko  
Director of Housing  
San Jose City Hall  
200 E. Santa Clara Street  
San Jose, CA 95113

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**Re: Appeal on behalf of Catholic Charities CDBG application -  
Young Womens' Empowerment Program (YWEP)**

Dear Ms. Krutko,

Catholic Charities is very disappointed to learn that our Young Women's Empowerment Program (YWEP) has not been re-funded for FY 2010 – 2011. We are hereby appealing this decision for two very important reasons:

i) YWEP has been funded for many years and has provided vital group counseling and case management services for vulnerable young women from low-income communities in San Jose, successfully helping them to avoid dating violence and gang involvement and to avoid dropping out of school. For many of these young women, our YWEP is the only viable opportunity they have to connect with a caring adult to gain the self-esteem, confidence, and life skills needed to promote a self-sufficient, thriving adult life in our community.

ii) Catholic Charities reported that the agency would provide a \$13,783 match on the requested sum of \$68,913 which would create a project totaling \$82,696. We initially believed that this \$13,783 represented the required 20% match for the CDBG request of \$68,913. However, we now understand that our agency must provide this required 20% match based on the total of \$82,696 which would be \$16,539 and thus \$2,756 more than originally estimated. We wish to report that Catholic Charities can easily provide that extra match amount as in-kind contributions from our four partnering high school/middle school sites: Yerba Buena, Fair, Del Mar, and Andrew Hill. We have MOUs with each entity providing us with school facilities for group sessions and one-on-one case management meetings. We also have professional access to school administrators, teaching staff plus access to the schools' record systems. Considering that our YWEP team provides 24

support group sessions at each school site (totaling 96 sessions for all 4 schools), these are easily worth over \$29.00 each for the use of in-kind school facilities (at an average market rate of \$1.37 per square foot) plus continued access to school personnel.

We therefore respectfully request that the City of San Jose will re-consider funding Catholic Charities' Young Women's Empowerment Program for \$68,913 in FY 2010-2011 based on the two important criteria cited above.

Sincerely,

A handwritten signature in cursive script that reads "Jane B. Hills".

Jane Hills, Director  
Children, Youth and Family Development  
Catholic Charities of Santa Clara County



SAN JOSE CONSERVATION CORPS & CHARTER SCHOOL

San Jose Conservation Corps & Charter School is a nonprofit organization that provides youth with a quality high school education and teaches valuable work and life skills that empower them to become responsible, productive, and caring citizens.

March 25, 2010

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*Green Training*

**Leslye Krutko**  
**Director of Housing**  
**City of San Jose**  
**200 E. Santa Clara Street, T-12**  
**San Jose, CA 95113**

Re: CDBG Appeal Request

Dear Director Krutko:

The San Jose Conservation Corps & Charter School submitted a CDBG application for 2010-2012. Unfortunately, we were not recommended for funding.

On behalf of the hundreds of very low-income students we serve every year, I am requesting an appeal of the non-recommendation decision by the Housing and Community Development Advisory Commission.

Our programs meet the objectives of the CDBG program, nationally and citywide. Our services are a winning situation for meeting the basic needs of at-risk young women and men and the neighborhood needs within the City of San Jose. Since 1987, the San Jose Conservation Corps has been training unemployable low-income youth to transition away from poverty and crime and making neighborhoods safer by providing useable park space, eliminating graffiti and cleaning blight & slum in low-income neighborhoods.

The San Jose Conservation Corps & Charter School respectfully requests your consideration to fund our programs. You may contact me or my Deputy Director, Neil Kozuma. Neil can be reached at (408) 918-1010 or [neil@sjcccharterschool.org](mailto:neil@sjcccharterschool.org). I can be reached at (408) 515-4254 or [bob@sjcccharterschool.org](mailto:bob@sjcccharterschool.org). Thank you for your consideration.

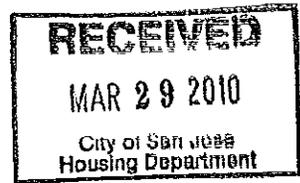
Respectfully submitted,

Robert J. Hennessy  
Founder & Executive Director



**Vietnamese Voluntary Foundation, Inc.**  
**Employment-Training-VESL-Youth & Family Service**

2260 Quimby Road • San Jose, California 95122 • Tel: (408) 532-7755 • Fax: (408) 532-1699 • Email: vivoinfo@aol.com  
4410 N. Pershing Ave., Ste #C4-5 • Stockton, CA 95207 • Tel: (209) 475-9454 • Fax: (209) 475-9341



March 26, 2010

Leslye Krutko, Director of Housing  
City of San Jose  
200 East Santa Clara Street, San José, CA 95113

Dear Ms. Leslye Krutko:

The Vietnamese Voluntary Foundation (VIVO) is respectfully appealing the FY 2010-12 CDBG Funding Recommendations, as it relates to VIVO's Vietnamese Employment Services program. This program is a currently funded CDBG program and provides a wide range of employment services to empower low income individuals to achieve self-sufficiency and economic independence. This is accomplished through various employment services including: career counseling, case management, intake assessment, computer training, job placement and job retention. This program falls under the "Self Sufficiency" category.

VIVO is appealing the FYI 2010-12 CDBG Funding Recommendations for the following reasons:

RECOMMENDATIONS DOES NOT REFLECT COMMUNITY NEED

1. During these difficult economic times, the City of San Jose is dealing with an increasing unemployment rate. People are out of work and the need to get people employed is one of the City of San Jose's top priorities. Despite this pressing need, based on our understanding, none of the programs recommended for funding under the "Self Sufficiency" category directly deals 100% in job creation, which VIVO does. VIVO's Vietnamese Employment Services program finds jobs for low-income, low education, limited English speaking residents and gets them employed. Recommended funded programs deals with other self-sufficiency needs like parenting workshops, domestic violence services, drug treatment, transitional housing, independent living skills, etc. While these other programs are all very worthy, they do not deal directly with getting people employed. It seems contradictory to have a "Self-Sufficiency" category that does not fund job creation.

2. Although the Vietnamese population makes up about 10% of the population of the City of San Jose, this is not reflected in the funding recommendations. Although a few other programs provide services to the Vietnamese population, only VIVO and ICAN are Vietnamese organizations. Limited English speaking Vietnamese generally prefers to receive services from their own community organizations due to cultural and linguistic differences. These people often will not go to other organizations for services.
3. Although VIVO is currently funded for employment services through other sources, only CDBG funds allow VIVO to "meet the needs gaps". VIVO's other funders highly restricts VIVO's ability to meet all the needs in San Jose. For example, VIVO's other funders requires that participants be recent refugees or Cal Works. CDBG funds allow VIVO to meet the gaps of people who do not fit into these categories. This includes people who have lived a long time in San Jose, but only now find themselves jobless.

#### RECOMMENDATIONS DOES NOT REFLECT SCORES & QUALITY OF PROGRAMS

1. VIVO received a high score of 89.5. In our category of "Self-Sufficiency", the last score that received funding was a score of "90.0" and we received "89.5"...only a "0.5" difference. If the CDBG funding process was not changed this year, VIVO would have received funding with these high scores. Due to the changes, primarily that CDBG is now divided into 4 categories, those organizations which received lower scores than us still received grants. 21 organizations scored lower than us and received funding. This is because they fall under the other 3 categories.
2. The quality of programs took secondary consideration under this new CDBG recommendation process. Only 2 programs under the Access to Healthcare category received higher scores than VIVO, while 7 programs receiving lower scores were recommended for funding. Only 1 program under the Basic Needs category received a higher score than VIVO, while 10 programs with lower scores were recommended for funding. Only 1 program under the Legal Services category received higher scores than VIVO, while 4 programs with lower scores were recommended for funding. Even a relatively low score of 78 points in one of the other categories was recommended for funding.
3. Importance was placed into funding the categories versus the quality of the programs in the categories. For example, 9 out of 10 programs under Access to Healthcare were funded and 5 out of 6 programs under Legal Services were funded. Many of these funded programs scored much lower than those not recommended for funding in the Self-Sufficiency category. In the Self-Sufficiency Category only 17 out of 35 programs were recommended for funding.

RECOMMENDATIONS DOES NOT REFLECT PROGRAM SUCCESS

1. VIVO is currently funded by CDBG to provide these services and has been doing this successfully. Upon review of VIVO's scores with CDBG staff, it was stated that performance was not an issue. VIVO did not lose any points on performance. VIVO has been performing and have been reaching out outcome goals. VIVO has a good, solid program which is currently successful, but was not funded.
2. Under the new CDBG funding process, committee members (not staff) give the scores. These members may not know about VIVO's program, so many of the deductions were just clarification issues. According to CDBG staff, VIVO's point deductions were all in non-performance areas. For example, a consistent deduction with committee members was the question about "readiness". Is VIVO ready to implement this program upon the start of the contract? Since staff was not able to provide any input except for technical and performance input, staff was not able to clarify this issue for the committee members. Since VIVO is currently doing this program and has been providing employment services for over 20 years, VIVO is 100% ready to continue providing these services.

Thank you for your consideration.

Sincerely,



Diem Ngo  
Executive Director

April 23, 2010

Leslye Krutko  
Director of Housing  
City of San Jose Housing  
200 E. Santa Clara St. 12<sup>th</sup> Floor  
San Jose, CA 95113

Dear Leslye Krutko,

It is with profound appreciation that the Ignatian Center for Jesuit Education at Santa Clara University writes a letter of support of Mrs. Eva Chavez and the MACSA Latchkey Program.

The Arrupe Partnerships for Community-based Learning, a program of the Ignatian Center for Jesuit Education at Santa Clara University, works with the community to provide opportunities to undergraduate students to engage with a community agency as part of a requirement for an academic course. MACSA Latchkey has been one of our community partners since Fall of 1990. In these twenty years, Mrs. Chavez and her program have supported over 500 Santa Clara University students, providing opportunities for them to learn with and from the community.

This unique program remains one of the most effective and popular community-based learning opportunities for our Spanish language learners who assist as tutors and mentors in the afterschool enrichment program. Through the generous hospitality and mentoring of Mrs. Chavez, SCU students receive an education that is grounded in and informed by the life experiences of the children served through the MACSA Latchkey program. This experience allows them to strengthen their own proficiency in Spanish while assisting the children in their homework and encouraging them to pursue their education. It is an excellent example of the kind of transformative learning and mutually beneficial partnership we seek with all our community placements—one in which university students and people in the community benefit equally through the interaction, each gaining a new perspective and valuable learning through the process. As one SCU student explained: “the work Eva Chavez does at MACSA Latchkey is such an inspiration and really embodies what Arrupe Partnerships are supposed to be about. She creates such a safe environment for those children and cares for each one of them as if they are her own. She is constantly stressing the importance of education and uses every opportunity to impart a life lesson on the students.”

The long-standing and highly valued partnership that exists between MACSA Latchkey and Santa Clara University is one that allows the University to offer a learning opportunity that enhances and enriches students' undergraduate preparation. No matter the career path, these SCU graduates are better prepared to engage the world and take their places in it.

Sincerely,

Laurie Laird  
Associate Director  
Ignatian Center for Jesuit Education  
Arrupe Partnerships for Community-based Learning  
(408) 554-5013  
lalaird@scu.edu

March 31, 2010

Re: Supporting the efforts of the MACSA Latchkey programs, San Jose, Ca

To: The City of San Jose,

I am writing to you today to support the efforts of retaining important programs such as the Mexican American Community Service Agency (MACSA) Latchkey program, San Jose, Ca without this program and specifically Eva Chavez the director of the program. I could not have provided my child with the safe positive enriching after school program for her to attend while I achieved my goals of obtaining higher education and working part time job.

When I was 23, a single mother with a three year old and had been in a domestic violence relationship for 6 years. I found my self alone with a child to raise and very little job skills with only a high school education. I was a recipient of AFDC (welfare) collecting 500.00 a month to live on. I barley had enough money to pay my rent and feed my daughter much less pay for child care so that I could continue my education in hopes of providing a better life for my daughter. When my daughter was school age 8 I was attending college and working part time and I did not have the income to pay for child care so my daughter became a latch key child. There was no home greet her and provide a healthy snack and help her with her homework when she got home from school.

The MACSA Latchkey program, San Jose, Ca and specifically Eva Chavez who ran the program were so invaluable to us because they provided a low to no cost after school program where I knew my daughter was safe with people who genuinely cared about her. She was in a place that was clean and healthy. There she could continue to grow in a positive manner and received all the wonderful benefits like, homework assistance, social skills building, nurturing snacks, and most important the skilled staff who provided a great place for her to learn and thrive to become a better person.

Because of the MACSA Latchkey program, San Jose, Ca existed I was able to reach my goal of achieving higher education I received my BA in Sociology with a concentration in Marriage and Family and a Minor in women's studies in 1997 with honors from the department of Social Science for the same semester. I currently work as a professional as a Neighborhood Developer with the local bay area affordable housing non profit organization where I am able to give back to others as MACSA gave to me and my daughter when I was in need. In addition my daughter has graduated from a local community college with honors and is currently a student at San Jose State University with the School of business.

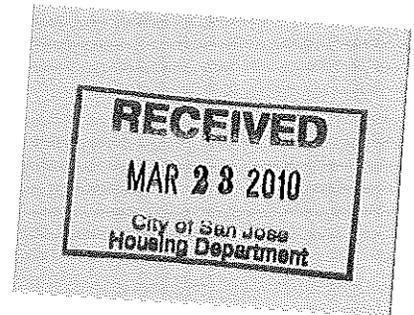
It is my sincere hope that you will not cut programs such as MACSA Latchkey program. With out these programs in place I could not have been able to reach such a potential that not even I knew I had. I am a successful professional in the field of my study for over 20 years now and have been able to provide my daughter and now my son with good life and my daughter now attends San Jose State University in the school of business. This particular program allows people to feel the impossible is possible. If you have any questions regarding this letter please do not hesitate to contact me.

Respectfully,

Rachael C Castro  
408-843-3647  
Former MACSA Latch Key program parent  
Latch Key program @ Olinder School San Jose, Ca



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of silicon valley



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**Executive Director**

Mindy S. Berkowitz

March 23, 2010

Leslye Krutko, Director of Housing  
City of San Jose, Department of Housing  
CDBG Grants Program  
200 East Santa Clara Street, 12<sup>th</sup> Floor Tower  
San Jose, CA 95113

Dear Ms. Krutko:

Please find enclosed our appeal for our Connections to Work program.

Thank you for the opportunity to appeal the initial funding recommendation. Due to holiday, I will be out of the office March 29 through March 31<sup>st</sup>, but can be reached at 408.357.7455 on April 1<sup>st</sup> for any questions you may have.

Sincerely,

Mindy Berkowitz  
Executive Director

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www.jfssv.org jfs@jfssv.org

**Jewish Family Services of Silicon Valley (JFS SV)  
Connections to Work Appeal  
Funding Reconsideration**

**Section 5, Leveraging our Agency's Collaborations regarding Connections to Work:**

We explained that JFS SV is a member agency of the Santa Clara County Refugee and Immigrant Forum, along with 20 other agencies, wherein we exchange information, gain workshop speakers, advocate for our clients' welfare, and exchange best practices. We named some of the member agencies: Asian Law Alliance, Catholic Charities, International Rescue Committee, World Relief, VIVO, Gardner Health Services and others. Zoya Lazer, the Program Manager, has been a Refugee and Immigrant Forum officer (Treasurer) for the past two years. As treasurer, Zoya collects and track memberships and other forum expenses. As a member of the forum's World Refugee Awareness Day Committee, she participates in planning the annual event.

The following elaborates on how we do this collaboration with other agencies that advocate for our clients; and lists the other members:

- Asian Law Alliances - provides legal services for our clients and speakers for Connections to Work workshops several times during the program year. (Workshops delivered to our clients onsite at our agency include domestic violence, landlord and tenant rights, immigration law, DMV and auto insurance, and others).
- SIREN - provides advocacy and provide immigration updates for our staff for planning purposes
- AACI – provides mental health services for our refugee clients
- Community Ministries International - provides employment opportunities through their connections for some of our clients
- Catholic Charities - provides our clients with Individual Development Accounts (IDA) to help them become more financially solvent
- EESA - helps our clients with the permanent residency application process
- Santa Clara Valley Health and Hospital System and TB Clinic - provide health services including screenings and medical care to our refugees
- IRCC
- Santa Clara County Family Health Plan
- Refugee Transitions
- San Jose Presbytery
- Santa Clara County Office of Human Relations
- Santa Clara County Social Services Agency

As an example of exchanging best practices we refer our clients to member agencies for particular services (medical, legal, financial, employment). This enriches the ESL, case management, job development and resettlement services we provide; allowing our refugee clients to become self-sufficient more readily. In return, we presented our IBM Reading Companion ESL program to IRC, Catholic Charities and the County for them to adopt this program. Our staff provide expertise and translation for agencies serving Russian, Farsi, and Assyrian speaking clients. We offer our free tax preparation services to all agencies in the Refugee and Immigrant Forum.

### **Section 7, Experience and Operational Performance:**

We explained that we have worked successfully with federal, county, and local funders for over three decades; and that we have always accomplished (and often exceeded) our contracted goals successfully. We mentioned specific funders: Santa Clara County Social Services, City of San Jose, FEMA, HIAS, local foundations and United Way. It was suggested that we give more specific information:

- Staff management experience: the Program Manager has been working at JFS SV to provide employment services for refugees since 1990. She herself was a refugee resettled by the agency and speaks two of the home languages our clients speak. In 1997, she was promoted as manager of employment services. Since then, she has been responsible for supervision of employment staff, program development and evaluation, and relationships with funders and partner agencies. Our finance manager has been working at the agency since 1989. Both are heavily responsible for contract compliance. Other Connections to Work program staff are also trilingual, highly experienced with the population to be served, and have worked in the program for three to eight years. They are experienced case managers, certified ESL instructors, and graduate level professionals.
- We have been contracting with Santa Clara Social Services Agency since 1997 for employment services and vocational English training for refugees. We are monitored quarterly, and receive program and financial audits semi-annually. In the fourteen years that we have partnered with them, we served 782 clients. We exceeded our annual program enrollment goals by 30%, our job placement goals by 10-18%, and our job retention goals by 17-26%. In addition, we exceeded the average wage at placement by \$1-3/hour each year. We have consistently received excellent audits and reviews.
- We are City of San Jose HNVP's "go to" agency for knowledge and information regarding their newly-employed results based accountability ("RBA"), and their highest scoring agency for outcomes for the last two years.
- United Way staff regard our agency's Connections to Work program as one of the most well-documented and accountable program they fund. They often point to JFS SV in their presentations to other agencies regarding correct outcomes, procedures, and practices. Our staff sit on United Way committees, and have enjoyed positive relationships with United Way staff for many years. We have exceeded all program outcomes *every* year by 10 to 25% (and sometimes more) since the 1980's!
- We have been receiving funds annually from HIAS (a Federal agency) for refugee resettlement since the early 1980's. We are measured by contract compliance; not by reaching or exceeding program goals, since HIAS controls the program participant rate and activities. We are monitored quarterly, and audited annually by HIAS. We consistently receive very good to excellent evaluations.
- In February 2010, our agency scored the highest percentage of all applying agencies in our application to our local FEMA board. In the four years that we have been funded, we have consistently received praise from the contract manager for our attention to detail and contract compliance.

**Section 8, Goals & Outcomes:**

You questioned our response in terms of the relationship between the project outcomes (briefly, obtaining and retaining jobs; and improving their vocational English skills and gaining knowledge of American workplace culture) with the HUD Objective (Suitable Living Environment) and Outcome (Accessibility). Our clients who successfully participate in the program, improve their English skills and knowledge about the American workplace resulting in obtaining and keeping their jobs. When one becomes employed following a period of uncertainty through lack of employment, the quality of life improves. In addition, for our participants who improve their communication skills connection, they gain far greater ease in communicating with the essential people in their lives (doctors, children's teachers, local business and civic professionals as well as their neighbors); life is vastly improved. They gain a more positive place in which to live – i.e. a suitable living environment. Their lives and their children's lives are richer.

**Attachment I, Work Plan:**

We understand there was some confusion regarding our responses in the work plan, wherein we checked off most boxes for each activity. We gave the reason for this in Section 6, Management and Implementation, Question 1. We stated that our program is ongoing, open entry/open exit; and that we are ready and in place to receive new clients funded by CDBG. That being said, because it is open entry/open exit, it is highly individualized and tailored to each participant. The only events that don't occur immediately during this one year time period are CASAS post tests and contractual progress reports. Every other activity truly occurs every month! You did not ask for it, but an individualized timeline occurs year-round and looks like this (over an average of 26 weeks per client):

**Week 1:** Student enters program: Individual intake assessment, CASAS pre-testing, class placement; individual tutoring begins; student joins either Beginning ESL or Intermediate/Advanced VESL classes; IBM Reading Companion Reading Lab placement; case manager creates Individual/Family Self-Sufficiency Plan with student

**Weeks 2 - 4:** individual tutoring (individual tutoring ends for some students); either Beginning ESL or Intermediate/Advanced VESL classes; educational workshop on 4<sup>th</sup> Thursday of the month

**Week 5:** CASAS progress monitoring test; individual tutoring; either Beginning ESL or Intermediate/Advanced VESL classes

**Week 6:** individual tutoring ends for some students: either Beginning ESL or Intermediate/Advanced VESL classes

**Weeks 7 - 8:** either Beginning ESL or Intermediate/Advanced VESL classes; educational workshop on 4<sup>th</sup> Thursday of the month

**Week 9:** CASAS progress monitoring test; individual tutoring; either Beginning ESL or Intermediate/Advanced VESL classes

**Week 10 - 11:** either Beginning ESL or Intermediate/Advanced VESL classes; individual tutoring

**Week 12:** individual tutoring and Beginning ESL complete; educational workshop on 4<sup>th</sup> Thursday of the month; Intermediate/Advanced VESL classes

**Week 13:** CASAS progress monitoring test; CASAS post-test for students leaving program after 3 months; individual tutoring; Intermediate/Advanced VESL classes; exit interview for students leaving program

**Weeks 14 – 16:** Intermediate/Advanced VESL classes; educational workshop 4<sup>th</sup> Thursday of the month

**Week 17:** CASAS progress monitoring test; individual tutoring; Intermediate/Advanced VESL classes;

**Weeks 18 – 20:** Intermediate/Advanced VESL classes; educational workshop on 4<sup>th</sup> Thursday of the month

**Week 21:** CASAS progress monitoring test; Intermediate/Advanced VESL classes;

**Weeks 22 – 25:** Intermediate/Advanced VESL classes; educational workshop on 4<sup>th</sup> Thursday of the month

**Week 26:** CASAS post- test; Intermediate/Advanced VESL classes; program exit interview and oral exam.

Notes:

- *Both Beginning ESL and Intermediate/Advanced VESL classes follow a 12-week curriculum cycle. Students join the class cycle at any point, and take the entire course. Some students choose to repeat sessions they took in order to continue to improve their English.*
- *Educational workshops are held monthly year-round, and occur at various weeks of each individual student's personal cycle.*
- *Citizenship class series occur in the fall and the spring.*
- *Each week: Students engage in individualized IBM Reading Companion sessions (monitored by their instructor), practice distance learning, meet with case managers, and use the computer lab.*

**Questions About Our Agency's Audit:**

We brought your concerns to our agency's outside auditor, a certified public accountant who follows standard accounting procedures.

1. 1 point as a result of the \$204,899 deficit in FY 2009. This resulted in a revenue to expense ratio of 0.82 to 1.0.
2. -1 point for low efficiency ratios. This includes the average turnover ratio for accounts receivables and the number of days it takes to collect a receivable. For example, The audit reflects \$311,291 (or 54% of current assets) in receivables however Note B does not offer any rationale behind the number.

You listed as a concern the agency's deficit of \$204,899 in FY 2009. If this had been in our operating budget, it would be catastrophic. The explanation for why this occurred is as follows: As noted on the Statement of Financial Position (page 2 of the audit), \$161,504 of the deficit is from an endowment entitled the Weinberg Endowment (see Note C on page 9), held as a perpetual trust by the Jewish Federation of Silicon Valley – a separate 501 (c) 3 – for us. This was an unrealized and realized loss on the endowment of \$161k, which was due to the economy. Everyone who held stocks in the stock market lost money during this period! If we take that away, the loss in our operating budget is about \$40k.

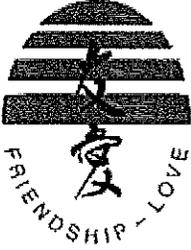
No one anticipated the extreme market losses everyone experienced. If, as in prior years we had seen even a modest gain on your investments, say 5%, then our income to expense ratio would be 101. According to our auditor, if you take out the investment losses, the income to expense ratio is really .96, and not .82

Truly, this negative ratio was because of the loss in the endowment account for which JFS SV does not have any control.

You listed as a concern low efficiency rates.

According to our auditor, the A/R turnover ratio is not normally considered for nonprofits, as they are not producing a product, but rather a service, so the turnover rate in nonprofits doesn't typically follow normal ratios. In our case, our funders who consistently pay us 60-90 days out are government-related (HIAS – federal government refugee resettlement and the Claims Conference – receiving material claims from Germany for holocaust survivors). We have received funds from them since, respectively, the 1980's and 1990's, and have had to deal with this issue forever! Luckily our cash flow is fine and can always cover the difference. You mention the \$311,291 in receivables. \$200,000 of this reflects grants of which we were notified in FY 08-09, but were for use in 09-10. Our auditor is not required to list the income sources. (These grants are from United Way, Koret and Silicon Valley Community Foundation.)

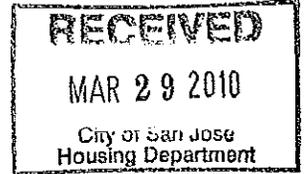
Yu-Ai Kai



YU-AI KAI  
JAPANESE AMERICAN COMMUNITY  
SENIOR SERVICE

588 North 4<sup>th</sup> Street, San Jose, California 95112 (408) 294-2505

March 25, 2010



Leslye Krutko  
Director of Housing  
City of San Jose

Dear Ms. Krutko,

Yu-Ai Kai/Japanese American Community Senior Service (YAK) would like to make an appeal regarding the CDBG 2010-12 Recommendations and ask that the proposal from YAK be reconsidered for funding. We believe our proposal was misclassified and perhaps some of the merits of our proposal may have not been well understood.

It is not clear why our proposal was classified as a "NEW" program on the final recommendation list. We were advised by a CDBG analyst to apply as a continuing program. We have received funding over the past few years, and are currently receiving funds from CDBG for a variety of projects (social services, construction, wellness center coordinator, respite care) Our request for funds is to increase access to our existing nutrition program, which is not currently being funded by CDBG. Were we a new program, we would have applied for \$25,000 for new program funding.

Our proposal seeks to extend our ability to serve low-income seniors in other parts of San Jose (that we don't currently serve) by increasing access to basic nutrition programs: ethnic Meals on Wheels delivery service, ethnic congregate lunch program, Brown Bag delivery, grocery shopping. In addition, it would provide more seniors with access to the services of a bilingual case manager/staff who coordinate basic food/nutrition programs for those seniors who do not speak English (Japanese/Spanish).

Community services are only beneficial when the people in need have access to them. The cost and limited availability of basic paratransit services is one barrier faced by seniors. The \$7.00 outreach/taxi service round-trip is considered out of reach for many of our seniors and prevents them from participating in Yu-Ai Kai's basic food/nutrition programs. Those with special needs are particularly vulnerable. Language barriers and safety issues pose another barrier to their ability to easily access public transportation. Without affordable transportation options, older isolated adults are at higher risk for poor health, isolation and loneliness.

We would appreciate your review of our project proposal and would welcome an opportunity to clarify any other questions you may have about our proposal. I can be reached at [shoriuchi@yuaikai.org](mailto:shoriuchi@yuaikai.org) or by phone (408) 294-2505.

Sincerely,

Sophie C. Horiuchi-Forrester  
Executive Director

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April 8, 2010

VIA EMAIL

Ms. Bonnie Mace, Chair  
San Jose Housing and Community Development Advisory Commission  
City Hall, Room 1446  
200 E. Santa Clara Street  
San Jose, CA 95112

Re: *April 8, 2010 Housing and Community Development Advisory Commission Meeting*  
**Agenda Item (g): Approval of the 2010-2015 Consolidated Plan**

Dear Chair Mace and Commissioners:

I write on behalf of the Law Foundation of Silicon Valley, Santa Clara County's largest provider of free legal services, to submit comments on the City of San Jose's 2010-2015 Draft Analysis of Impediments to Fair Housing Choice ("Draft AI"), which incorporates by reference the 2010-2015 Draft Consolidated Plan ("Draft Consolidated Plan"). The Law Foundation has a dynamic fair housing practice in the two of its programs that receive CDBG funds: Fair Housing Law Project and Mental Health Advocacy Project. In addition, the Law Foundation provides fair housing services through two of its other programs: Health Legal Services and Public Interest Law Firm.

As part of the Consolidated Plan Process, CDBG entitlement jurisdictions must submit an "Affirmatively Furthering Fair Housing Certification" in which they must certify that they have completed an Analysis of Impediments.<sup>1</sup> The AI must be followed by "appropriate actions to overcome the effects of impediments identified" in it.<sup>2</sup> We appreciate that the City of San Jose has taken proactive steps to identify impediments to fair housing choice within its borders. However, on the heels of last summer's historic settlement in Westchester County, New York dealing with a CDBG entitlement jurisdiction's failure to take seriously its obligation to affirmatively further fair housing, the issue of identifying and remedying impediments to fair housing choice is particularly timely. HUD has proclaimed that it will no longer "lay dormant" when it comes to monitoring jurisdictions' efforts to affirmatively further fair housing and that it will "hold people's feet to the fire" if entitlement jurisdictions fail to uphold their obligations.<sup>3</sup>

<sup>1</sup> HUD Fair Housing Planning Guide (March 2006) at 1-4.

<sup>2</sup> *Id.* at 4-3.

<sup>3</sup> *Westchester Adds Housing to Desegregation Pact*, The New York Times, August 11, 2009 (quoting Ron Sims, Deputy Secretary of Housing and Urban Development) (available at <http://www.nytimes.com/2009/08/11/nyregion/11settle.html?scp=1&sq=westchester%20desegregation&st=cse>)

We believe that the San Jose must do more to fulfill its obligation to identify and analyze impediments to fair housing choice as part of its responsibility to affirmatively further fair housing as a CDBG entitlement jurisdiction. This letter outlines the overarching issues that we at the Law Foundation have identified as areas for concern in San Jose's Draft AI.

**Issue 1: The Draft AI is too general and fails to analyze the specific impediments to fair housing choice present within San Jose.**

While we applaud San Jose's efforts to save money and evaluate fair housing concerns in a holistic, county-wide way, the decision to conduct a regional AI appears to have detracted from the City's compliance with the requirement, per HUD guidelines, that it conduct a "*comprehensive* review of [its] laws, regulations and administrative policies, procedures and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice."<sup>4</sup>

On the whole, the Draft AI is far too general to provide a meaningful analysis of *any* individual Santa Clara County entitlement jurisdiction's impediments to fair housing choice. Taken together, the entitlement jurisdictions within Santa Clara County have a diverse population of 1,786,804.<sup>5</sup> These jurisdictions include rural communities such as Gilroy, urban communities such as San Jose and relatively more-affluent communities such as Palo Alto and Cupertino as well as Saratoga, Monte Sereno, Los Gatos and Los Altos Hills in the Urban County. Each of these jurisdictions has different racial, ethnic and economic makeups that lead to completely different fair housing concerns that cannot all adequately be analyzed in a singular AI. Further, each jurisdiction has its own laws and policies, which require separate analysis.

San Jose's size and diversity clearly call for separate, detailed analysis of impediments to fair housing choice. Alone, San Jose has a population of over one million.<sup>6</sup> Within its sprawling boundaries, the city has a wide range of demographics – from higher-opportunity areas like Willow Glen and pockets of West San Jose to distressed neighborhoods on the East Side. The Draft AI should include analysis of the same types of data for neighborhoods *within San Jose* that were analyzed for the entitlement jurisdictions within the county as a whole for purposes of this Draft AI.

Analyzing the following data, broken down by neighborhood, zip code or census tract *within San Jose* instead of by entitlement jurisdiction, as it currently is analyzed in the Draft AI, would be a better starting point for effectively analyzing impediments to fair housing *within the city*:

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<sup>4</sup> HUD Fair Housing Planning Guide (March 1996) at 4-4 (emphasis added).

<sup>5</sup> Draft AI at 7.

<sup>6</sup> *Ibid.*

- Household composition and size;
- Age distribution;
- Race and Ethnicity;
- Household Income;
- Percent of Low- and Very-Low Income Households;
- Poverty Status;
- Housing Unit Type;
- Age of Housing Stock;
- Housing Conditions;
- Median Sales Price;
- For-Sale Housing Affordability;
- Overcrowding;
- Placement of Public Housing Developments;
- Placement of Project-Based and Tenant-Based Section 8 Vouchers;
- Placement of Subsidized Rental Housing;
- Placement of Affordable Housing;
- Placement of Licensed Community Care Facilities;
- Disposition of Home Purchase Loans – by area and by race/ethnicity;
- Disposition of Refinance Loans – by area and by race/ethnicity;
- Notices of Default Issued – by area and by race/ethnicity; and
- Foreclosures – by area and by race/ethnicity.

Taking a macro view and performing an AI that compares San Jose to other entitlement jurisdictions does only that—compare San Jose to the other jurisdictions. It does not look on a micro enough level to analyze what is going on inside the city itself. Only by analyzing data specifically detailing the populations and trends *within San Jose* can the required analysis of impediments to fair housing choice *within the jurisdiction* be completed.

**Issue 2: The Draft AI does not analyze the disparities in the placement of affordable housing within certain areas of San Jose, but not others, as an impediment to fair housing choice.**

At their core, state and federal fair housing laws aim to end segregation in housing. At the heart of ending segregation lies the placement of affordable housing in *all* communities, so that people may have access to it regardless of their membership in a protected class.

Throughout the Draft AI, lack of access to affordable rental and ownership housing is mentioned as an impediment to fair housing choice within the CDBG entitlement jurisdictions in Santa Clara County. But, nowhere in the Draft AI is *placement* of existing and planned affordable housing developments—specifically within the city of San Jose—discussed as an impediment to fair housing choice.

The Draft AI does not include data about where affordable housing developments—whether subsidized by tax credits, federal funds, city programs or other programs—exist within San Jose. The takeaway message from the *Westchester* case, where affordable housing was built in a way that perpetuated segregation, is that merely building affordable housing is not enough if it is not built in locations that aim to integrate communities and truly expand fair housing choice. HUD Secretary Shaun Donovan views the settlement of that case, which required the Urban County entitlement jurisdiction to build affordable housing in historically white areas, as a means for “expanding the geography of opportunity for families who may have been limited in their housing choices.”<sup>7</sup>

If affordable housing in San Jose is built primarily in historically-minority or distressed neighborhoods, low-income members of protected classes do not have the choice to relocate elsewhere, possibly to areas of town with more opportunity—opportunities to send their children to better public schools, opportunities to be closer to their places of employment, opportunities to avail themselves of public services that may not be available to them elsewhere, and most importantly, the opportunity to live in an integrated community.

**Issue 3: The Draft AI does not address the impact of recent case law on its ability to encourage the development of affordable housing through Inclusionary housing policies.**

As discussed above, the Draft AI provides significant emphasis on the lack of affordable housing as an impediment to fair housing choice in San Jose. But the Draft AI does not discuss recently-decided case law that creates additional impediments to the development of affordable housing within the city.

Though the Draft Consolidated Plan discusses *Palmer/Sixth Street Properties LP v. City of Los Angeles* (2009) 175 Cal.App.4th 1396, as a roadblock to San Jose’s development of an inclusionary zoning ordinance that includes rental housing, the Draft AI does not analyze this case as an impediment to fair housing choice.<sup>8</sup> *Palmer* held that a specific plan that required developers of new rental housing to rent a portion of the units at restricted rents conflicted with—and therefore was preempted by—the Costa Hawkins Act,<sup>9</sup> a statute adopted in 1995 to prevent local rent control ordinances from restricting developers’ ability to set initial rents on newly constructed units and units voluntarily vacated. The court also found that the provision of the alternative of paying an in-lieu fee did not save the inclusionary requirement because payment of the fee was “inextricably intertwined” with the mandate to impose rent restrictions.

<sup>7</sup> HUD AND JUSTICE DEPARTMENT ANNOUNCE LANDMARK CIVIL RIGHTS AGREEMENT IN WESTCHESTER COUNTY, April 10, 2009 (available at [http://portal.hud.gov/portal/page/portal/HUD/press/press\\_releases\\_media\\_advisories/2009/HUDNo.09-149](http://portal.hud.gov/portal/page/portal/HUD/press/press_releases_media_advisories/2009/HUDNo.09-149)).

<sup>8</sup> Draft Consolidated Plan at 4.

<sup>9</sup> Civ. Code § 1954.50 *et seq.*

As a direct result of the *Palmer* decision, the San Jose City Council declined to include rental housing in its Inclusionary Housing Ordinance, passed earlier this year.<sup>10</sup> Since this decision will limit the city's ability to promote the integration of affordable and market-rate housing, it impedes fair housing choice. As part of their duty to affirmatively further fair housing, San Jose and the county should make a commitment to make the amendment to Costa-Hawkins in order to clarify that inclusionary housing policies pertaining to rental housing are permitted under state law one of its topmost priorities with respect to legislative advocacy at the state level.

**Issue 4: The Draft AI does not adequately examine impediments to fair housing choice arising from the ongoing real estate crisis.**

Though the Draft AI identifies foreclosures, lack of access to quality mortgage products and other barriers to homeownership as impediments to fair housing choice in Santa Clara County, it does not fully assess these issues as they specifically relate to San Jose. Moreover, the Draft AI completely ignores other impediments related to these issues.

First, analyzing San Jose's own data—which was not, but should have been incorporated in the Draft AI—regarding the placement of foreclosures within the city limits is a telling exercise.<sup>11</sup> As the Draft AI briefly notes, a disproportionate number of foreclosures have occurred in East San Jose or along the 101 corridor—areas which have a significant Latino and Vietnamese population.<sup>12</sup> But, without hard data about the racial and ethnic composition of these areas, the Draft AI arrives at this conclusion in a perfunctory manner without truly analyzing the placement of these foreclosures as an impediment to fair housing choice.

Along these lines, the Draft AI does not address the impediments to housing choice specifically facing members of protected classes who have been recently foreclosed on. One can intuit that these households are now amongst the ranks of individuals seeking affordable housing—thereby impacting the availability of affordable housing, which the Draft AI identifies as an impediment—but, the AI should specifically address this issue.

Moreover, unless foreclosures and the effects of foreclosures are analyzed as impediments in smaller regions such as zip codes, neighborhood or census tracts, funding will not be able to be properly allocated in order to prevent the cycle of foreclosures and lending abuses from repeating itself.

Next, the Draft AI, in stating that bank outreach to Latino and Asian populations has declined in the economic downturn, ignores the range of ongoing abuses that create impediments to fair housing choice for homeowners, and potential homeowners, of

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<sup>10</sup> San Jose Municipal Code 5.08 *et seq.*

<sup>11</sup> The website for ForeclosureHelp, a program of the City of San Jose, has maps breaking down foreclosures by zip code ([http://www.foreclosurehelpscc.org/foreclosure\\_zipcode.htm](http://www.foreclosurehelpscc.org/foreclosure_zipcode.htm)) and by year ([http://www.foreclosurehelpscc.org/foreclosure\\_updates.htm](http://www.foreclosurehelpscc.org/foreclosure_updates.htm)).

<sup>12</sup> Draft AI at 69.

protected classes.<sup>13</sup> Based on anecdotal evidence from clients served by the Fair Housing Law Project (FHLP), these abuses include the following:

- Differential treatment by lenders of limited English proficiency (LEP) borrowers and English-speaking borrowers when it comes to obtaining loan modifications. Though lenders have a long way to go in establishing loan modification programs that really work for borrowers, the evidence shows that LEP borrowers have a harder time accessing loan modifications than other borrowers—thus creating an impediment to members of protected classes remaining in housing of their choice.
- Targeting of LEP borrowers and seniors by foreclosure rescue scammers.
- Targeting of LEP borrowers and seniors by loan modification scammers.

Along with the above-listed abuses, FHLP's clientele have faced an additional impediment not discussed in the Draft AI: their ineligibility of borrowers for federal mortgage relief programs.

In addition, there is data from other urban centers in California indicating that “re-redlining” is occurring as lenders deny credit to communities most affected by bad bank practices over the past several years.<sup>14</sup> To make matters worse in this regard, the California Reinvestment Coalition found that, even though high-cost lending decreased significantly in 2008, it was still more likely to occur in neighborhoods of color, and that lenders are also still more likely to sell high-cost loans to neighborhoods of color as compared to white neighborhoods.<sup>15</sup> These issues are certainly impediments to fair housing choice that must be analyzed in the specific context of San Jose.

**Issue 5: The Draft AI ignores restrictive zoning ordinances in San Jose that curtail fair housing choice of people in protected classes.**

***Issue 5.1: The Draft AI fails to discuss the impediments in San Jose's process for obtaining a reasonable accommodation of zoning ordinances, which have significant impact on the availability of housing for people with disabilities.***

While San Jose's process for housing providers and homeowners to obtain reasonable accommodations of its zoning ordinances in order to allow for Residential Care and Residential Service Facilities for seven or more persons to be sited in Single-Family and Two-Family Residence districts, the Draft AI fails to recognize the public hearing allowed for in the Municipal Code as an impediment to fair housing choice for people

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<sup>13</sup> Draft AI at 81.

<sup>14</sup> See *From Foreclosure to Re-Redlining: How America's Largest Financial Institutions Devastated California Communities*, California Reinvestment Coalition, February 2010 (available at <http://www.calreinvest.org/system/assets/214.pdf>). This report analyzes trends in Los Angeles, Oakland, Sacramento, San Diego and Stockton. Though the report does not analyze San Jose, it would be instructional for the city to review this study and perform its own analysis of ongoing lending abuses here.

<sup>15</sup> *Id.* at 5.

with disabilities, especially those who require group home care within their own communities.<sup>16</sup>

As part of the AI process, HUD specifically calls on entitlement jurisdictions to analyze actions, laws, codes or regulations that “are counterproductive to fair housing choice, such as NIMBYism,”<sup>17</sup> including those which allow for “community resistance to the siting of housing facilities for people with disabilities in residential neighborhoods based on their disabilities.”<sup>18</sup> San Jose’s Reasonable Accommodation Policy requires neighborhood notification of a proposed action on a reasonable accommodation and allows *any person* to make a request for a hearing on a proposed decision with the director of the Planning, Building and Code Enforcement Department.<sup>19</sup> This opportunity for citizens who oppose group homes for people with disabilities in their neighborhoods to voice their concerns to the entity responsible for granting the requests for allowing them to operate in the first place is an impediment to fair housing choice that cannot be ignored by the City of San Jose.

Allowing residents to weigh in on the City’s grant or denial of reasonable accommodation requests may create additional impediments to people with disabilities who request other accommodations as well, such as setbacks or other accommodations necessary to make housing accessible for people with mobility impairments.

***Issue 5.2: The Draft AI fails to discuss zoning restrictions that impede practice of religion in one’s home.***

San Jose requires a conditional use permit for religious assembly in residential districts, but does not impose similar requirements on other types of assembly, such as parties or other large gatherings.<sup>20</sup> As religion is a protected class under state and federal fair housing laws, the need to obtain a conditional use permit is an impediment to fair housing choice for individuals who practice their religion within the home. Moreover, the public hearing requirements pertaining to the grant or denial of a conditional use permit foster the same kind of “NIMBYism” discussed above in the context of impediments to people with disabilities.<sup>21</sup> The Draft AI does not address these points.

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<sup>16</sup> San Jose Municipal Code at 20.20.100 (Allowed Uses and Permit Requirements) and 20.160 *et seq.* (Requests for Reasonable Accommodation).

<sup>17</sup> “NIMBY”: Not in My Backyard. This mentality is a major factor that constrains the location of group housing for disabled persons, particularly those with mental health disabilities or those who are recovering from drug or alcohol abuse.

<sup>18</sup> HUD Fair Housing Planning Guide at 4-4.

<sup>19</sup> San Jose Municipal Code 20.160.060(A) and (B).

<sup>20</sup> San Jose Municipal Code 20.30.100.

<sup>21</sup> San Jose Municipal Code 20.100.190.

**Issue 6: The Draft AI Fails to Reflect Input from All Elements of the Community.**

HUD expects CDBG entitlement jurisdictions “to develop an AI that involves and addresses the concerns of the entire community.”<sup>22</sup> San Jose’s effort to solicit input from stakeholders fell short of this expectation.

The Draft AI indicates that the Santa Clara County entitlement jurisdictions *together* held four workshops at four different locations in the county in September 2009 in order to solicit public input on the Consolidated Plan.<sup>23</sup> Only two of these workshops were held in San Jose, and one of those was specifically for Strong Neighborhood Initiative and Neighborhood Advisory Committee representatives.<sup>24</sup> The Draft AI does not indicate whether any of these workshops was conducted in any language other than English. If they were not, the AI process effectively excluded the large group of San Jose residents who have Limited English Proficiency. In order to develop a more complete picture of impediments to fair housing choice within the San Jose—a city with a diverse population of over one million—efforts should have been made to conduct a wider survey of the community.

To our knowledge, individual stakeholders, including CDBG grantees such as Fair Housing Law Project and Mental Health Advocacy Project, were not individually notified of these workshops or of opportunities to provide input on the Draft Consolidated Plan or the Draft AI. Moreover, email notices about these workshops said *nothing* about fair housing—they labeled the workshops as “Regional Visioning Workshops” at which input could be given on federal funding priorities. These notices were received by Law Foundation staff only because they sent to a countywide email listserv among non-profits, government agencies, and others, not because it was delivered individually.

The Draft AI indicates that the drafters spoke to “local fair housing service providers” about fair housing issues in Santa Clara County.<sup>25</sup> However, the only fair housing service providers referenced in the Draft AI are Project Sentinel and ECHO Housing, and the interviews with them as reflected in the Draft AI did not discuss fair housing services in San Jose specifically.<sup>26</sup> In addition to these service providers, San Jose has many other organizations, including the following CDBG grantees, which provide fair housing services in San Jose: Fair Housing Law Project, Asian Law Alliance, Mental Health Advocacy Project and Senior Adults Legal Assistance. In addition, the following non-CDBG grantees also provide fair housing services in San Jose: Health Legal Services and Bay Area Legal Aid. The omission of these service providers from the Draft AI indicates that *none* of them were consulted about their fair housing activities within San Jose or about the impediments that they have identified through their work.

<sup>22</sup> HUD Fair Housing Planning Guide (March 2006) at 2-5.

<sup>23</sup> Draft AI at 4.

<sup>24</sup> *Ibid.*

<sup>25</sup> *Ibid.*

<sup>26</sup> ECHO Housing does not provide fair housing services in San Jose.

**Issue 7: As a result of the failure to solicit input from all stakeholders and data sources the Draft AI's descriptions of the impediments to fair housing that exist in San Jose and of the work that fair housing agencies currently do to alleviate those impediments are incomplete and misleading.**

The Draft AI paints an incomplete picture of the number and types of fair housing complaints lodged and filed within San Jose and does not account for the hard work that community organizations take to overcome the impediments that cause those complaints to arise.

To analyze fair housing complaints arising within San Jose, the Draft AI cites only data regarding the number of complaints filed with HUD between 2004 and 2009.<sup>27</sup> The Draft AI does not take into account complaints filed with California's Department of Fair Employment and Housing (DFEH) or in federal or state court. In addition, it does not consider the number of complaints lodged with organizations like Fair Housing Law Project, Project Sentinel, Mental Health Advocacy Project and others that are resolved without filing a formal complaint.

From 2004 to the present, Fair Housing Law Project has filed cases on behalf of approximately 60 clients in fora other than HUD. This number does not account for the cases that have been resolved prior to litigation. Similarly, the other service providers mentioned above routinely resolve fair housing complaints prior to litigation. Furthermore, a Public Records Act request to DFEH would reveal the number of fair housing complaints filed directly with them. By looking only at the data on cases filed directly at HUD, the Draft AI minimizes the effect of impediments that necessitate taking legal action to overcome them.

The Draft AI also identifies lack of awareness of fair housing rights and responsibilities as an impediment to fair housing choice in San Jose.<sup>28</sup> But, the Draft AI does not conduct *any* specific analysis of the outreach efforts made by service providers in San Jose in order to overcome this impediment.<sup>29</sup> Although lack of education on the parts of both landlords and tenants is certainly an impediment, the Draft AI fails to acknowledge existing efforts to provide education around these issues. For example, from 2004-present, Fair Housing Law Project has conducted 132 outreaches to 1,873 tenants, landlords and service providers in San Jose. In addition, Mental Health Advocacy Project has provided outreach to 2,697 tenants, landlords and service providers in San Jose during the same time frame. The other organizations referenced in this letter also

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<sup>27</sup> Draft AI at 56.

<sup>28</sup> Draft AI at 86.

<sup>29</sup> The Draft AI simply states that "Project Sentinel provides between 10 and 20 fair housing trainings for property owners and managers in Santa Clara County each year," and mentions that jurisdictions undertake other outreach efforts in the County such as placing newspaper ads, radio advertisements, distribution of flyers and pamphlets and develop partnerships with organizations that serve target populations. Draft AI at 86.

provide fair housing outreach in San Jose, thus creating a dramatically different picture than is painted in the Draft AI.

### **Conclusion**

In conclusion, San Jose's certification in its Draft Consolidated Plan that it is affirmatively furthering fair housing and has identified impediments to fair housing choice<sup>30</sup> is based upon incomplete and inadequate analysis of the conditions that exist within San Jose itself. By focusing on Santa Clara County at large, San Jose is not able to place in the Consolidated Plan specific action items based upon impediments unique to the city. This contravenes what HUD requires, which is to "define a clear set of objections with measureable results" that a CDBG jurisdiction intends to take in order to overcome impediments to fair housing choice.<sup>31</sup>

Sincerely,



Kim Pederson  
Senior Attorney  
*Fair Housing Law Project*

cc: VIA EMAIL  
Vice Chair Tamon Norimoto  
Commissioner Jaime Contreras  
Commissioner Al Munoz  
Commissioner Vincent Cantore  
Commissioner Lee Ellak  
Commissioner Brian Darrow  
Councilmember Liaison Madison Nguyen  
Ms. Leslye Krutko, Director of Housing  
Ms. Sandra Murrillo, CDBG Program Manager  
Mr. Wayne Chen, Policy Development Officer  
Mr. Robert Lopez, Policy Development Specialist  
Ms. Jessica Scheiner, Homeless & Policy Manager

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<sup>30</sup> Draft Consolidated Plan at 81.

<sup>31</sup> HUD Fair Housing Planning Guide (March 2006) at 2-22.

NORTH COUNTY  
(650) 969-8656

SOUTH COUNTY  
(408) 847-7252



**SALA**  
*Senior Adults Legal Assistance*

CENTRAL  
OFFICE  
160 EAST VIRGINIA ST.  
SUITE 260  
SAN JOSE, CA 95112  
(408) 295-5991  
FAX: (408) 295-7401

April 26, 2010

Leslye Krutko, Director  
City of San Jose  
Housing Department  
200 E. Santa Clara Street, 12<sup>th</sup> Floor  
San Jose, CA 95113

**RE: Comments on Draft Analysis of Impediments to Fair Housing Choice 2010-2015  
Submitted Via Email**

Dear Ms. Krutko,

Senior Adults Legal Assistance (SALA) SALA is a nonprofit law office providing free legal services to elders, countywide and in San Jose. Our services are targeted seniors who are very low income or at-risk of abuse, exploitation, or premature institutionalization. SALA has received CDBG funding from the City of San Jose since 1984-85 to support our program of legal assistance to San Jose elders.

SALA submits the following comments on the Draft Analysis of Impediments to Fair Housing Choice 2010-2015 for the City of San Jose that is posted on the Housing Department's website.

We noticed that our agency was not listed under the *Seniors* category (on pages 123-124) or the *Domestic Violence* category (on pages 122-123) in Table F.1 (Community Resources and Services) set forth in Appendix F, Special Needs and Homeless Services, of the draft plan referenced above. We ask that SALA be added (1) to the *Seniors* category of Table F.1 of the draft plan, as we provide free legal services exclusively to seniors consistent with the mandate of the federal Older Americans Act, and (2) to the *Domestic Violence* category of Table F.1 of the draft plan, as a significant focus of our services involves legal advocacy and legal intervention through restraining orders to prevent domestic violence or elder abuse of our clientele.

We hope that our comments above will be incorporated into the final version of the Draft Analysis of Impediments to Fair Housing Choice. Should you have any questions, I can be reached at [gbacil@sala.org](mailto:gbacil@sala.org).

Respectfully submitted,

Georgia Bacil  
Directing Attorney

## CDBG PROGRAM - 2010-11 APPEALS & INQUIRIES RECEIVED LIST

	APP #	AGENCY NAME	PROJECT NAME	EMAIL/CALL RECEIVED FROM	ISSUES	ACTION TAKEN	APPEAL LETTER RECEIVED
1.	CCS10-8 CON10-10	Respite & Research For Alzheimer's Disease	1. Alzheimer's Activity Center Caregiver Support Group. (CCS) 2. 3. Activity Center Building Upgrades and ADA Compliance (CDI-Construction)	Vera R. Ciammetti	To schedule a meeting to discuss the weakness in their application so that they are better prepared for next year.	Met on 3/22/10 to discuss CDI and CCS project. Primary focus of conversation was on receiving no funding for construction project. Vera felt the agency spent a great deal of time preparing an application and was not pleased with zero construction projects receiving funding.	
2.	CON10-8	Center for Employment Training (CET)	Admissions and Case Management Facilities Renovation Project	Amy Lawrence	To request the readers comments and evaluation.	Met with Amy on 4/7/10 to go over application and review ways in which to improve in the future.	
3.	CCS10-40	DCARA	Deaf for Self-Sufficiency Project	Jim Brune	Requesting the evaluation scoring breakdown.	Exchanged emails with Jim explaining rationale for not receiving funding. Focused on low past performance score as major reason why project received a low score. Jim stated that he would not attend any public meetings.	
4.	CCS10-22 CCS10-50 CCS10-51	FLY	None specified	Christa Gannon	Requesting info regarding the Future Meetings (HCDC, Council, etc.).	Christa requested and was provided with times for the various public meetings.	
5.	CCS10-4	Jewish Family Services of Silicon Valley	Connections to Work	Mindy S. Berkowitz	Would like to know the areas of concern and our critique. The March 24 <sup>th</sup> meeting is too late for us: the Jewish holiday of Passover begins March 29 <sup>th</sup> , and they will be preparing for it beginning March 25 <sup>th</sup> . Can you please	Met with Mindy on 3/18/10 to go over scoring of application and audit. She stated that she would submit an appeal.	3/23/10

## CDBG PROGRAM - 2010-11 APPEALS & INQUIRIES RECEIVED LIST

	APP #	AGENCY NAME	PROJECT NAME	EMAIL/CALL RECEIVED FROM	ISSUES	ACTION TAKEN	APPEAL LETTER RECEIVED
					let me know the?		
6.	CCS10-28	Next Door Solutions to Domestic Violence	Culturally and Linguistically Sensitive Advocacy Program	Jono Marcus	Requesting the scoring sheet.	Has requested a meeting to meet prior to 3/24/10 HCDC special meeting. Could only meet on Tuesday's, Wednesday's or Thursday's. A phone meeting took place on 3/25/10. Went over scores and reviewer comments.	
7.	CCS10-54	MACSA		Aurora Cepeda	Inquiring about the Appeal Process.	Met on 3/18/10 and explained the rationale for score and the impact of not having an audit to review. Agency stated that it would submit an appeal.	3-26-10
8.	CCS10-26	Senior Adults Legal Assistance (SALA)		Georgia Bacil	<ol style="list-style-type: none"> <li>1. Method of Appeal</li> <li>2. Information to be Considered in the Appeal</li> <li>3. Scope of the Appeal</li> <li>4. Information Requested for Appealing Proposal Scores or Rankings</li> <li>5. Information about Review Panels</li> <li>6. Information about Parties Reviewing and Responding to Appeals</li> <li>7. City Response Time to Appeals</li> <li>8. Finality of Appeal</li> </ol>	Had a phone conversation on 3/22/10. Went over application and audit score. Primary concern is that council will fund only based on rankings and ignore funding categories. Georgia wants to make sure she maximizes her score in case this happens. She is not sure if she will submit an appeal.	

## CDBG PROGRAM - 2010-11 APPEALS & INQUIRIES RECEIVED LIST

	APP #	AGENCY NAME	PROJECT NAME	EMAIL/CALL RECEIVED FROM	ISSUES	ACTION TAKEN	APPEAL LETTER RECEIVED
9.	CCS10-30	Saratoga Area Senior Coordinating Council		Susan Huff	Asking how the score was derived.	Had a phone conversation on 3/18/10 to discuss application evaluation. I informed her that a major concern was the her inability to articulate how should we segregate funds to insure funding would only go to serve San Jose residents. An appeal is not anticipated.	
10.	CCS10-66	VIVO		Cat T. Nguyen	Requesting the breakdown of scores.	Provided scoring breakdown on 3/18/10	3/26/10
11.	CCs10-65	YWCA of Silicon Valley	YWCA Child Care Consortium	Kathy St. John	Requesting to share the reasons that our application didn't score as highly as others	Had a phone conversation with Kathy on 4/9/10. Went over scores and reviewer comments.	
12.	CCS10-1	President & Board of Trustees of Santa Clara College	Katharine & George Alexander Community Lay Center	Diane Blakely	<i>Phone Call:</i> Wanted to know their score & where they were deficient. Asked if other legal agencies could be reduced so that they can be funded.	<i>Per Sandra:</i> Indicated that we recommended current years funding already. Asked her to have discussion with other legal agencies as well.	
13.	CCS10-45	West Valley Community Services, Inc.		Naomi N. Nakano-Matsumoto	Requesting to get a copy of the feedback on the scoring of their application so that they can learn how to improve	After follow-up with Naomi, on 4/22/10 she stated that other pressing agency issues will not allow her to meet.	
14.	CCS10-53	San Jose Conservation Corps & Charter School		Neil Kozuma	Rec'd appeal 3-26-10	Appeal Submitted	3/25/10
15.	CCS10-42	Asian Americans for Community Involvement (AACI)	Asian Women's Home	Melissa Luke	Requesting to get a debriefing on their score and receive feedback about our application	Had a phone conversation on 4/5/10 and reviewed scores and areas for improvement in the future.	

## CDBG PROGRAM - 2010-11 APPEALS & INQUIRIES RECEIVED LIST

	APP #	AGENCY NAME	PROJECT NAME	EMAIL/CALL RECEIVED FROM	ISSUES	ACTION TAKEN	APPEAL LETTER RECEIVED
16.	CCS10-43	YU-Ai-Kai	Senior Service	Sophie Horiuchi		Met on 4/19/10 to review scores and reviewer comments.	3/25/10
17.	CCS10-35	Catholic Charities'	Young Women's Empowerment Program	Jane Hill		Appeal submitted	3/25/10
18.	CCS10-11	Asian Americans for Community Involvement (AACI)	Center for Survivors of Torture	Sarita Kohli	Requesting to get a debriefing on their score and receive feedback about our application	Had a phone conversation on 4/12/10 and reviewed scores and areas for improvement in the future.	
19.	CCS10-32	Asian Americans for Community Involvement (AACI)	Senior Nutrition Program	Sedora Tantraphol	Requesting to get a debriefing on their score and receive feedback about our application	Met with on 4/9/10 and reviewed scores and areas for improvement in the future.	

## **7 Appendix I: HOME/ADDI Homebuyer Program Guidelines**

All homes purchased with HOME or ADDI funds, are subject to the requirements as set forth in 24 CFR 91 and 92 of the HOME regulations. For the most part, the American Dream Downpayment Initiative Program (ADDI) is covered by HOME regulations 24 CFR, Parts 91 and 92 as amended April 29, 2004. Beginning with the Allocations of 2003, the City of San Jose used the ADDI funds to provide interest bearing loans to qualified homebuyers. The City of San José does not anticipate receiving any new ADDI funds in FY 2010-2011.

The HOME Program offers significant assistance for low-income homebuyers who want to buy a home in San Jose. In FY 2010-2011, HOME funds will be used to assist low-income teacher households that meet the requirements of the City of San Jose's Teacher Homebuyer and Welcome Home Programs.

The City's Homebuyer Guidelines have been developed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for homebuyer programs and City policies indicated in its *Consolidated Plan*. A copy of the City's underwriting guidelines can be found on the City's website at <http://www.sjhousing.org/program/HB/Underwriting.pdf>

**Appendix J: HOME funded Tenant-  
Based Rental Assistance (TBRA)  
Program Guidelines**

The City of San Jose is proposing the following program guidelines to implement a Tenant-Based Rental Assistance program funded through the HOME Investment Partnership Program Trust Fund.

The City's TBRA program is designed to help chronic homeless families and individuals to become permanently housed with supportive services. Specifically, the TBRA program will provide housing with wraparound services for two years with the possibility of a two year extension. Priority will be given to those with a diagnosed mental illness. The housing must be located within the City of San Jose. The rents will be subsidized by the City of San Jose (HOME funds) and the case management services will be matched by the Santa Clara County Mental Health Department (MHSA funds).

#### AGENCY RESPONSIBILITIES

1. Housing Department:
  - a. Oversee program logistics including, materials and trainings.
  - b. Attend quarterly meetings with the Santa Clara County Mental Health Department, P.R.I.D.E. (Program Administrator), and the selected case management agencies.
  - c. Review P.R.I.D.E.'s quarterly reports on participants' income and tenancy.
  - d. Review P.R.I.D.E.'s financial information to ensure compliance with the HOME Program Guidelines.
  - e. Review and evaluate program progress and recommend changes as needed.
2. Santa Clara County Mental Health Department:
  - a. Develop and manage Request for Proposals for case management services for TBRA program.
  - b. Select appropriate case management agencies to serve program clients.
  - c. Assist case management agencies with development of program materials, policies and procedures.
  - d. Take referrals from homeless services providers and other agencies regarding potential participants.
  - e. Evaluate the recommendations made by the case management agencies in regards to the potential participants and make the final decision on participant selection.
  - f. Facilitate quarterly meetings with the staff from the case management agencies, P.R.I.D.E., and the Housing Department to review participant progress, address program concerns, and make recommendations to facilitate participant success.
  - g. Review and evaluate program progress and communicate effectiveness and recommendations for change to the Housing Department.
3. P.R.I.D.E. (Program Administrator):
  - a. Ensure that each property meets HUD Housing Quality Standards.

- b. Review and enforce occupancy standards to determine participating household's unit size.
- c. Ensure the payment (rent) standard is similar to the Fair Market Rent (FMR) that is established by HUD for the Section 8 program.
- d. Verify that participating households' annual income as defined in 24 CFR 5.609 (referred to as "Part 5 annual income"), does not exceed 30% of the area median income.
- e. Ensure that the term of each lease is at least one year and does not contain language that is not in accordance with the HOME Investment Partnership Program Trust Fund.
- f. Conduct property inspections upon entry and exit.
- g. Conduct ongoing inspections of the property during TBRA participants' tenancy, as needed.
- h. Collect a flat monthly rent of \$50, with no deductions, from each participating household.
- i. Provide rental check in its entirety to property owner each month.
- j. Perform annual income recertification and adjust rent and assistance accordingly.
- k. Review and approve rent increases.
- l. Supervise the accounting and record keeping functions to be contracted to another agency, including:
  - i. Preparation and submittal of the TBRA Set-up Report to the City of San Jose Housing Department, as required by HUD.
  - ii. Submittal of reimbursement requests to the City of San José Housing Department with appropriate documentation.
  - iii. Disburse security deposits at the end of tenancy.
- m. Submit quarterly reports to the City of San Jose Housing Department on participating households' income, tenancy status, and accounting of funds spent to date.

4. Selected Case Management Agency:

- a. Explain the TBRA program to all participating households.
- b. Perform intake assessments on participating households to identify housing and supportive services needs and link them to appropriate resources.
- c. Employ case managers, clinical psychologists, and psychiatrists to provide case management and other supportive services to participating households, which will include:
  - i. Verifying participant eligibility, including income and homelessness.
  - ii. Assisting participants with the development of a self-sufficiency action plan.
  - iii. Accompanying participants to a mandatory program orientation facilitated by P.R.I.D.E., the Santa Clara County Mental Health Department, and the City of San José Housing Department.
  - iv. Assisting participants with the completion of paperwork required by P.R.I.D.E., including their rent portion calculation.
  - v. Assisting participants in obtaining an apartment that meets the rent and habitability standards of the TBRA program.

- vi. Communicating with potential landlords and P.R.I.D.E. about the unit's inspection, monthly rent, security deposit, and possible utility deposit.
- vii. Scheduling home visits with all participating households.
- viii. Assisting participants with meeting their goals as set in their self-sufficiency action plan(s).
- ix. Guiding participants with budgeting and money management.
- x. Acting as a liaison between P.R.I.D.E., participating households, and landlords, as needed.
- xi. Developing and maintaining confidential participant case files.
- xii. Notifying the Santa Clara County Mental Health Department quarterly of participant progress towards self-sufficiency.
- xiii. Ensuring participants have a permanent affordable housing option at completion of program.
- xiv. Performing Exit Interviews and submitting final reports.

5. Participating Households:

- a. Attend mandatory TBRA program orientation provided by P.R.I.D.E., the Santa Clara County Mental Health Department, and the City of San José Housing Department before moving into approved housing.
- b. Schedule meetings with case managers.
- c. Maintain regular contact with case manager, clinical psychologist, psychiatrist, doctor, or other appropriate staff person, and notify them if unable to attend a scheduled appointment.
- d. Allow case manager and/or P.R.I.D.E. staff to periodically inspect the housing unit.
- e. Adhere to self-sufficiency action plan and/or treatment plan.
- f. Maintain or obtain a regular income.
- g. Pay a flat monthly rent of \$50 to P.R.I.D.E. (Program Administrator).
- h. Develop skills to be a good tenant, such as keeping unit clean, participating in tenant training programs and/or classes, and following the terms of the landlord's lease.
- i. Contact case manager or landlord should the unit need service or repair.
- j. Inform case manager of potential changes in household composition, changes in income, or any concerns that may affect program compliance and/or stability.
- k. Work with case manager to develop a housing relocation plan, which may include placement on Section 8 waiting list, placement on affordable housing wait lists, and/or market rate housing options.
- l. Failure to perform any of the above responsibilities can and will result in termination of participation in the TBRA program.

Participant Eligibility Requirements

- 1. Participants must meet the HUD definition of chronic homeless, which refers to an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. To be considered chronically homeless,

persons must lack a fixed, regular, and adequate nighttime residence, such as a place not meant for human habitation and/or an emergency shelter, during that time. For the purpose of the TBRA program, a family will also be considered chronically homeless if they otherwise meet the above definition.

2. Submit complete application including identification, income verification, homelessness verification, and proof of a household member's diagnosed mental illness.
3. Participants must have the desire and the ability to become permanently housed and self-sufficient.

#### Participant Selection Process

Once the Santa Clara County Mental Health Department has selected the homeless service agencies to provide case management services, members of the Santa Clara County Collaborative on Affordable Housing and Homeless Issues (Collaborative) will be asked to refer eligible clients to the program. Final decisions on participating households will be made by the Santa Clara County Mental Health Department. Records will be maintained by the Santa Clara County Mental Health Department documenting that all eligible families and individuals had the opportunity to apply and were treated fairly in the application process. All applicants not selected will be notified by mail, telephone, personal contact, or other appropriate method.

#### Cost Summary

HOME is expected to fund the following program costs over a one-year period:

Expense Item	Cost
Project Costs:	
Rent Subsidies	\$ 1,350,000
<b>Total Project Costs</b>	<b>\$ 1,350,000</b>
Administrative Costs:	
Program Administrator: P.R.I.D.E. (10% of Project Costs)	\$ 150,000
<b>TOTAL PROGRAM COST</b>	<b>\$ 1,500,000</b>

## **7 Appendix K: Applications for Federal Assistance (SF-424)**



# SF 424

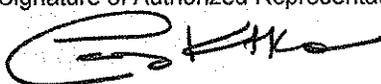
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 5/12/2010		Applicant Identifier		Type of Submission	
Date Received by state		State Identifier		Application	Pre-application
Date Received by HUD		Federal Identifier		<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
				<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>					
Jurisdiction		CA63258 SAN JOSE			
City of San Jose Housing Department		DUNS # 063541874			
200 East Santa Clara Street, 12 <sup>th</sup> Floor		Organizational Unit - N/A			
San Jose	California	Department of Housing			
95113	Country U.S.A.	Division - N/A			
<b>Employer Identification Number (EIN):</b>		County - Santa Clara County			
94-6000419		Program Year Start Date (MM/DD) - 07/01/2010			
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>			
Local Government: City		N/A			
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
<b>Community Development Block Grant</b>		14.218 Entitlement Grant			
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)			
City of San Jose CDBG Program		City of San Jose, California			
\$CDBG Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$10,896,115					
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged			
\$Locally Leveraged Funds		\$Grantee Funds Leveraged			
\$Anticipated Program Income		Other (Describe)			
\$700,000					
Total Funds Leveraged for CDBG-based Project(s)					
<b>Home Investment Partnerships Program</b>		14.239 HOME			
HOME Project Titles		Description of Areas Affected by HOME Project(s)			
New Construction of rental units for ELI, VLI, large families; homeownership programs; CHDO expenses; planning and administration		City of San Jose Municipal Boundaries			
\$HOME Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$4,664,977					
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged			
\$5,684,000		\$10,303,407			

\$Locally Leveraged Funds \$9,958,684		\$Grantee Funds Leveraged \$200,000	
\$Anticipated Program Income \$1,500,000		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s) \$27,646,091			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles AIDS Services		Description of Areas Affected by HOPWA Project(s) Santa Clara County, San Benito County	
\$HOPWA Grant Amount \$871,489	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds \$536,322		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) \$536,322			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles Operating costs of shelters and direct services to homeless individuals and those at risk		Description of Areas Affected by ESG Project(s) City of San Jose, California	
\$ESG Grant Amount \$442,295	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds \$8,625,851		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s) \$8,625,851			
Congressional Districts of: 14, 15, 16		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 14,15,16	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name - Leslye	Middle Initial	Last Name - Krutko
Title - Director	Phone - (408) 535-3851	Fax - (408) 292-6203
leslye.krutko@sanjoseca.gov	Grantee Website - sjhousing.org	Other Contact
Signature of Authorized Representative 		Date Signed 5/11/10

## 7 Appendix L: Certifications



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

---

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

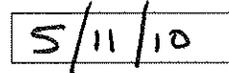
8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature/Authorized Official

  
Date

Leslye Krutko

Name

Director of Housing

Title

200 East Santa Clara Street, 12th Floor

Address

San Jose, CA 95113-1905

City/State/Zip

(408) 535-3851

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007, 2010, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

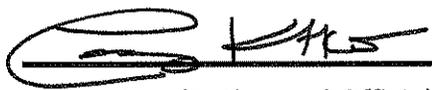
Jurisdiction

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**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official

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Date

Leslye Krutko

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Director of Housing

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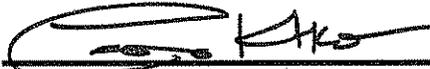
Telephone Number

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 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

5/11/10

Date

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### Specific HOME Certifications

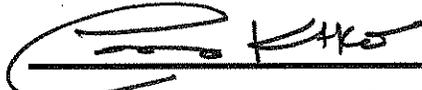
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature/Authorized Official

5/11/10

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Telephone Number

<input type="checkbox"/> This certification does not apply. <input checked="" type="checkbox"/> This certification is applicable.
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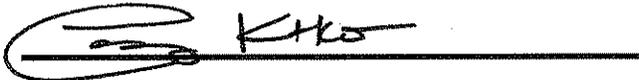
### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility;
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

5/11/10

Date

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(408) 535-3851

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### ESG Certifications

I, Leslye Krutko, Chief Executive Officer of **City of San Jose Housing Department, CA**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review

Jurisdiction

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responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



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Signature/Authorized Official

5/11/10

Date

Leslye Krutko

Name

Director of Housing

Title

200 East Santa Clara Street, 12th Floor

Address

San Jose, CA 95113-1905

City/State/Zip

(408) 535-3851

Telephone Number

This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of San Jose	200 East Santa Clara Street	San Jose	Santa Clara	CA	95113

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

Jurisdiction

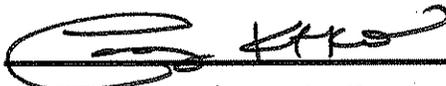
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criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

  
\_\_\_\_\_  
Signature/Authorized Official

5/11/10
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Date

Leslye Krutko
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Name

Director of Housing
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Title

200 East Santa Clara Street, 12th Floor
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Address

San Jose, CA 95113-1905
-------------------------

City/State/Zip

(408) 535-3851
----------------

Telephone Number

**LOCAL GOVERNMENT GRANTEE**

**FY 2010 EMERGENCY SHELTER GRANTS PROGRAM**

**CERTIFICATIONS BY THE CHIEF EXECUTIVE OFFICER**

I, Leslye Krutko, Chief Executive Officer of The City of San José Housing Department, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

**Major rehabilitation/conversion** -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for renovation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

**Essential Services and Operating Costs** -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

**Building Standards** -- Any building for which emergency shelter grant amounts are used for conversion, major rehabilitation, rehabilitation, or renovation must meet local government safety and sanitation standards.

**Supportive Services** -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

**Matching Funds** -- It will supplement the assistance provided under this program with an equal amount of funds from other sources. The grantee shall insert in the space provided below a description of the sources and amounts of supplemental funds:

Agency Name	Project Name	Amount
AACI	Asian Domestic Violence Shelter	\$26,000
Bill Wilson Center	2 <sup>nd</sup> Street Drop In Center	\$35,000
Bill Wilson Center	Runaway Homeless Shelter	\$35,000
Emergency Housing Consortium	BRC Shelter	\$80,000
Family Supportive Housing	San Jose Family Shelter	\$50,000
Inn Vision	Commercial Street Inn	\$35,000

Inn Vision	Georgia Travis Center	\$40,000
Inn Vision	Montgomery Street Inn	\$41,000
Next Door Solutions	The Shelter Next Door	\$27,000
Support Network for Battered Women		\$25,000
West Valley	Direct Assistance Program	\$25,000
<b>TOTAL</b>		<b>\$419,000</b>

**Confidentiality** -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

**Consolidated Plan** -- Activities undertaken by a recipient with assistance under this program are consistent with a current HUD-approved Consolidated Plan or Comprehensive Housing Affordability Strategy (CHAS).

**Discharge Policy** -- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U.S. Department of Housing and Urban Development.

By:  5/11/10  
 Signature of Chief Executive Officer and Date

Leslye Krutko  
 \_\_\_\_\_  
 Typed Name of Signatory

Director, City of San José Housing Department  
 Title