CITY OF SAN JOSÉ
FINAL 2015-2020 CONSOLIDATED PLAN
AND 2015-2016 ACTION PLAN

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CITY OF SAN JOSÉ
2015-2020 CONSOLIDATED PLAN
AND 2015-2016 ACTION PLAN

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Executive Summary

ES-05 Executive Summary

Introduction

The City of San José (City) is a large, diverse, and dynamic jurisdiction in transition. At a population of over 1,000,000, San José is the 10th largest city in the country and the 3rd largest in California, and is projected to add 400,000 residents by 2040. It is a minority-majority City, where one-third of its residents are Hispanic, one-third Asian/Pacific Islander, and one-third White. And where the City was once agricultural and predominantly suburban, San José is now the Capital of Silicon Valley and seeks to urbanize into the economic and cultural center of the South Bay Area. Already, some of the largest multinational technology companies call San José home, as well as many academic and cultural institutions.

Yet, San José is also one of the most expensive places in the country in which to live, with the median housing price at $850,000 and the average new 1BR apartment costing $2,500 to 2,800 a month. Additionally, despite a strong economy that has produced many high-wage jobs, it has also produced many low-skill, low-wage jobs while middle-wage jobs have declined. Indeed, while approximately one-third of jobs in the region pay a median wage between $84,000 and $144,000, nearly one-half of all jobs pay low-income wages between $19,000 and $52,000. The "hour glass" economy is projected to continue for the next several years, where middle-class jobs remain hollowed out and are replaced by higher-wage and lower-wage jobs. Finally, although the City is one of the most diverse in the country, it experiences a "segregated diversity," with low-income communities concentrated in San José's East Side and Central industrial area and lacking access to jobs, infrastructure, and other resources and investments that other communities may have. This growing disparity in incomes, resources, access, and opportunities is one of the key social issues in San José.

The City of San José seeks to address these issues through strategic investment of its resources, including federal programs. As an entitlement jurisdiction, the City receives federal funding from the Department of Housing and Urban Development (HUD) to strengthen and revitalize communities through housing and neighborhood investment. The four main federal programs are the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Solutions Grants (ESG) Programs.

- CDBG funding is the most flexible program, and helps jurisdictions address various community development needs, including but not limited to affordable housing development, land acquisition, housing rehabilitation, public services, community and economic development, capital improvement projects, public facilities/infrastructure, and code enforcement.
- HOME funding is used for various housing-related programs and activities, typically to address the housing needs of jurisdictions through the preservation or creation of affordable

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housing opportunities. Eligible uses include tenant-based rental assistance, homebuyer assistance, rehabilitation, and new construction.[1]

- The ESG Program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house homeless individuals and families.
- HOPWA supports communities in developing affordable housing opportunities and related supportive services for low income persons living with HIV/AIDS and their families. HOPWA-eligible activities include direct housing, support services, information and referral, resource identification, and technical assistance.

In order to qualify for funding, HUD requires that entitlement jurisdictions complete a Consolidated Plan every five years. The Consolidated Plan includes an analysis of the jurisdiction's market, affordable housing, and community development conditions, and provides five-year strategies and goals based on that analysis and through an extensive public participation process. Jurisdictions must also submit an Annual Action Plan to identify the yearly strategies and programs it will fund in order to help meet the goals covered in the Five-Year Consolidated Plan. The annual results are captured in the Consolidated Annual Performance Evaluation Report (CAPER).

Five-Year Goals

As mentioned above, the Consolidated Plan contains five-year goals based on analysis and public input. The four goals are identified below, and form the basis of the priority needs and strategies identified:

1. Increase and preserve affordable housing opportunities.
2. Respond to homelessness and its impacts on the community.
3. Strengthen neighborhoods.
4. Promote fair housing.

Methodology

San José joined six other cities in Santa Clara County, as well as the County itself, in a regional consortium to develop the 2015-2020 Consolidated Plan in a more comprehensive yet streamlined process. This process included a regional analysis to identify shared housing and community development needs throughout the County as well as specific needs within San José. Public input was received through several regional community meetings as well as a needs survey administered countywide, and a collaborative working group composed of staff from various jurisdictions. This process provided a regional context that each city used to help inform the individual Consolidated Plans and Annual Action Plans of the participating cities.

Additionally, the City's 2015-2020 Consolidated Plan includes a quantitative Needs Assessment and Market Analysis. This data serves to inform the HUD-required Strategic Plan (found later in this

[1] The U.S. Department of Housing and Urban Development. "The HOME Program: HOME Investment Partnerships." http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program

document), which identifies priority needs and sets the five-year goals of the City to help guide the entitlement funding strategy. The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the extent of housing problems and housing needs, particularly for low-income households. The CHAS data is used by local governments to plan for investing HUD funds, and may also be used by HUD to distribute grant funds.[2]

When CHAS data is not available or appropriate, other data sources are used, including 2000 and 2010 U.S. Census data and the American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates are also available and provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are therefore considered more reliable and precise, although they may not be as current.[3]

Federal Program Requirements

Federal funds provided under the CDBG, HOME, HOPWA, and ESG programs primarily address the housing and community development needs of low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.[4] HUD uses three income levels to define LMI households, subject to certain adjustments for areas with unusually high or low incomes:

- Extremely low-income: Households earning 30 percent or less than the AMI
- Very low-income: Households earning 50 percent or less than the AMI
- Low-income: Households earning 80 percent or less than the AMI

Summary of the objectives and outcomes identified in the Needs Assessment Overview

With a population of just over 1 million, San José ranks as the tenth largest city in the nation, the third largest in California, and the largest in the San Francisco Bay Area region.[5] San José is considered to be the capital of Silicon Valley, where many high-tech companies are located. The surge in high paying jobs to the area, combined with a housing market that is not keeping pace with job growth produces primarily high-cost housing, and makes it critical to increase and maintain affordable housing opportunities for residents who do not have the skills to qualify for these new jobs or who work in sectors that critically support "driving industry" high-wage sectors.

The following provides a summary of the results of the Needs Assessment:

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[2] U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data." http://www.huduser.org/portal/datasets/cp.html

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

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

[5] City of San José. "Population." http://www.sanjoseca.gov/index.aspx?NID=2044

NA -10 Housing Needs

- Forty-four percent of households in the City are cost burdened, i.e., paying more than 30 percent of their income toward housing costs.
- Twenty percent of households in the City are severely cost burdened, i.e., paying more than 50 percent of their income toward housing costs.

NA-15 Disproportionately Greater Need: Housing Problems

- Ninety-three percent of Pacific Islander households (175 households) in the 30-50% AMI category experience housing problems, compared to 77 percent of the jurisdiction as a whole.
- Seventy-eight percent of American Indian, Alaska Native households (35 households) in the 50-80% AMI category experience housing problems, compared to 64 percent of the jurisdiction as a whole.
- While the percentage of Asian and Hispanic households with housing problems is not high enough to reach the 10 percent HUD threshold for having a disproportionate need, these groups nevertheless represent a high percentage of the City's population, with a high absolute number of households with a housing need.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Nearly 60 percent of the 8,240 Hispanic households in the 30-50% AMI category experience severe housing problems (lacking complete kitchen or plumbing, severely overcrowded, or severely cost burdened), compared to 48 percent of the jurisdiction as a whole.
- Forty-three percent of Hispanic households (3,335 households) in the 50-80% AMI category experience severe housing problems, compared to one-third (33 percent) of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Nearly one-third (30 percent) of Hispanic households (21,535 households) experience a severe cost burden, paying more than 50 percent of their income toward housing costs, compared to 20 percent of the jurisdiction as a whole.
- Thirty-eight percent of Pacific Islander households (320 households) pay 30-50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.

NA-35 Public Housing

- The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8).
- The Section 8 waiting list contains 21,256 households, an estimated 10-year wait.

NA-40 Homeless Needs

- The Santa Clara region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any "Major City CoC" in the country.

- As of the 2013 Point in Time Homeless Survey, San José had 4,770 homeless residents, with over 76 percent unsheltered and living in a place not fit for human habitation.
- San José clients – those who report that their last permanent zip code was in San José – represent approximately 54 percent of the County's homeless clients.

NA-45 Non-Homeless Special Needs

- Eleven percent of San José residents are over the age of 65, and 22 percent of households in the City contain at least one person 62 years or older.
- Households with at least one person 62 years or older are more likely to be LMI, with 49 percent of households (38,325) having incomes below 80% AMI, compared to 38 percent for the City.
- Of the disabled population 65 year and older, ten percent (10,750 individuals) have a self-care difficulty and 19 percent (20,090 individuals) have an independent living difficulty, resulting in over 30,840 elderly persons who may require supportive housing accommodations.
- Over 7,000 individuals residing in the City utilize State Department of Developmentally Disabled Services programs quarterly.

NA-50 Non-Housing Community Development Needs

- Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three HUD categories:
    - Public Facilities: Modernization and rehabilitation of senior centers; increased number of homeless facilities across the City; more accessible community centers
    - Public Improvements: complete streets that accommodate multiple transportation modes; pedestrian safety; ADA curb improvements; and increased access to parks and open space amenities
    - Public Services: food assistance and nutrition programs for vulnerable populations; year-round activities for youth; health care services for seniors and low-income families; services for homeless persons; and job training and education programs for youth, low-skilled workers, undocumented workers, and homeless individuals

Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG, HOME, HOPWA, and ESG entitlement grant programs. The City's Annual Action Plans and CAPERs have provided many details about the goals, projects and programs completed by the City.

The City recognizes that the evaluation of past performance is critical to ensure the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The City evaluates the performance of subrecipients providing public services on a quarterly basis. Subrecipients are required to submit quarterly progress reports, which include participant data, as well as data on outcome measures specific to each project. Prior to the start of the project, outcome measures are developed collaboratively by the subrecipient and the

City, ensuring that they are aligned with the City's overall goals and strategies. The City utilizes the quarterly reports to review progress towards annual goals and works with subrecipients to adjust annual goals as needed.

In addition to the quarterly review of progress reports, the City monitors subrecipients annually to ensure compliance with program-specific and crosscutting federal regulations. Subrecipient monitoring provides another opportunity to review progress towards overall goals and strategies and to ensure that the programs implemented by subrecipients are compliant with both federal regulations and City requirements.

Summary of citizen participation process and consultation process

As noted above, San José joined six other cities in Santa Clara County, as well as the County itself, in a regional consortium to develop the 2015-2020 Consolidated Plan in a more comprehensive yet streamlined process. This process included a regional analysis identify shared housing and community development needs throughout the County as well as specific needs within San José. Public input was received through several regional community meetings as well as a needs survey administered countywide, and a collaborative working group composed of staff from various jurisdictions. This process provided a regional context that each city used to help inform the individual Consolidated Plans and Annual Action Plans of the participating cities.

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Consolidated Plan. The City informed the public that it was in the process of creating the 2015-2020 Consolidated Plan and encouraged public participation in the process by conducting a Regional Needs Survey and hosting regional and community forums.

Over 4,800 entities, organizations, agencies, and persons throughout the County and San José were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Regional Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from City staff. The City provided public notice of the Regional Needs Survey and regional and community forums through various outreach methods, including newspaper postings, the internet, social media, and hard copy fliers distributed to various organizations and at local community centers.

Two hundred and nine (209) individuals participated in the regional and community forums, including residents, service providers, community advocates, and interested stakeholders. A total of 11 regional and community forums were held in the following locations: Gilroy, Los Gatos, Morgan Hill, San José, Saratoga, and Mountain View, from September 2014 to November 2014. One thousand four hundred seventy-two (1,472) individuals completed the Regional Needs Survey.

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

To be inserted upon completion of the public comment period.

The Process

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

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

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

Table 1 - Responsible Agencies

Agency Role	Name	Department/Agency
CDBG, HOME, HOPWA & ESG Administrator	City of San José	Department of Housing

Lead and Responsible Agencies

The City of San José (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's HUD Programs Administration Office (HPA) is responsible for the administration of HUD Entitlements including but not limited to the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Shelters Grant program (ESG), and the Housing Opportunities for People with AIDS (HOPWA) funding. By federal law, each jurisdiction is required to submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of federal funds.

The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its populations. For the 2015-2020 Consolidated Plan process, the City worked collaboratively with the County of Santa Clara (County) and other entitlement jurisdictions in the County to identify and prioritize community and housing-related needs across the region, and strategies to meet those needs. This process is an acknowledgement that housing and community development needs are often regional in nature, and builds on the regional efforts that the City of San José and partners have undertaken thus far. At the same time, an understanding of the regional context helps cities make more informed and effective decisions about local policies and programs.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

Throughout the County, eight entitlement jurisdictions are collaborating on preparation of their 2015-2020 Consolidated Plans. This group of jurisdictions, referred to within 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

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

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

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

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

A total of 1,472 survey responses were obtained from September 19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected via print surveys.

Regional Forums

The Entitlement Jurisdictions held three regional public forums throughout Santa Clara County to identify regional housing and community development needs and priorities for the next five years. The public forums were conducted as part of a collaborative regional approach to help the participating jurisdictions make both qualitative and data-driven, place-based investment decisions for federal funds. Seventy-six (76) people attended the regional forums, including community members, service providers, nonprofit representatives, and interested stakeholders. These public forums were also intended to identify regional housing issues and that could potentially benefit from a regional, coordinated approach to addressing those issues.

Community Forums in Local Jurisdictions

In addition to the regional forums, several entitlement jurisdictions conducted public outreach independent of the regional collaborative. The cities of San José and Mountain View, and the Santa Clara Urban County, each held multiple community forums to solicit public input on local issues, needs, and priorities. The community forums were held in addition to the regional public forums to expand the outreach process and gather specific place-based input. One hundred and thirty-three (133) individuals attended the community forums, including residents, service providers, nonprofit representatives, and interested stakeholders.

Outreach

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

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

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

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

The Santa Clara County Continuum of Care (CoC) is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC is considered by HUD to be a "Major City CoC", and is one of 48 CoCs that cover the 50 largest cities in the U.S. The CoC's primary responsibilities are to coordinate large-scale implementation of efforts to prevent and

end homelessness in the County. The CoC is governed by the Santa Clara CoC Board (CoC Board), which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County.

The CoC Board is composed of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness, and leads the development of community-wide strategy related to the CoC's work.

The County's Office of Supportive Housing serves as the Collaborative Applicant for the CoC, and is responsible for implementing by-laws and protocols that govern the operations of the CoC. The Office of Supportive Housing is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).[6][7]

In late 2014, Destination: Home and the CoC released a Community Plan to End Homelessness in Santa Clara County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the plan were informed by members who participated in a series of community summits designed to address the needs of homeless populations from April to August 2014. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness.

To address the needs of homeless individuals and individuals at risk of homelessness, the Plan aims to implement the following strategies:[8]

1. Disrupt systems: Develop disruptive strategies and innovative prototypes that transform the systems related to housing homeless people.
2. Build the solution: Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
3. Serve the person: Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Over the next five years, the Plan seeks to identify approximately 6,000 new housing opportunities for the homeless, intending to house 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families.

The City is represented on the CoC by staff of the Housing Department's Homelessness Response Team. Members of the CoC meet on a monthly basis in various work groups to ensure successful

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[6] County of Santa Clara. "Housing Element 2015-2022." 2014. http://www.sccgov.org/sites/planning/PlansPrograms/GeneralPlan/Housing/Documents/HE_2015_Adopted_Final.pdf

[7] Santa Clara County. "Continuum of Care Governance Charter." 2013.

[8] Destination: Home. "Community Plan to End Homelessness in Santa Clara County 2015-2012." 2014.

implementation components of the Plan's action steps. A Community Plan Implementation Team, which includes members of the CoC and other community stakeholders, meets quarterly to evaluate progress toward the Plan's goals, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.[9]

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

Allocating Funds, Setting Performance Standards and Evaluating Outcomes

The City of San José (City) utilizes Emergency Solutions Grant Program (ESG) funds to support programs aimed at ending homelessness. The City contracts with multiple homeless service providers to administer the ESG program. The program provides homeless persons with outreach and engagement services, basic shelter and essential supportive services such as operational costs of a shelter facility, case management and temporary rental subsidies. The program also supports the Homeless Management Information System (HMIS) that monitors outcomes and performance measures for all homeless services agencies funded by the City.[10] Grantees are generally selected through a competitive process and provide services such as homeless outreach, shelter for families and victims of domestic violence, and rental assistance.

The City of San José, as the County recipient of ESG funds, will continue to coordinate with its public and private partners to ensure that the local Continuum of Care (CoC) meets all HEARTH requirements with respect to ESG funds, including:[11]

- Evaluating the outcomes of projects funded under ESG and reporting them to HUD.
- Establishing and operating either a centralized or coordinated assessment system that provides an initial, comprehensive assessment of the needs of individuals and families for housing and services, including a policy on how its system will address the needs of survivors of domestic violence seeking shelter or services from non-victim service providers.
- Establishing and consistently following standards for providing CoC assistance, including policies and procedures for:
    - Evaluating individuals' and families' eligibility for assistance
    - Determining and prioritizing which eligible individuals and families will receive transitional housing assistance
    - Determining and prioritizing which eligible individuals and families will receive rapid re-housing assistance
    - Determining what percentage or amount of rent each program participant must pay while receiving rapid re-housing assistance

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[9] Ibid
[10] City of San Jose. "ESG." http://www.sanjoseca.gov/index.aspx?nid=1346
[11] City of San José. "FY 2014-15 Annual Action Plan." 2014. http://www.sanjoseca.gov/documentcenter/view/31106

- Determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance.
- Planning for the allocation of ESG funds and reporting on and evaluating the performance of ESG recipients and sub-recipients.

Operating and Administrating Homeless Management Information System (HMIS)

The HMIS SCC project has been administered by Community Technology Alliance (CTA) and has served the community since 2004. The project meets and exceeds HUD's requirements for the implementation and compliance of Homeless Management Information System Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, such as Housing 1000, the County VTA free bus pass program, and prevention service delivery.[12] Beginning FY 2015, the County will be the HMIS administrator. Socialserve also administers website SCCHousingsearch.org, which provides information about affordable housing in the County, searchable by unit size, location, supportive services, and opened or closed waiting lists.

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

In August 2014, the Entitlement Jurisdictions contracted with LDC and MIG to develop the Consolidated Plans for each participating city for fiscal years 2015-2020. In partnership with the participating jurisdictions, LDC and MIG launched an in-depth, collaborative effort to consult with elected officials, City/County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan.

A total of 209 individuals participated in the forums including residents, service providers, community advocates and interested stakeholders. Several of the agencies, groups and organizations attended multiple forums. A comprehensive list of all individuals and organizations that attended the regional and community forums, as well as the stakeholders and local service providers contacted to provide input into the planning process for the Consolidated Plan is included in Appendices B and XX [to be inserted upon finalization of plan].

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

Not applicable, all agency types were consulted.

Other Local/Regional/State/Federal Planning Efforts Considered When Preparing the Plan

[12] County of Santa Clara. Consolidated Annual Performance and Evaluation Report (CAPER). 2014 http://www.sccgov.org/sites/oah/Housing%20%20Community%20Development%20(HCD)/Documents/Draft%20CAPER%20FY14%20vs%201.pdf

Table 2 - Other Local / Regional / Federal Planning Efforts

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
City of San José Housing Element (2014-2023)	City of San José	The Housing Element is the State-required component of the City's General Plan and provides a policy guide and implementation workplan to help the City meet its future regional housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing opportunities.
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to support activities to respond to homelessness and its impacts on the community.
2012-2014 Comprehensive HIV Prevention & Care Plan for San José	Santa Clara County HIV Planning Council for Prevention and Care	This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for the County. This effort aligns with the Strategic Plan's goal to invest in programs and infrastructure that strengthen neighborhoods.
Affordable Housing Funding Landscape & Local Best Practices (2013)	Cities Association of Santa Clara County and Housing Trust Silicon Valley	This report provides a comparison of the different funding strategies available for affordable housing in the County, and the best practices for funding new affordable housing. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing opportunities.
Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022	Association of Bay Area Governments	This plan analyzes the total regional housing need for Santa Clara County and all of the Bay Area. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing opportunities.

Name of Plan	Lead Organization	How Do the Goals of Your Strategic Plan Overlap With the Goals of Each Plan?
Community Plan to End Homelessness in Santa Clara County 2015-2020	Destination: Home	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the Strategic Plan's goal to support activities to respond to homelessness and its impacts on the community.
City of San José Envision 2040 General Plan	City of San José	The Envision 2040 General Plan provides the City's long-term land use plan and strategy. San José seeks to create a sustainable, equitable, and economically strong city that invests in infrastructure, jobs, and housing opportunities. These goals align with the Strategic Plan's goal to invest in programs and infrastructure that strengthen neighborhoods and to increase and preserve affordable housing opportunities.
City of San José Housing & Neighborhood Investment Strategic Plan (2015-20)	City of San José	This is the City's local Strategic Plan for increasing the affordable housing supply, maintaining the existing affordable housing supply, and providing services to homeless and at-risk populations. This effort aligns with the federal Strategic Plan's four priority goals.
2010-2015 Comprehensive Economic Strategies	City of San José	This plan analyzes San José's economy, any changes that have taken place since 2004, and outlines strategic goals for the next five years. This effort aligns with the Strategic Plan's goal to invest in programs and infrastructure that strengthen neighborhoods.

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

As mentioned previously, the Santa Clara County Entitlement Jurisdictions are collaborating on preparation of their 2015-2020 Consolidated Plans. The outreach and the regional needs assessment

for these jurisdictions was a coordinated effort. The Continuum of Care and the County were involved in the formation of the Consolidated Plan and will be integral in its implementation.

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

These quarterly meetings provide the opportunity for the City to consult with other jurisdictions on its proposed use of federal funds for the upcoming Program Year. The CDBG Coordinators Group meetings are often followed by a Regional Housing Working Group meeting, which is open to staff of entitlement and non-entitlement jurisdictions. The Working Group provides a forum for jurisdictions to develop coordinated responses to regional housing challenges.

PR-15 Citizen Participation

Summarize citizen participation process and how it impacted goal-setting

The following is an overview of the efforts made to enhance and broaden citizen participation. A comprehensive summary of the citizen participation process and how it impacted goal-setting is provided in **Appendix A: Citizen Participation Summary**.

Regional and Community Forums

- Results: 209 individuals participated in the forums including residents, service providers, community advocates and interested stakeholders.
- Hardcopy Engagement: 1,225 hardcopy surveys distributed to: libraries, and community meetings, organizations benefiting LMI residents and area.
- Location: A total of eleven regional and community forums were held in the following locations: Gilroy, Los Gatos, Morgan Hill, San José, Saratoga, and Mountain View from September 2014 to November 2014.
- Newspaper Advertisements: Eight multi-lingual display ads were posted in local news media outlets in the County reaching a joint circulation across the County of over 1,575,000.

Regional Needs Survey

- Results: 1,472 responses
- Outreach: 4,847 entities, organizations, persons directly engaged via email; outreach flyer and survey links posted on websites of the Entitlement Jurisdictions of the County.
- Social Media: A potential total of 25,000 persons on Facebook and 11,000 persons on Twitter were engaged (representing the number of "Likes" or "Followers" of each person/entity that posted a message about the survey or forum).

Overall Community Needs

- Need for Affordable Rental Housing

  The majority of community forum participants and survey respondents identified increasing affordable rental housing inventory as the highest priority need within the County. More than 63 percent of survey respondents indicated affordable rental housing as a "high level" of need. Several community forum participants noted that LMI households cannot afford average rental rates in the County.

- Need to Increase Services for the Homeless

  Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs.

- Need for Senior Housing

  The need to address the housing crisis facing seniors in the County was a common discussion topic. Forum participants noted that elderly renter households experience numerous housing issues, including cost burden and rental units in disrepair.

- Need for Infrastructure and Neighborhood Investment

  The need to invest in physical infrastructure such as creating pedestrian-friendly neighborhoods and cities that support "Complete Streets" to facilitate multi-modal travel was frequently noted by forum participants. Addressing bicycle/pedestrian conflicts with vehicular traffic was a key issue of concern for vulnerable populations, including school-age children and seniors. Other participants expressed the need for increased street connectivity, such as expanding ADA improvements like curb cuts, sidewalk repairs, and crosswalk enhancements. Expanding access to open space, recreational amenities, and community facilities were also noted by several service providers as a pressing need to encourage healthy lifestyles and active living among the County's residents. Communities also identified a need for investments to increase social infrastructure to increase civic engagement, social capital, and neighborhood resilience.

- Need for Increase in Community Services

  Survey respondents and forum participants called attention to the need for expanded support of a wide range of community services to meet the basic needs of vulnerable populations. Programs to meet basic needs such as healthy foods, clothing, healthcare, and shelter of low-income and special needs populations were frequently highlighted during community forums. Due to the increased demand for these basic assistance programs, service providers noted that they were struggling to meet clients' needs with limited resources and staff capacity.

- Need for Economic Development and Job Training Programs

  Many forum participants emphasized the need for job training programs for youth, low-skilled workers, homeless individuals and undocumented workers. Small business assistance, including micro-enterprise loans and services to support minority-owned businesses, were also highlighted as important tools to spur job creation and to retain small business owners in the County.

- Need for Transportation Services

  Local service providers at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the County. Programs to augment public transit, paratransit, and senior transit services were cited as necessities.

- Need for Fair Housing Education and Legal Services

  Several service providers noted the need to expand the provision of free or low-cost legal services to protect fair housing rights and to mediate tenant / landlord issues. Education for tenants and landlords was identified as a vital need to prevent illegal evictions and address housing discrimination.

Consolidated Plan Public Comment Period

The Consolidated Plan was released on March 27, 2015 for a 30-day public review and comment period ending April 24, 2015. However, the City continued to accept public comments until May 5, 2015 when the City Council considered the Plan for adoption. The Plan was available electronically at the Housing Department's website. Hardcopies were distributed throughout San José, including, but not limited to, libraries, community meetings, and organizations benefiting LMI residents and areas. The electronic version was sent to distribution lists totaling 1,400 entities, organizations, agencies and citizens or groups that attended any of the forums, requested such notification and provided their contact information. In addition, public comment was encouraged at the hearings listed below, or could be submitted in writing to the City of San José Department of Housing. A summary of all public comments is included in the final Consolidated Plan, along with the City's response to the comments, if any.

Public Hearings

- Locations and dates:
    - Housing & Community Development Commission
      San José City Hall
      200 E. Santa Clara St. (Wing Rooms 118, 119, 120)
      San José, CA 95113
      November 13, 2014 – 5:45pm

    - Housing & Community Development Commission
      San José City Hall
      200 E. Santa Clara St. (Wing Rooms 118, 119, 120)
      San José, CA 95113
      January 8, 2015 – 5:45pm

    - Neighborhood Services & Education Committee
      San José City Hall
      200 E. Santa Clara St. (Wing Rooms 118, 119)
      San José, CA 95113
      February 12, 2015 – 1:30pm

    - Neighborhood Services & Education Committee
      San José City Hall
      200 E. Santa Clara St. (Wing Rooms 118, 119)
      San José, CA 95113
      April 9, 2015 – 1:30pm

    - Housing & Community Development Commission
      San José City Hall
      200 E. Santa Clara St. (Wing Rooms 118, 119, 120)
      San José, CA 95113
      April 9, 2015 – 5:45pm

- City Council Hearing
  San José City Hall
  200 E. Santa Clara St. (City Hall Chambers)
  San José, CA 95113
  April 21, 2015 – 1:30pm

- City Council Hearing
  San José City Hall
  200 E. Santa Clara St. (City Hall Chambers)
  San José, CA 95113
  May 5, 2015 – 1:30pm

Table 3 – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Public Forums	Broad community outreach to all members of the public and targeted outreach to service providers, beneficiaries and grant recipients	A total of 209 individuals attended the eleven regional/community forums held in the fall of 2014. A total of 133 individuals attended the five (5) forums held in San José, in the fall of 2014.	See PR-15	All comments were accepted.	
Online Survey	Broad community outreach to members of the public and interested stakeholders	A total of 1,078 Regional Needs Surveys were collected during the open period from September 19, 2014 through November 15, 2014. Approximately 511 surveys were completed by respondents that identified as City of San José residents. The online survey was available in Spanish and English. The online survey link was distributed to over 4,847 entities, organizations, agencies, and persons.	See PR-15	All comments were accepted.	English: https://www.surveymonkey.com/s/SCC_Regional_Survey Spanish: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Print Survey	Targeted non-English Speaking communities through surveys in English, Spanish, simplified Chinese, Tagalog and Vietnamese. Over 3,160 print surveys were distributed at community centers, libraries, City Halls, senior centers and other high-traffic community hubs across the County. Over 1,020 print surveys were distributed at community centers, libraries, and other high-traffic community hubs in the City of San José.	A total of 394 Regional Needs Surveys were collected in print format during the open period from September 19, 2014 through November 15, 2014. The print survey was available in five languages.	See PR-15	All comments were accepted.	
Website	Broad outreach to Santa Clara County stakeholders with computer and internet access	Announcements posted to the websites of the Entitlement Jurisdictions, including the City of San José, to promote regional survey links (English and Spanish), downloadable print versions of the regional surveys (English, Vietnamese, Tagalog, Chinese and Spanish) and regional/ community	See PR-15	Not Applicable	City of San José: http://www.sanJoséca.gov/HousingConPlan County of Santa Clara/ Urban County: http://www.sccgov.org/sites/oah/Pages/Office-of-Affordable-Housing.aspx City of Palo Alto: http://www.cityofpaloalto.org/gov/depts/pln/cdbg.asp

OMB Control No: 2506-0117 (exp. 07/31/2015)

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
		forums.			City of Sunnyvale: http://sunnyvale.ca.gov/Departments/CommunityDevelopment/HousingandCommunityAssistance.aspx City of Mountain View: http://www.mountainview.gov/depts/comdev/preservation/details.asp?NewsID=899&TargetID=35 http://www.mountainview.gov/events/default.asp City of Cupertino: http://www.cupertino.org/index.aspx?page=976 City of Santa Clara: http://santaclaraca.gov/index.aspx?page=41&recordid=13579 City of Gilroy: http://www.cityofgilroy.org/cityofgilroy/ http://www.cityofgilroy.org/cityofgilroy/city_hall/community_development/planning/housing/default.aspx

OMB Control No: 2506-0117 (exp. 07/31/2015)

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
Advertisements in News Media Outlets	Multi-lingual advertisements printed in the following media outlets: El Observador (Spanish,)Mountain View Voice (English), San José Mercury News (English), Gilroy Dispatch (English), La Oferta (Spanish), Thoi Bao (Vietnamese), Philippine News (Tagalog) and World Journal (Chinese)	Eight, multi-lingual display ads were posted in local news media outlets in the County; One online advertisement was placed in the San José Mercury News. Joint circulation (e.g. number of copies distributed on an average day) of over 1,575,000.	See PR-15	Not Applicable	
Social Media	Broad outreach to City of San José and Santa Clara County residents and stakeholders with computer access	Announcements posted to Facebook and Twitter accounts of Entitlement Jurisdictions and community partners. A potential of 25,000 persons on Facebook and 11,000 persons on Twitter were engaged in this process.	See PR-15	All comments were accepted.	

OMB Control No: 2506-0117 (exp. 07/31/2015)

Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of comments not accepted and reasons	URL (If applicable)
E-blasts	Mass emails to new and established distribution lists of Entitlement Jurisdictions and community partners	Approximately 4,847 entities, organizations, agencies, and persons have been engaged through e-blasts outreach efforts. E-blasts included links to an electronic outreach flyer.	See PR-15	All comments were accepted.	
Personalized emails from staff of Entitlement Jurisdictions	Service providers, beneficiaries and grant recipients across the County.	Targeted emails promoting regional survey links (English and Spanish) sent to over 560 stakeholders.	See PR-15	All comments were accepted.	
Print Outreach Flyers	Print surveys were distributed at community centers, libraries, City Halls, senior centers and other high-traffic community hubs.	Over 1,225 print flyers were printed and distributed at community hubs across the County. Approximately 446 print flyers were printed and distributed at community hubs across the City of San José.	See PR-15	All comments were accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The County of Santa Clara (County) encompasses Silicon Valley, an area known for its technological enterprise, wealth, and location in the San Francisco Bay Area. It is a region of distinct socio-economic stratification, containing many of the wealthiest households in the nation. It is also one of the least affordable places to live, with 42 percent of residents experiencing housing cost burden.[13] The region boasts the highest national median household income at $90,737[14]. It is also the third-most expensive rental market in the U.S,[15] the seventh-least affordable for-sale market of any metropolitan area[16], and home to the fourth-largest population of homeless individuals[17] with the highest percentage of unsheltered homeless of any Major City CoC in the country. [18]

These statistics point to a widening gap between the highest earners and the middle and lower income population. Over 45 percent of households earn $100,000 or more yearly, but only 13 percent earn between $50,000 and $75,000 (representing the middle class) and 15 percent earn between $25,000 and $49,999[19], making the region the second-least equitable metropolitan area in the nation.[20] Many lower income residents struggle with severe housing costs driven by a tight and competitive housing market that responds to the demands of the highest earning households, driving up the cost of for-sale and rental housing for all. In order to increase housing affordability and meet the needs of a diverse and growing population, the jurisdictions within the County must work to preserve and expand the supply of housing for all income levels.

Today, with a population of just over 1 million, the City of San José (City) has over half the population of the County, and ranks as the tenth largest city in the nation, the third largest in California, and the largest in the San Francisco Bay Area region.[21] San José is considered to be the capital of Silicon Valley, where many high-tech companies are located. The surge in high paying jobs to the area, combined with a housing market that is not keeping pace with job growth, makes it critical to maintain affordable housing opportunities for residents who do not have the skills to qualify for these new jobs or who work in sectors that critically support "driving industry," high-wage sectors. Each entitlement jurisdictions, including San José, is tasked both with determining the areas of

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[13] 2007-2011 CHAS
[14] The United States Conference of Mayors and The Council on Metro Economies and the New American City. "U.S. Metro Economies: Income and Wage Gaps Across the US." August 2014. http://usmayors.org/metroeconomies/2014/08/report.pdf
[15] National Low Income Housing Coalition. "Out of Reach." 2014. http://nlihc.org/sites/default/files/oor/2014OOR.pdf
[16] Trulia. "Where is Homeownership Within Reach of the Middle Class and Millennials." November 2014. http://www.trulia.com/trends/2014/11/middle-class-millennials-report/
[17] The U.S. Department of Housing and Urban Development. "2014 Annual Homeless Assessment Report (AHAR) to Congress." October 2014. https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf
[18] Ibid
[19] The United States Conference of Mayors and The Council on Metro Economies and the New American City. "U.S. Metro Economies: Income and Wage Gaps Across the US." August 2014. http://usmayors.org/metroeconomies/2014/08/report.pdf
[20] Ibid
[21] City of San José. "Population." http://www.sanjoseca.gov/index.aspx?NID=2044

greatest need and those in which community investment can have the most impact given the limited resources available. In order to adequately address its community needs and to support its thriving yet stratified economy, the City has identified and assessed the areas that could benefit most from federal investment through the U.S. Department of Housing and Urban Development (HUD).

Methodology

San José joined six other cities in Santa Clara County, as well as the County itself, in a regional consortium to develop the 2015-2020 Consolidated Plan in a more comprehensive yet streamlined process. This process included a regional analysis to identify shared housing and community development needs throughout the County as well as specific needs within San José. Public input was received through several regional community meetings as well as a needs survey administered countywide, and a collaborative working group composed of staff from various jurisdictions. This process provided a regional context that each city used to help inform the individual Consolidated Plans and Annual Action Plans of the participating cities.

Additionally, the City's 2015-2020 Consolidated Plan includes a quantitative Needs Assessment and Market Analysis. This data serves to inform the HUD-required Strategic Plan (found later in this document), which identifies priority needs and sets the five-year goals of the City to help guide the entitlement funding strategy. The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the U.S. Census Bureau that are largely not available through standard Census products. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the extent of housing problems and housing needs, particularly for low-income households. The CHAS data is used by local governments to plan for investing HUD funds, and may also be used by HUD to distribute grant funds.[22]

When CHAS data is not available or appropriate, other data sources are used, including 2000 and 2010 U.S. Census data and the American Community Survey (ACS) 2008-2012 five-year estimates. While ACS one-year estimates are also available and provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are therefore considered more reliable and precise, although they may not be as current.[23]

Federal Program Requirements

Federal funds provided under the CDBG, HOME, HOPWA, and ESG programs primarily address the housing and community development needs of low-and moderate-income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.[24] HUD uses three income levels to define LMI households, subject to certain adjustments for areas with unusually high or low incomes (with **Figure 1** providing a table of the income categories and limits by household size):

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[22] U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data." http://www.huduser.org/portal/datasets/cp.html

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

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

- Extremely low-income: Households earning 30 percent or less than the AMI
- Very low-income: Households earning 50 percent or less than the AMI
- Low-income: Households earning 80 percent or less than the AMI

Figure 1 – HUD Fiscal Year 2014 Income Limits

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low (30%)	$ 21,400	$ 24,450	$ 27,500	$ 30,550	$ 33,000	$ 35,450	$ 37,900	$ 40,350
Very Low (50%)	$ 35,700	$ 40,800	$ 45,900	$ 50,950	$ 55,050	$ 59,150	$ 63,200	$ 67,300
Low (80%)	$ 49,950	$ 57,050	$ 64,200	$ 71,300	$ 77,050	$ 82,750	$ 88,450	$ 94,150

Data Source: San José-Sunnyvale-Santa Clara HUD Metro Fair Market Rent Area Fiscal Year 2014. http://www.huduser.org/portal/datasets/il/il14/index.html

Data Source Comment: The San José-Sunnyvale-Santa Clara HUD Metro Fair Market Rent Area Fiscal Year 2014 AMI as determined by HUD is $101,900.

Overview

The analyses within this section are specific to the City of San José unless otherwise noted. Within the City, over one-third of households (38 percent or 301,004 households) are LMI with incomes ranging from 0-80% of Area Median Income (AMI).

- 15 percent (45,330 households) at 0-30% AMI
- 12 percent (35,435 households) at 30-50% AMI
- 11 percent (33,395 households) at 50-80% AMI

The following provides a summary of the results of the Needs Assessment found in the next section of this document:

NA -10 Housing Needs

- Forty-four percent of households in the City are cost burdened, i.e., paying more than 30 percent of their income toward housing costs.
- Twenty percent of households in the City are severely cost burdened, i.e., paying more than 50 percent of their income toward housing costs.

NA-15 Disproportionately Greater Need: Housing Problems

- Ninety-three percent of Pacific Islander households (175 households) in the 30-50% AMI category experience housing problems, compared to 77 percent of the jurisdiction as a whole.
- Seventy-eight percent of American Indian, Alaska Native households (35 households) in the 50-80% AMI category experience housing problems, compared to 64 percent of the jurisdiction as a whole.
- While the percentage of Asian and Hispanic households with housing problems is not high enough to reach the 10 percent HUD threshold for having a disproportionate need, these

groups nevertheless represent a high percentage of the City's population, with a high absolute number of households with a housing need.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Nearly 60 percent of the 8,240 Hispanic households in the 30-50% AMI category experience severe housing problems (lacking complete kitchen or plumbing, severely overcrowded, or severely cost burdened), compared to 48 percent of the jurisdiction as a whole.
- Forty-three percent of Hispanic households (3,335 households) in the 50-80% AMI category experience severe housing problems, compared to one-third (33 percent) of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Nearly one-third (30 percent) of Hispanic households (21,535 households) experience a severe cost burden, paying more than 50 percent of their income toward housing costs, compared to 20 percent of the jurisdiction as a whole.
- Thirty-eight percent of Pacific Islander households (320 households) pay 30-50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.

NA-35 Public Housing

- The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8).
- The Section 8 waiting list contains 21,256 households, an estimated 10-year wait.

NA-40 Homeless Needs

- The Santa Clara region is home to the fourth-largest population of homeless individuals and the highest percentage of unsheltered homeless of any "Major City CoC" in the country.
- As of the 2013 Point in Time Homeless Survey, San José had 4,770 homeless residents, with over 76 percent unsheltered and living in a place not fit for human habitation.
- San José clients – those who report that their last permanent zip code was in San José – represent approximately 54 percent of the County's homeless clients.

NA-45 Non-Homeless Special Needs

- Eleven percent of San José residents are over the age of 65, and 22 percent of households in the City contain at least one person 62 years or older.
- Households with at least one person 62 years or older are more likely to be LMI, with 49 percent of households (38,325) having incomes below 80% AMI, compared to 38 percent for the City.
- Of the disabled population 65 year and older, ten percent (10,750 individuals) have a self-care difficulty and 19 percent (20,090 individuals) have an independent living difficulty, resulting in over 30,840 elderly persons who may require supportive housing accommodations.

- Over 7,000 individuals residing in the City utilize State Department of Developmentally Disabled Services programs quarterly.

NA-50 Non-Housing Community Development Needs

- Residents and stakeholders who participated in the community outreach for the Consolidated Plan identified the following community development needs as high priorities within these three HUD categories:
    - Public Facilities: Modernization and rehabilitation of senior centers; increased number of homeless facilities across the City; more accessible community centers
    - Public Improvements: complete streets that accommodate multiple transportation modes; pedestrian safety; ADA curb improvements; and increased access to parks and open space amenities
    - Public Services: food assistance and nutrition programs for vulnerable populations; year-round activities for youth; health care services for seniors and low-income families; services for homeless persons; and job training and education programs for youth, low-skilled workers, undocumented workers, and homeless individuals

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

Introduction

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. Within the Comprehensive Housing Affordability Strategy (CHAS) data, HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Overcrowded with more than 1 person per room
4. Cost burdened, with household paying more than 30 percent of income toward housing costs (including utilities)

In addition, HUD identifies four severe housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Severely overcrowded, with more than 1.5 persons per room
4. Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities)

Table 4 - Housing Needs Assessment Demographics (City)

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	894,943	954,379	9%
Households	276,598	303,949	10%
Median Income	$70,243	$81,349	16%

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Table 5 - Total Households (City)

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households *	45,330	35,435	33,395	28,719	158,125
Small Family Households *	15,875	15,260	14,405	13,384	91,435
Large Family Households *	5,560	5,765	5,765	4,830	19,475
Household Contains at Least one Person 62-74 Years of Age	7,815	6,765	6,510	4,969	25,040
Household Contains at Least One Person Age 75 or Older	8,635	5,025	3,580	2,615	8,010
Households With One or More Children 6 Years Old or Younger *	9,725	8,965	7,630	5,850	19,275

* The highest income category for these family types is >80% HAMFI

Data Source: 2007-2011 CHAS

Table 6 - Housing Problems (City)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking Complete Plumbing or Kitchen Facilities	1,020	375	375	200	**1,970**	35	35	20	145	**235**
Severely Overcrowded - With >1.51 People Per Room (and Complete Kitchen and Plumbing)	2,710	1,480	1,130	910	**6,230**	125	370	335	330	**1,160**
Overcrowded - With 1.01—1.5 People Per Room (and None of the Above Problems)	3,445	2,825	1,855	1,185	**9,310**	385	815	1,260	885	**3,345**
Housing Cost Burden Greater Than 50 percent of Income (and None of the Above Problems)	16,830	5,705	1,295	265	**24,095**	7,090	6,405	5,195	3,555	**22,245**
Housing Cost Burden Greater Than 30 percent of Income (and None of the Above Problems)	3,030	7,395	6,760	3,039	**20,224**	1,280	2,100	3,855	4,885	**12,120**
Zero/Negative Income (and None of the Above Problems)	1,800	0	0	0	**1,800**	965	0	0	0	**965**

Data Source: 2007-2011 CHAS

Table 7 - Severe Housing Problems (City)

	Renter Household					Owner Household				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having One or More of Four Housing Problems	24,005	10,385	4,655	2,560	41,605	7,635	7,625	6,810	4,915	26,985
Having None of Four Housing Problems	7,125	9,960	12,340	9,609	39,034	3,800	7,465	9,590	11,630	32,485
Household Has Negative Income, but None of the Other Housing Problems	1,800	0	0	0	1,800	965	0	0	0	965

Data Source: 2007-2011 CHAS

Table 8 - Cost Burden > 30% (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,960	8,335	3,800	23,095	2,485	3,680	4,715	10,880
Large Related	4,190	2,310	1,275	7,775	805	2,070	2,220	5,095
Elderly	5,175	1,915	765	7,855	4,145	2,785	1,975	8,905
Other	5,925	3,945	3,060	12,930	1,400	870	1,170	3,440
Total Need by Income	**26,250**	**16,505**	**8,900**	**51,655**	**8,835**	**9,405**	**10,080**	**28,320**

Data Source: 2007-2011 CHAS

Table 9 - Cost Burden > 50% (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,375	3,020	525	12,920	2,290	3,175	2,885	8,350
Large Related	3,490	685	120	4,295	735	1,670	1,055	3,460
Elderly	3,700	770	205	4,675	3,170	1,625	955	5,750
Other	5,500	1,890	500	7,890	1,270	595	590	2,455
Total Need by Income	**22,065**	**6,365**	**1,350**	**29,780**	**7,465**	**7,065**	**5,485**	**20,015**

Data Source: 2007-2011 CHAS

Table 10 - Crowding Information (City)

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single-Family Households	5,670	3,155	2,165	1,595	12,585	380	820	1,075	730	3,005
Multiple, Unrelated Family Households	520	1,035	705	425	2,685	125	365	520	525	1,535
Other, Non-Family Households	80	145	120	120	465	10	0	0	0	10
Total Need by Income	**6,270**	**4,335**	**2,990**	**2,140**	**15,735**	**515**	**1,185**	**1,595**	**1,255**	**4,550**

Data Source: 2007-2011 CHAS

Table 11 - Households with Children Present (City)

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	8,535	6,240	4,595	19,340	1,190	2,755	3,035	**6,980**

Data Source: 2007-2011 CHAS

What are the most common housing problems?

Cost Burden

The most common housing problem within the City is cost burden.

- Forty-four percent of households (130,605) in the City are cost burdened and paying more than 30 percent of their income toward housing costs. As would be expected, lower income households have greater incidences of housing cost burden than higher income households.

Severe Cost Burden

The second most common housing problem within the City is severe cost burden:

- Twenty percent of households (59,805) in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs. As would be expected, lower income households have greater incidences of severe housing cost burden than higher income households.

Overcrowding

The third most common housing problem is overcrowding:

- Five percent of all households (20,285) are overcrowded, with more than one person per room.
- Eighty-three percent of all overcrowded households have incomes below 80% AMI.

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

LMI renter households are more likely to experience cost burden, with 46 percent of cost burdened renter households (26,260) earning less than 80% AMI, compared to 12 percent of cost burdened owner households (8,840). Additionally, nearly three quarters (73 percent) of severely cost burdened renter households (22,070) earn less than 80% AMI, compared to one quarter (25 percent) of severely cost burdened owner households (7,470).

Renter households are almost seven times as likely to be overcrowded, with 13 percent of all renter households experiencing overcrowding, compared to only two percent of owner households. Additionally, 86 percent of overcrowded renter households are LMI, compared to 72 percent of overcrowded owner households.

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

Rapid-rehousing

The County is home to several agencies providing rapid-rehousing assistance to households in need. One example is the California Work Opportunity and Responsibility to Kids (CalWORKs) program, which serves over 12,000 families annually in the region (nearly 30,000 men, women, and children). According to the Santa Clara County Social Services Agency, "Twenty-nine percent of CalWORKs families included adults with earned wages, with the median earnings for CalWORKs families at $2,013 for three months.[25] Taking into account the earned wages, the maximum monthly CalWORKs benefit for a family of four, and other government assistance income (CalFresh, Earned Income Tax Credit, and other unearned income), a CalWORKs family in Santa Clara County would have a monthly income of approximately $1,928. To afford the area FMR, a CalWORKs family would have to expend 86% of their monthly income on rent."

Additionally, Homeless Management Information System (HMIS) data indicates that in the last year, homeless and housing service providers assisted 52,805 individuals in families countywide – 15,024 of whom were homeless at the time of service (40 percent were under the age of 18).[26] Forty-six percent of the families receiving assistance were unemployed and 31 percent were receiving CalWORKS assistance. In Fiscal Year 2013-2014, the number of CalWORKS households countywide receiving HUD services increased by nearly 70 percent since 2011.[27]

Currently Housed and At Imminent Risk

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[25] California Department of Social Services. "CalWORKs Adult Recipients: Calendar Quarter 2, 2013." http://www.cdss.ca.gov/research/res/pdf/CalQtrEarnings/2013/CW13Q2.pdf.
[26] Santa Clara County Collaborative on Housing and Homeless Issues. "HMIS-SCC Quarterly Community Wide Report." April 2014 - June 2014.
[27] Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013. http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf

The numbers below do not reflect any formerly homeless families or any individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance. Thus, the numbers below likely underrepresent the number of those who are at imminent risk of homelessness.

The table below lists the number of extremely low income Section 8 participants at 30% AMI or below. HACSC does not collect information on the specific characteristics and needs of this population.

Table 12 - Section 8 Participants at 0-30% AMI (County)

Income Limit Category	At 30% or Below
1 Person	6,292
2 Persons	3,580
3 Persons	1,813
4 Persons	1,378
5 Persons	829
6 Persons	399
7 Persons	166
8 Persons	50
Total	**14,507**

Data Source: HACSC

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

The City does not have a working definition of at-risk of homelessness, however one potential definition is the number of households receiving Section 8 assistance whose gross annual income equals 30 percent or less than the current Area Median Incomes per family size.

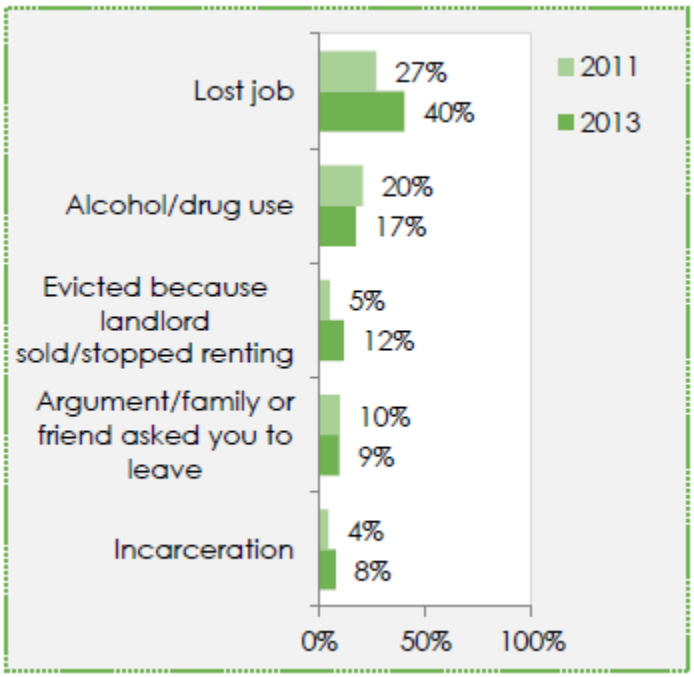
Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Figure 2 below displays the primary causes of homelessness cited by respondents to the 2013 homeless census. From the census: "Forty percent (40%) reported job loss, up from 27 percent in 2011. Seventeen percent (17%) reported alcohol and drug use as the primary cause, followed by eviction at 12 percent (up from 5 percent in 2011). While it was not one of the top five responses, 8 percent of survey respondents reported family/domestic violence as the primary cause of their homelessness."[28]

[28] Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013. http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf

This data suggests that economic factors, the inability to find affordable housing, and the need for supportive services, such as drug and alcohol rehabilitation, might be the main indicators of increased risk of homelessness.

Figure 2 - Top Five Causes of Homelessness (County)



Data Source: 2013 Santa Clara County Homeless Census & Survey
Data Source Comments: 2013 N=818, 2011 N=997

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

There are 1,769 single person households in the County on the Section 8 waiting list. The waiting list has been closed since 2006, and is not expected to reopen in the near future.

Within the City, there are approximately 4,155 single person sheltered homeless on a given night. [29] Jurisdiction-specific data is not available for unsheltered homeless in this subpopulation.

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

There are 1,241 disabled Head of Households on the countywide Section 8 waiting list. HACSC does not keep records of assisted/non-assisted families that are victims of domestic violence, dating violence, sexual assault, or stalking.

[29] Community Technology Alliance (CTA). Data includes individuals and households who are "Literally Homeless" or "Category 1 Homeless" – those staying in Emergency Shelter, Transitional Housing and Safe Haven. CTA also collects data from agencies that primarily serve people who are at-risk of homelessness.

Within the City, there are 111 individuals who are victims of domestic violence and in need of housing assistance on any given night. Jurisdiction-specific data is not available for unsheltered homeless in this subpopulation.

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

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

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. This section analyzes the extent of housing problems and identifies populations that have a disproportionately greater need, per HUD definitions.

Within the CHAS data, HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Overcrowded with more than 1 person per room
4. Cost burdened, with household paying more than 30 percent of income toward housing costs (including utilities)

Table 13 - Disproportionately Greater Need 0 - 30% AMI (City)

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**36,370**	**6,875**	**2,520**
White	10,910	2,775	905
Black / African American	1,745	265	75
Asian	9,250	1,950	955
American Indian, Alaska Native	175	45	0
Pacific Islander	40	20	0
Hispanic	13,630	1,660	575

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Table 14 - Disproportionately Greater Need 30 - 50% AMI (City)

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**28,530**	**8,295**	**0**
White	7,715	3,945	0
Black / African American	1,670	305	0
Asian	6,580	1,785	0
American Indian, Alaska Native	65	45	0

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Pacific Islander	175	14	0
Hispanic	11,915	2,085	0

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Table 15 - Disproportionately Greater Need 50 - 80% AMI (City)

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**14,420**	**7,965**	**0**
White	4,690	3,770	0
Black / African American	505	325	0
Asian	3,380	1,570	0
American Indian, Alaska Native	35	10	0
Pacific Islander	40	0	0
Hispanic	5,525	2,180	0

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Table 16 - Disproportionately Greater Need 80 - 100% AMI (City)

Housing Problems	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**14,805**	**12,840**	**0**
White	4,680	5,855	0
Black / African American	390	565	0
Asian	4,060	2,815	0
American Indian, Alaska Native	35	50	0
Pacific Islander	100	25	0
Hispanic	5,370	3,295	0

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Table 17 - Disproportionately Greater Need – Housing Problems (City)

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	**36,370**	**84%**	**28,530**	**77%**	**14,420**	**64%**	**14,805**	**54%**

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
White	10,910	80%	7,715	66%	4,690	55%	4,680	44%
Black / African American	1,745	87%	1,670	85%	505	61%	390	41%
Asian	9,250	83%	6,580	79%	3,380	68%	4,060	59%
American Indian, Alaska Native	175	80%	65	59%	35	78%	35	41%
Pacific Islander	40	67%	175	**93%**	40	100%	100	**80%**
Hispanic	13,630	89%	11,915	85%	5,525	72%	5,370	62%

Data Source: 2007-2011 CHAS

Discussion

Following is a summary of the disproportionate needs experienced by LMI households:

- Ninety-three percent of Pacific Islander households (175 households) in the 30-50% AMI category experience housing problems, compared to 77 percent of the jurisdiction as a whole.
- Seventy-eight percent of American Indian, Alaska Native households (35 households) in the 50-80% AMI category experience housing problems, compared to 64 percent of the jurisdiction as a whole.

While not in an LMI income category, it is worth noting that 80 percent of Pacific Islander households in the 80-100% AMI category experience a disproportionate housing need, compared to 54 percent of the jurisdiction as a whole. This suggests that even households with incomes closer to the median find might find themselves financially overextended in the City's housing market. Additionally, even though the percentage of Asian and Hispanic households with housing problems was not high enough to reach the 10 percent HUD threshold, these groups represent a high proportional population, with a high absolute amount of housing need.

Note: Due to insufficient HUD data, this analysis does not include Pacific Islander racial/ethnic groups in the 50-80% AMI income category. Additionally, households with no/negative income are not included in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

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

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

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room and is severely cost burdened when paying more than 50 percent of their income toward housing costs, including utilities. This section analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need, per HUD definitions.

Within the CHAS data, HUD identifies four severe housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Severely overcrowded, with more than 1.5 persons per room
4. Severely cost burdened families paying more than 50 percent of income toward housing costs (including utilities)

Table 18 - Severe Housing Problems 0 - 30% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**31,505**	**11,730**	**2,520**
White	9,225	4,455	905
Black / African American	1,440	565	75
Asian	7,790	3,415	955
American Indian, Alaska Native	135	80	0
Pacific Islander	40	20	0
Hispanic	12,325	2,965	575

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Table 19 - Severe Housing Problems 30 - 50% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**17,830**	**19,000**	**0**
White	4,225	7,440	0

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Black / African American	890	1,085	0
Asian	4,155	4,215	0
American Indian, Alaska Native	14	95	0
Pacific Islander	70	125	0
Hispanic	8,240	5,760	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Table 20 - Severe Housing Problems 50 - 80% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**7,465**	**14,930**	**0**
White	2,270	6,185	0
Black / African American	105	720	0
Asian	1,655	3,295	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	40	0
Hispanic	3,335	4,370	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Table 21 - Severe Housing Problems 80 - 100% AMI (City)

Severe Housing Problems*	Has One or More of Four Housing Problems	Has None of the Four Housing Problems	Household has No/Negative Income, but None of the Other Housing Problems
Jurisdiction as a Whole	**7,270**	**20,375**	**0**
White	1,640	8,890	0
Black / African American	190	770	0
Asian	2,270	4,600	0
American Indian, Alaska Native	25	55	0
Pacific Islander	30	95	0
Hispanic	3,035	5,630	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Table 22 - Disproportionately Greater Need – Severe Housing Problems (City)

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a Whole	**31,505**	**73%**	**17,830**	**48%**	**7,465**	**33%**	**7,270**	**26%**
White	9,225	67%	4,225	36%	2,270	27%	1,640	16%
Black / African American	1,440	72%	890	45%	105	13%	190	20%
Asian	7,790	70%	4,155	50%	1,655	33%	2,270	33%
American Indian, Alaska Native	135	63%	14	13%	0	0%	25	31%
Pacific Islander	40	67%	70	36%	0	0%	30	24%
Hispanic	12,325	81%	8,240	**59%**	3,335	**43%**	3,035	35%

Data Source: 2007-2011 CHAS

Data Source Comment: Totals may not add to 100% due to rounding

Discussion

Below is a summary of the disproportionate needs experienced by LMI households:

- Over one-half (59 percent) of Hispanic households (8,240 households) in the 30-50% AMI category experience severe housing problems, compared to 48 percent of the jurisdiction as a whole.
- Forty-three percent of Hispanic households (3,335 households) in the 50-80% AMI category experience severe housing problems, compared to one-third (33 percent) of the jurisdiction as a whole.

It is worth noting that while the percentage of Asian households with housing problems was not high enough to reach the 10 percent HUD threshold, they nevertheless represent a high absolute number of households with housing needs.

Note: Households with no/negative income are not included in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

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

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

Introduction:

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered cost burdened when paying more than 30 percent of their income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of their income toward housing costs. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden, per HUD definitions.

Table 23 - Greater Need: Housing Burdens AMI (City)

Housing Cost Burden	<=30%	30-50%	>50%	No / Negative Income (Not Computed)
Jurisdiction as a Whole	**166,225**	**70,800**	**59,805**	**2,625**
White	78,615	27,060	19,920	905
Black / African American	4,770	2,855	2,380	75
Asian	47,930	19,755	14,835	995
American Indian, Alaska Native	620	180	170	10
Pacific Islander	430	320	85	0
Hispanic	30,815	19,385	21,535	625

Data Source: 2007-2011 CHAS

Table 24 - Disproportionately Greater Cost Burden (City)

	<=30%		30-50%		>50%	
	#	%	#	%	#	%
Jurisdiction as a Whole	**166,225**	**56%**	**70,800**	**24%**	**59,805**	**20%**
White	78,615	63%	27,060	22%	19,920	16%
Black / African American	4,770	48%	2,855	29%	2,380	24%
Asian	47,930	58%	19,755	24%	14,835	18%
American Indian, Alaska Native	620	64%	180	19%	170	18%
Pacific Islander	430	51%	320	**38%**	85	10%
Hispanic	30,815	43%	19,385	27%	21,535	**30%**

Data Source: 2007-2011 CHAS

Data Source Comment: Totals may not add to 100% due to rounding

Discussion

The data indicates that, as a whole, 44 percent of households in the City are cost burdened and paying more than 30 percent of their income toward housing costs. Twenty percent of households in the City are severely cost burdened and paying more than 50 percent of their income toward housing costs.

- Thirty-eight percent of Pacific Islander households (320 households) pay 30-50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.
- Nearly one-third (30 percent) of Hispanic households (21,535 households) experience a severe cost burden, paying more than 50 percent of their income toward housing costs, compared to 20 percent of the jurisdiction as a whole.

Note: Households with no/negative income are not included in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

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

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

Please see the discussion for NA-15, NA-20, and NA-25. In summary;

- For 30-50 % AMI households: 93 percent of Pacific Islander households experience housing problems, compared to 77 percent of the jurisdiction as a whole; and 59 percent of Hispanic households experience severe housing problems, compared to 48 percent of the jurisdiction as a whole.
- For 50-80 % AMI households: 78 percent of American Indian, Alaska Native households experience housing problems, compared to 64 percent of the jurisdiction as a whole; and 43 percent of Hispanic households experience severe housing problems, compared to 33 percent of the jurisdiction as a whole.
- Thirty-eight percent of Pacific Islander households pay 30-50 percent of their income toward housing costs, compared to 24 percent of the jurisdiction as a whole.
- Nearly one-third (30 percent) of Hispanic households experience a severe cost burden, and pay more than 50 percent of their income toward housing costs, compared to 20 percent of the jurisdiction as a whole.

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

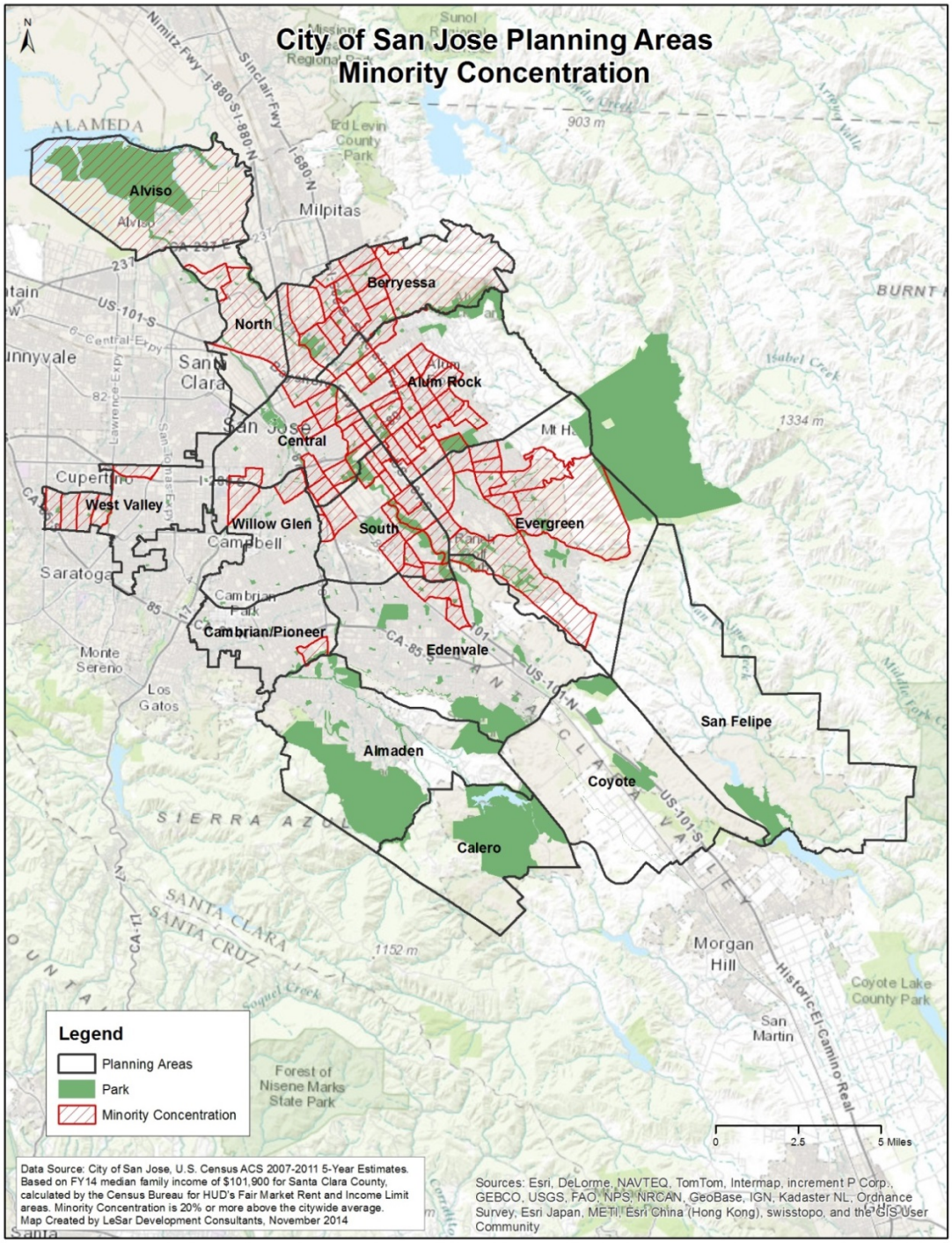
Needs have been previously identified.

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

Because San José comprises a large land area, the City has delineated fifteen "planning areas" throughout the City that are used to guide public policies and land use planning. The planning areas with the greatest minority concentration are as follows:

Planning Area	Number of Minority Concentrated Census Tracts
Alum Rock	19
Berryessa	9
Central	6
Edenvale	1
Evergreen	6
North	1
South	6
West Valley	5

MAP 1 - Areas of Minority Concentration (City)



Data Source:	ACS 2007-2011
Data Source Comment:	Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. Minority refers to all ethnic groups other than non-Hispanic white.

NA-35 Public Housing – 91.205(b)

Introduction

HACSC assists approximately 17,000 households across the County through the federal Section 8 Housing Choice Voucher program. The Section 8 waiting list contains 21,256 households, estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable housing units throughout the County. HACSC's programs are targeted toward LMI households, and more than 80 percent of its client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[30]

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[31] Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.[32]

The following tables display the public housing inventory and housing vouchers maintained by HACSC. HACSC does not have any public housing units located in San José. Approximately 16,387 housing vouchers are in use countywide, and 74 percent of those (12,191 vouchers) are in use in San José.

Table 25 - Public Housing by Program Type (City)

Program Type									
San José	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Units/Vouchers in Use	0	23	0	12,191	317	11,418	349	65	42

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

Data Source: HACSC

[30] Housing Authority of the County of Santa Clara. "Welcome to HACSC." http://www.hacsc.org/
[31] HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.
[32] Housing Authority of the County of Santa Clara. "Welcome to HACSC." http://www.hacsc.org/

OMB Control No: 2506-0117 (exp. 07/31/2015)

Table 26 - Characteristics of Public Housing Residents by Program Type (City)

San José	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	$23,718	0	$15,816	$14,083	$15,917	$12,905	$12,247
Average Length of Stay (Years)	0	13	0	12	4	12	1	3
Average Household Size	0	3	0	2	2	2	1	3
# Homeless at Admission	0	1	0	1,514	1	1,170	342	1
# of Elderly Program Participants (>62)	0	6	0	4,720	253	4,399	68	0
# of Disabled Families	0	8	0	5,964	210	5,651	94	9
# of Families Requesting Accessibility Features	-	-	-	-	-	-	-	-
# of HIV/AIDS Program Participants	-	-	-	-	-	-	-	-
# of DV Victims	-	-	-	-	-	-	-	-

Data Source: HACSC

Data Source Comment: HACSC does not collect information on HIV/AIDs or Domestic Violence households or the number of families requesting accessibility features.

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

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	6	0	5,085	179	4,641	199	49	17
Black/African American	0	0	0	1,794	35	1,626	117	6	10
Asian	0	18	0	5,092	391	4,662	17	6	16
American Indian/Alaska Native	0	0	0	1,931	10	1,901	12	7	1

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	18	7	3	8	0	0
Other	0	0	0	0	0	0	0	0	0

* Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: HACSC

Table 28 - Ethnicity of Public Housing Residents by Program Type (City)

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	5	0	3,765	114	3,534	64	44	9
Not Hispanic	0	19	0	8,427	505	7,580	286	22	34

* Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: HACSC

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

Not applicable. HACSC does not have any public housing units located in San José.

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

In January 2013, HACSC randomly sampled 1,500 of its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. **Table 30** below identifies the services requested and the number of participants that requested that service. Affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the top most-identified services. The majority of these services are related to workforce training, showing the need for economic development among Section 8 participants. The selection of affordable healthcare as the highest need indicates the need for additional health-related services.

Table 29 - Resources Requested by Section 8 Participants (County)

Rank	Services/Resources	# Participants Requesting Service	% Participants Requesting Service
1	Affordable Healthcare	122	11%
2	Job Training	114	10%
3	Basic Computer Skills	113	10%
4	Nothing	102	9%
5	English as a Second	96	8%

Rank	Services/Resources	# Participants Requesting Service	% Participants Requesting Service
6	Job Placement	94	8%
7	Post-Secondary Education	79	7%
8	Transportation Assistance	79	7%
9	Job Search Skills	68	6%
10	Legal Assistance	61	5%
11	HS Diploma/GED	53	5%
12	Affordable Childcare	53	5%
13	Financial Planning	53	5%
14	Credit Repair/Credit	50	4%
15	Substance Abuse/Mental	21	2%
Total		**1,137**	**100%**

Data Source: HACSC

Data Source Comment: Totals may not add to 100% due to rounding. N= 400, multiple resources could be selected by each respondent.

Discussion

Please see discussions above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

As was previously discussed, the Santa Clara County is home to the fourth-largest population of homeless individuals (6,681 single individuals),[33] and the highest percentage of unsheltered homeless of any Major City CoC in the country (75 percent of homeless people sleep in places unfit for human habitation).[34] The homeless assistance program planning network is governed by the Santa Clara Continuum of Care (CoC), which governed by the Continuum of Care (CoC) Board and composed of the same membership as the Destination: Home Leadership Board. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of the County of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The management information system utilized by the CoC is referred to as the Help Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

HMIS Methodology

Data provided in this section is for Fiscal Year 2014 (July 1, 2013 – June 30, 2014). CTA reports jurisdictional data based on clients' self-reported last permanent zip codes. The last permanent zip code is the zip code area that the client lived in when s/he last lived in permanent housing (e.g. rental house/apartment, own home, living with friends/relatives with permanent tenure). This reporting method was adopted by CDBG program coordinators from the various jurisdictions within the County and was preferred over reporting the clients served by service providers within each jurisdiction, as shelter and transitional housing services are largely centralized within San José and not equitably distributed throughout the County. Numbers reported are based on actual HMIS data yet are still considered estimates as they are averages and/or include proportional representations of clients for whom no last permanent zip code was recorded (15% of all clients served 7/1/2013 – 6/30/2014 report no last permanent zip code). San José clients – those who report that their last permanent zip code was in San José – represent approximately 54 percent of the County's homeless clients.

Homeless Point-in-Time Census and Survey[35]

The Santa Clara County CoC's Homeless Census and Survey is conducted every two years and consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the number of sheltered homeless persons are obtained from HMIS where possible, and collected directly from providers not using HMIS as needed. Unsheltered homeless are counted by direct observation, and community volunteers partnered with homeless guides canvas the regions by car and on foot during the early morning hours of the chosen nights. A large subset of the sheltered and

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[33] The U.S. Department of Housing and Urban Development. "2014 Annual Homeless Assessment Report (AHAR) to Congress." October 2014. https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf
[34] Ibid
[35] Applied Survey Research. "Santa Clara County Homeless Census & Survey." 2013. http://www.appliedsurveyresearch.org/storage/database/homelessness/santaclara_sanjose/2013%20Homeless%20Census%20and%20Survey%20Santa%20Clara%206%2028%2013.pdf

unsheltered population is subsequently surveyed, providing data that is then used to estimate demographic details of the homeless population as a whole at a single point-in-time. Data in this section, including Figure 3 below, related to the biennial homeless census and survey are from the 2013 count. Note that the 2015 count was conducted in January 2015, the results of which were unavailable at the time of developing this Consolidated Plan.

Figure 3 – Homeless by Jurisdiction

HOMELESS CENSUS POPULATION BY JURISDICTION

Jurisdiction	Unsheltered			Sheltered			Total		
	'11	'13	Net Change	'11	'13	Net Change	'11	'13	Net Change
Total Incorporated	4,283	4,944	661	1,772	1,816	44	6,055	6,760	705
City of Campbell	103	91	-12	0	0	0	103	91	-12
City of Cupertino	34	92	58	15	20	5	49	112	63
City of Gilroy	265	125	-140	255	254	-1	520	379	-141
City of Los Altos	5	4	-1	0	0	0	5	4	-1
Town of Los Altos Hills	0	2	2	0	0	0	0	2	2
City of Los Gatos	18	11	-7	0	0	0	18	11	-7
City of Milpitas	139	95	-44	0	0	0	139	95	-44
City of Monte Sereno	11	1	-10	0	0	0	11	1	-10
City of Morgan Hill	176	61	-115	35	0	-35	211	61	-150
City of Mountain View	17	136	119	20	3	-17	37	139	102
City of Palo Alto	106	145	39	45	12	-33	151	157	6
City of San Jose	3,057	3,660	603	977	1,110	133	4,034	4,770	736
City of Santa Clara	132	203	71	264	275	11	396	478	82
City of Saratoga	7	35	28	0	0	0	7	35	28
City of Sunnyvale	213	283	70	161	142	-19	374	425	51
Total Unincorporated	886	730	-156	99	106	7	985	836	-149
San Martin	170	53	-117	99	106	7	269	159	-110
Other	716	677	-39	0	0	0	716	677	-39
Confidential Locations	NA	NA	NA	27	35	8	27	35	8
Total	**5,169**	**5,674**	**505**	**1,898**	**1,957**	**59**	**7,067**	**7,631**	**564**

Note: Changes in the shelter count may reflect changes in shelter designations and listed shelters rather than capacity or usage.

Data Source: 2013 Santa Clara County Homeless Census & Survey

Data Source Comments: Jurisdiction determined by location of the individual during the Point in Time Count, or shelter address.

The Santa Clara County CoC's 2013 Homeless Point-in-Time Census and Survey was performed using HUD recommended practices for counting and surveying homeless individuals. This study included a field enumeration of homeless individuals residing in Santa Clara County on January 29 and January 30, 2013. On January 29, the cities of Gilroy and Morgan Hill, portions of the cities of Campbell, Los Gatos, Milpitas, San José, and the unincorporated areas in the eastern and southwestern parts of the county were enumerated. The following morning, January 30, remaining portions of the cities of Campbell, Milpitas, Los Gatos, and San José; the cities of Cupertino, Monte Sereno, Mountain View, Los Gatos Hills, Palo Alto, Saratoga, Sunnyvale, Santa Clara, and the unincorporated areas in the northwestern part of the county were enumerated.

The following definitions provide the methodology for the table below:

Definitions

- # Experiencing Homelessness Each Year – unduplicated count of all persons enrolled during the program year
- # Becoming Homeless Each Year – unduplicated count of persons appearing in HMIS for the first time during the year
- # Exiting Homelessness Each Year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- # of Days Persons Experience Homelessness – average of the sums of the lengths of stay for each person

Table 30 - Homeless Needs Assessment (City/County)

Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # Experiencing Homelessness Each Year	Estimate the # Becoming Homeless Each Year	Estimate the # Exiting Homelessness Each Year	Estimate the # of Days Persons Experience Homelessness
	Sheltered	***Unsheltered				
Persons in Households with Adult(s) and Child(ren)	413	45	1,097	251	*	*
Persons in Households with Only Children	9	26	119	63	*	*
Persons in Households with Only Adults	583	3,572	2,915	520	*	*
Chronically Homeless Individuals (Persons)	121	1,405	777	76	*	*
Chronically Homeless Families (Households)	2	-	13	0	*	*
Veterans	108	484	388	63	24	318
Unaccompanied Child	9	26	119	69		

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Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # Experiencing Homelessness Each Year	Estimate the # Becoming Homeless Each Year	Estimate the # Exiting Homelessness Each Year	Estimate the # of Days Persons Experience Homelessness
	Sheltered	***Unsheltered				
Persons with HIV	21	-	99	63	3	80
Severely Mentally Ill	238	436**	1,106	7	162	162
Chronically Substance Abuse	138	-	721	123	60	75
Victims of Domestic Violence	111	-	461	85		

Data Source: HMIS Santa Clara County

Data Source Comment: This data reflects reports for all HMIS clients who self-declared that their last permanent zip code was in San José, and a proportional inclusion of clients who did not declare a last permanent zip code. "Given Night" estimates derived by taking average from four points in time.

***For unsheltered populations, the data presented is aggregate for the County – current methodologies do not break down subpopulation data by jurisdiction.

* This number includes persons suffering from PTSD, depression, and mental illness.

Data is not available on "Estimate the # exiting homelessness each year" and "Estimate the # of days persons experience homelessness" is not available for multiple populations, please refer to **Table 32 and **Table 33.**

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

While data for each specific homeless subpopulation is not available, as shown in **Table 32** and **Table 33,** there is data for the number exiting homelessness and the average days to obtain housing.

Table 31 - Exited Homelessness (City)

Project Type	# Of Clients Who Obtained Permanent Housing
Emergency Shelter	517
Transitional Housing	156
Rapid Re-Housing	58

Data Source: HMIS Santa Clara County

Table 32 - Days to Housing (County)

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

Data Source: HMIS Santa Clara County

Table 33 - Race and Ethnic Group of Homeless (City)

Race	Sheltered
White	437
Black or African American	138
Asian	40
American Indian or Alaska Native	36
Native Hawaii or Pacific Islander	13
Multiple Races	196
Ethnicity	**Sheltered**
Hispanic	442
Non-Hispanic	486

Data Source: HMIS Santa Clara County

Data Source Comment: HMIS data filtered for clients reporting a San José zip code as their last permanent zip code. Race/Ethnicity for four points in time were averaged. Ethnicity data includes clients for whom race data is not known.

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

Between 2013 and 2014 three veteran households with children (11 total household members) were served by Santa Clara County HMIS Partner Agencies.[36] Additionally, one veteran household with two adults and no children was also served. A total of 273 households with children, including the three veteran households, were served.

Youth Homeless

The City of San José 2013 Homeless Census and Survey included 165 unaccompanied children under the age of 18 and 690 youth between the ages of 18 and 24 in the Point in Time Count. Together, these age groups represented 18 percent of the homeless population in the City. Most unaccompanied children and youth were included in the unsheltered count (91 percent).[37]

The majority of unaccompanied children and youth were living on their own (81 percent), and the remaining 19 percent who reported living with someone else often reported living with a spouse/significant other (10 percent). Two percent reported living with children of their own. The primary cause of homelessness reported by unaccompanied homeless children and youth respondents included: the loss of a job (39 percent); drugs or alcohol use (25 percent); an argument with a friend or family member (16 percent); eviction (16 percent); and domestic violence (12 percent). When asked what might have prevented their homelessness, the top four answers were: employment assistance (52 percent), rent/mortgage assistance (40 percent), transportation (32 percent); and alcohol and drug counseling (28 percent).

The increase in homeless teens is a growing concern. Lack of housing affordability is a factor resulting in more frequent moves by families, which disrupt the schooling of children. Cities must also address the ongoing housing needs of youth that have "aged out" of foster care and transitional housing programs. Live/work arrangements have the potential to meet the needs of some younger persons.[38]

Discussion:

Please see discussions above.

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[36] CTA 2013-2014. Includes households who reported their last permanent zip code as San Jose.
[37] City of San Jose. "Homeless Census and Survey." 2013.
[38] City of San José. "2015-2023 Housing Element." 2014.

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

Introduction

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

- Elderly households
- Persons with disabilities
- Large households
- Female-headed households
- Farmworkers
- Persons living with AIDS/HIV and their families

Describe the characteristics of special needs populations in your community.

Elderly Households

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

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing location and affordability represent key issues for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages.[39]

Ten percent of San José residents (95,564 individuals) are 65 years and over[40] and 26 percent of households (67,528) in the City contain at least one person 62 years or older.[41] These households are more likely to be LMI, with 49 percent containing at least one person age 62 or older (38,325 households) having incomes below 80% AMI, compared to 38 percent for the City.[42] With the aging of the population, senior housing needs are anticipated to increase over the next thirty years.

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[39] Joint Center for Housing Studies. "Housing America's Older Adults: Meeting the Needs of an Aging Population." 2014. http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/jchs-housing_americas_older_adults_2014.pdf
[40] 2010 Census
[41] 2007-2011 CHAS
[42] Ibid

Table 34 - Elderly Population (City)

Income	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households	**45,330**	**35,430**	**33,395**	**28,720**	**158,125**
Household Contains at Least One Person 62-74 Years of Age	7,815	6,765	6,510	4,970	25,040
Household Contains at Least One Person Age 75 or Older	8,635	5,020	3,580	2,615	8,010

Data Source: 2007-2011 CHAS

Persons with Disabilities

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

Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.[43]

Persons with a disability make up approximately eight percent of the total population.[44] Data from the State Department of Developmentally Disabled Service (DDS) show that over 7,000 individuals residing in the City utilize State DDS services quarterly.[45]

As shown in **Table 36** below, individuals 65 and older are disproportionately disabled, with over one-third (36 percent) of individuals 65 years and older in the City experiencing a disability. Of the disabled population 65 year and older, ten percent (10,750 individuals) have a self-care difficulty and 19 percent (20,090 individuals) have an independent living difficulty, resulting in over 30,840 elderly individuals who may require supportive housing accommodations.

Table 35 - Disability Status of Population (City)

	Number	Percent
Population 18 to 64 years	**638,716**	65%
With a Hearing Difficulty	8,092	1%
With a Vision Difficulty	6,088	1%
With a Cognitive Difficulty	15,871	3%
With an Ambulatory Difficulty	17,882	3%
With a Self-Care Difficulty	7,021	1%
With an Independent Living Difficulty	14,738	2%
Total With a Disability (18 to 64 Years Old)	**37,611**	**6%**

[43] National Council on Disability. "The State of Housing in America in the 21st Century: A Disability Perspective." January 2010. http://www.ncd.gov/publications/2010/Jan192010
[44] 2011-2012 ACS
[45] City of San José. "2015-2023 Housing Element." 2014.

	Number	Percent
Population 65 Years and Over	**105,129**	**11%**
With a Hearing Difficulty	15,572	15%
With a Vision Difficulty	6,962	7%
With a Cognitive Difficulty	11,793	11%
With an Ambulatory Difficulty	23,909	23%
With a Self-Care Difficulty	10,750	10%
With an Independent Living Difficulty	20,090	19%
Total With a Disability (65 Years and Older)	**37,872**	**36%**
Total Population	**980,579**	**100%**

Data Source: 2011-2013 ACS

Data Source Comments: Totals may not add up to 100% due to rounding

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may face challenges finding adequately-sized affordable housing. This may cause larger families to live in overcrowded conditions and/or overpay for housing.

Census data for 2010 shows that the average household size in the City is 3.09 people. The table below indicates that 18 percent of all households in San José are large households.

Table 36 - Household Size (City)

	Number	Percent
1 persons	59,385	20%
2 Persons	81,419	27%
3 Persons	53,351	18%
4 Persons	52,058	17%
5 or More Persons	55,153	18%
Total Households	**301,366**	**100%**

Data Source: 2010 Census

Data Source Comments: Totals may not add up to 100% due to rounding

Female-Headed Families

Single mothers may have a greater risk of poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher earning jobs, and inadequate or expensive child support services.[46] Female-headed families with children may have unique housing needs such as ease of access to child care, health care, and other supportive services.

[46] U.C. Berkeley. "Serving Low-income Families in Poverty Neighborhoods Using Promising Programs and Practices." September 2004. http://cssr.berkeley.edu/pdfs/lowIncomeFam.pdf

According to the 2010 Census, single parent, female-headed households with children under the age of 18 accounted for six percent of all City households. This equates to approximately 17,932 single-mother families.[47]

Farmworkers

The Santa Clara County region produces over $260 million of agricultural products per year. Affordable housing concerns extend both to individuals who seasonally migrate to the County for jobs on farms and in processing plants, and to a substantial and growing portion of farmworkers who are permanent, year-round County residents rather than seasonal migrant workers. Farmworkers may encounter special housing needs because of their limited income and seasonable nature of employment. Housing needs for farmworkers include both permanent and seasonal housing for individuals, as well as permanent housing for families.

According to the City of San José's 2015-2023 Housing Element, there were less than 1,000 farmworkers living in San José in 2012. Additionally, City business license records and California Employment Development Department data show no active farms or agricultural uses in San José that would generate special housing needs for farmworkers. All businesses identified as agricultural-related industries within the City are either offices for farm operations located in the Central Valley or industrial operations that manufacture equipment and machinery for agricultural purposes.[48]

Persons Living with AIDS/HIV and their Families

Stable and affordable housing that is available to persons living with HIV/AIDS and their families helps assure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.[49]

In the County, from April 2006 through June 2014, a total of 1,119 cases of HIV were reported; of these, 1,080 individuals are still living (three percent deceased). During the same time period, a total of 4,655 cases of AIDS was reported; 2,327 are still living (50% deceased).[50] According to a 2011 Santa Clara County HIV/AIDS needs assessment survey, the majority of respondents living with HIV/AIDS represented renter households (71 percent), and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey.[51]

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

Please see discussions above for the housing and supportive needs of each group.

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[47] 2010 Census
[48] City of San José. "2015-2023 Housing Element." 2014.
[49] National AIDS Housing Coalition. "HOPWA." http://nationalaidshousing.org/legisadvocacy/hopwa/
[50] California Office of AIDS. "HIV/AIDS Surveillance in California." June 2014.
[51] Santa Clara County HIV Planning Council for Prevention and Care. "2012-2014 Comprehensive HIV Prevention & Care Plan for San José." 2011.

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

HIV

Countywide, males represent 85 percent of reported HIV cases. This includes White (45 percent), Hispanic/Latino (32 percent), African American (12 percent), and Asian/Pacific Islander (9 percent) males. Thirty-five percent of the 75 newly reported cases in 2010 were of individuals between 20 and 29 years of age, compared with only 14 percent of existing (total living) cases. [52]

AIDS

AIDS cases are similar in distribution to HIV cases. The existing total group living with AIDS was older (43 percent were age 50 and older), compared to those with HIV (28 percent were age 50 and older). Also, AIDS incidence in 2010 was highest among Hispanic/Latino persons (42 percent), followed by Whites (36 percent), Asian Pacific Islanders (11 percent), and African Americans (10 percent). [53]

Housing challenges experienced by those with HIV/AIDS include: very low incomes, poor credit and rental histories, criminal justice histories, and multiple diagnoses related to the HIV disease process coupled with mental health and substance abuse issues. This results in many of the households being unable to remain housed without considerable supportive assistance.[54]

Table 37 - HOPWA Data (City/County)

Current HOPWA Formula Use:	Santa Clara County (2013)	San Jose City (2013)
Cumulative Cases of AIDS† Reported	4,729	2,979
Area Incidence of AIDS†	77	43
Incident Rate of AIDS† Per 100,000 Population	4.2	4.4
Number of New AIDS† Cases Prior Year (2011-2013)	268	160
Average Rate Per 100,000 Population (2011-2013)	4.9	5.5
Current HIV Surveillance Data	**Santa Clara County (2013)**	**San Jose City (2013)**
Number of Persons Living With HIV (PLWH)	3,455	2,281
Area Prevalence (PLWH Per 100,000 Population)	187.7	231.9
Number of New HIV Cases‡ Reported Last Year (2012)	139	85

Data Source: Santa Clara County Public Health Department, enhanced HIV/AIDS reporting system (eHARS), data as of July 9, 2014; State of California, Department of Finance, Population Estimates for Cities, Counties, and the State, 2011-2014, May 1, 2014; http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/2011-20/view.php

Data Source Comment: †: Include AIDS patients who were previously reported as HIV only (not AIDS) to Santa Clara County Public Health Department ‡: Include people diagnosed with HIV infection with or without AIDS

[52] Ibid
[53] Ibid
[54] City of San José. Consolidated Annual Performance Evaluation Report (CAPER). 2013-2014

Table 38 - HIV Housing Need (City)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant Based Rental Assistance	141
Short-Term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, Short-Term or Transitional)	0

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet FY 2013-2014

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

Describe the jurisdiction's need for Public Facilities.

The City's 2012-2016 Five Year Capital Improvement Program (CIP) includes $13.8 million from the Neighborhood Security Act Bond Measure to enhance police, fire, and medical emergency response services and facilities. Assessments on the property taxes of San José residents are used to support these obligations.

The City's CIP is the primary tool linking the application of City resources with new development to implement the Envision General Plan. The CIP is used to:[55]

- Implement growth strategies by locating and programming public facilities and infrastructure in areas where development is planned and by delaying improvements until needed in areas where development is restricted.
- Locate parks, libraries, health facilities and other public facilities equitably throughout the city.

New infrastructure and public facility projects will generally focus on expansions and enhancements to existing infrastructure and will: [56]

- Ensure that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs to avoid the need for future upsizing.
- Meet the housing needs of existing and future residents by fully and efficiently utilizing lands planned for residential and mixed-use and by maximizing housing opportunities in locations within a half mile of transit, with good access to employment areas, neighborhood services, and public facilities.
- Cooperate with school districts in the joint planning, development, and use of public school facilities combined with other public facilities and services, such as recreation facilities, libraries, and community service/programs.

San José Community Forums

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

- Support modernization and rehabilitation of senior centers
- Increase the number of homeless facilities across the City
- Provide more accessible community centers

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[55] City of San José. "Citywide Capital Improvement Program Annual Status Report." February 2013.
[56] City of San José. "2040 General Plan." 2011.

Regional Needs Survey

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

1. Homeless facilities
2. Facilities for abused, abandoned and/or neglected children
3. Educational facilities
4. Mental health care facilities
5. Youth centers
6. Drop-in day center for the homeless

How were these needs determined?

The City's CIP indicates the schedule and anticipated funding for investment and construction of public infrastructure projects. The planning process:

- Engages the community and Planning Commission in early stages of the CIP preparation to gather additional input on how it can be used to implement the Envision General Plan.
- Identifies priority capital improvement projects needed to serve existing or nearer term planned urban development, and implements these projects through the Annual Capital Improvement Budget.

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

Describe the jurisdiction's need for Public Improvements.

San José Community Forums

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

- Expand access to open space and recreational amenities to encourage healthy lifestyles and active living among residents
- Create pedestrian friendly neighborhoods with safe and accessible roads, streets, and sidewalks
- Integrate "Complete Streets" guidance into the development of major corridors and neighborhood centers
- Address bicycle and pedestrian conflicts with vehicular traffic to protect vulnerable populations, including school-age children and seniors
- Expand ADA improvements such as curb cuts, sidewalk repairs and crosswalk enhancements

Regional Needs Survey

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services.

San José Community Forums

During the San José forums, participants emphasized the need to support a broad range of community services. The need to increase services for the homeless was a key concern identified by community members. Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs. Another common topic was the need to address the housing crisis facing seniors. Forum participants noted that elderly renters experience numerous housing issues, including cost burden. The primary needs that were identified include:

- Community Services
    - Develop free, year-round programs and activities for youth (e.g., recreation programming, sports)
    - Support food assistance and nutrition programs for low-income families, seniors and disabled individuals
    - Provide health care services to seniors and low-income families
    - Encourage collaboration between service providers
    - Prioritize community engagement to reach a wider variety of stakeholders including the homeless population and high school students
    - Provide mental health care services for homeless and veterans
    - Increase services in east San José
    - Assist service providers in meeting the needs of vulnerable populations through increased funding and information sharing
    - Expand access and frequency of transportation services

- Economic Development

- Develop job training and education programs
- Non-profits are experiencing difficulty in acquiring funds resulting in inability to extend service contracts and fund projects creating gaps in the services provided
- Address the need for job training programs for youth, low-skilled workers, homeless individuals and undocumented workers
- Provide micro-enterprise loans and technical services to support minority-owned businesses, and to spur job creation
- Ensure workers are paid a wage that allows them to live in San José

Regional Needs Survey

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

1. Emergency housing assistance to prevent homelessness
2. Access to fresh and nutritious foods
3. Homeless services
4. Abused, abandoned and/or neglected children services
5. Transportation services

Survey respondents rated the level of need for five economic development areas in their neighborhoods. The three highest priorities in this area were:

1. Job training for homeless
2. Financial assistance for low income residents for small business expansion and job creation
3. Storefront improvements in low income neighborhoods

Santa Clara County Community Assessment Project

As recommended in the 2012 Santa Clara County Community Assessment Project Executive Summary, needed public services should be provided by multiple segments of the community: [57]

- *Service Providers can:*
  - Expand quality after-school programs that help busy working parents, often with multiple jobs, keep children occupied in safe, fun and creative educational activities. Provide academic support to students who need help. Offer programs with easy access for youth and their families.
  - Expand English-language skills, early-literacy and computer-literacy training programs that help immigrant parents become better partners in their children's education.
- *Public Entities can:*

[57] Santa Clara County Community Assessment. "Santa Clara County Community Assessment Project Executive Summary." October 2012. http://www.scc-cap.org/2012%20Community%20Assessment%20Report.pdf

- Ensure that libraries and community centers are open and available to residents.
- Ensure that local parks, trails and neighborhoods are well-cared for and safe. Increase access to safe recreational and walkable areas and support strategies promoting regular physical activity that can reduce obesity.
- Expand assistance for enrolling in public and government benefits, ensuring that local families maximize access to income, health and social supports.
- Ensure all children have access to quality early-learning opportunities, whether at home, with relatives or at child care facilities.

- *Policymakers can:*
  - Expand publicly provided work supports such as the earned income tax Credit (EITC) and other tax credits. Child care subsidies and supports for housing, transportation and health care are effective in increasing post-tax incomes for working families.
  - Expand job training and apprenticeship opportunities. Getting people into the workforce with transferable skills and paid at livable wages puts them on the road to economic stability.
  - Support efforts that promote an integrated system of long-term supports and services (LTSS) for older adults and people with disabilities so that they can remain living independently in the community.

How were these needs determined?

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

The 2012 Santa Clara County Community Assessment Project collected data through over 1,200 phone surveys, 3,100 online surveys, 50 existing data reports, and 80 informal "kitchen-table-style" small group discussions reaching 500 residents. Research partners included San José State's Survey Policy Research Institute, Santa Clara County Planning Department, Raimi Associates, and United Way Silicon Valley.[58]

[58] Santa Clara County Community Assessment. "Santa Clara County Community Assessment Project Executive Summary." October 2012. http://www.scc-cap.org/2012%20Community%20Assessment%20Report.pdf

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

As was discussed in the Needs Assessment, the San José-Sunnyvale-Santa Clara HUD Metro Fair Market Rent Area (HMFA) has the third most expensive rental market in the nation. Renter households must earn at least $31.70 an hour to afford the average two bedroom apartment.[59] Rental housing throughout the County is becoming increasingly more expensive and the affordability gap is widening. In a report of affordable housing existing conditions and opportunities in Santa Clara County it was reported that "the Association of Bay Area Governments (ABAG) projects that, over the next 25 years, 57 percent of all household growth in the Bay Area will consist of very low- and low income households. The State's Employment Development Department projects that more than half of the jobs created in the next five years in Santa Clara County will pay $11.00 per hour or less. In addition, much of the household growth is expected to be with senior households."[60]

Rising home prices are a response to an imbalance between supply and demand, and also represent a market failure. The traditional model of building market-rate housing does not mobilize resources to build "naturally affordable" homes for those who are employed in low-wage jobs. There is currently no market-based solution for a significant portion of the regional and local workforce who are low-income or who have special needs. While increasing the general supply of housing is important, supply itself will not solve the affordability challenge: jurisdictions cannot build our way to affordability. Thus, without sufficient public purpose capital, Santa Clara County will be challenged to meet its affordable housing needs.

Additionally, it is important to have an adequate housing supply that has a variety of product types and that is affordable to households at different income levels. . The notion of an appropriate jobs-housing "fit" is important considering that the wide range of industries, occupations, and wages requires an equally wide range of housing opportunities to meet those diverse needs. This holds true not just for the lowest income residents but also for a large number of low-and moderate-income working families. Overall, there is a strong need for a diverse mixture of new housing stock to serve the needs of the region's current and future population.

The following gives a brief overview of the Market Analysis results, with more detail included in each corresponding section. All analyses are specific to the City of San José unless otherwise noted.

MA-10 Number of Housing Units

- Over one-half (65 percent) of housing units in the City are single-family residences. Only 31 percent of units within San José are multi-family units.
- The City's housing stock favors owner households, with 60 percent of housing units occupied by owner households, and 40 percent of housing units occupied by renter households.

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[59] National Low Income Housing Coalition. "Out of Reach." 2014. http://nlihc.org/sites/default/files/oor/2014OOR.pdf

[60] Cities Association of Santa Clara County and Housing Trust Silicon Valley. "Affordable Housing Landscape & Local Best Practices." December 2013. http://blog.housingtrustsv.org/wp-content/uploads/2014/09/WP_ahfl_12_2_2013.pdf

- Within San José there are 236 deed-restricted affordable housing developments containing 19,244 homes.

MA-15 Housing Market Analysis: Cost of Housing

- Cost burden is the most common housing problem with 44 percent of all households paying more than 30 percent of their income toward housing costs.
- Twenty percent of households experience severe cost burden and are paying more than 50 percent of their income toward housing costs.
- The City needs over 17,000 additional affordable housing units just to match the existing housing needs of the population earning below 80% AMI.

MA-20 Housing Market Analysis: Condition of Housing

- Forty-one percent of owner households and 46 percent of renter households experience one or more of these conditions: overcrowding, cost burden, or a lack of complete plumbing or kitchen facilities.
- San José's housing stock is relatively new, with approximately 80 percent of the stock built in 1960 or after.
- An estimated 38 percent of pre-1980 units at risk of a Lead Based Paint (LBP) hazard are occupied by LMI households.

MA-25 Public and Assisted Housing

- The Housing Authority of the County of Santa Clara (HASCS) develops, controls, and manages more than 2,600 affordable housing units throughout the County.
- HACSC has been a Moving to Work (MTW) agency since 2008. In this time the agency has developed 31 MTW activities.
- HACSC's Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families to achieve self-sufficiency. In 2013 80 FSS households increased their income, with an average dollar increase in annual household income of $12,431.

MA-30 Homeless Facilities and Services

- As per the 2014 Housing Inventory Count (HIC) 6,320 beds are available for homeless individuals and families in the County. 358 beds are under development.
- Housing facilities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, and safe havens.

MA-35 Special Needs Facilities and Services

- San José contains 652 licensed community care facilities with a total of 8,393 supportive housing beds available for persons with health related conditions.

MA-40 Barriers to Affordable Housing

- The region's barriers to affordable housing include the lack of available land, diminishing public funding, and generally competitive home and rental markets that price out many current and future residents.
- Along with the regional barriers to affordable housing present throughout the County, the City has identified other barriers, including: a decrease in available funding sources due to the dissolution of redevelopment agencies, and public concerns regarding future housing development due to school district and traffic impacts.

MA-45 Non-Housing Community Development Assets

- Four employment sectors produce 74 percent of the jobs in the City:
    - Manufacturing – 24 percent
    - Professional, Scientific, Management Services – 18 percent
    - Education and Health Care Services – 16 percent
    - Retail Trade – 16 percent
- Sixty-five percent of the fastest growing occupations in the County require a bachelor's degree or higher.
- In the City, 37 percent of residents 25 years of age and older have a bachelor's degree or higher. Residents who have a high school degree or less can only expect to be employed in occupations that will provide incomes in the below 50% AMI range.

MA-50 Needs and Market Analysis Discussion

- The City of San José Planning Areas that contains the greatest racial/ethnic and LMI concentrations are as follows: Alum Rock, Berryessa, Central, Edenvale, Evergreen, North, South, and West Valley.

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

Introduction

The City of San José has been a largely suburban jurisdiction. Single-family residences (1-unit detached or attached structures) comprise the largest proportion of homes City (65 percent of all units fall within this category), while 31 percent of units in the City are multi-family attached units. Although, mobile homes represent the smallest share of the City's housing stock at three percent, San José has the highest However, over the last fifteen years the City has permitted largely multi-family housing and this trend is expected to continue and even potentially accelerate. This is due to a mix of market trends, demographic shifts, changing cultural preferences, and public policy changes.

Sixty percent of San José's homes are occupied by owner households (179,153), while 40 percent are occupied by renter households (121,848). Despite the economic recession that began in 2008, San José added more homes overall between 2000 and 2010 (32,197) than it did between 1990 and 2000 (22,476), largely due to the residential construction boom between 2000-2007.[61]

Table 39 - Multi-Family Developments of Five Units or More by Jurisdiction (City/County)

Jurisdiction	# of Units	% of Units
Santa Clara County	160,265	25%
Santa Clara Urban County	13,134	13%
City of Cupertino	4,420	21%
City of Mountain View	15,386	47%
City of Gilroy	1,941	13%
City of Sunnyvale	20,560	37%
City of Palo Alto	8,549	31%
City of San José	74,706	24%
City of Santa Clara	16,637	37%

Data Source: 2007-2011 ACS

Data Source Comment: Table includes multi-family developments of 5 units or more

Table 40 – Residential Properties by Unit Number (City)

Property Type	# of Units	% of Units
1-Unit Detached Structure	173,946	55%
1-Unit, Attached Structure	32,634	10%
2-4 Units	23,068	7%
5-19 Units	34,466	11%
20 or More Units	40,240	13%
Mobile Home, Boat, RV, Van, Etc.	10,901	3%
Total	**315,255**	**100%**

Data Source: 2007-2011 ACS

Data Source Comments: Totals may not add up to 100% due to rounding

[61] City of San Jose. "2015-2023 Housing Element." 2014.

Table 41 - Unit Size by Tenure (City)

	Owner Households		Renter Households	
	Number	%	Number	%
No Bedroom	700	0%	8,819	7%
1 Bedroom	3,743	2%	33,999	28%
2 Bedrooms	29,446	16%	44,635	37%
3 or More Bedrooms	145,264	81%	34,395	28%
Total	**179,153**	**99%**	**121,848**	**100%**

Data Source: 2007-2011 ACS

Data Source Comments: Totals may not add up to 100% due to rounding

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

The City has a contractual agreement with HACSC to administer the City's Section 8 Rental Assistance and Public Housing Programs. HACSC provides federally subsidized rental assistance vouchers to almost 12,000 very low income San José households, and has developed more than 1,300 units of affordable housing in the City since 1995.[62] Per HUD federal regulations: 75 percent of new Section 8 admissions shall not exceed 30% AMI, and the remaining 25 percent may be between 31-80 % AMI.[63] Additionally, in 2007 the City reached an agreement with HACSC to set aside 100 vouchers for chronically homeless individuals.[64]

Additionally, within San José there are 236 deed-restricted affordable housing developments containing 19,244 units with the following tenant income restrictions:

- 0-30% AMI – 2,432 units
- 30-50% AMI – 7,952 units
- 50-80% AMI – 5,661 units
- 80-100% AMI – 892 units

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

HASCS's housing properties within San José have income limits as follows:

Table 42 - HASC Housing Properties (City)

Project Name	City	Income Limit	Number of Units	Housing Type
Avenida Espana Gardens	San José	50% AMI	84	Public and Other HUD Assisted

[62] City of San José. "2015-2020 Housing & Neighborhood Investment Strategic Plan." 2014.
[63] 24 CFR Part 982
[64] Ibid.

Project Name	City	Income Limit	Number of Units	Housing Type
				Housing
Blossom River Apts.	San José	50% or 60% AMI	144	Senior Tax Credit Housing
Clarendon Street	San José	50% or 60% AMI	80	Family Tax Credit Housing
Cypress Gardens*†	San José	50% or 60% AMI	125	Family Tax Credit Housing
DeRose Gardens	San José	60% AMI	76	Senior Tax Credit Housing
Helzer Courts	San José	30%, 50% or 60% AMI	155	Family Tax Credit Housing
Huff Gardens	San José	60% AMI	72	Family Tax Credit Housing
Julian Gardens†	San José	50% AMI	9	Senior Tax Credit Housing
Lenzen Gardens*†	San José	50% AMI	94	Family Tax Credit Housing
Lucretia Gardens†	San José	50% AMI	16	Family Tax Credit Housing
Morrone Gardens	San José	50% AMI	102	Senior Tax Credit Housing
Pinmore Gardens	San José	60% AMI	51	Family Tax Credit Housing
Poco Way Apartments†	San José	50% or 60% AMI	129	Family Tax Credit Housing
Seifert House†	San José	50% AMI	3	Senior Tax Credit Housing
The Willows	San José	30% or 60% AMI	47	Family Tax Credit Housing
Villa Hermosa	San José	40% AMI	100	Family Tax Credit Housing
Villa San Pedro	San José	50% or 60% AMI	100	Family Tax Credit Housing
Total Units			**1,387**	

Data Source: HACSC

Data Source Comments: *These properties also include non-elderly disabled. **Theses properties are Public Housing units until final disposition and will then have Project-Based Vouchers. †These properties include Project-Based Vouchers or Project Based Assistance.

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

In San José, 47 developments (2,645 homes) have one or more affordability restrictions expiring within the next 10 years. These at-risk homes account for approximately 14 percent of all deed-restricted homes in San José.[65] Of the 47 at-risk developments expiring within the next 10 years:

- Thirty-six developments, consisting of 1,927 homes, have only one affordability restriction and are thus more likely to convert to market rate than homes with multiple affordability restrictions. This subset of at-risk homes contains over 247 LMI homes.
- Fourteen developments have profit-motivated owners, consisting of 1,142 homes (43 percent). Of these, 108 are LMI homes.
- Thirty-three developments, consisting of 1,503 homes (57 percent) are owned by nonprofits who are typically interested in preserving affordability status and are thus considered to be lower risk.

As shown in the table below, over one-half (55 percent) of the 2,645 at-risk homes have expiring HUD affordability restrictions prior to June 30, 2025. City affordability restrictions and bond projects are the second and third largest, respectively. Of the 292 senior homes that are at risk of conversion, 220 have only one affordability restriction but all are controlled by nonprofit owners, which reduces the risk of conversion to market rate housing after the affordability restrictions have expired.

Table 43 - Housing Units by Earliest Expiring Affordability Restriction (City)

Expiration	Number	%
Expiring HUD Affordability Restrictions	1,464	55%
Expiring City Affordability Restrictions	484	18%
Expiration – Bond Projects	405	15%
Expiration – TCAC Project (Senior Housing)	292	12%
Total	**2,645**	**100%**

Data Source: City of San José 2015-2023 Housing Element

Data Source Comment: Conversion risk for developments with expiring affordability restrictions prior to June 30, 2025. Totals may not add to 100% due to rounding

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

As described in Needs Assessment, based on both the number of cost burdened and severely cost burdened households, as well as the number of households on the HACSC waitlist (which has been closed since 2006 and has an approximately 10-year wait), the available housing units do not meet the needs of the City's low income residents.

Regional Housing Need Plan for the San Francisco Bay Area: 2007-2014

The Regional Housing Need Allocation (RHNA) is the process by which each jurisdiction in California is assigned its fair share of the housing needs, per State law, for an eight-year period. The RHNA identifies each jurisdiction's housing responsibility, and is divided into four income categories that encompass all levels of housing affordability. A jurisdiction's share of housing need is determined through a three-step process: [66]

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[65] City of San Jose. "2015-2023 Housing Element." 2014.

[66] HCD sets income limits for each of these income categories for every county in California. These may or may not mirror HUD's AMI income limits.

1. The California Department of Finance and the Department of Housing & Community Development project population growth and housing needs over a period of time;
2. Statewide housing needs are allocated to regional Council of Governments (COGs) throughout California;
3. COGs work with the cities and counties within their purview to allocate the regional need to the local level in the RHNA.

The COG for the Bay Area is the Association of Bay Area Governments (ABAG), comprised of all nine counties and 101 cities and towns within the San Francisco Bay region. As a result of the 2007-2014 RHNA planning cycle, ABAG projected that San José's total housing need to be 34,721 housing units:[67]

- 0-30% AMI: 3,876 units
- 30-50% AMI: 3,875 units
- 50-80% AMI: 5,322 units
- 80-120% AMI: 6,198 units
- 120%+ AMI: 15,450 units

The City has issued 16,029 building permits since the start of the 2007 RHNA period through calendar year 2013, equaling 48 percent of the overall allocation. However, the income categories in which production occurred vary significantly. While the City has met nearly 85 percent of its 120%+ AMI allocation, it has only met 15 percent of its 0-120% AMI housing needs. The most challenging income category for the City was the 30-50% AMI category, as market rate developers typically build at higher price points, while affordable housing programs typically target deeper affordability levels.[68]

Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022

While the City has been proactive in working to meet affordable housing needs, the demand and resources have historically been out of balance due to the extreme cost of living in the Bay Area, and the significant reduction in funds available for affordable housing development. San José's allocation housing need for the four income groups during the 2014-2022 planning period is:[69]

- 0-50% AMI: 9,233 units
- 51-80% AMI: 5,428 units
- 81-120% AMI: 6,188
- 120%+ AMI: 14,231 units

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[67] Association of Bay Area Governments. "Regional Housing Need Plan for the San Francisco Bay Area: 2007-2014." 2008. http://www.abag.ca.gov/planning/pdfs/SFHousingNeedsPlan.pdf
[68] City of San Jose. "2015-2023 Housing Element." 2014.
[69] Association of Bay Area Governments. "Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022." 2013. www.abag.ca.gov/planning/housingneeds/pdfs/2014-22_RHNA_Plan.pdf

As shown in the table below, San José's total housing need for the current **RHNA** period is 35,080. The City is not required to construct the units, but must show that the adequate zoning, programs related to housing development and access to housing, or land use policies are in place to accommodate future housing growth.

Table 44 - 2014-2022 Regional Housing Need Allocation (City/County)

Regional Housing Need Allocation for Santa Clara County	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total
Santa Clara County					
Campbell	253	138	151	391	933
Cupertino	356	207	231	270	1,064
Gilroy	236	160	217	475	1,088
Los Altos	169	99	112	97	477
Los Altos Hills	46	28	32	15	121
Los Gatos	201	112	132	174	619
Milpitas	1,004	570	565	1,151	3,290
Monte Sereno	23	13	13	12	61
Morgan Hill	273	154	185	316	928
Mountain View	814	492	527	1,093	2,926
Palo Alto	691	432	278	587	1,988
San Jose	9,233	5,428	6,188	14,231	35,080
Santa Clara	1,050	695	755	1,593	4,093
Saratoga	147	95	104	93	439
Sunnyvale	1,640	906	932	1,974	5,452
Santa Clara County Unincorporated	22	13	214	28	277
	16,158	**9,542**	**10,636**	**22,500**	**58,836**

Data Source: Association of Bay Area Governments

Describe the need for specific types of housing.

As discussed in the Needs Assessment, several special needs populations require affordable housing, including the homeless or at-risk of homelessness, large households, female-headed households with children, seniors and disabled individuals. As shown the table below, the vast majority of HASC clients fall into one of these special needs categories.[70] HASC reports that smaller unit sizes and accessibility to transit, health care, and other services are housing needs for the senior population. The same often holds true for disabled individuals.

[70] Housing Authority of the County of Santa Clara, Housing Needs Assessment, 2013

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Table 45 - HASC Special Needs Populations (County)

GROUP	NUMBER OF HACSC PARTICIPANT HOUSEHOLDS	PERCENTAGE OF HACSC PARTICIPANT HOUSEHOLDS[1]	NUMBER OF TOTAL COUNTY HOUSEHOLDS	PERCENTAGE OF TOTAL COUNTY HOUSEHOLDS
Seniors (excludes disabled)	1,532	10%	129,728	21.7%
Disabled (includes seniors)	6,626	44%	48,336[2]	8%[2,3]
Female HOH w/ children	10,622	71%	31,895	5%
Large Families	1,988	13%	90,630	15%
Homeless	1,072	7%	7,067[2]	<1%[2]
Chronically Homeless	181	1%	2,520[2]	<1%[2]

[1]Please note that the total percentage of HACSC Participant Households is greater than 100% because participants may fall into more than one category.

[2]These numbers are estimates. The U.S. Census and Homeless Survey track the number of homeless and disabled individuals, not households.

[3]Individuals with disabilities comprise 8% of the County's population. The chart assumes that 8% of all the County's households have a member with a disability. The actual number of disabled households in the County is difficult to accurately track as the U.S. Census does not specifically track the number of disabled households. It is likely that the number of disabled households in the County is higher than 8% since it is more likely that one disabled individual lives in a household as opposed to multiple disabled individuals living a household.

Data Source: HACSC

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

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems relate directly to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities. As stated in the Needs Assessment, cost burden is the most common housing problem within the City, with 44 percent of all households (47 percent of renters and 40 percent of owners) paying more than 30 percent of their income toward housing costs. In addition, 20 percent of households (25 percent of renters and 17 percent of owners) experience severe cost burden and are paying more than 50 percent of their income toward housing costs.

Table 46 - Cost of Housing (City)

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	$375,500	$570,000	52%
Median Contract Rent	$1,045	$1,989	90%

Data Source: 2000 Census (Base Year) / DQNews (Most Recent Year Home Value); City of San José 2015-2023 Housing Element (Most Recent Year Contract Rent)

Table 47 - Rent Paid (City)

Rent Paid	Number	%
Less than $500	10,867	9%
$500-999	23,744	20%
$1,000-1,499	44,361	36%
$1,500-1,999	27,389	23%
$2,000 or More	15,487	13%
Total	**121,848**	**100%**

Data Source: 2007-2011 ACS

Data Source Comments: Totals may not add up to 100% due to rounding

Is there sufficient housing for households at all income levels?

There is a disparity between need and availability of affordable housing in the City. As seen on **Table 49** and **Figure 4**, approximately 32,930 renter households are at 0-30% AMI, yet there are only 8,125 rental units available that are affordable to these households, satisfying less than 25 percent of the need (no data is available on homeowner units). In total, there are 96,755 units affordable for LMI households earning below 80% AMI, yet there are 114,160 households within this income bracket in need of housing, creating an overall housing gap of over 17,000 units for LMI households. While the shortage of affordable units is most acute for those in the lowest income bracket, households earning 30-50% AMI may also have difficulty finding affordable units.

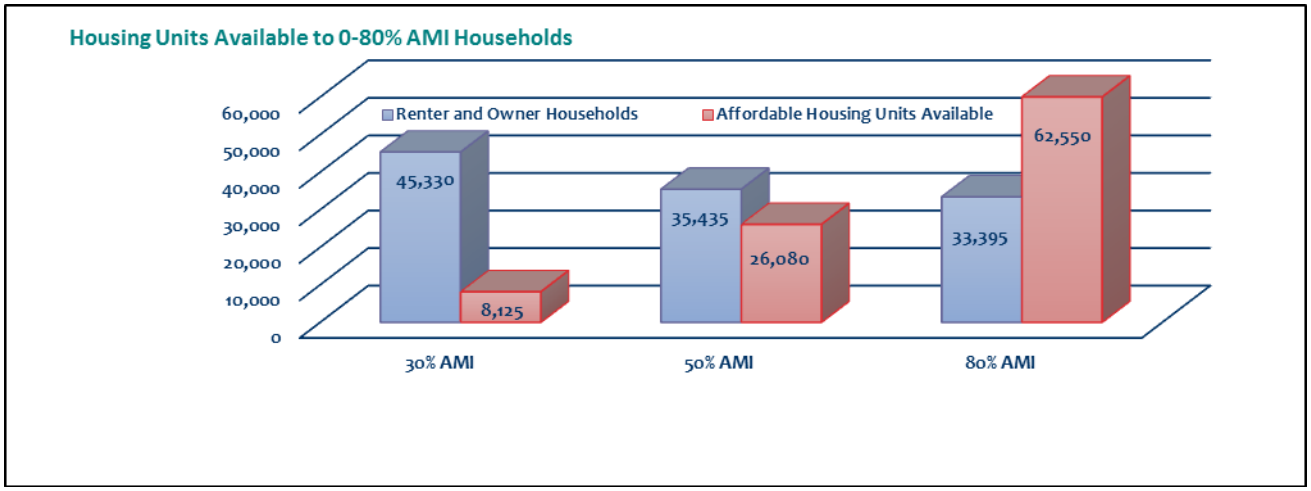
Table 48 - Affordable Housing Supply Vs. Need (City)

Household Income	Households in the Income Category	Total Units Available (For Renter and Owner Households)	Housing Unit Gap	Housing Percentage Gap
30% AMI	45,330	8,125	-37,205	-82%

Household Income	Households in the Income Category	Total Units Available (For Renter and Owner Households)	Housing Unit Gap	Housing Percentage Gap
50% AMI	35,435	26,080	-9,355	-26%
80% AMI	33,395	62,550	29,155	87%
Total	**114,160**	**96,755**	**-17,405**	**-15%**

Data Source: 2007-2011 CHAS

Figure 4 - Affordable Housing Supply Vs. Need



Data Source: 2007-2011 CHAS

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

As shown in the table above, from 2000-2012, median home values have increased by 52 percent, and median contract rents have increased by 90 percent in San José. Data also shows that from 2000 to 2012 the median household income increased by only 16 percent ($70,243 to $81,349).[71] This indicates that the median household income in the City is not keeping pace with the cost of housing, which may pose financial challenges for households seeking to purchase or rent a home. This is a conservative estimate, as multiple 2014 studies have indicated Silicon Valley is currently the most expensive housing market in the country.[72] [73] [74]

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

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[71] 2008-2012 ACS

[72] Silicon Valley Business Journal. "When the Median Home Price is $4.6 million: Silicon Valley Claims 3 of Nation's 10 most Expensive Housing Markets." http://www.bizjournals.com/sanjose/news/2014/07/07/when-the-median-home-price-is-4-6-million-silicon.html

[73] Forbes. "Silicon Valley Dominates 2013 List of America's Most Expensive ZIP Codes." http://www.forbes.com/sites/morganbrennan/2013/10/16/silicon-valley-tech-enclaves-top-our-list-of-americas-most-expensive-zip-codes/

[74] Huffington Post. "10 Most Affordable Housing Markets in America." http://www.huffingtonpost.com/2014/11/15/most-affordable-homes-in-the-us_n_6147890.html

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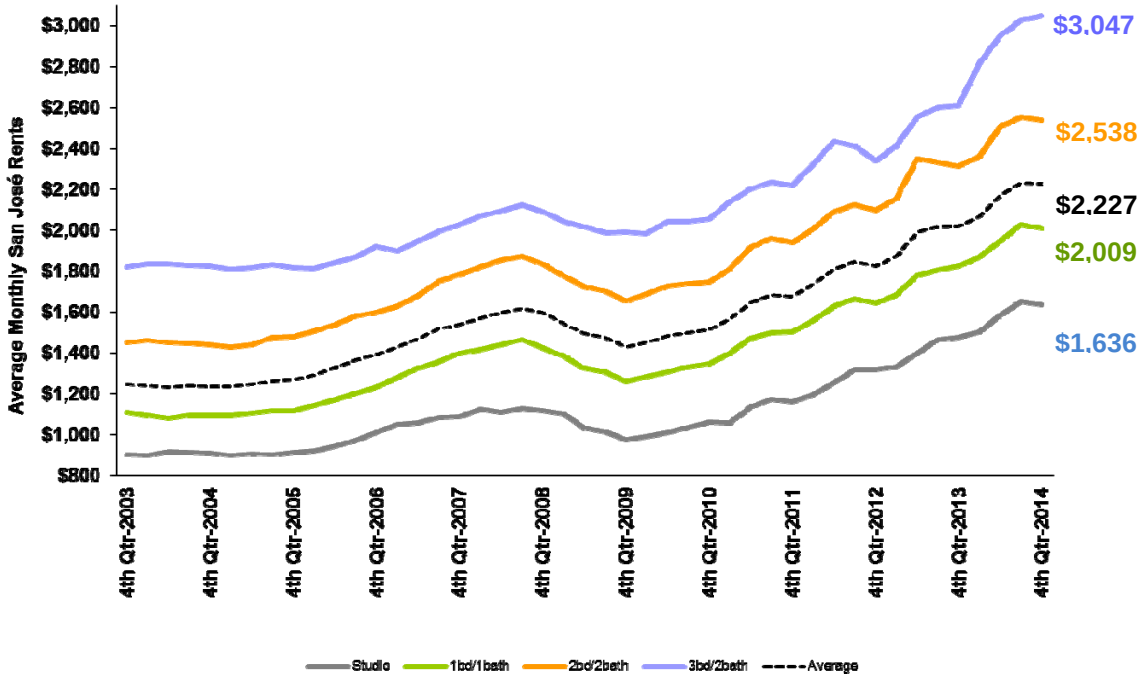
For every unit size, HOME and Fair Market Rent (FMR) limits are considerably lower than the median rents experienced by households in San José. Additionally, average contract rent in the City has increased by approximately 10 percent since 2010.[75]

Table 49 - Monthly Rent (City)

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,105	$1,293	$1,649	$2,325	$2,636
High HOME Rent	$1,105	$1,199	$1,441	$1,656	$1,828
Low HOME Rent	$918	$984	$1,181	$1,365	$1,522

Data Source: HUD FMR and HOME Rents

Figure 5 - Average Monthly Rents



Data Source: Donner Loft. Mid Pen Housing Coalition. San José Housing Market Update. Q3 2014

Data Comment: Data only includes rental projects with 50 units or more

Within high-priced markets, strategies which produce affordable housing do more to preserve long-term affordability for low income households. In contrast, programs that provide tenant-based rental assistance, such as Section 8 vouchers, might not be feasible due to market economics, especially in the areas with higher rents. Strategies that work to produce housing multiply the impact of available funds by increasing the number of households that can be served over a time period, especially when HOME rents are considerably lower than those found throughout most of the City.

[75] City of San Jose. "2015-2023 Housing Element." 2014.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Introduction

HUD defines housing "conditions" similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

1. More than one person per room
2. Cost burden greater than 30 percent
3. Lack of complete plumbing
4. Lack of complete kitchen facilities

Definitions

The City defines substandard housing as having one or more of the following:[76]

A. Inadequate Sanitation/Ventilation/Space Requirements
B. Structural Hazards
C. Hazardous Wiring
D. Hazardous Plumbing
E. Hazardous Mechanical Equipment
F. Faulty Weather Protection
G. Fire Hazard/Inadequate Fire Protection
H. Faulty Materials of Construction
I. Hazardous or Unsanitary Premises
J. Inadequate Maintenance
K. Unhealthy Conditions
L. Inadequate Exits
M. Improper Occupancy

Standard housing is defined as housing that does not violate any of the above conditions.

Table 50 - Condition of Units (City)

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With One Selected Condition	72,984	41%	56,111	46%
With Two Selected Conditions	4,071	2%	10,981	9%
With Three Selected Conditions	73	0%	460	0%

[76] City of San Jose. Municipal Code. Chapter 17.20 Housing Code.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With Four Selected Conditions	0	0%	29	0%
No Selected Conditions	102,025	57%	54,267	45%
Total	**179,153**	**100%**	**121,848**	**100%**

Data Source: 2007-2011 ACS

Table 51 - Year Unit Built (City)

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or Later	13,190	7%	15,598	13%
1980-1999	40,860	23%	31,620	26%
1950-1979	109,449	61%	62,962	52%
Before 1950	15,654	9%	11,668	10%
Total	**179,153**	**100%**	**121,848**	**101%**

Data Source: 2007-2011 CHAS

Data Source Comment: Totals may not add to 100% due to rounding

Table 52 - Risk of Lead-Based Paint (City)

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	125,103	70%	74,630	61%
Housing Units Built Before 1980 with Children Present	12,870	7%	11,045	9%

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

Table 53 - Vacant Units (City)

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

Need for Owner and Rental Rehabilitation

San José's Home Repair Program provides financial and technical repair and rehabilitation assistance to low income owners of single-family, duplex, and mobile home properties. The housing rehabilitation program allows low income owner households to remain in affordable, safe and decent housing.

In 2010, the City identified 2,700 severely deteriorated housing units and another 9,500 moderately deteriorated units within City boundaries.[77] In the case of substandard units, the feasibility to rehabilitate a housing unit depends on the degree and number of conditions that would have to be corrected to make the unit financially viable to make habitable.

[77] City of San Jose. "2010-2015 Consolidated Plan." 2010.

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

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited on residential units after 1978. In the City, a total of 199,733 units were built before 1980. This number is used as a baseline for estimating the number of units occupied by LMI families with LBP.

As was stated in the Needs Assessment, 38 percent of the total households (114,160) in the City are LMI. As shown on the table above, 62 percent of housing units (199,733) were constructed before 1980, and therefore are at risk of a LBP hazard. Using a simple extrapolation, it is estimated that 38 percent of units (75,899) at risk of a LBP hazard are occupied by a LMI household.

Discussion

Children six years of age and younger have the highest risk of lead poisoning, as they are more likely to place their hands and other objects that have lead-based contamination into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown on the table above, approximately 23,915 households live in housing with risk of LBP and contain children age 6 or younger.

In the City, the Department of Housing continues to provide LBP testing and assessment services on all dwellings built prior to 1978 that receive rehabilitation assistance. In addition to the trained and lead-certified Housing Department staff, the City has a contract with a private environmental consultant to provide testing and assessment services. Those services are being provided to comply with Federal regulations 1012 and 1013 of Title X, and to ensure a safe living environment for the residents of San José. Homes with lead-based paint do not necessarily pose a health hazard if the property is in good condition and the paint well-maintained.[78]

[78] City of San Jose. "2015-2023 Housing Element." 2014.

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

Introduction

As was discussed in the Needs Assessment, HACSC assists approximately 17,000 households through Section 8. The Section 8 waiting list contains 21,256 households, which is estimated to be a 10-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC's programs are targeted toward LMI households, and more than 80 percent of their client households are extremely low income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[79]

In 2008 HACSC entered into a ten-year agreement with HUD to become a Moving to Work agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[80] Additionally, HACSC has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.[81]

Note: Subsidized housing is housing owned and managed by private or nonprofit owners who receive subsidies in exchange for renting to LMI tenants, while public housing is housing owned and managed by the housing authority. Public Housing is defined by HUD as "housing assisted under the provisions of the U.S. Housing Act of 1937 or under a state or local program having the same general purposes as the federal program. Distinguished from privately financed housing, regardless of whether federal subsidies or mortgage insurance are features of such housing development."[82] The Housing Authority of the County of Santa Clara had 555 units of public housing in Santa Clara County including approximately 150 in the City of San Jose. Funding for the public housing program was not adequately meeting the agency's needs for providing much needed renovations and capital improvements to the projects and so, with HUD approval, the Housing Authority disposed of all but four of its public housing units. The units are now owned by a Housing Authority affiliate and maintain their affordability through LIHTC and Project Based Vouchers.

The tables below display the public housing inventory and housing vouchers maintained by HACSC. HACSC does not have any public housing units located in San José. Approximately 16,387 housing vouchers are in use countywide. Specific HACSC data on the number of units or vouchers available is only available for the City of San José (through the Housing Authority of the City of San José, administered by HACSC) and the County as a whole.

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[79] Housing Authority of the County of Santa Clara. "Welcome to HACSC." http://www.hacsc.org/
[80] HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.
[81] Housing Authority of the County of Santa Clara. "Welcome to HACSC." http://www.hacsc.org/
[82] United States Housing and Urban Development Department. "Glossary." http://www.huduser.org/portal/glossary/glossary_p.html

Table 54 - Total Number of Units by Program Type (County)

San José	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Units/Vouchers Available	0	33	4	6,445	635	5,810	0	0	0
# of Accessible Units	-	-	-	-	-	-	-	-	-

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

Data Source: HACSC

Data Source Comment: HACSC does not collect data on whether or not households use a voucher for an accessible unit.

Describe the supply of public housing developments.

Not applicable. HACSC does not have any public housing units located in San José.

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

Not applicable. HACSC does not have any public housing units located in San José.

Public Housing Condition

Table 55 - Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	**N/A**

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

Not applicable. HACSC does not have any public housing units located in San José.

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

While there are no public housing units located in San José, HACSC does have programs designed to improve the living environment of households receiving Section 8. HACSC has been a Moving to Work (MTW) agency since 2008, during which time the agency has developed 31 MTW activities. The vast majority of its successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs serving LMI families.[83] The following is excerpted from HACSC's August 2014 Board of Commissioner's report:

[83] HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.

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

Every year, HACSC provides a report to HUD on the previous year's activities in its FSS program. The following chart represents a summary of what was reported to HUD for the FSS programs which are available throughout the County, including San José. [84]

Table 56 - HACSC Family Self Sufficiency Report (County)

FY2013 Family Self Sufficiency Report	
How many households were actively case-managed?	266
How many individuals received services?	266
How many households successfully completed their Contract of Participation?	28
What is the cost per family to coordinate services?	$1,899
How many FSS households increased their income?	80
What was the average dollar increase in annual household income?	$12,431
How many households experienced a reduction in cash welfare assistance?	19
How many households ceased receiving cash welfare assistance as a result of increased household income?	11
How many new FSS escrow accounts were established with positive balances?	22
What was the total value of FSS escrow accounts disbursed to graduating households?	$300,190
How many households were able to move to non-subsidized housing?	5

Data Source: HACSC Board Report August 2013

Discussion

Please see discussions above.

[84] HACSC. "Housing Programs Department (HPD) Monthly Board Report." August 2014.

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

Introduction

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

Table 57 - Facilities and Housing Targeted to Homeless Households (County)

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

Data Source: HMIS Santa Clara County

Data Source Comment: List includes DV Shelters. Numbers are duplicate for Unaccompanied Youth and Unaccompanied Children. Data includes entire continuum capacity and is aggregate for the County.

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

Regional programs that highlight and demonstrate mainstream service connections for the homeless population include:[85]

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Health and Hospital system and provides a variety of services for homeless people, including primary care, urgent care, and backpack medicine for people in encampments, medically focused outreach, and connection to an SSI advocate through the County's Social Services Agency. VHHP also connects people to the public behavioral health system and connects people with or enrolls people in Affordable Care Act benefits. VHHP also manages a Medical Respite program for homeless who are being discharged from hospitalizations, including from the County hospital.

[85] County of Santa Clara Office of Supportive Housing

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- The Social Services Agency has an expedited review process for SNAP (food stamps) applications for homeless people such that they can be approved for benefits within three days.
- The Social Services Agency and the Workforce Investment Board (work2future) in San José are piloting an employment program for recipients of General Assistance who are homeless.
- The County's Behavioral Health Services Department (BHS) has several programs that connect homeless people to housing or shelter assistance, as well as several programs in which homeless people are connected to BHS for treatment.
- BHS and the County's Office of Reentry Services, as well as Social Services and VHHP, have partnered on services through the County's Reentry Resource Center (RRC) to provide services to people who have a history of incarceration, including those who were recently released and who are homeless. Through the RRC, clients can get expedited connections/referrals to treatment services, housing, and other mainstream benefits.
- BHS is dedicating a significant portion of its State Mental Health Services Act funds to housing. Since 2007, $21 million has been dedicated to housing in the form of construction assistance or operational subsidies. This investment will result in at least 150 new housing units for mentally ill households who are homeless, chronically homeless or at risk of homelessness (depending on the housing project). Of these units, 109 units are currently occupied, five are under construction and 36 are in the planning stages.
- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and/or special needs households. OSH supports the County's mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

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

The following is a list of facilities that provide a total of 6,320 beds (358 beds are under development) for homeless individuals and families in the County. The number of beds provided to target populations of individuals and families is:[86]

- Households with children (HC): 1,124
- Single females (SF): 85
- Single females and households with children (SFHC): 304
- Single males (SM): 346
- Single males and females (SMF): 1,052
- Single males and females and households with children (SMF+HC): 3,031

[86] Santa Clara County Continuum of Care. "2014 SCC Housing Inventory Chart." http://www.sccgov.org/sites/oah/Pages/Office-of-Affordable-Housing.aspx

- Unaccompanied youth males and females (YMF): 20
- Domestic violence (DV): 50
- HIV/AIDs program (HIV): 167

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

Introduction

A variety of services and facilities targeting populations with special needs are located throughout the City of San José. The special needs populations considered in this section include:

- Elderly households
- Persons with disabilities
- Persons living with AIDS/HIV and their families

Table 58 - HOPWA Assistance Baseline (City)

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and Their Families
TBRA	90
PH in facilities	18
STRMU	35
ST or TH facilities	0
PH placement	0

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

As was discussed in the Needs Assessment, supportive housing for the elderly, frail elderly, persons with disabilities, and those living with HIV/AIDS is designed to allow the individuals to live as independently as possible. Supportive housing services generally involve more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who need assistance with one or more daily activities. More challenging or on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care.[87]

Elderly/Frail Elderly

Elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. They have a range of housing needs, including retrofits to facilitate aging in place, downsizing to more convenient, urban, amenities-rich communities, and more intensive care facilities. Aging in place supports older adults remaining in their homes as long as possible and is an important and cost effective strategy for a growing older adult population.[88]

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[87] Assisted Living Federation of America. "Senior Living Options." http://www.alfa.org/alfa/Senior_Living_Options.asp
[88] Community Housing Resource Center. "Aging in Place: A Toolkit for Local Governments." http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/aging-in-place-a-toolkit-for-local-governments-aarp.pdf

For the elderly, when aging in place or living alone is no longer possible, there are a number of other housing types and services that cater to the specific needs of elderly residents. These housing types and services include, but are not limited to: shared housing, senior condos, senior residential communities, life care communities, continuing care, assisted living, residential care, nursing facilities, and hospice care. The City anticipates that the segment of largest demographic growth over the next 25 years will occur in the 65 and older age group. Thus it will important that the City begin planning now for the senior housing needs in the future.

Persons with Disabilities

Persons with a disability may 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.

HIV/AIDS

The fatality rate due to HIV/AIDS has significantly declined since 1995.[89] Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower income and homeless, have more mental health and substance abuse issues, and require basic services, such as housing and food, to ensure they adhere to the medication plans necessary to prolong their lives.[90]

The Health Trust AIDS Services (THTAS), a program of The Health Trust, serves persons living with HIV/AIDS in the County. THTAS receives and administers contract funding for its housing subsidy program (Housing for Health) from Housing Opportunities for Persons with AIDS (HOPWA) and HOPWA-PSH from the City of San José and Santa Clara County General Funds through the Public Health Department. In addition to tenant-based rental assistance (TBRA), these contracts include placement and support services provided by Case Managers, Registered Nurses and Master's prepared Social Workers for the more medically acute clients. Housing clients are also eligible for additional services provided by Ryan White Care Act funding.[91]

While the majority of effort is placed on helping subsidized clients remain permanently housed (including required annual re-certifications and inspections, and advocating with landlords), support is also provided to clients not receiving a subsidy in order to keep them stably housed. The main goals of THTAS case management are to assist clients in: (1) accessing medical care, (2) accessing benefits and income, and (3) attaining and maintaining stable housing. The HOPWA contract specifically funds the provision of TBRA, Permanent Housing Placement, and Support Services to achieve those goals. While the subsidies and support services were distributed throughout Santa Clara County, 87% of clients assisted in FY 2013-2014 live in San José.

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[89] National Center for HIV/AIDS. Division of HIV/AIDS Prevention. Mortality Slide Series. STD and TB Prevention.
[90] City of San Jose. Housing Opportunities for Persons with AIDS (HOPWA) Program. Consolidated Annual Performance and Evaluation Report (CAPER) FY 2013-2014.
[91] Ibid

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

Table 59 - Licensed Community Care Facilities (City)

Facility Type	Facilities	Beds
Adult Residential	337	4,914
Residential Care for the Elderly	310	3,427
Social Rehabilitation Facility	4	52
Total:	**652**	**8,393**

Data Source: California Community Care Licensing Division, 2014

The City contains 652 licensed community care facilities with a total of 8,393 supportive housing beds available for persons with health-related conditions. This includes the following licensed facilities:

- Adult Residential Facility
  Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- Residential Care Facilities for the Elderly
  Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.
- Social Rehabilitation Facility
  A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling. [92]

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City's goals under the Consolidated Plan includes the following activities to address housing and supportive service needs:

- Provide tenant-based rental subsidies, supportive services, and housing placement assistance to foster independence for people living with HIV/AIDS in the Counties of Santa Clara and San Benito

[92] Community Care Licensing Division. "Glossary." http://www.ccld.ca.gov/res/html/glossary.htm

OMB Control No: 2506-0117 (exp. 07/31/2015)

- Assist in the creation and preservation of affordable housing for low income and special needs households by provide newly constructed affordable rental housing units, including special needs units; providing affordable units through the inclusionary housing program; and providing rehabilitation assistance to low income homeowners.
- Support activities to end homelessness by providing TBRA to homeless households, supporting "Destination: Home," through staff participation and financial commitments, and providing funding for other activities focused on ending homelessness, such as the Downtown Homeless Outreach and Engagement program and the Homeless Encampment Strategy.
- Support activities that provide basic services, eliminate blight and strengthen neighborhoods by providing: school readiness/third-grade literacy programs, neighborhood clean-up services and targeted blight elimination in the three Place-Based Neighborhoods; services to combat isolation among the City's senior population; ending homelessness; and providing housing rehabilitation and minor/emergency repair services to low income homeowners and mobile home owners.
- Provide economic opportunities for homeless individuals through the Downtown Streets Job Readiness Training Project.
- Promote fair housing choice through on-going education and outreach, enforcement activities, fair housing testing in local apartment complexes and ensuring that local ordinances are in compliance with federal and state fair housing laws.

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

Please see discussion above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. Governmental barriers may include the following, as identified in the City's State-mandated 2014-2023 Housing Element update: [93]

- Restrictive General Plan land use policies that limit the feasibility and add to the cost of housing development.
- Zoning regulations, including but not limited to design standards such as parking requirements, height limits, minimum lot sizes, setbacks, widths, and densities, and building and landscape coverage.
- California Building Standards Code, which apply to any application for a structural building permit.
- Development review procedures/processing time can increase the carrying costs of property under consideration for residential development.
- Fees, taxes, and other exactions add to the cost of housing development. These include fees for land use approval and environmental clearance, construction fess, impact/capacity fees that mitigate the costs that new development imposes on community infrastructure, and development taxes to finance capital projects.
- Reduction/depletion/elimination of affordable housing programs at the State and federal levels.
- Lack of regional/interagency coordination to respond to the regional impacts of the lack of affordable housing. This includes cities that are not producing their fair share of housing, requiring other cities to provide homes for the jobs created in under-housed cities.

In addition to potential governmental constraints to affordable housing, it is equally important to recognize and be aware of the non-governmental barriers to affordable housing. These may include but are not limited to the following:

- Land cost and availability.
- Speculation, which further drives up the cost and makes it more difficult for non-profits and government agencies to compete with private developers for land.
- Cost of construction
- Cost and availability of financing.
- Structure of the financial system that does not create capital to help meet public purpose needs.
- Environmental hazards and limitations, such as seismic hazards, water supply, etc.
- Market forces/failures that lead to:

[93] City of San Jose. "2014-2023 Housing Element." 2014.

- Displacement: efforts to maximize investment returns by replacing lower-value land uses with higher-value ones cause increasing redevelopment pressures. This natural, profit-seeking behavior on the part of individual property owners can result in the steady elimination of existing affordable housing and, as a consequence, potential displacement of lower income households.
- Product Uniformity—specialized housing types are designed to match the unique needs of persons comprising a relatively small share of the overall market. As a result, these housing types carry higher investment risk making them more difficult to finance. Product uniformity is the outcome, at least until demographic trends or changing preferences alter supply/demand and the associated risk profile.
- Overcrowding—the inability of lower income households to afford housing can result in overcrowding as multiple or extended families are forced to live together. This overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. As well, overcrowding stifles household formation and thus market demand that would otherwise trigger increasing supply.
- Labor/Housing Imbalances—the labor and housing markets operate somewhat differently, and as a result communities can become imbalanced and inequitable. While both markets seek to maximize profits, the (private) housing market does so by pricing homes according to what the market will bear. Alternatively, the labor market naturally includes workers across a full range of incomes, while generally seeking to keep costs low. As a result, the cost of market rate housing will tend to be affordable for only a (higher income) segment of the workforce, even though a broader range of housing types/prices are needed to match the full income spectrum.

Local opposition is another common obstacle as existing residents may have strong reactions to infill, density and affordable housing developments. Their opposition is based on what are often misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.[94] However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – for example, sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.[95]

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renter households can outbid lower income households and a home's final sale or rental price may far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households as the private market often seeks to price housing at or near the top of the market, which a significant portion of the workforce cannot afford.

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[94] Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.
[95] Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

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

Introduction

As was discussed in MA-05, in the San José-Sunnyvale-Santa Clara HUD Metro Fair Market Rent Area (HMFA), renters must earn at least $31.70 an hour to afford a modest two-bedroom apartment, the equivalent of four full-time jobs at the California minimum wage.[96] While no full-time minimum wage worker in the nation can afford a one or two-bedroom rental unit at Fair Market Rent, the Silicon Valley rental market is the third most expensive rental market in the nation,[97] and speaks to a growing disparity faced by low income households.

Strategies for increasing the housing supply must take into account a jurisdiction's job/housing balance, which is defined as the ratio of number of jobs to number of housing units in a given area. A more precise ratio is between the number of jobs and the number of employed residents, as some households have no workers, while others have multiple workers). There should not only be a sufficient amount of housing at a range of prices, but also a variety of housing types appropriate for a range of needs and in locations that allow for access to transportation and employment opportunities. If there is an imbalance of appropriate housing for the number of employees in an area, the result can be longer commutes and greater traffic congestion as employees must then commute to places of employment.

Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. A more balanced jobs/housing ratio can ease traffic congestion and the burden it imposes on residents, businesses, and local infrastructure. That burden is particularly evident in California. Researchers ranked four California metropolitan areas among the nation's ten most-congested areas in terms of time lost per year: 1) Los Angeles/Long Beach/ Santa Ana, 2) San Francisco/Oakland, and tied for 8th) San José.[98] The table below shows the Job/Housing ratios for the jurisdictions in the County as determined by the ABAG.[99] Cities that are over 1.0 (jobs-rich) are under producing housing relative to the number of jobs they create, while cities under 1.0 (housing-rich) are shouldering the housing needs of jobs-rich cities.

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[96] National Low Income Housing Coalition. "Out of Reach." 2014. http://nlihc.org/sites/default/files/oor/2014OOR.pdf
[97] Affordability assumes household is spending no more than 30% of income on housing costs. FMR is the 40th percentile of gross rents for typical rental units and are determined by HUD on an annual basis. FMR amounts are often far below average rents experienced in the open market.
[98] California Planning Roundtable. "Deconstructing Jobs-Housing Balance." 2008.http://www.cproundtable.org/media/uploads/pub_files/CPR-Jobs-Housing.pdf
[99] Association of Bay Area Governments. "Jobs/Housing Balance." http://www.abag.ca.gov/planning/housingneeds/notes/10-19-06_Agenda_Item_2_-_Jobs-Housing_Balance.pdf

Table 60 -Jobs / Employed Residents Ratio (County)

Jurisdiction	Jobs/Employed Residents Ratio
Campbell	1.3
Cupertino	1.0
Los Gatos	1.8
Milpitas	1.5
Mountain View	1.2
Palo Alto	2.9
San José	0.8
Santa Clara	1.9
Sunnyvale	1.0
Santa Clara County	1.1

Data Source: ABAG Projections 2013

This regional inequity must be addressed through a regional effort, with new partnerships, governmental structures, and policies and programs. The Bay Area region has taken a step to attempt to reduce the jobs/housing imbalance with the adoption of Plan Bay Area, the region's implementation of the Sustainable Communities Strategy required by SB 375 of 2008.[100] Led by the Bay Area's regional transportation agency – the Metropolitan Transportation Commission – and regional planning agency – the Association of Bay Area Governments – Plan Bay Area prioritizes growth in urban areas near transit and employment. This strategy will allow for an increase in the housing supply that narrows the affordability gap. Higher density housing located near transit can be more affordable than detached more suburban-style housing. Lower housing costs and lower commuting costs can significantly reduce the overall cost of living for households. [101] However, while this is a regional plan that provides a more equitable planning framework, there is currently no regional authority that can require local compliance. Ultimately, a regional solution must involve a choice made by local jurisdictions to work together to address shared needs.

Table 61 - Business Activity (City)

Business by Sector	Number of Workers	Number of Jobs	Share of Workers percent	Share of Jobs percent	Jobs less workers percent
Agriculture, Mining, Oil & Gas Extraction	4,271	596	1	0	-1
Arts, Entertainment, Accommodations	40,100	33,145	11	11	0
Construction	15,156	15,693	4	5	1
Education and Health Care Services	49,776	37,655	13	12	-1
Finance, Insurance, and Real Estate	17,868	16,846	5	5	1
Information	12,606	5,922	3	2	-2
Manufacturing	67,213	55,385	18	18	0
Other Services	22,309	19,744	6	6	0
Professional, Scientific, Management Services	50,178	40,536	14	13	-1
Public Administration	4	7	0	0	0

[100] California Environmental Protection Agency. "Sustainable Communities." http://www.arb.ca.gov/cc/sb375/sb375.htm

[101] Association of Bay Area Governments. "Jobs/Housing Balance." http://www.abag.ca.gov/planning/housingneeds/notes/10-19-06_Agenda_Item_2_-_Jobs-Housing_Balance.pdf

Business by Sector	Number of Workers	Number of Jobs	Share of Workers percent	Share of Jobs percent	Jobs less workers percent
Retail Trade	39,685	37,267	11	12	1
Transportation and Warehousing	7,103	6,656	2	2	0
Wholesale Trade	18,206	16,934	5	5	0
Total	**344,475**	**286,386**	--	--	--

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

Data Source Comment: HUD data for Public Administration sector is incomplete.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top employer in San José is Cisco Systems, which has approximately 75,000 employees worldwide as of April 2014. Other notable employers within the City include eBay with 33,500 employees worldwide, Sanmina-SCI with 40,900 employees worldwide, and Abobe Systems, with 11,800 employees worldwide.[102]

As show in the table above, the major employment sectors in the City include Manufacturing (24 percent or 55,385 jobs), Professional, Scientific, Management Services (18 percent or 40,536 jobs), Education and Health Care Services (16 percent or 37,655 jobs), and Retail Trade (16 percent or 37,267 jobs). Seventy-four percent of the total jobs (170,843) in the City are produced by these four employment sectors.

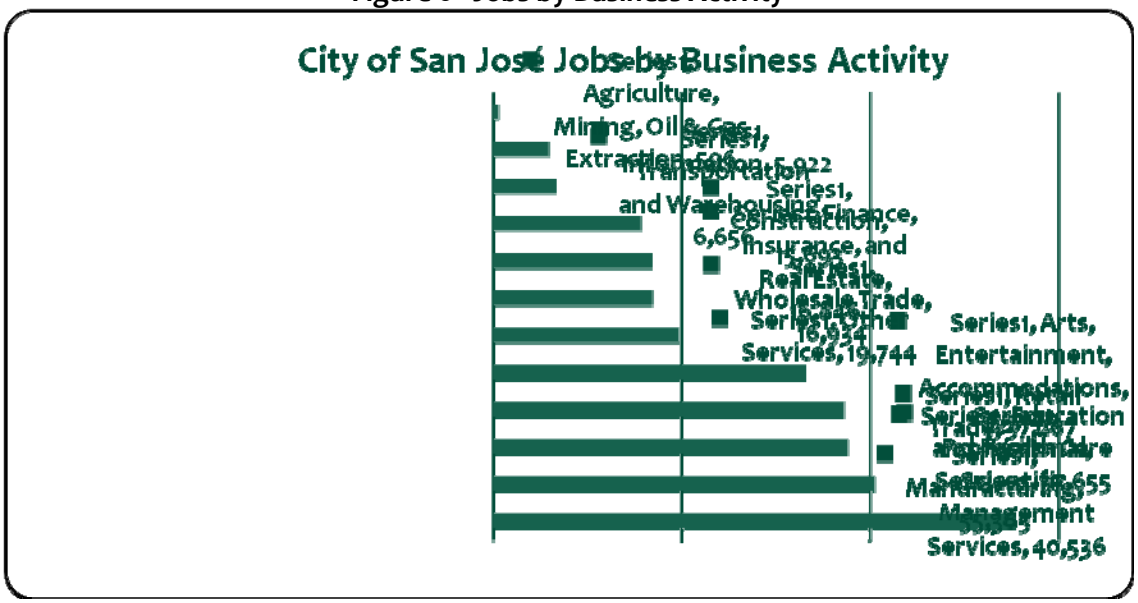
Between September 2013 and September 2014, total employment in the San José- Sunnyvale-Santa Clara MSA expanded by 34,400 jobs or 3.5 percent.[103] The sectors experiencing job expansion indicate the types of labor most in demand and most affected by upswings in the local economies:

- The information sector led the way, up by 7,300 jobs from last September. Job growth industries dominated by high tech, including computer and electronic products manufacturing (up 4,100 jobs) and computer systems design (up 2,500 jobs), together represented 40 percent of the net total job gain in the metropolitan area.
- Private educational and health services grew by 6,800 jobs over the year, largely within private health care services, which was up 3,800 jobs.
- With the exception of "other services," down by 200 jobs, all other major industries either expanded or remained unchanged over the year.

[102] Silicon Valley. "Searchable database of Silicon Valley's top 150 companies for 2014." http://www.siliconvalley.com/SV150/ci_25548370/

[103] SAN JOSE-SUNNYVALE-SANTA CLARA MSA. Employment Development Department. Labor Market Information Division. October 17, 2014.

Figure 6 - Jobs by Business Activity



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

Table 62 - Labor Force (City)

Labor Force	Number of People
Total Population in the Civilian Labor Force	497,131
Civilian Employed Population 16 Years and Over	449,911
Unemployment Rate	9.50
Unemployment Rate for Ages 16-24	21.51
Unemployment Rate for Ages 25-65	6.81

Data Source: 2007-2011 ACS

Table 63 - Occupations by Sector (City)

Occupations by Sector	Number of People
Management, Business and Financial	137,968
Farming, Fisheries and Forestry Occupations	17,988
Service	41,867
Sales and Office	102,880
Construction, Extraction, Maintenance and Repair	34,995
Production, Transportation and Material Moving	24,788

Data Source: 2007-2011 ACS

Table 64 - Travel Time (City)

Travel Time	Number	Percentage
< 30 Minutes	265,140	63%
30-59 Minutes	130,013	31%
60 or More Minutes	26,609	6%
Total	***421,762***	***100%***

Data Source: 2007-2011 ACS

Table 65 - Educational Attainment by Employment Status – Population Age 16 and Older (City)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less Than High School Graduate	50,532	6,312	25,251
High School Graduate (Includes Equivalency)	66,314	8,219	21,964
Some College or Associate's Degree	106,115	11,165	26,507
Bachelor's Degree or Higher	162,573	9,912	28,032

Data Source: 2007-2011 ACS

Table 66 - Educational Attainment by Age (City)

	Age				
	18–24 Years	25–34 Years	35–44 Years	45–65 Years	65+ Years
Less Than 9th Grade	3,044	9,603	12,182	20,698	18,177
9th to 12th Grade, No Diploma	11,323	12,438	11,476	15,698	8,605
High School Graduate, GED, or Alternative	24,190	28,008	26,077	42,412	20,466
Some College, No Degree	36,147	29,348	25,906	46,156	15,797
Associate's Degree	4,815	10,642	10,090	21,736	5,007
Bachelor's Degree	8,874	38,401	38,176	49,910	15,166
Graduate or Professional Degree	899	18,315	25,042	30,737	9,888

Data Source: 2007-2011 ACS

Table 67 - Median Earnings in the Past 12 Months (City)

Educational Attainment	Median Earnings in the Past 12 Months
Less Than High School Graduate	21,960
High School Graduate (Includes Equivalency)	30,672
Some College Or Associate's Degree	41,584
Bachelor's Degree	69,300
Graduate Or Professional Degree	94,938

Data Source: 2007-2011 ACS

Describe the workforce and infrastructure needs of the business community.

Workforce Needs

As shown in the table below over one-half (65 percent) of the fastest growing occupations in the County in 2010 and projected for 2020 require a bachelor's degree or higher.[104] Residents who have a high school degree or less can only expect to be employed in occupations that will provide incomes in the below 50% AMI range. In the City, only 37 percent of residents 25 years of age and older has a bachelor's or higher educational degree.[105]

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[104] California Employment Development Department. "Santa Clara County, California." http://www.labormarketinfo.edd.ca.gov/county/sclara.html

[105] 2010 Census.

Table 68 - Fastest Growing Occupations – San José-Sunnyvale-Santa Clara MSA

Employment Development Department Labor Market Information Division January 7, 2013	2010-2020 Fastest Growing Occupations San Jose-Sunnyvale-Santa Clara (San Benito and Santa Clara Counties)						
Occupational Title	Annual Average Employment		Employment Change	2012 First Quarter Wages [1]		Education & Training Levels [3]	
	2010	2020	Percent	Median Hourly	Median Annual	Entry Level Education	Work Experience
Medical Scientists, Except Epidemiologists	2,140	3,020	41.1	$54.78	$113,958	Doctoral or Professional Deg.	None
Biochemists and Biophysicists	720	1,000	38.9	$43.05	$89,558	Doctoral or Professional Deg.	None
Physical Therapists	850	1,120	31.8	$43.99	$91,488	Doctoral or Professional Deg.	None
Computer and Information Research Scientists	1,700	2,240	31.8	$65.57	$136,391	Doctoral or Professional Deg.	None
Statisticians	490	690	40.8	$40.21	$83,630	Master's Degree	None
Urban and Regional Planners	570	750	31.6	$44.96	$93,511	Master's Degree	None
Mental Health Counselors	570	740	29.8	$18.92	$39,351	Master's Degree	None
Instructional Coordinators	1,220	1,580	29.5	$30.84	$64,139	Master's Degree	>5 years
Meeting, Convention, and Event Planners	590	900	52.5	$26.18	$54,463	Bachelor's Degree	<1 year
Market Research Analysts and Marketing Specialists	5,850	8,900	52.1	$51.22	$106,527	Bachelor's Degree	None
Biomedical Engineers	620	910	46.8	$52.60	$109,405	Bachelor's Degree	None
Database Administrators	1,610	2,360	46.6	$49.24	$102,433	Bachelor's Degree	1-5 years
Information Security Analysts, Web Developers, and Computer Network Architects	6,480	9,120	40.7	$54.35	$113,052	Bachelor's Degree	1-5 years
Cost Estimators	1,560	2,190	40.4	$36.18	$75,254	Bachelor's Degree	None
Personal Financial Advisors	1,810	2,530	39.8	$35.55	$73,939	Bachelor's Degree	None
Logisticians	1,360	1,890	39.0	$45.29	$94,207	Bachelor's Degree	1-5 years
Network and Computer Systems Administrators	4,950	6,860	38.6	$46.36	$96,413	Bachelor's Degree	None
Software Developers, Systems Software	23,640	32,770	38.6	$63.58	$132,241	Bachelor's Degree	None
Environmental Scientists and Specialists, Including Hea	500	690	38.0	$33.99	$70,695	Bachelor's Degree	None
Software Developers, Applications	25,330	34,620	36.7	$57.14	$118,854	Bachelor's Degree	None
Training and Development Specialists	1,340	1,800	34.3	$42.01	$87,392	Bachelor's Degree	None
Special Education Teachers, Preschool, Kindergarten, and Elementary School	760	990	30.3	[2]	$65,478	Bachelor's Degree	None
Public Relations Specialists	1,670	2,170	29.9	$37.71	$78,448	Bachelor's Degree	None
Compliance Officers	1,280	1,660	29.7	$39.63	$82,410	Bachelor's Degree	None
Human Resources Managers	1,150	1,490	29.6	$74.68	$155,332	Bachelor's Degree	1-5 years
Computer and Information Systems Managers	8,230	10,650	29.4	$80.72	$167,892	Bachelor's Degree	>5 years
Paralegals and Legal Assistants	1,780	2,760	55.1	$32.79	$68,215	Associate's Degree	None
Respiratory Therapists	610	800	31.1	$41.38	$86,070	Associate's Degree	None
Radiologic Technologists and Technicians	760	990	30.3	$39.78	$82,747	Associate's Degree	None
Dental Hygienists	1,070	1,380	29.0	$48.96	$101,831	Associate's Degree	None
Heating, Air Conditioning, Refrigeration Mechanics & Installers	1,520	2,150	41.4	$26.96	$56,093	Postsecondary non-degree	None
Security and Fire Alarm Systems Installers	440	620	40.9	$24.77	$51,530	High school diploma or equiv.	None
Coaches and Scouts	2,720	3,760	38.2	[2]	$33,130	High school diploma or equiv.	None
Medical Secretaries	3,050	4,180	37.0	$18.25	$37,965	High school diploma or equiv.	None
Pest Control Workers	430	580	34.9	$19.08	$39,690	High school diploma or equiv.	None
Computer-Controlled Machine Tool Operators, Metal and Plastic	770	1,030	33.8	$17.81	$37,039	High school diploma or equiv.	None
Security Guards	6,990	9,340	33.6	$15.24	$31,690	High school diploma or equiv.	None
Plumbers, Pipefitters, and Steamfitters	1,910	2,480	29.8	$34.72	$72,210	High school diploma or equiv.	None
Industrial Machinery Mechanics	750	970	29.3	$30.87	$64,202	High school diploma or equiv.	None
First-Line Supervisors of Construction Trades and Extraction Workers	2,630	3,400	29.3	$39.32	$81,797	High school diploma or equiv.	>5 years
Operating Engineers and Other Construction Equipment Operators	790	1,020	29.1	$33.64	$69,968	High school diploma or equiv.	None
Home Health Aides	3,340	4,940	47.9	$10.45	$21,738	Less than High School	None
Automotive and Watercraft Service Attendants	630	890	41.3	$11.60	$24,136	Less than High School	None
Cement Masons and Concrete Finishers	810	1,130	39.5	$24.70	$51,368	Less than High School	None
Meat, Poultry, and Fish Cutters and Trimmers	430	590	37.2	$11.01	$22,882	Less than High School	None
Cooks, Restaurant	6,250	8,460	35.4	$11.25	$23,403	Less than High School	<1 year
Tapers	540	730	35.2	$27.71	$57,630	Less than High School	None
Nonfarm Animal Caretakers	930	1,230	32.3	$10.92	$22,718	Less than High School	None
Waiters and Waitresses	11,790	15,400	30.6	$9.20	$19,137	Less than High School	None
Butchers and Meat Cutters	970	1,260	29.9	$16.84	$35,037	Less than High School	None
	148,900	203,730					

Data Source: State of California Employment Development Department

Further analysis shows that while one-third of the jobs are higher-skill, higher-wage positions, nearly one-half of all jobs are lower income jobs. This trend is projected to continue into the future: a

stratified workforce composed of many high-wage workers and a greater proportion of low-wage workers.

Infrastructure Needs

Currently, the City of San José's Land Use/Transportation Diagram and current policies in its General Plan 2040 support the development of up to 470,000 new jobs within the City and a jobs-to-employed residents ratio of 1.3 Jobs/Employed Resident.[106] These policies are subject to change pending review on both on an annual and four-year cycle.

The Plan focuses employment growth in the Downtown area, in proximity to regional and local transit facilities and on existing employment lands city-wide, while also encouraging the development of neighborhood-serving commercial uses throughout the community and close to the residents they serve. The Plan recognizes that all existing employment lands add value to the City overall and therefore the Plan preserves those employment lands and promotes the addition of new employment lands when opportunities arise.

The Plan in particular supports intensive job growth at planned and existing regional transit stations (e.g., BART, High-Speed Rail, and Caltrans) to support increased transit ridership and regional use of the transit system to access San José's employment centers.

The Envision San José 2040 General Plan supports and promotes San José's growth as a regional center for employment and innovation by: [107]

- Planning for 470,000 new jobs and a Jobs/Employed Resident Ratio of 1.3:1
- Providing greater flexibility for commercial activity
- Supporting job growth within existing job centers
- Adding new employment lands
- Designating job centers at regional transit stations
- Celebrating arts and culture

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

Through several General Plan updates, the City has identified the improvement of its jobs-housing balance or Jobs/Employed Residents Ratio (J/ER) as a critical objective to address multiple City goals. The Envision San José 2040 General Plan establishes achievement of a J/ER ratio of 1.3 to 1 as a core objective of the Plan informing its policies and Land Use/Transportation Diagram designations.[108] The General Plan includes a four-year "major review" requirement that includes an assessment of progress made towards General Plan policies and consideration of potential changes in order to advance the City's goals.

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[106] City of San Jose. "2040 General Plan." 2011.
[107] Ibid
[108] City of San Jose. "Envision San José 2040 General Plan." August 2007.

Along with the General Plan, the City's North San José Area Development Policy, North San José Traffic Impact Fee, and the North San José Neighborhoods Guiding Principles are intended to shape the ongoing growth and development of North San José as an important employment center for the City.[109] These are a part of a long-range planning effort focused on addressing future potential growth and development needs in an more urban and sustainable manner. Vision North San José is a long-range planning effort, addressing future potential growth and development needs. The key Vision San José goals are to:

- Proactively plan for growth to allow more industrial development in a way that benefits current City residents.
- Allow up to an additional 27 million square feet of research and development and office space in North San José.
- Bring 83,000 new jobs to San José to provide additional job opportunities for residents.
- Concentrate up to 16 million square feet of the new research and development and office space in a 600 acre Urban Corporate Center core area along the North First Street light rail corridor, between Brokaw Road and Montague Expressway.
- Develop an average of 1.2 floor area ratio in the core area with typical buildings of six to 10 stories.
- Focus on high-tech and corporate headquarters development.
- Create a rich pedestrian environment within the core area to encourage use of the transit system.
- Generate approximately $520 million in funding for the construction of local and regional transportation improvements.
- Provide new high-density residential development (up to 32,000 units) in close proximity to employment centers.

Additionally, San José's Office of Economic Development guides the City's economic strategy, provides assistance for business success, helps connect employers with trained workers, and provides art and cultural resources to communities. The following are a few of the recent projects and initiatives that the department has helped implement to improve the economic environment in San José:[110]

Prospect Silicon Valley

Prospect Silicon Valley (Prospect SV) is the first nonprofit, Silicon Valley-based commercialization catalyst to accelerate the next generation of technology benefiting cities and provides support to emerging technology companies. Its 22,500 square foot Technology Demonstration Center with working space, state of the art labs, specialized equipment, vehicle lift and shop equipment will be available to companies that contract with Prospect SV.

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[109] City of San Jose. "Vision North San Jose." http://www.sanjoseca.gov/index.aspx?nid=1744
[110] City of San Jose - Office of Economic Development. "San Jose Economy News."

Xactly Corporation

Xactly Corporation provides cloud-based incentive compensation software for Fortune 500 enterprises in the United States and internationally. The corporation recently doubled the size of its Downtown office space by moving to River Park II office tower, providing 28,000 square feet to 60,000 square feet, to accommodate its rapid growth and more than 320 employees, and could add as many as 300 additional jobs over time.

Jabil Manufacturing

Jabil, which provides manufacturing services for a wide range of high-tech customers, leased a 100,000 square foot facility close to its current 180,000 square foot location in the Edenvale area of San José. Jabil employs approximately 800 people in San José and plans to expand its R&D activities and build a new Customer Experience Center.

San José BioCube

San José BioCube provides scalable office space, access to state-of-the-art lab facilities, and business support to promising life science, nanotech, and cleantech startup companies. BioCube recently reached 97 percent occupancy, with a total of 28 companies, and expects to be fully occupied by the end of September 2014.

Small Business Ignite Program

The Office of Economic Development is launching the Small Business Ignite program in collaboration with Silicon Valley Talent Partnership, Business Owner Space, San José Downtown Association, Ernst & Young, and Hootsuite to provide training and mentoring to help Downtown small businesses succeed. The program provides workshops on marketing, social media, and business planning for one-year with quarterly face-to-face training by industry leaders and monthly virtual sessions.

Environmental Innovation Center

The San José Environmental Innovation Center (SJEIC) brings countywide economic and environmental benefits with three new services: the Prospect Silicon Valley Technology Demonstration Center, which supports entrepreneurs with emerging green technologies and stimulates green job growth; a new 15,000 square-foot Habitat for Humanity ReStore, which sells new and salvaged building materials, furniture, and appliances; and a state-of-the-art permanent Household Hazardous Waste (HHW) Drop-off Facility.

Vander-Bend Manufacturing

Vander-Bend Manufacturing will move its operations and about 450 employees to North San José, signing a long-term lease for more than 200,000 square feet. Vander-Bend, a contract manufacturer that has long been based in Sunnyvale, has leased a 207,000-square-foot, single-story building that owner LBA Realty bought in 2011 for approximately $14 million. The lease allows Vander-Bend, which is currently in four buildings totaling roughly 175,000 square feet, to assemble under one roof with room to expand.

Hotel Development

The development of branded properties on one site allows owners to target different travelers and take advantage of economies of scale by sharing resources like staff and facilities. The Huntington

Hotel Group along with affiliate San José HHG Hotel Development LP is an example of this. With a 175-room Residence Inn and a 146-room Spring Hill Suites on 0.5 acres near the Mineta San José International Airport, these hotels will share a pool, health club, gift shop, and three-story parking garage. The Hampton Inn & Suites and the Holiday Inn, currently under development in North San José, will share parking facilities. In addition, the Hyatt Hotels Corp. $65 million Hyatt Place and Hyatt House will add 330 rooms on a shared six-acre parcel in North San José.

Spansion Global Headquarters

Spansion will move its worldwide headquarters to San José, because of North San José's highly educated talent pool, outstanding access to market, robust transportation networks, and easy access to downtown. Spansion plans to move its 450 employees in January 2015 to occupy approximately 154,000 square feet at Ridder Park Technology Center pursuant to the lease agreement it signed with Hines, an International Real Estate Group.

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

According to the 2008-2012 American Community Survey 5-Year Estimates, the educational attainment of San José residents 25 years of age and older is as follows:

- Eighteen percent have not graduated high school
- Eighteen percent have graduated high school (including equivalency), but have not obtained further education
- Nineteen percent have some college education but no degree
- Eight percent have an associate's degree
- Twenty-three percent have a bachelor's degree
- Fourteen percent have a graduate or professional degree

Eighty-two percent of San José residents, 25 years of age and older, have at least a high school diploma or higher, and 37 percent have a bachelor's degree or higher. This means that nearly two thirds of the workforce is without an advanced or professional degree, making it more difficult to compete for jobs requiring higher education and technical skills, such as scientists, engineers, and managers across multiple industries.

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

San José's Office of Economic Development guides the City's economic strategy, provides assistance for business success, and helps connect employers with trained workers. One of the City's adopted economic strategic goals for succeeding economically over the long term is to prepare residents to participate in the economy through workforce development, education, and career support.[111] While educational attainment in the City has risen, this is mostly because of in-migration of educated

[111] City of San Jose. "2010-2015 Comprehensive Economic Strategies." 2010.

employees becoming residents. The City's goal is to increase the share of local youth who successfully graduate high school and attain a college or other postsecondary degree.

The Silicon Valley Workforce Investment Network's Work2Future is the local administrative arm of the Workforce Innovation and Opportunity Act of 2013 (WIOA).[112] Work2Future operates one-stop centers that serve the areas of San José, Campbell, Morgan Hill, Los Altos Hills, Gilroy, Los Gatos, Saratoga, Monte Sereno, and the unincorporated areas of the County. The Department of Labor is the main funding stream for the centers. Other sources include state, local, and federal grants and corporate support. Strategically positioned within the Office of Economic Development, Work2Future addresses the workforce and economic development needs of the local area, in collaboration with small and large businesses, educational institutions and community-based organizations.

Work2Future supports regional collaborative partnerships that include employers from priority industry sectors and targets leveraged investments in quality training in these sectors. Its regional economic and workforce analysis shows San José as having great influence on the regional economy. While the report forecasts long-term job growth in most industries, it identifies the following priority industry sectors:

- Health
- Advanced Manufacturing
- Information and Communication Technology and Digital Media

Work2Future's Business Services Plan supports its priority industry sectors through existing and new regional workforce development networks and industry sector partnerships. Proactive rapid response through layoff aversion and Trade Adjustment Act assistance are also key components of the plan. Work2Future adult strategies emphasize career pathway approaches to workforce development in growth industry sectors utilizing earn-and-learn approaches. Its plan includes a robust business service operation that supports these types of training:

- Entrepreneurship
- Customized and on-the-job training (OJT)
- Registered apprenticeship training
- Technology-based training and attainment of industry recognized certificates and credentials

The plan commits at least 25 percent of their WIOA Adult and Dislocated Worker funds toward these training approaches and also commits to serving all populations. Work2Future's youth strategies focus on collaboration with its youth partners to increase high school completion and support higher education and training opportunities in Science, Technology, Engineering and Math.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

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[112] City of San José Office of Economic Development. "work2future." http://work2future.biz/

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

The City adopted 12 Strategic Economic Development Goals to pursue over the 2010-2015 time frame.[113] These strategies could be policies, initiatives, or investments, and were included to help ensure that the City benefits fully from economic recovery and prepares itself to succeed economically over the long term. Additionally, the City's Office of Economic Development began an initiative in 2014 to explore pathways to middle-wage jobs and manufacturing employment to create new economic opportunities for the residents of San Jose.

Finally, Department of Housing and Urban Development (HUD) Office of Economic Resilience visited San José as part of the Bay Area Regional Prosperity Plan (RPP), a three-year, $5 million HUD-funded as part of the Sustainable Communities Strategy that aims to improve housing affordability and to expand economic opportunities for low- and moderate-income workers by integrating housing and jobs planning through equitable development and fostering local and regional innovation. As the largest city in the Bay Area, San José was a required participant of the RPP. Over the last two years, City staff has collaborated with a diverse group of participants – including non-profits, foundations, and government agencies – to develop a toolbox of regional strategies to address the Bay Area's high housing costs, loss of middle-class jobs, and growing income inequality. As the three-year period comes to a close, the RPP will produce a final report that identifies potential key strategies and actions across sectors and regions. The City has a variety of opportunities to learn about key findings from the RPP learn and explore potential programs and policies to implement to achieve housing, economic development, and transit-oriented development goals in San José.

Discussion

Please see discussions above.

[113] City of San José. "2010-2015 Comprehensive Economic Strategies." 2010.

MA-50 Needs and Market Analysis Discussion

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

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

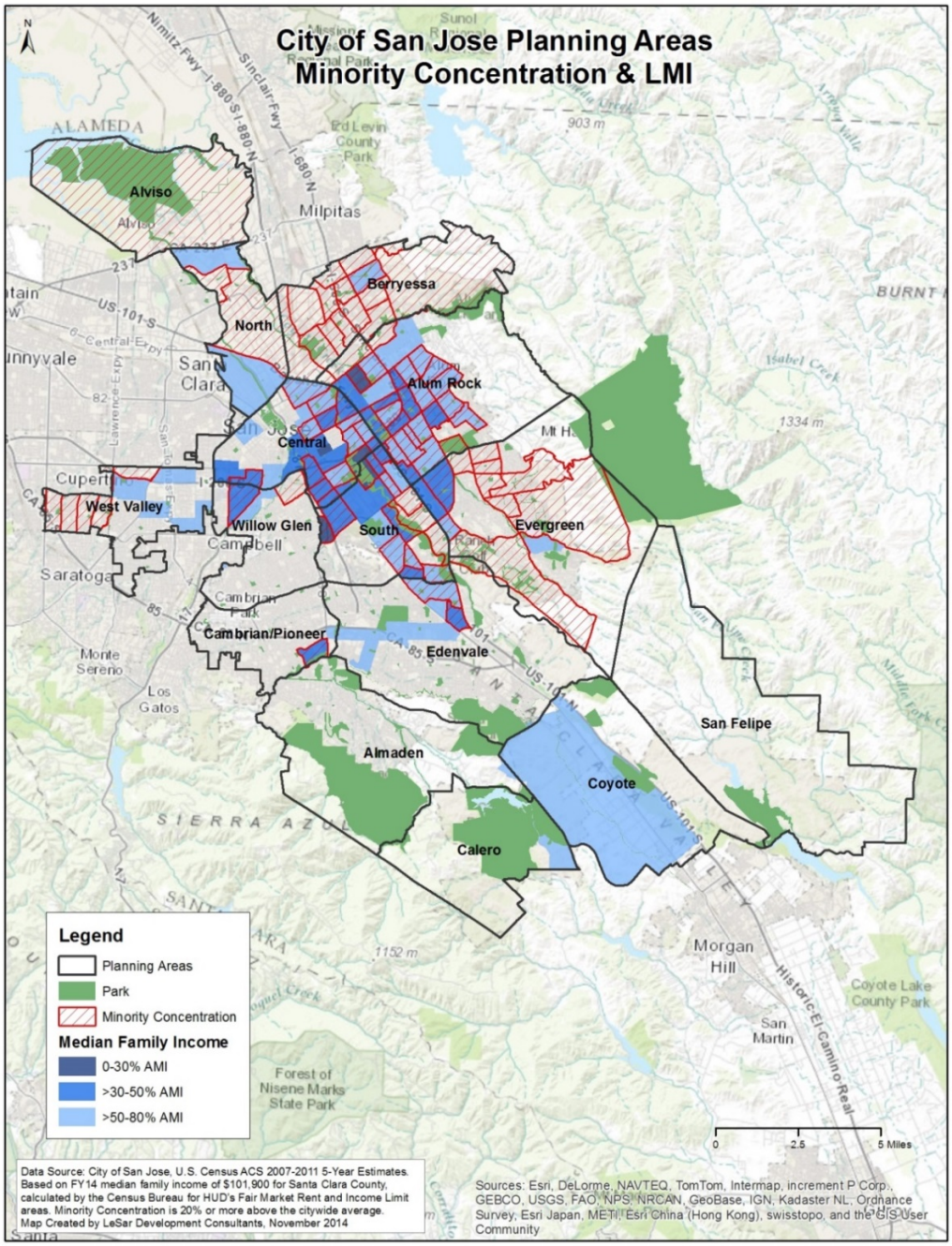
- For 30-50 % AMI households, 93 percent of Pacific Islander households experience housing problems, compared to 77 percent of the jurisdiction as a whole.
- For 50-80 % AMI households, 78 percent of American Indian, Alaska Native households experience housing problems, compared to 64 percent of the jurisdiction as a whole.
- For 30-50% AMI households, 59 percent of Hispanic households experience severe housing problems, compared to 48 percent of the jurisdiction as a whole.
- For 50-80% AMI households, 43 percent of Hispanic households experience severe housing problems, compared to 33 percent of the jurisdiction as a whole.
- Thirty-eight percent of Pacific Islander households are disproportionately affected by cost burden and paying more than 30-50 percent of their income toward housing.
- Thirty percent of Hispanic households are disproportionately affected by severe cost burden and paying more than 50 percent of their income toward housing.

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median family income is below 80% AMI. The City of San José Planning Areas that contains the greatest racial/ethnic and LMI Concentration are as follows:

Planning Area	Number of Minority Concentrated Census Tracts	Number of LMI Census Tracts
Alum Rock	19	23
Berryessa	9	1
Central	6	10
Edenvale	1	6
Evergreen	6	2
North	1	0
South	6	6
West Valley	5	2

Map 2 below illustrates areas of the jurisdiction that have a minority or LMI concentration.

MAP 2 – Areas of Minority and LMI Concentration



Data Source: ACS 2007-2011

Data Source Comment: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median household income is below 80% AMI. Based on FY 14 median family income for Santa Clara County, calculated by the Census Bureau for HUD's Fair Market Rent and Income Limit areas.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?

Please see discussion above.

What are the characteristics of the market in these areas/neighborhoods?

As was discussed in MA-05, the City's housing costs are among the highest in the nation, with the median home value and median contract rent increasing exponentially in the last decade. Home values increased by 52 percent and median rents grew by 90 percent. Currently, the City would need approximately 17,000 additional affordable housing units to match the housing needs of the population earning below 80% AMI.

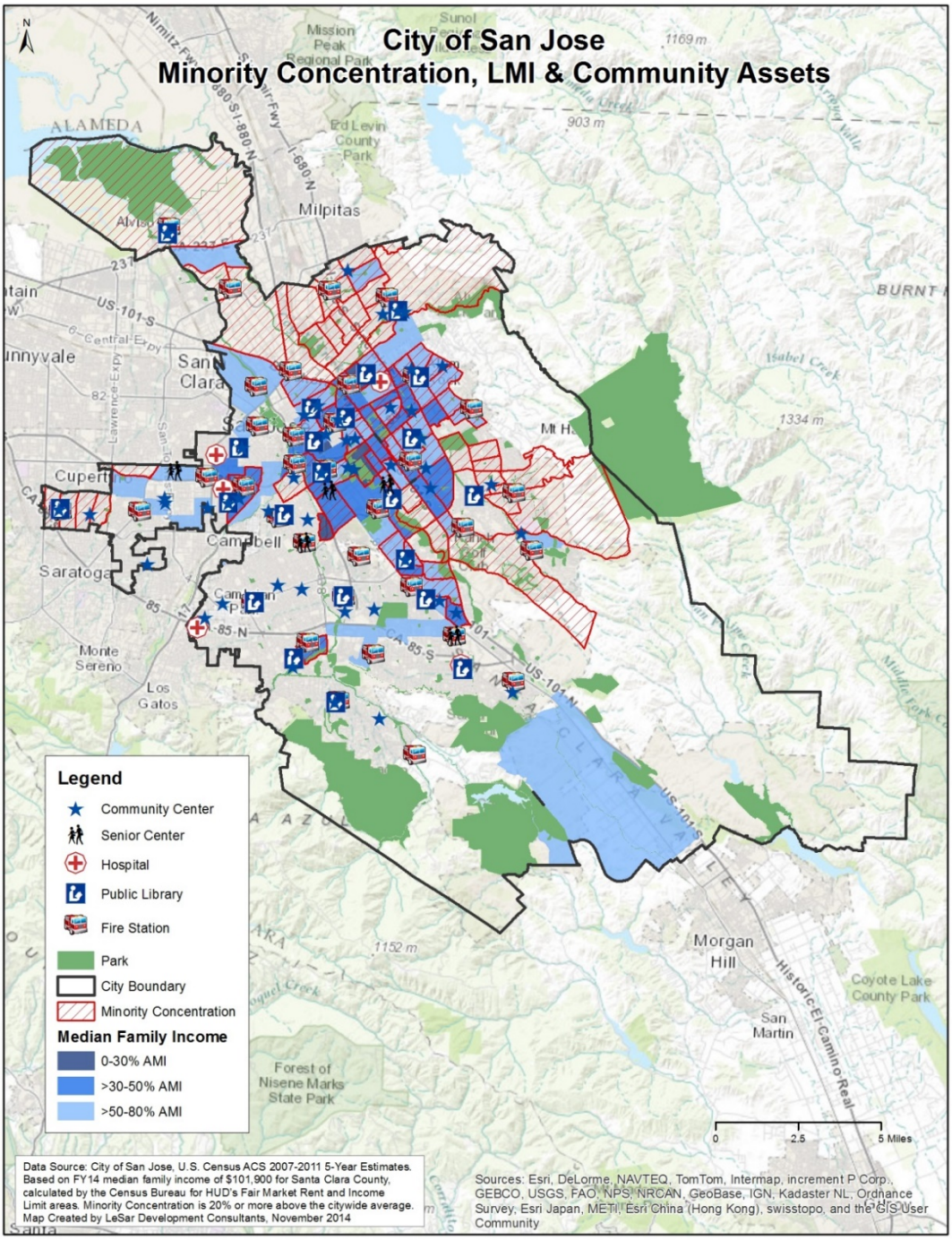
In these neighborhoods specifically, there is a concentration of lower income households. While there are important physical assets in these neighborhoods, these are weaker-market neighborhoods that may have greater challenges in attracting private capital for community development activities, economic growth, land use development, and other types of locally-based investments. As a result, public purpose capital is important to catalyze and leverage investments in community-based assets and infrastructure and to fill a gap that the private market may not do on its own.

Are there any community assets in these areas/neighborhoods?

Map 3 and **Map 4** display a sample of community assets and amenities that may represent strategic investment opportunities for these areas, including:

1. Community centers
2. Senior centers
3. Hospitals
4. Fire stations
5. Public libraries
6. Medical facilities
7. Transit centers

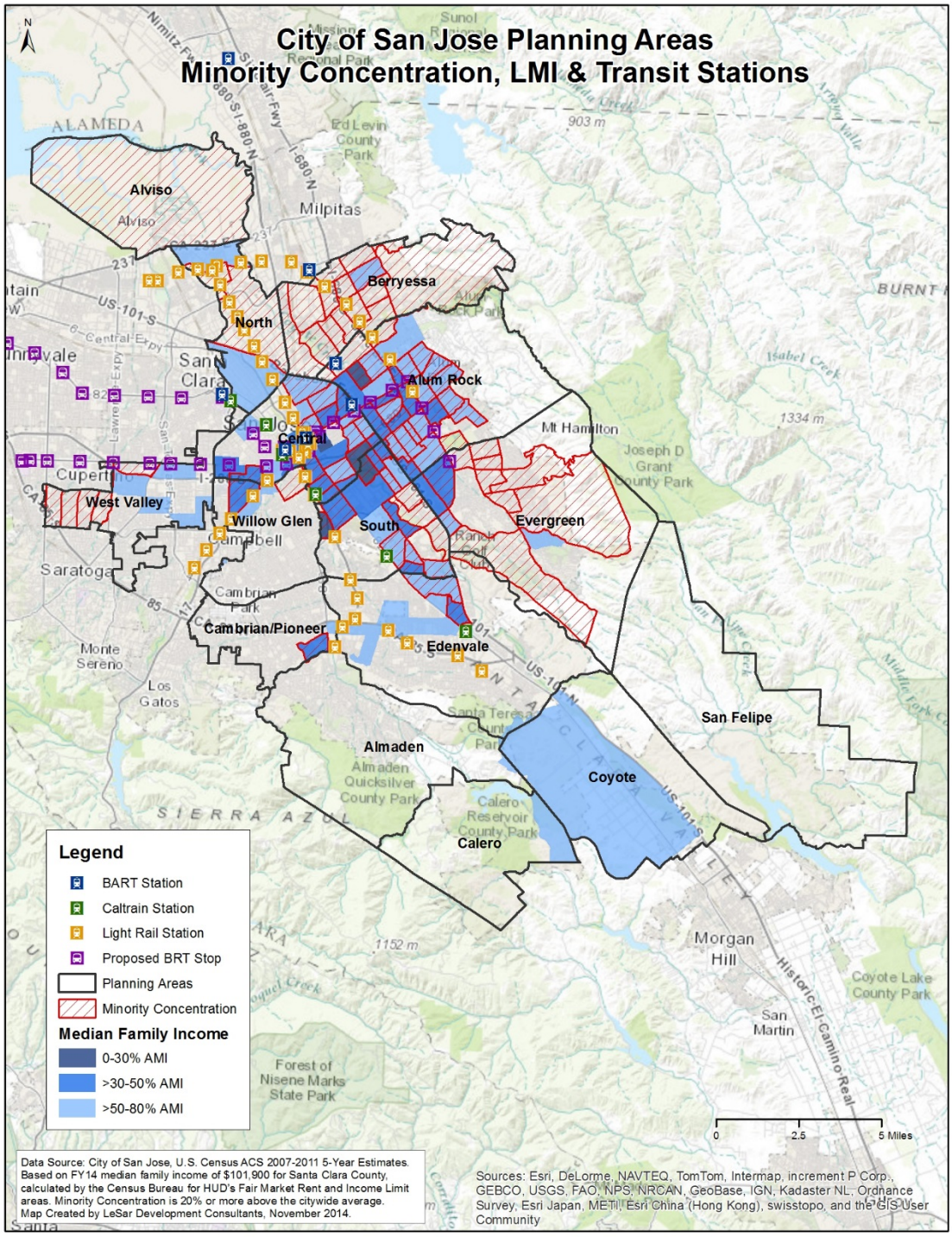
Map 3 - Minority Concentration, LMI and Community Assets



Data Source: ACS 2007-2011

Data Source Comment: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median household income is below 80% AMI. Based on FY 14 median family income for Santa Clara County, calculated by the Census Bureau for HUD's Fair Market Rent and Income Limit areas.

Map 4 - Minority Concentration, LMI and Transit Stations



Data Source: ACS 2007-2011

Data Source Comment: Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median household income is below 80% AMI. Based on FY 14 median family income for Santa Clara County, calculated by the Census Bureau for HUD's Fair Market Rent and Income Limit areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan goals below represent high priority needs for the City of San José (City) and serves as the basis for the strategic actions the City will use to meet these needs. The goals, listed in no particular order, are:

1. Increase and preserve affordable housing opportunities.
2. Respond to homelessness and its impacts on the community.
3. Strengthen neighborhoods.
4. Promote fair housing.

The City's Consolidated Plan update includes the simultaneous development of the first year Action Plan. As such, the Consolidated Plan is the basis for the City's strategy in allocating its federal resources in four primary programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Services Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds.

The 2015-2016 Annual Action Plan – the first year of the 2015-2020 Consolidated Plan – will serve as a transition year to allow the City of San José to develop a funding framework for 2016-2017 and beyond based on the public input and analysis received during the Consolidated Plan outreach process. Over the last several years, funding levels in CDBG and HOME - the two largest programs - have been reduced 30-50 percent due to federal budget cuts, with future federal funding levels remaining relatively uncertain year-to-year. As a result, it is important that annual funding strategies invest in projects that have the greatest impact, rather than spread limited resources too thinly. To the extent possible, the funding strategy should seek to leverage resources, support partnerships, advance multiple City goals, be outcome instead of output driven, and invest in programs that are replicable and sustainable without the need for ongoing federal and other public resource. Once the Consolidated Plan and Annual Action Plans are finalized, adopted by Council, and submitted to HUD, future changes, deletions, or additions of priority needs, goals, and projects may require a substantial amendment process, public noticing, and approval by City Council. Because it can be challenging to predict cumulative five-year goals and outcomes in the first year of the Consolidated Plan, the flexibility provided by HUD to adjust goals and funding strategies is an important component of the Plans.

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

Geographic Area

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

General Allocation Priorities

The Consolidated Plan allocates federal entitlement dollars according to low- and moderate-income (LMI) census tracts without target areas. However, in light of current budget limitations, San José recognizes the importance of a coordinated effort to invest in its neighborhoods. In its 2010-15 Consolidated Plan, San José initiated the first iteration of its neighborhood plan through its place-based strategy by focusing leveraged investments in the Santee/McKinley, Mayfair, and Five Wounds/Brookwood Terrace neighborhoods to create clean, safe, and engaged places. In this 2015-2020 Consolidated Plan, the City continues to emphasize the importance of neighborhoods and to refine its approach by seeking to make high-impact, targeted investments in strategic locations and activities that advance the four goals identified in SP-05. Over the last several years, funding levels in CDBG and HOME - the two largest programs - have been reduced 30-40 percent due to federal budget cuts, with future federal funding levels remaining relatively uncertain year-to-year. As a result, it is important that annual funding strategies invest in activities and projects that have the greatest impact, rather than spread limited resources too thinly. To the extent possible, the funding strategy seeks to leverage resources, support partnerships, advance multiple City goals, be outcome instead of output driven, and invest in programs that are replicable and sustainable without the need for ongoing federal and other public resources. Investments will also be made in programs and activities that have measurable results in meeting core program objectives.
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OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Priority Needs

Based on the Needs Assessment, Market Analysis, and community outreach conducted for the current Consolidated Plan cycle, the goals were established to meet the priority needs. Projects will only be considered for funding within the Consolidated Plan period if they address these high priority needs, summarized in the table below.

Table 69 – Priority Needs Summary

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
1	Affordable Housing	High	Over one-third of households (38 percent or 301,004) in the City are LMI with incomes ranging from 0-80% AMI. As stated in the Needs Assessment, cost burden is the most common housing problem, with 40 percent of households in the City experiencing either cost burden or severe cost burden. The Housing Authority of the County of Santa Clara (HACSC) assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8). The	Income Level: • Extremely Low • Low • Moderate • Middle Family Types: • Large Families • Families with Children • Elderly Homeless: • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth Non-homeless Special Needs: • Elderly • Frail Elderly	Increase and preserve affordable housing opportunities.	Qualitative feedback collected through the regional forums and regional needs survey, which was substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization. Energy efficiency, water conservation, and greenhouse gas reduction are all growing policy concerns for the City. The City will continue to support environmentally-sustainable residential development, particularly for affordable housing stock.

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Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			Section 8 waiting list contains 21,256 households (an estimated 10-year wait).	• Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence		
2	Homelessness	High	The Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals),[114] and the highest percentage of unsheltered homeless of any Major City CoC in the country (75 percent of homeless people sleep in places unfit for human habitation).	Homeless: • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth	Respond to homelessness and its impacts on the community.	Qualitative feedback collected through the regional forums and regional needs survey, which was substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization
3	Strengthening Neighborhoods	High	Consolidated Plan forum and survey participants emphasized the need to support a broad range of community services. Low income households and special needs populations require a multifaceted	Income Level: • Extremely Low • Low • Moderate Family Types: • Large Families • Families with Children • Elderly	Strengthen neighborhoods.	Qualitative feedback collected through the regional forums and regional needs survey, which was substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the

[114] The U.S. Department of Housing and Urban Development. "2014 Annual Homeless Assessment Report (AHAR) to Congress." October 2014. https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf

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Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			network to address needs such as food, clothing, healthcare, job training and workforce development, and other services outlined in NA-50 Non-Housing Community Development Needs. Community forum and survey participants also expressed the need for ongoing maintenance and upgrades to local public facilities, such as parks, community centers, youth and senior centers, sidewalks and lighting, recreation facilities, and others.	Homeless: • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth Non-homeless Special Needs: • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence		basis for prioritization. Energy efficiency, water conservation, and greenhouse gas reduction are all growing policy concerns for the City. Public facilities that serve low income and special needs households should be upgraded to improve their energy and water efficiency.
4	Fair Housing	HIGH	Fair housing represents an ongoing concern in Santa Clara County. Of the 1,472 total survey respondents, 192 (16 percent) said they have experienced some form of housing discrimination. The majority of respondents (29 percent) who	Income Level: • Extremely Low • Low • Moderate Family Types: • Large Families • Families with Children • Elderly • Public Housing Residents	Promote fair housing.	Qualitative feedback collected through the regional forums and regional needs survey, which was substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Priority Need	Priority Level	Description	Population	Goal	Basis for Relative Priority
			experienced discrimination indicated that race was the primary factor for that discrimination. Additionally, 66 percent indicated they were discriminated against by a landlord or property manager. Interviews with local service providers indicate that many home seekers and landlords are unaware of federal and state fair housing laws.	Homeless: • Chronic Homelessness • Individuals • Families with Children • Mentally Ill • Chronic Substance Abuse • Veterans • Persons with HIV/Aids • Victims of Domestic Violence • Unaccompanied Youth Non-homeless Special Needs: • Elderly • Frail Elderly • Persons with Mental Disabilities • Persons with Physical Disabilities • Persons with Alcohol or Other Addictions • Persons with HIV/AIDS and their Families • Victims of Domestic Violence		

Narrative

As previously discussed, the City is in one of the wealthiest regions of the nation, and the income gap between the richest and the poorest populations is growing significantly. The City is tasked with determining how to maintain economic growth while assisting the most vulnerable populations.

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through the surveys, forums, and meetings, highlight the City's clear and detailed need for investment in affordable housing, economic development, and appropriate assistance for lower income persons, the homeless, and other special need groups.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Table 70 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Housing Type
Tenant Based Rental Assistance (TBRA)	In the last several years, rents in San José have increased by an average of 8-12 percent annually. They are now at the highest levels ever seen in the City. The new rental housing produced is priced even higher than existing, older rental homes, with new 1- bedroom housing renting for approximately $2,500-2,800 a month. Tenant Based Rental Assistance programs help bridge the gap between market rents and what lower income households can afford.
TBRA for Non-Homeless Special Needs	As discussed in the Needs Assessment and Market Analysis, special needs populations generally face unique housing needs, such as physical limitations, low household incomes, homelessness, and rising costs of healthcare and/or childcare. Housing affordability may be a key issue for those living on fixed incomes. High housing costs within the City can make it difficult to transition from Community Care Facilities into the private rental market without rental subsidies. This may put those special needs groups at a higher risk of becoming homeless, and/or remaining homeless. Aside from senior/retirement communities and hospice care facilities, there are few pure market solutions for providing the spectrum of special needs housing. For the ones that do exist, such as market rate senior/retirement communities, the homes are not affordable to low income seniors. Other special needs housing, such as for physical or mental disabilities, public purpose funding is typically required. Tenant Based Rental Assistance Programs (TBRA) may help bridge the affordability gap for special needs households.
New Housing Production	As per the Market Analysis, there are currently 96,755 units in the City that are affordable for households earning 80% AMI or less, yet there are 114,160 households within this income bracket in need of affordable housing. This reflects a total deficit of 17,405 units for LMI households. Between FY 2007-2013 based on its State-required Regional Housing Needs Allocation, 85 percent of San José's need for market-rate housing was met but only 15 percent of its affordable housing need was met. This indicates that the market, on its own, does not typically respond to the needs of lower income households and requires public purpose capital to develop affordable housing. There is a particular need for affordable rental homes. For the homeless there have been a variety of housing options.

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds Available for Housing Type
	These options include emergency shelters (short-term), transitional housing (medium-term), and permanent supportive housing. There is no market-based solution for any of these housing options. Resources typically come from public agencies, foundations, and/or private equity. While emergency and transitional housing may be easier to finance, permanent supportive housing infused with services and case management is the most effective – and cost-effective – option to responding to homeless individuals and households, although it is the most expensive and complex housing response. Substantial new financial resources must be made available to respond to San José's homelessness population, as well as more resources and coordination with service providers and case managers.
Rehabilitation	As per the Needs Assessment and Market Analysis, 66 percent of the City's housing stock is over 40 years old and may require maintenance and repair.
Acquisition, Including Preservation	As per the Needs Assessment and Market Analysis, 47 percent of renters are cost burdened and paying more than 30 percent of their income toward housing costs. Forty-six percent of those cost burdened renter households are LMI. The HACSC currently has over 21,000 households on its waitlist for Section 8 and the waitlist has been closed since 2006. Acquisition and preservation are important tools for maintaining/growing the affordable housing stock.

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

Introduction

The amount of federal entitlement funding has seen as overall decrease of approximately 27 percent in the five-year period from fiscal years (FY) 2010-2014. Therefore, the City conservatively anticipates an annual five percent reduction per program, per year.

Table 71 - Entitlement Funding Received FY 2010 - FY 2014

	FY 10	FY 11	FY 12	FY 13	FY 14	Total
CDBG	$10,896,115	$9,151,034	$7,840,284	$8,259,160	$8,141,778	$44,288,371
HOME	$4,664,977	$4,155,900	$2,454,371	$2,450,919	$2,550,688	$16,276,855
ESG	$442,295	$689,763	$792,456	$571,972	$670,964	$2,919,135
HOPWA	$871,489	$861,520	$878,197	$838,752	$872,691	$4,322,649
Total	**$16,874,876**	**$14,609,902**	**$11,965,308**	**$12,120,803**	**$12,236,121**	**$67,807,010**

Figure 7 - City Entitlement Funding Received FY 2010 - FY 2014

Table 72 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public Federal	• Admin and Planning • Acquisition • Economic Development • Housing • Public Improvements • Public Service	$8,259,253	$700,000	$5,952,600	$14,911,853	$17,187,005	This program funds various nonprofit agencies and other city departments to implement services that benefit low- and moderate-income persons, resolve slum and blight concerns, or address community development needs.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	Public Federal	• Acquisition • Homebuyer Assistance • Homeowner Rehab • Multifamily Rental New Construction • Multifamily Rental Rehab • New Construction for Ownership • TBRA	$2,381,725	$3,304,150	$6,7836,532	$12,422,437	$11,554,697	This program is designed exclusively to create affordable housing for low-income households.
HOPWA	Public Federal	• Permanent Housing in Facilities • Permanent Housing Placement • STRMU • Short Term or Transitional Housing Facilities • Supportive Services • TBRA	$866,106	$0	$0	$866,106	$2,960,913	The program is exclusively dedicated to the housing needs of people living with HIV/AIDS.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	Public Federal	• Conversion and Rehab for Transitional Housing • Financial Assistance • Overnight Shelter • Rapid Re-Housing (Rental Assistance) • Rental Assistance Services • Transitional Housing	$725,731	$0	$0	$725,731	$2,365,921	This program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help them quickly regain stability in permanent housing.

***Note: The Expected Amount Available Remainder of Con Plan includes the estimated allocation for years 2016-2020 (minus a 5 percent reduction per year), plus the estimated program income minus the amount the City expects expend on Admin and/or Section 108 debt repayment.**

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

Entitlement Funds

Leveraging HUD resources allows the City to bring in local, state, and other resources to combine with federal financial resources to maximize the reach and impact of the City's HUD-funded programs. The following are either HUD or City-required matching requirements for the four federal housing and community development programs:

- In both the CDBG and HOPWA programs, the City requires sub-recipients to contribute at least 20 percent of the program/activity/service cost from non-federal sources (that is, $1 of non-federal funds for every $5 of federal funds).
- In the HOME program, HUD requires entitlement cities to contribute at least 25 percent of the program/activity/service cost from non-federal sources (that is, $1 of non-federal funds for every $4 of federal funds).
- In the ESG program, there is a one-to-one match (that is, $1 of non-federal funds for every $1 of ESG funds).

Outside of these match requirements, the City pairs other federal programs such as the Neighborhood Stabilization programs (NSP 1 and 2) and the HOPWA Permanent Supportive Housing (PSH) programs to meet San Jose's housing needs and priorities. Other programs such as Section 202 and Section also exist.

State Housing and Community Development Sources

In addition to federal resources, the State of California has provided funding for affordable housing development, homebuyer programs, transit-oriented development, special needs housing, and infrastructure. However, over the last few years, resources have either been depleted (such as Proposition 1C) or eliminated (such as the former Low- and Moderate-Income Housing Fund as part of former redevelopment agencies). Additionally, tools such as inclusionary zoning have seen legal challenges throughout California. In 2015, a variety of legislative proposals to create affordable housing resources – such as a permanent State funding source and expanding the low-income housing tax credit program -- have been proposed as the need for affordable housing in California continues to grow.

The following is a list of State funding sources that the City has either accessed in the past or seeks to access in the future:

- Low-Income Housing Tax Credit Program: administers both federal and State programs that encourage private investment in affordable rental housing.
- CalHome: first-time homebuyer down payment assistance, home rehabilitation, homebuyer counseling or mortgage assistance programs.
- Building Equity and Growth in Neighborhoods Program (BEGIN): downpayment assistance program
- Infill Infrastructure Grant (IIG): financial assistance for infrastructure improvements to support new infill housing development.

- Transit-Oriented Development Fund: supports dense development and affordable housing in close proximity to public transportation.
- Affordable Housing and Sustainable Communities (AHSC) Program: funding for transit-oriented affordable housing development and transportation-related infrastructure.
- Veterans Housing and Homelessness Prevention (VHHP) Program: new construction of rental homes as well as supportive services for low-income and homeless veterans.
- Mental Health Services Act (MHSA) funds: State funds administered at the county level to serve low-income mentally ill clients.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. These resources are discussed below:

- Low- and Moderate-Income Housing Asset Fund: program income generated from the Housing Department's $800 million loan portfolio funded by former redevelopment agency affordable housing funds is used to finance a variety of affordable housing programs.
- Inclusionary Housing Program: The City currently has an Inclusionary Housing Program in place in former redevelopment project areas, which requires that 20 percent of residential for-sale units be affordable or that other options are pursued, including the payment of in-lieu fees to the City.
- Inclusionary Housing Ordinance: In January 2010, San José adopted a Citywide Inclusionary Housing Ordinance in order to provide additional opportunities for affordable housing in the City. The Citywide ordinance was expected to go into effect no later than January 1, 2013; however, given a pending legal challenge to the State Supreme Court, its implementation is currently on hold. If and when the program is upheld by the Court, the Citywide Ordinance will require that 15 percent of a project's units built be restricted affordable if the affordable units are constructed on-site, which increases to 20 percent of units if the affordable units are constructed offsite. Alternatively, the developer may also choose to pay an in-lieu fee instead of building affordable units, or to take advantage of other defined alternatives. When the Citywide Ordinance takes effect, it will subsume the Inclusionary Housing Program now in operation in redevelopment project areas.
- City of San José Housing Trust Fund: provides ongoing funding for housing and support programs that seek to address homelessness, in part by creating a vehicle eligible to compete for outside funding sources. In FY 2015-2016, it is anticipated that at least $1 million in HTF will be used towards the following to respond to the impacts of homelessness in the community: City staffing and non-personnel costs; Destination: Home administrative and programmatic costs; direct supportive services such as outreach, case management, employment placement, and housing support; and matching funds for federal, State and regional grants.
- Affordable Housing Impact Fee Program: in November 2014, the City established the Affordable Housing Impact Fee Program, to be levied on market-rate rental housing

developments, excluding developments that qualify for pipeline status and other exemptions.

- City of San José General Fund: the City's General Fund will be providing a third year of funding of $3.5 million for homeless services. $2 million will fund a Place-Based Rapid Re-Housing Pilot Program targeting homeless residents living in encampments and $1.5 million will be set aside for ongoing homeless encampment abatement and deterrent services.

- Mortgage Credit Certificates (MCC) Program: provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions in the County, including San José.
- The Housing Trust Silicon Valley (HTSV): this nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers.
- Neighborhood Housing Services Silicon Valley (NHSSV): Chartered by NeighborWorksAmerica®, NHSSV provides of homeownership services such as first mortgage lending, subordinate financing, homebuyer education and real estate sales. Services also include homebuyer readiness screening, credit counseling and foreclosure prevention counseling. As a NeighborWorksAmerica® organization, NHSSV also engages in community building activities throughout San José.
- Housing Authority: acting on behalf of the City of San José Housing Authority, the City contracts with the Housing Authority of the County of Santa Clara (HACSC) to administer and manage the Section 8 Voucher program and public housing programs within San José. The HACSC receives federal funding to run the programs below:

    - Section 8 Housing Choice Voucher Program: rental assistance to low-income households.
    - Continuum of Care (Formerly Shelter Plus Care): rental assistance program for homeless persons with a disability.
    - Family Self-Sufficiency Program: employment assistance program for Section 8 participants.
    - Veterans Affairs Supportive Housing (VASH): housing assistance for homeless veterans.
    - The Family Unification Program: voucher assistance for families who have been separated due to a lack of adequate housing.
    - Non-Elderly Disabled (NED) Vouchers: voucher program to allow non-elderly disabled people to transition out of care-giving institutions.
    - Moderate Rehabilitation Program: project-based rental assistances for low-income families.

In January 2008, HUD designated the HACSC as a "Moving to Work" (MTW) 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. The MTW designation provides more flexibility in use of funding sources and will support the creation of more efficient programs. The City will continue to partner with the HACSC to identify MTW

activities that may benefit low-income families of the community, especially homeless households.

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.

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

Previously, the City has used its resources to purchase surplus land from other public agencies to meet its housing and community development goals. The Housing Department would pursue purchase of land in strategic locations were funds to become available for the purpose of supporting the development of restricted affordable multifamily units. For example, in FY 2014-2015, Department staff oversaw construction on the HOME-funded Japantown Seniors project, located on one such City-owned site, and will continue efforts to get development started on two other existing City-owned sites. Such land constitutes a resource for potential new developments to proceed with a minimum of additional subsidy outlay. Ongoing ownership of the land by the City and the use of long-term ground leases to affordable housing projects also provide greater certainty that affordable units will continue to operate in key locations throughout the City.

The City will continue to explore opportunities to develop affordable housing on public surplus lands, such as with the Santa Clara Valley Transportation Authority, which has public surplus lands in transit-rich locations.

Discussion

Please see discussions above.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Table 73 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of San José Housing Department	Government	• Affordable housing – rental • Affordable housing – ownership • Homelessness response • Non-homeless special needs • Community development: public facilities • Community development : neighborhood improvements • Community development: public services • Community development: economic development • Planning	Jurisdiction
County of Santa Clara – Office of Supportive Housing	Continuum of Care	Homelessness	Region
Housing Authority of the County of Santa Clara	PHA	• Affordable housing – rental • Affordable housing – ownership • Section 8	Region

Assess of Strengths and Gaps in the Institutional Delivery System

The City's Housing Department partners with the development community and provides gap financing and technical assistance in order to facilitate the production, rehabilitation, and preservation of affordable units for LMI households. The Housing Department also collaborates with public, private, and nonprofit partners in order to end homelessness, to serve the special needs population, to fight foreclosures and help families stay in their homes, and to ensure fair housing practices. In addition, the City operates limited first-time homebuyer programs, homeowner rehabilitation assistance programs and neighborhood improvement projects.

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Strengths

Besides administering the City's federal housing and community development dollars, the City's Housing Department is a public purpose lender to both nonprofit and for-profit developers who build affordable housing. The Housing Department also has an asset management team that oversees a $750 million loan portfolio, a homelessness response team that coordinates with internal and external stakeholders to address the issue of homelessness, and a policy and planning team that facilitates the development of housing reports, policies, and programs. Together, the Department has significant expertise in a variety of areas related to affordable housing policies, programs, and development.

The City manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. The City conducts public outreach with a variety of stakeholders in various communities in the City. The goals and objectives of the Strategic Plan could not have been formulated without residents' informed assistance. Public presentation and participation is a vital component in the formulation and development of the City's public policy documents, such as its General Plan, Housing Element, and Specific and Precise Plans. These are just a few of the policy documents that the City has in place to influence and guide the economic, housing, and social service developments in the City.

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

These quarterly meetings provide the opportunity for the City to consult with other jurisdictions on its proposed use of federal funds for the upcoming Program Year. The CDBG Coordinators Group meetings are often followed by a Regional Housing Working Group meeting, which is open to staff of entitlement and non-entitlement jurisdictions. The Working Group provides a forum for jurisdictions to develop coordinated responses to regional housing challenges, to discuss regional and statewide policy issues, and to share information.

In addition, the Countywide Fair Housing Task Force includes representatives from San José and the other 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.

Gaps

The most significant gap in the institutional delivery system is the lack of funding for affordable housing development. Affordable housing demand consistently exceeds affordable housing supply by a wide margin. This insufficiency of resources is compounded by the elimination of redevelopment agencies in 2011, which once provided the largest source of affordable housing funding. Actors from multiple sectors, including public, private, and non-profit agencies, as well as

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foundations, the business community, and capacity builders, are actively seeking new tools, resources, partnerships, and infrastructure to rebuild a punctured system. Some initial successes, including the State's Affordable Housing and Sustainable Communities program and the Veterans Housing and Homelessness Prevention program, as well as local tools like housing and commercial linkage fees, are examples of this rebuilding.

Additionally, nonprofit affordable housing developers and service providers provide an important role in promoting community development within the City. However, they are often at a disadvantage in the housing development arena, as they compete with developers in the private sector for the limited land available for the development of housing. Affordable housing developers must adhere to noticing, outreach and evaluation processes associated with the use of public funds. Private market rate developers do not have such requirements and are able to purchase sites quickly. Many market rate developers have funds available to purchase properties rather than needing to seek financing, which saves time. The market realities of increased value due to scarcity of land and the ability to acquire sites quickly provide advantages to market rate developers, while posing challenging constraints to affordable housing developers. This is especially true in desirable locations close to amenities, jobs, and public transportation, making the very locations most beneficial for lower income households also the most challenging to create a range of housing opportunities.

Market forces can create additional impacts when conditions result in the development of new, high-cost housing and the displacement of existing, low-income households. Without a way to facilitate a strong market while also mitigating the displacement or exclusionary impacts of the market, it is possible that the number of segregated communities that do not provide housing opportunities for the full workforce will increase over time.

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

Table 74 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	-
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	-
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	-

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Supportive Services			
Alcohol & Drug Abuse	X	X	-
Child Care	X	X	-
Education	X	X	-
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	-
Mental Health Counseling	X	X	X
Transportation	X	X	X

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

As part of the institutional delivery system, the City participates in the County's Continuum of Care (CoC), a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County. The CoC's primary responsibilities are to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The CoC is governed by the Santa Clara CoC Board, which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County.[115] The City's Homelessness Response Team Manager holds a seat on the Executive Committee of the CoC. In addition, another team member is the chairperson of the Service Provider Network. The City is a leader within the CoC and participates in all relevant committees.

The CoC Board is comprised of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness, and leads the development of community-wide strategy related to the CoC's work. Destination: Home is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).[116]

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

In winter 2014, Destination: Home and the CoC released a Community Plan to End Homelessness in Santa Clara County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the plan were informed by members who participated in a series of community summits designed to address the needs of homeless populations from April to August 2014. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families,

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[115] County of Santa Clara. "Housing Element 2015-2022." 2014. http://www.sccgov.org/sites/planning/PlansPrograms/GeneralPlan/Housing/Documents/HE_2015_Adopted_Final.pdf

[116] Santa Clara County. "Continuum of Care Governance Charter." 2013.

families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness.

To address the needs of homeless individuals and individuals at risk of homelessness, the Plan aims to implement the following strategies:[117]

1. Disrupt systems: Develop disruptive strategies and innovative prototypes that transform the systems related to housing homeless people.
2. Build the solution: Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness.
3. Serve the person: Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Over the next five years, the Plan seeks to identify approximately 6,000 new housing opportunities for the homeless, intending to house 2,518 homeless individuals, 718 homeless veterans, and more than 2,333 children, unaccompanied youth, and homeless individuals living in families.

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

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources and develop new revenues for community service needs and the production of affordable housing.

Current Collaborative Efforts

- Regular quarterly meetings between entitlement jurisdictions
- Joint jurisdiction Request for Proposals and project review committees
- Coordination on project management for projects funded by multiple jurisdictions

Recent examples include the effort by the County to create a regional affordable housing fund, using former redevelopment funds that could be returned to the County to use for affordable housing. Another effort underway involves the possible use of former redevelopment funds to create a countywide pool for homeless shelters and transitional housing. These interactions among agencies generate cohesive discussion and forums for bridging funding and service gaps on a regional scale.

[117] Santa Clara County CoC. "Community Plan to End Homelessness in Santa Clara County 2015-2020." 2014.

Additional Policies to Eliminate Identified Gaps in the Institutional Structure

- Support maintenance of federal entitlement programs such as the CDBG Program, ESG, HOPWA, HOME, Section 8, Section 202, and Section 811 programs.
- Participate in the creation of an implementation plan for the City's Envision 2040 General Plan Update to ensure that housing development for a range of incomes can continue in the City, especially in transit- and amenity-rich locations.
- Collaborate with external partners and jurisdictions to develop a regional response to meeting regional housing needs.
- Continue to participate in regional planning efforts to integrate the Sustainable Communities Strategy (SCS) and the Regional Transportation Plan (RTP) in support of SB375 and AB32. Additionally, continue to participate in and shape the methodology for the regional housing needs allocation (RHNA) to be used in the development of the SCS/RTP, and to advance an appropriate allocation of housing and jobs for San José that achieves the goals of greenhouse gas reduction, economic development, and housing opportunities across incomes.
- Explore and advance systems change to connect housing with public health, the food production and delivery system, and employment.
- Continue to implement the City's Place-based Strategy to address housing and community development needs in a targeted, focused manner.
- Advocate changes in federal laws and those that run through State agencies such as TCAC, CDLAC, and HCD to improve San José's position in receiving entitlement grants and in applying for scarce public dollars.
- Advocate change to the federal poverty line to a standard that recognizes high-cost areas.
- Continue to work with the HACSC on its MTW strategy to maximize the impact of its resources to provide affordable housing, including its Section 8 program.
- Engage in efforts at the federal level to ensure that the City qualifies for the "Difficult to Develop Area" and the "Qualified Census Tracts" designations, and to maximize the benefits to San José.

SP-45 Goals Summary – 91.215(a) (4)

Goals Summary Information

Table 75 – Goals Summary (Five Years)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase & Preserve Affordable Housing Opportunities	2015	2020	• Affordable Housing	N/A	Affordable Housing	HOME: $20,620,335 CDBG: $2,888,897 HOPWA: $3,827,019	• Rental Units Constructed = 230 housing units • Homeowner Housing added = 6 housing units • Rental Assistance/Rapid Rehousing = 110 persons assisted
2	Respond to Homelessness and Its Impacts on the Community	2015	2020	• Homeless	N/A	Homelessness	CDBG: $4,172,852 HOME: $3,363,849 ESG: $3,091,652	• Homeless overnight shelter = 1,600 persons assisted • Rental Assistance/Rapid Re-housing = 650 persons assisted • Other – Outreach Contacts = 6,400 persons assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Strengthen Neighborhoods	2015	2020	• Non-Housing Community Development • Non-Homeless Special Needs	N/A	Strengthening Neighborhoods	CDBG: $23,111,178	• Public service activities other than LMI Housing Benefit = 1,250 persons assisted • Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit = 193,000 persons assisted • Housing code enforcement/Foreclosed property care = 5,400 housing units • Homeowner housing rehabilitated = 550 housing units • Jobs created/retained = 250 jobs
4	Promote Fair Housing Choice	2015	2020	• Non-Housing Community Development	N/A	Fair Housing	CDBG: $1,925,931	• Public service activities other than LMI Housing Benefit = 1,140 persons assisted

Note: Funding estimates and outcomes are based on FY 2015-2016 allocations and are subject to change.

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

The City anticipates that entitlement dollars will be used to provide rental assistance, production of new units, and/or acquisition of existing units over the 2015-2020 Consolidated Planning period. Below is an estimate of the number of low income households that will be assisted, by grant program.

HOME

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Projected total assisted: 151

Consistent with the City's goal to assist in the creation and preservation of affordable housing for low income and special needs households, the City has the option to use HOME funds for land acquisition and new construction of rental units, and acquisition or rehabilitation of existing rental units for low income households and special needs populations, such as single parents, seniors, disabled persons, people living with HIV/AIDS, emancipated youth, and other people at risk of homelessness.

Since the HOME program's inception (1992), the City has set aside approximately 40 percent of its total allocation for CHDOs to develop low income housing units (HUD requires at least 15 percent to be set aside). Because the City has met and surpassed this requirement, the City may exercise its option to request HUD waive this requirement and allow the City to use the "set-aside" funds for other eligible HOME activities.

For any HOME funds used to develop new housing units, the City will comply with the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973. 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.

CDBG

Projected total assisted: 80

The City anticipates using a portion of CDBG to invest in affordable housing for low-income families by purchasing real property for new construction of affordable rental homes or acquiring and rehabilitating existing rental housing. The City expects that the projects developed will meet the low-moderate income housing national objective.

At the time of acquisition, if the specific project is not yet identified, the City will document the intended use of the property, the national objective expected to be met, and make a written commitment to use the property only for a specific project under that general use that will meet the low-moderate income housing objective. While these funds will be used in the initial funding year of the consolidated plan, the City expects the units to be completed and occupied in 3-4 years.

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

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

Not applicable.

Activities to Increase Resident Involvements

HACSC is proactive in incorporating resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of public housing residents is achieved through the involvement of two tenant commissioners, one being a senior citizen, on the HACSC board. Furthermore, HACSC has installed a Resident Counsel which is comprised of five residents from all HUD-funded programs (Multifamily Housing, LIHTC, HOME, public housing, and Section 8). The Resident Counsel works with HACSC staff on evaluating the effectiveness and efficiency of the agency's rental assistance programs. This grants members the opportunity to provide input on necessary program modifications.

As previously noted, HACSC has been a MTW agency since 2008. In this time the agency has developed 31 MTW activities. The vast majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn opens up more resources for programs aimed at LMI families.[118] The following is excerpted from HACSC's August 2014 Board of Commissioner's report:

"HACSC's Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, HACSC holds the amount of the tenant's rent increases in an escrow account, which is then awarded to participants who successfully complete the program. HACSC is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward." [119]

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

No.

Plan to remove the 'troubled' designation

Not applicable.

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[118] HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.
[119] HACSC. "Housing Programs Department (HPD) Monthly Board Report." August 2014.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

As per the Market Analysis, the incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. Governmental barriers may include the following, as identified in the City's State-mandated 2014-2023 Housing Element update: [120]

- Restrictive General Plan land use policies that limit the feasibility and add to the cost of housing development.
- Zoning regulations, including but not limited to design standards such as parking requirements, height limits, minimum lot sizes, setbacks, widths, and densities, and building and landscape coverage.
- California Building Standards Code, which apply to any application for a structural building permit.
- Development review procedures/processing time can increase the carrying costs of property under consideration for residential development.
- Fees, taxes, and other exactions add to the cost of housing development. These include fees for land use approval and environmental clearance, construction fess, impact/capacity fees that mitigate the costs that new development imposes on community infrastructure, and development taxes to finance capital projects.
- Reduction/depletion/elimination of affordable housing programs at the State and federal levels.
- Lack of regional/interagency coordination to respond to the regional impacts of the lack of affordable housing. This includes cities that are not producing their fair share of housing, requiring other cities to provide homes for the jobs created in under-housed cities.

In addition to potential governmental constraints to affordable housing, it is equally important to recognize and be aware of the non-governmental barriers to affordable housing. These may include but are not limited to the following:

- Land cost and availability.
- Speculation, which further drives up the cost and makes it more difficult for non-profits and government agencies to compete with private developers for land.
- Cost of construction
- Cost and availability of financing.
- Structure of the financial system that does not create capital to help meet public purpose needs.
- Environmental hazards and limitations, such as seismic hazards, water supply, etc.
- Market forces/failures that lead to:

[120] City of San Jose. "2014-2023 Housing Element." 2014.

- Displacement: efforts to maximize investment returns by replacing lower-value land uses with higher-value ones cause increasing redevelopment pressures. This natural, profit-seeking behavior on the part of individual property owners can result in the steady elimination of existing affordable housing and, as a consequence, potential displacement of lower income households.
- Product Uniformity—specialized housing types are designed to match the unique needs of persons comprising a relatively small share of the overall market. As a result, these housing types carry higher investment risk making them more difficult to finance. Product uniformity is the outcome, at least until demographic trends or changing preferences alter supply/demand and the associated risk profile.
- Overcrowding—the inability of lower income households to afford housing can result in overcrowding as multiple or extended families are forced to live together. This overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. As well, overcrowding stifles household formation and thus market demand that would otherwise trigger increasing supply.
- Labor/Housing Imbalances—the labor and housing markets operate somewhat differently, and as a result communities can become imbalanced and inequitable. While both markets seek to maximize profits, the (private) housing market does so by pricing homes according to what the market will bear. Alternatively, the labor market naturally includes workers across a full range of incomes, while generally seeking to keep costs low. As a result, the cost of market rate housing will tend to be affordable for only a (higher income) segment of the workforce, even though a broader range of housing types/prices are needed to match the full income spectrum.

Local opposition is another common obstacle as existing residents may have strong reactions to infill, density and affordable housing developments. Their opposition is based on what are often misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.[121] However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – for example, sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.[122]

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renter households can outbid lower income households and a home's final sale or rental price may far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households as the private market often seeks to price housing at or near the top of the market, which a significant portion of the workforce cannot afford.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

[121] Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.
[122] Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

The City is addressing the barriers that hinder affordable housing and residential investment with the key programs and policies below. These programs and policies are aimed at maximizing the City's ability to promote and encourage affordable housing development in San José, and to mitigate barriers to affordable housing: [123]

General Housing Policies

- Monitor and support state and federal legislation to create a permanent dedicated source of funding for affordable housing creation, rehabilitation, and preservation, including 0-30% AMI units.
- Monitor and advocate legislation at the state and federal level for housing, community development, and homeless response funding and tools.
- Actively seek opportunities to access existing local, state and federal funding resources for housing affordable to low- and moderate-income households, including remaining State Proposition 1C funds for infill development, Proposition 41, and the National Housing Trust Fund.
- Continue to apply for Housing Related Parks Program funds, which is a grant program to incentivize and reward local governments for building affordable housing. Grant funds may be used for the creation, development, or rehabilitation of park and recreation facilities.
- Implement an affordable housing impact fee as a permanent local funding source for affordable housing.
- Implement the City's current Inclusionary Housing Policy in redevelopment project areas for homeownership units. Continue to review the current policy's implementation to ensure it provides certainty to developers as well as incentives to comply by providing affordability or payment of in-lieu fees, whether under the Policy or on a negotiated basis in exchange for development concessions.
- Continue to appeal the Building Industry Association's legal challenge against San José's City-wide inclusionary housing ordinance, currently pending before the California Supreme Court. The City Council approved the ordinance in January 2010 and it was expected to go into effect January 1, 2013. It is currently on hold due to the legal challenge. The State Supreme Court began court proceedings in April 2015 with a potential ruling by the summer of 2015.
- Prioritize resources for the most vulnerable households by:
    - Partnering with service providers to better target and provide needed services to 0-30% AMI households
    - Integrating 0-30% AMI units with various different types and income levels within projects
    - Seeking to appropriately leverage all funds to receive the greatest number of 30% AMI units
    - Maximizing other, outside, funding resources to deepen affordability.

[123] City of San Jose. "Action Plan FY14-15." 2013.

- Implement the City's Urban Village strategy and develop policies, mechanisms, and finance strategies to incorporate affordable housing in Urban Villages and other priority development areas such as near transit stations/corridors.
- Continue to identify developable sites suitable for higher density and/or mixed-use development to maximize opportunities for development of both affordable and market rate housing. This action aligns with the City's recently-adopted Envision 2040 General Plan Update, which seeks to facilitate the creation of urban villages and complete communities.
- Update the City's Dispersion Policy to ensure that its goals align with a more urban built environment based on sustainable planning principles contained in the City's Envision 2040 General Plan Update. This allows for the identification and prioritization of sites for affordable housing in transit corridors and other opportunity sites, while ensuring that affordable housing is integrated in diverse, mixed-income communities.
- Collaborate with external nonprofit housing agencies to provide education, legal, and outreach services to tenants and landlords covered by the Rent Control ordinance.
- Continue to seek developments that provide housing opportunities for homeless persons.
- Update or develop, as appropriate, the City's ordinances for secondary units, density bonus, micro-units, and hotel/motel conversions for homeless housing, and master lease agreements with hotel/motel owners.
- Explore policies regarding the preservation of affordable housing and anti-displacement strategies in order to respond to the community's concerns over gentrification especially in strong market areas.
- Work with partner agencies, non-profits, and other organizations to develop a more coordinated, regional response to creating affordable housing opportunities. This includes working with the County, neighboring jurisdictions, and transit agencies such as the Valley Transportation Authority (VTA).
- Engage with new partners and agencies to develop new systems and responses to address the shared need for more affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

The Homeless Census is an annual countywide collaborative effort to help assess regional homeless needs. The City participates with the County and other jurisdictions to conduct a biennial countywide homeless count. The data from the census is used to plan, fund, and implement actions for reducing chronic homeless and circumstances that bring about homelessness. San José financially contributed and participated in the countywide Homeless Census survey that took place in 2013 and 2015.

In addition, the City seeks to utilize an integrated approach to the administration of a Citywide Outreach Program that will serve as a comprehensive response to addressing persons living unsheltered in San José. The three main purposes of this program are as follows:

1. To provide a consistent presence on the streets and other outdoor locations throughout San José and the downtown area to build rapport and trust with unsheltered homeless residents with the goal of moving them into and keeping them in permanent housing;
2. To provide street-based case management to the unhoused population and:
3. To provide an avenue to alleviate resident concerns about encampments and homeless residents living in their neighborhoods or other areas of San José.

Addressing the emergency and transitional housing needs of homeless persons

The City currently has over 900 emergency shelter beds and over 900 transitional housing beds 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 will continue to focus its funding on programs aimed at outreach and engagement and permanently housing homeless residents. Emergency shelter and transitional housing services are a component of the City's comprehensive programs aimed at permanently housing homeless individuals and families.

The City will continue to support emergency and transitional housing options, but the primary focus will be placed on housing homeless persons. Efforts 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 homeless people linked with supportive wraparound services.

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

The City's priority is housing individuals in permanent housing with supportive services as seen in the successful Housing First approach. The City utilizes federal dollars to support TBRA and Rapid Re-housing programs.

The City has historically funded two TBRA programs to respond to homelessness: one funded by HOME dollars, and another by HOPWA funds. The HOME TBRA Program provides housing subsidies matched with appropriate case management services to the following homeless populations:

- Chronically homeless individuals with severe mental health conditions
- Chronically homeless individuals with substance abuse issues who reside in and around St. James Park
- Residents of City-targeted homeless encampments
- Employable homeless persons including Veterans
- Homeless individuals from the City's downtown; and
- Homeless families with children

The Program is similar to the HACSC'S Section 8 program. The City's TBRA administrator, in concert with the clients' case managers, help program participants to locate appropriate rental housing, perform housing inspections, and coordinate monthly subsidy payments per HOME TBRA guidelines. The HOPWA TBRA Program targets low-income residents living with HIV/AIDS who are homeless or at-risk of homelessness.

Beyond HOME funded programs, the City's Rapid Re-Housing Program was implemented in early 2014. Funded through a general fund appropriation from City Council, the City granted $650,000 to a homeless service agency, Downtown Street Team, to provide case management and employment services to transitionally homeless residents of a targeted encampment. The remaining balance of $1,350,000 was used for security deposits; housing rental subsidies (both tenant-based and project-based); operating subsidies to participating developers for the project-based units; move-in assistance; and City operating costs. Another $2,000,000 was provided for the Program for FY 2014-2015 from the General Fund.

On a regional level, over the past year leaders from the City, the County, other government agencies such as the Housing Authority of the County of Santa Clara and the Santa Clara Valley Water District, service providers, philanthropy, community institutions, and business organizations created the Community Plan to End Homelessness in Santa Clara County. Over 200 community, business, and civic leaders participated in the six month planning process that included several summit meetings held throughout Santa Clara County. The Community Plan was developed to enhance the community's work towards ending and preventing homelessness among all homeless persons and families.

Major points of emphasis in the Community Plan include:

- *Disrupt the System* - Develop strategies and innovative prototypes that transform the systems related to housing homeless people.
- *Build the Solution* - Secure the funding needed to provide 6,000 housing opportunities with services to those who are homeless and those at risk of homelessness.
- *Serve the Person* - Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

The Community Plan builds upon previous plans including the County's 2005 Ten-Year Plan to End Chronic Homelessness: Keys to Housing and San Jose's 2003 Homeless Strategy. In February, San Jose City Council adopted the Plan for full implementation.

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

To support discharge planning, during the fall of 2008, HomeFirst opened the Santa Clara County Medical Respite Program for homeless individuals who have recovered enough to be released from a hospital setting. The respite program provides these individuals with a safe place to recover from their illness and receive light medical attention while getting the services and assistance needed for them to become permanently housed, decreasing the likelihood of their return to the emergency room. The City received a grant from the Federal Department of Health and Human Services to increase the number of available respite beds from 15 to 20 and double the number of medical exam/case management rooms from two to four. This work was completed in 2014 and included facility improvements to improve access to health care services for chronically homeless adults with complex medical conditions and related psychosocial problems.

In addition, the City provides funding to Next Door Solutions to Domestic Violence (in partnership with Asian Americans for Community Involvement, Community Solutions, Maitri and YWCA-Support Network) for their Domestic Violence Collaborative Homelessness Intervention & Prevention Project. The project provides emergency shelter, case management, safety planning, legal advocacy, counseling, self-sufficiency services and permanent housing placement to victims of domestic violence.

Discussion

In addition to the strategies described above, the City has drafted several policies for ending homelessness in the County:

- Work with its government, nonprofit, and business partners to allocate additional resources for efforts to end and prevent homelessness. Participate in a leadership role with Destination: Home, a public-private partnership implementing an integrated, coordinated approach to ending homelessness in the County by infusing permanent housing with important services like mental health, physical rehabilitation, and employment training programs. The City will continue to partner with Destination: Home in its regional strategic plan implementation.
- Continue coordinating with the Santa Clara Valley Water District and other government and nonprofit partners to implement an ongoing response to homeless encampments which balances the needs of the encampment occupants and responds to the concerns of neighborhoods and the environmental damage to the environment resulting from the encampments.
- Evaluate converting underutilized commercial buildings and hotels/motels to house the homeless. Evaluate partnering with nonprofit service providers to provide a hotel/motel

program to master-lease rooms from hotel/motel owners and manage the lease with each subtenant.

- Work with HACSC to allocate project-based and tenant-based vouchers to homeless housing projects and individuals.

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

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

The Department of Housing continues to provide lead-based paint (LBP) testing and assessment services on all dwelling units built prior to 1978 that receive rehabilitation assistance regardless of the funding source. In addition to the trained and lead-certified Housing Department staff, the City has a contract with a private environmental consultant to provide testing and assessment services.

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

The City requires that properties receiving rehabilitation assistance conduct testing for LBP, as well as hazard reduction measures. As discussed in the Market Analysis, there are approximately 199,733 units that are a potential LBP hazard. With 38 percent of households in the City being LMI, there are an estimated 75,899 units occupied by an LMI household that might have an LBP risk.

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

Regardless of whether federal funds are being used, 100 percent of eligible conventional homes built prior to 1978 are tested for lead. Properties testing positive for this hazard are mitigated in conjunction with rehabilitation regardless of the funding source. The City requires that contractors be trained and certified in an effort to decrease the risk of potential use of LBP in new units. All services provided for LBP hazard reduction are in compliance with Federal regulations 1012 and 1013 of Title X.

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

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

As stated in the Needs Assessment, over one-third of households (38 percent) in the City are LMI with incomes ranging from 0-80% AMI. As discussed in the Market Analysis, the City in partnership with seven surrounding cities, created the Silicon Valley Workforce Investment Network to act as Silicon Valley's regional Workforce Investment Board. The Silicon Valley Workforce Investment Network's Work2Future is the local administrative arm of the Workforce Innovation and Opportunity Act of 2013 (WIOA).[124] Work2Future operates one-stop centers that serve the areas of San José, Campbell, Morgan Hill, Los Altos Hills, Gilroy, Los Gatos, Saratoga, Monte Sereno, and the unincorporated areas of the County. The Department of Labor is the main funding stream for the centers. Other sources include state, local, and federal grants and corporate support. Strategically positioned within the Office of Economic Development, Work2Future addresses the workforce and economic development needs of the local area in collaboration with small and large businesses, educational institutions and community-based organizations.

Work2Future supports regional collaborative partnerships that include employers from priority industry sectors and targets leveraged investments in quality training in these sectors. Its regional economic and workforce analysis shows San José having great influence on the regional economy. While the report forecasts long-term job growth in most industries, it identifies the following priority industry sectors:

- Health
- Advanced Manufacturing
- Information and Communication Technology and Digital Media

In addition, the City has historically provided funding for the Downtown Streets Team Job Readiness Training Project. This project provides job readiness training to homeless individuals transitioning back into mainstream society. Downtown Streets, a Community-Based Development Organization, provides training job skills workshops and peer-to-peer outreach to homeless living in the area.

Finally, the City is currently exploring mechanisms of how to increase middle-income jobs. The recent economic recovery from the 2008 recession has been strong but highly uneven, with most of the jobs growth in high-income and low-wage jobs, but middle-income jobs have experienced an absolute loss. It is important to rebuild the middle-class, while having job ladder programs that facilitate upward mobility. While important, the task of accomplishing this goal is of broadening the workforce is a significant challenging. Many of the forces that cause inequality occur on a macro-level beyond the control of local jurisdictions. Additionally, the nature of economic development continues to rapidly change due to globalization and new technologies. Many regions and cities, including San José, are exploring locally-based economic growth, including local production and manufacturing as well as locally sourced materials. The shifting emphasis to local economic growth that captures the unique qualities of place and comparative advantages is in part a response of local

[124] City of San José Office of Economic Development. "work2future." http://work2future.biz/

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jurisdictions to leverage the opportunities and resources that they do have control over, rather than focusing on the macroeconomic conditions that may resist local public policies and priorities.

SP-80 Monitoring – 91.230

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

Monitoring CDBG, HOME, HOPWA and ESG

The City continues to follow the grantee monitoring requirements 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. City staff continues to participate in the Grants Management Working Group that brings together all City departments that provide grants to the community. The Working Group shares best practices and discusses program performance of the grantees each funds.

A major element of the monitoring process is the tracking of grantee performance. The Department of Housing uses the citywide Webgrants database system. This database tracks programmatic and financial performance and allows potential applicants to apply for funds electronically.

The intent of the monitoring process is to identify any potential red flags and, if necessary, provide the necessary technical assistance so that sub-recipients can successfully implement their projects. If a significant problem is discovered, 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
- Lack of fiscal controls and/or documentation
- Required reports are not being submitted in a timely manner
- Expense reporting does not adhere to regulations or policies

For CDBG, ESG and HOPWA programs, service providers are required to submit monthly Reimbursement Requests and Reconciliation Reports to document expenses and ensure that both line item budgets and total project budgets are not over-expended. Monthly review or reimbursement requests enables the City to ensure that all costs incurred by sub-recipients are eligible and documented as required by the applicable federal regulations. 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 and provide a basis for monitoring procedures.

In addition, Housing Department staff review financial documentation of its subrecipients. 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, subrecipients 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 subrecipient. Subrecipients are required to submit to the City

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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.

In addition to the review of quarterly progress reports and financial documents, the City conducts on-site visits with sub-recipients at least every two years. Programmatic monitoring visits include review of documentation of national objective and eligibility, client intake documentation, income eligibility, staffing levels, recordkeeping, and outcome measures tracking. Financial monitoring visits involve review of invoices and all back up documentation including staff timesheets, receipts, and proof of payment documentation on file. If deficiencies are identified, the City determines whether corrective action, technical assistance, or both is needed.

MBE/WBE & Section 3 Reporting Requirements

The City adopted policy guidelines in November 2006 on the federal reporting requirements and has informed all grantees of its requirement to collect Section 3 and MBE/WBE materials. These will be reported annually in the City's Consolidated Annual Performance Evaluation Report (CAPER).

First Year Action Plan

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

Introduction

The City of San José's (City) Fiscal Year (FY) 2015-2016 Action Plan covers the time period from July 1, 2015 to June 30 2016 (HUD Program Year 2015). The City Fiscal Year (FY) 2015-2016 entitlement amount is $12,232,815. While HUD allocations are critical, they are not sufficient to overcome all barriers and address all needs that low-income individuals and families face in attaining self-sufficiency. The City will continue to leverage additional resources to successfully provide support and services to the populations in need.

The FY 2015-2016 allocation amount for each of the federal housing and community development programs is broken down as follows:

- Community Development Block Grant (CDBG) - $8,259,253
- HOME Investment Partnerships Program (HOME) - $2,381,725
- Housing Opportunities for Persons with AIDS (HOPWA) - $866,106
- Emergency Services Grant (ESG) - $725,731

In addition to the FY 2015-2016 allocation for CDBG and HOME, total program resources for the two programs will be higher than the allocation amount due to estimated program income and prior year balance. The prior year's CDBG balance consists of funds that were either set aside for future Section 108 loan repayments, unused balances from previous year's projects, or unanticipated program income in previous years. The HOME balance from the prior year consists of funds reserved in anticipation of commitments for rental development projects within the development pipeline.

2015-2016 Funding	Allocation	Prior Year Balance	Estimated FY 2015-16 Program Income	Total Estimated Resources
Total CDBG	$ 8,259,253	$5,952,600	$700,000	$14,911,853
Total HOME	$2,381,725	$6,736,562	$3,304,150	$12,422,437
Total HOPWA	$866,106	$0	$0	$866,106
Total ESG	$725,731	$0	$0	$725,731
TOTAL	**$12,232,815**	**$12,739,524**	**$4,004,150**	**$28,976,489**

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Table 76 - Fiscal Year 2015-2016 CDBG Budget Priorities

CDBG Fiscal Year 2015-2016 Annual Budgetary Priorities	
FY 2015-2016 Budget	**$14,711,853**
Administration	**$1,791,850**
Public Services Program	**$1,310,097**
Neighborhood Engagement Program	**$150,000**
Homeless Programs	**$872,197**
Senior Programs	**$201,300**
Fair Housing	**$86,600**
Community Development Improvement Program	**$7,650,169**
Place Based Street and Infrastructure Enhancements	**$1,430,000**
Library Facility Improvements	**$295,900**
Targeted Code Enforcement	**$1,418,882**
Minor Repair	**$775,000**
Encampment & Place-Based Clean Up	**$775,000**
Acquisition and/or Rehabilitation for Affordable Housing	**$2,955,387**
Section 108 Repayments	**$2,159,737**
Unallocated Funds	**$2,000,000**
Total	**$14,911,853**

Table 77 - Fiscal Year 2015-2016 HOME Budget Priorities

HOME Fiscal Year 2015-2016 Annual Budgetary Priorities	
FY 2015-2016 Budget	**$12,472,799**

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Administration	**$238,172**
Tenant-based Rental Assistance	**$1,699,107**
Affordable Housing (i.e., New Construction Rental Housing, Acquisition/Rehabilitation of Single Family Residences, and funds for CHDO Operations)	**$10,485,158**
Total	**$12,422,437**

Table 78 – Fiscal Year 2015-2016 HOPWA Budget Priorities

HOPWA Fiscal Year 2015-2016 Annual Budgetary Priorities	
FY 2015-2016 Budget	**$866,106**
City Administration and Planning	$25,980
Sponsor Administration	$60,627
Tenant-based Rental Assistance	$606,278
Supportive Services	$173,221
Total	**$866,106**

Table 79 – Fiscal Year 2015-2016 ESG Budget Priorities

ESG Fiscal Year 2015-2016 Annual Budgetary Priorities	
FY 2015-2016 Budget	**$725,731**
Administration	$54,429
Emergency Shelter	$145,146
Outreach	$290,292
Rapid Re-housing	$235,864
Total	**$725,731**

Table 80 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public Federal	• Admin and Planning • Acquisition • Economic Development • Housing • Public Improvements • Public Service	$8,259,253	$700,000	$5,952,600	$14,911,853	$17,187,005	This program funds various nonprofit agencies and other city departments to implement services that benefit low- and moderate-income persons, resolve slum and blight concerns, or address community development needs.

***Note: The Expected Amount Available Remainder of Con Plan includes the estimated allocation for years 2016-2020 (minus a 5 percent reduction per year), plus the estimated program income, minus the amount the City expects expend on Admin and/or Section 108 debt repayment.**

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	Public Federal	• Acquisition • Homebuyer Assistance • Homeowner Rehab • Multifamily Rental New Construction • Multifamily Rental Rehab • New Construction for Ownership • TBRA	$2,381,725	$3,304,150	$6,736,562	$12,422,437	$11,554,697	This program is designed exclusively to create affordable housing for low-income households.
HOPWA	Public Federal	• Permanent Housing in Facilities • Permanent Housing Placement • STRMU • Short Term or Transitional Housing Facilities • Supportive Services • TBRA	$866,106	$0	$0	$866,106	$2,960,913	The program is exclusively dedicated to the housing needs of people living with HIV/AIDS.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	Public Federal	• Conversion and Rehab for Transitional Housing • Financial Assistance • Overnight Shelter • Rapid Re-Housing (Rental Assistance) • Rental Assistance Services • Transitional Housing	$725,731	$0	$0	$725,731	$2,365,921	This program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help them quickly regain stability in permanent housing.

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

Entitlement Funds

Leveraging HUD resources allows the City to bring in local, state, and other resources to combine with federal financial resources to maximize the reach and impact of the City's HUD-funded programs. The following are either HUD or City-required matching requirements for the four federal housing and community development programs:

- In both the CDBG and HOPWA programs, the City requires sub-recipients to contribute at least 20 percent of the program/activity/service cost from non-federal sources (that is, $1 of non-federal funds for every $5 of federal funds).
- In the HOME program, HUD requires entitlement cities to contribute at least 25 percent of the program/activity/service cost from non-federal sources (that is, $1 of non-federal funds for every $4 of federal funds).
- In the ESG program, there is a one-to-one match (that is, $1 of non-federal funds for every $1 of ESG funds).

Outside of these match requirements, the City pairs other federal programs such as the Neighborhood Stabilization programs (NSP 1 and 2) and the HOPWA Permanent Supportive Housing (PSH) programs to meet San Jose's housing needs and priorities. Other programs such as Section 202 and Section also exist.

State Housing and Community Development Sources

In addition to federal resources, the State of California has provided funding for affordable housing development, homebuyer programs, transit-oriented development, special needs housing, and infrastructure. However, over the last few years, resources have either been depleted (such as Proposition 1C) or eliminated (such as the former Low- and Moderate-Income Housing Fund as part of former redevelopment agencies). Additionally, tools such as inclusionary zoning have seen legal challenges throughout California. In 2015, a variety of legislative proposals to create affordable housing resources – such as a permanent State funding source and expanding the low-income housing tax credit program -- have been proposed as the need for affordable housing in California continues to grow.

The following is a list of State funding sources that the City has either accessed in the past or seeks to access in the future:

- Low-Income Housing Tax Credit Program: administers both federal and State programs that encourage private investment in affordable rental housing.
- CalHome: first-time homebuyer down payment assistance, home rehabilitation, homebuyer counseling or mortgage assistance programs.
- Building Equity and Growth in Neighborhoods Program (BEGIN): downpayment assistance program
- Infill Infrastructure Grant (IIG): financial assistance for infrastructure improvements to support new infill housing development.

- Transit-Oriented Development Fund: supports dense development and affordable housing in close proximity to public transportation.
- Affordable Housing and Sustainable Communities (AHSC) Program: funding for transit-oriented affordable housing development and transportation-related infrastructure.
- Veterans Housing and Homelessness Prevention (VHHP) Program: new construction of rental homes as well as supportive services for low-income and homeless veterans.
- Mental Health Services Act (MHSA) funds: State funds administered at the county level to serve low-income mentally ill clients.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. These resources are discussed below:

- Low- and Moderate-Income Housing Asset Fund: program income generated from the Housing Department's $800 million loan portfolio funded by former redevelopment agency affordable housing funds is used to finance a variety of affordable housing programs.
- Inclusionary Housing Program: The City currently has an Inclusionary Housing Program in place in former redevelopment project areas, which requires that 20 percent of residential for-sale units be affordable or that other options are pursued, including the payment of in-lieu fees to the City.
- Inclusionary Housing Ordinance: In January 2010, San José adopted a Citywide Inclusionary Housing Ordinance in order to provide additional opportunities for affordable housing in the City. The Citywide ordinance was expected to go into effect no later than January 1, 2013; however, given a pending legal challenge to the State Supreme Court, its implementation is currently on hold. If and when the program is upheld by the Court, the Citywide Ordinance will require that 15 percent of a project's units built be restricted affordable if the affordable units are constructed on-site, which increases to 20 percent of units if the affordable units are constructed offsite. Alternatively, the developer may also choose to pay an in-lieu fee instead of building affordable units, or to take advantage of other defined alternatives. When the Citywide Ordinance takes effect, it will subsume the Inclusionary Housing Program now in operation in redevelopment project areas.
- City of San José Housing Trust Fund: provides ongoing funding for housing and support programs that seek to address homelessness, in part by creating a vehicle eligible to compete for outside funding sources. In FY 2015-2016, it is anticipated that at least $1 million in HTF will be used towards the following to respond to the impacts of homelessness in the community: City staffing and non-personnel costs; Destination: Home administrative and programmatic costs; direct supportive services such as outreach, case management, employment placement, and housing support; and matching funds for federal, State and regional grants.
- Affordable Housing Impact Fee Program: in November 2014, the City established the Affordable Housing Impact Fee Program, to be levied on market-rate rental housing

developments, excluding developments that qualify for pipeline status and other exemptions.

- City of San José General Fund: the City's General Fund will be providing a third year of funding of $3.5 million for homeless services. $2 million will fund a Place-Based Rapid Re-Housing Pilot Program targeting homeless residents living in encampments and $1.5 million will be set aside for ongoing homeless encampment abatement and deterrent services.

- Mortgage Credit Certificates (MCC) Program: provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions in the County, including San José.
- The Housing Trust Silicon Valley (HTSV): this nonprofit organization combines private and public funds to support affordable housing activities in the County, including assistance to developers and homebuyers.
- Neighborhood Housing Services Silicon Valley (NHSSV): Chartered by NeighborWorksAmerica®, NHSSV provides of homeownership services such as first mortgage lending, subordinate financing, homebuyer education and real estate sales. Services also include homebuyer readiness screening, credit counseling and foreclosure prevention counseling. As a NeighborWorksAmerica® organization, NHSSV also engages in community building activities throughout San José.
- Housing Authority: acting on behalf of the City of San José Housing Authority, the City contracts with the Housing Authority of the County of Santa Clara (HACSC) to administer and manage the Section 8 Voucher program and public housing programs within San José. The HACSC receives federal funding to run the programs below:

    - Section 8 Housing Choice Voucher Program: rental assistance to low-income households.
    - Continuum of Care (Formerly Shelter Plus Care): rental assistance program for homeless persons with a disability.
    - Family Self-Sufficiency Program: employment assistance program for Section 8 participants.
    - Veterans Affairs Supportive Housing (VASH): housing assistance for homeless veterans.
    - The Family Unification Program: voucher assistance for families who have been separated due to a lack of adequate housing.
    - Non-Elderly Disabled (NED) Vouchers: voucher program to allow non-elderly disabled people to transition out of care-giving institutions.
    - Moderate Rehabilitation Program: project-based rental assistances for low-income families.

In January 2008, HUD designated the HACSC as a "Moving to Work" (MTW) 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. The MTW designation provides more flexibility in use of funding sources and will support the creation of more efficient programs. The City will continue to partner with the HACSC to identify MTW

activities that may benefit low-income families of the community, especially homeless households.

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.

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

Previously, the City has used its resources to purchase surplus land from other public agencies to meet its housing and community development goals. The Housing Department would pursue purchase of land in strategic locations were funds to become available for the purpose of supporting the development of restricted affordable multifamily units. For example, in FY 2014-2015, Department staff oversaw construction on the HOME-funded Japantown Seniors project, located on one such City-owned site, and will continue efforts to get development started on two other existing City-owned sites. Such land constitutes a resource for potential new developments to proceed with a minimum of additional subsidy outlay. Ongoing ownership of the land by the City and the use of long-term ground leases to affordable housing projects also provide greater certainty that affordable units will continue to operate in key locations throughout the City.

The City will continue to explore opportunities to develop affordable housing on public surplus lands, such as with the Santa Clara Valley Transportation Authority, which has public surplus lands in transit-rich locations.

Discussion

Please see discussions above.

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 81 – Goals Summary (One Year)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase & Preserve Affordable Housing Opportunities	2015	2016	• Affordable Housing	N/A	Affordable Housing	HOME: $10,484,564 CDBG: $2,955,387 HOPWA: $840,123	• Rental Units Constructed = 150 housing units • Homeowner Housing added = 2 housing units • Tenant-Based Rental Assistance/Rapid Re-housing = 25 persons assisted
2	Respond to Homelessness and Its Impacts on the Community	2015	2016	• Homeless	N/A	Homelessness	CDBG: $872,197 HOME: $1,699,701 ESG: $725,731	• Homeless overnight shelter = 335 persons assisted • Tenant-Based Rental Assistance/Rapid Re-housing = 215 persons assisted • Other – Outreach Contacts = 1,350 persons assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Strengthen Neighborhoods	2015	2016	• Non-Housing Community Development Non-Homeless Special Needs	N/A	Strengthening Neighborhoods	CDBG: $5,046,082	• Public service activities other than LMI Housing Benefit = 330 persons assisted • Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit = 169,000 persons assisted • Housing code enforcement/Foreclosed property care = 1,200 housing units • Homeowner housing rehabilitated = 125 housing units
4	Promote Fair Housing Choice	2015	2016	• Non-Housing Community Development	N/A	Fair Housing	CDBG: $396,600	• Public service activities other than LMI Housing Benefit = 215 persons assisted

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AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan goals below represent high priority needs for the City of San José (City) and serve as the basis for the strategic actions the City will use to meet these needs. The goals, listed in no particular order, are:

1. Increase and preserve affordable housing opportunities.
2. Respond to homelessness and its impacts on the community.
3. Strengthen neighborhoods.
4. Promote fair housing choice.

Table 82 – Project Information

#	Project Name
1	Senior Isolation to Inclusion
2	Meals on Wheels
3	Neighborhood Engagement
4	Encampment and Place-Based Clean up
5	Place Based Capital Street and Infrastructure Enhancements
6	Library Facility Improvements
7	Targeted Code Enforcement
8	Minor Home Repair Program
9	HOPWA – The Health Trust
10	HOPWA – San Benito County
11	Rental Housing Development
12	Homeowner Housing Development
13	Acquisition and/or Rehabilitation for Affordable Housing
14	HOME TBRA
15	Homeless Services (CDBG)
16	Homeless Services (ESG15 City of San José)
17	Fair Housing
18	Section 108 Repayment
19	Unallocated Funds
20	CDBG Administration and Monitoring
21	HOME Administration and Monitoring
22	HOPWA Administration and Monitoring

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

The City's Consolidated Plan update coincides with the development of the first year Action Plan and the annual Request for Proposal (RFP) process. As such, the Consolidated Plan is the basis for the City's strategy in allocating its federal resources in four primary programs: CDBG, HOME, ESG, and HOPWA funds. To allow for a robust and comprehensive public input process in determining the priority needs and goals for the Consolidated Plan, the first year Action Plan allocates funds to projects based on the current RFP process.

Additionally, the following priorities were identified during the outreach process for the Consolidated Plan:

- Need for Affordable Rental Housing

  The majority of community forum participants and survey respondents identified increasing affordable rental housing inventory as the highest priority need within the County. More than 63 percent of survey respondents indicated affordable rental housing as a "high level" of need. Several community forum participants noted that LMI households cannot afford average rental rates in the County.

- Need to Increase Services for the Homeless

  Emergency and transitional housing, comprehensive services at homeless encampments (e.g., basic shelter facilities, health care referrals), and rental assistance programs for the homeless were frequently identified by participants as critical needs.

- Need for Senior Housing

  The need to address the housing crisis facing seniors in the County was a common discussion topic. Forum participants noted that elderly renter households experience numerous housing issues, including cost burden and rental units in disrepair.

- Need for Infrastructure and Neighborhood Investment

  The need to invest in physical infrastructure such as creating pedestrian-friendly neighborhoods and cities that support "Complete Streets" to facilitate multi-modal travel was frequently noted by forum participants. Addressing bicycle/pedestrian conflicts with vehicular traffic was a key issue of concern for vulnerable populations, including school-age children and seniors. Other participants expressed the need for increased street connectivity, such as expanding ADA improvements like curb cuts, sidewalk repairs, and crosswalk enhancements. Expanding access to open space, recreational amenities, and community facilities were also noted by several service providers as a pressing need to encourage healthy lifestyles and active living among the County's residents. Communities also identified a need for investments to increase social infrastructure to increase civic engagement, social capital, and neighborhood resilience.

- Need for Increase in Community Services

  Survey respondents and forum participants called attention to the need for expanded support of a wide range of community services to meet the basic needs of vulnerable populations. Programs to meet basic needs such as healthy foods, clothing, healthcare, and shelter of low-income and special needs populations were frequently highlighted during community forums. Due to the increased demand for these basic assistance programs, service providers noted that they were struggling to meet clients' needs with limited resources and staff capacity.

- Need for Economic Development and Job Training Programs

  Many forum participants emphasized the need for job training programs for youth, low-skilled workers, homeless individuals and undocumented workers. Small business assistance, including micro-enterprise loans and services to support minority-owned businesses, were also highlighted as important tools to spur job creation and to retain small business owners in the County.

- Need for Transportation Services

  Local service providers at each of the Consolidated Plan forums highlighted the lack of affordable and accessible transportation services in the County. Programs to augment public transit, paratransit, and senior transit services were cited as necessities.

- Need for Fair Housing Education and Legal Services

  Several service providers noted the need to expand the provision of free or low-cost legal services to protect fair housing rights and to mediate tenant / landlord issues. Education for tenants and landlords was identified as a vital need to prevent illegal evictions and address housing discrimination.

AP-38 Project Summary

Project Summary Information

Table 83 – Project Summary

1	Senior Isolation to Inclusion	N/A	• Strengthening Neighborhoods	• Strengthening Neighborhoods	CDBG: $100,650	110 persons assisted
2	Meals on Wheels	N/A	• Strengthening Neighborhoods	• Strengthening Neighborhoods	CDBG: $100,650	55 persons assisted
3	Neighborhood Engagement	N/A	• Strengthening Neighborhoods	• Strengthening Neighborhoods	CDBG: $150,000	50 persons assisted
4	Encampment and Place-Based Clean Up	N/A	• Strengthening Neighborhoods • Homelessness	• Strengthening Neighborhoods • Homelessness	CDBG: $775,000	115 persons assisted
5	Place Based Street and Infrastructure Enhancements	N/A	• Strengthening Neighborhoods	• Strengthening Neighborhoods	CDBG: $1,430,000	59,102 persons assisted
6	Library Facility Improvements	N/A	• Strengthening Neighborhoods	• Strengthening Neighborhoods	CDBG: $295,900	110,000 persons assisted
7	Targeted Code Enforcement	N/A	• Strengthening Neighborhoods	• Strengthening Neighborhoods	CDBG: $1,418,882	1,200 housing units
8	Minor Home Repair Program	N/A	• Strengthening Neighborhoods	• Strengthening Neighborhoods	CDBG: $775,000	125 housing units
9	HOPWA – The Health Trust	N/A	• Affordable Housing	• Affordable Housing	HOPWA: $790,772	70 persons assisted
10	HOPWA – San Benito County	N/A	• Affordable Housing	• Affordable Housing	HOPWA: $49,351	5 persons assisted
11	Rental Housing Development	N/A	• Affordable Housing	• Affordable Housing	HOME: $9,952,158	76 housing units
12	Homeowner Housing Development	N/A	• Affordable Housing	• Affordable Housing	HOME: $532,406	2 housing units
13	Acquisition and/or Rehabilitation for Affordable Housing	N/A	• Affordable Housing	• Affordable Housing	CDBG: $2,955,387	10 housing units
14	HOME TBRA	N/A	• Homelessness	• Homelessness	HOME: $1,699,701	60 persons

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						assisted
15	Services for Homeless and Unhoused Populations (CDBG)	N/A	• Homelessness	• Homelessness	CDBG: $872,197	180 persons assisted 750 outreach contacts
16	Homeless Services (ESG15 City of San José)	N/A	• Homelessness	• Homelessness	ESG: $725,731	205 persons assisted 600 outreach contacts
17	Fair Housing	N/A	• Fair Housing	• Fair Housing	CDBG: $396,600	215 persons assisted
18	Section 108 Repayment	N/A	• N/A	• N/A	CDBG: $2,159,737	N/A
19	Unallocated Funds	N/A	• N/A	• N/A	$2,000,000	N/A
20	CDBG Administration and Monitoring	N/A	• N/A	• N/A	CDBG: $1,481,850	N/A
21	HOME Administration and Monitoring	N/A	• N/A	• N/A	HOME: $238,172	N/A
22	HOPWA Administration and Monitoring	N/A	• N/A	• N/A	HOPWA: $25,983	N/A

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1		
	Project Name	Senior Isolation to Inclusion
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $100,650
	Description	This project will provide a continuum of community-based safety net services - including licensed adult day care, escorted transportation, and congregate senior meals - to San José's low-income, dependent seniors in order to prevent or reduce their isolation and depression, and to increase their community connections.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	110 low-income seniors
	Location Description	2625 Zanker Rd Ste 200 San José, CA 95134
	Planned Activities	Catholic Charities – Senior Isolation to Inclusion

2		
	Project Name	Meals on Wheels
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $100,650
	Description	The project will provide daily home-delivered hot meals, personal connections, Wellness Checks, and resources for low-income, homebound San José seniors who cannot access services outside of their homes.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	55 low-income seniors
	Location Description	3180 Newberry Dr Ste 200 San José, CA 95118

	Planned Activities	The Health Trust – Meals on Wheels

3	**Project Name**	Neighborhood Engagement
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $150,000
	Description	All three neighborhoods identified in the place-based strategy show a need for a more engaged community to address ongoing concerns. The City will provide funds to community-based nonprofit organizations to lead engagement efforts. This project will support neighborhood engagement and/or leadership development within the three place-based initiative neighborhoods. Activities may include workshops for community members, community events, and other activities to increase community members' access to neighborhood resources, including government services and services provided by community-based organizations.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Mayfair, Santee, Five Wounds/Brookwood Terrace
	Planned Activities	• Somos-Mayfair Neighborhood Engagement • Five Wounds/Brookwood Terrace Neighborhood Engagement • Santee Neighborhood Engagement

4	**Project Name**	Encampment and Place-Based Clean Up
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $750,000

	Description	The primary purpose of the project is twofold: 1) to remove trash and other debris in homeless encampments and in three San José neighborhoods, and 2) to provide project participants with outreach case management, employment development services, and housing placement assistance.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	115 homeless individuals
	Location Description	Santee, Mayfair, and Five Wounds/Brookwood Terrace
	Planned Activities	San José Streets Team – Encampment and Place-Based Clean Up

5	**Project Name**	Place-Based Street and Infrastructure Enhancements
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $1,430,000
	Description	This project will support ADA Pedestrian Ramp Improvements. The scope of the project includes the installation of 55 new Curb Ramps at locations where ramps are non-existent. In addition, the City will modify or reconstruct 110 existing curb ramps that are not in compliance with ADA standards. This project will benefit the residents, especially persons with mobility or self-care limitations, and elderly residents of the project areas, improving access to services and amenities. This project will also support King Road Pedestrian Safety and Accessibility Enhancements. Improvements include replacement of 6 outdated conventional flashing beacons with up-to-date Rapid Rectangular Flashing Beacons (RRFBs) at an uncontrolled crosswalk. In addition, the City will upgrade four ramps to ADA compliant ramps at intersection corners, and re-align a marked crosswalk. Lastly, the project includes relocating utilities (e.g. fire hydrant, utility boxes).
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	59,102 low and moderate-income households

	Location Description	ADA Pedestrian Ramps - Santee, Mayfair, and Five Wounds/Brookwood Terrace King Road Pedestrian Safety and Accessibility Enhancements- Mayfair and Five Wounds/Brookwood Terrace
	Planned Activities	• ADA Pedestrian Upgrades • King Rd Street and Pedestrian Upgrades

6	**Project Name**	Library Facility Improvements
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $295,900
	Description	This project includes library improvements at several locations in the city. These improvements include enclosing a space in the interior of the Bilblioteca Latinoamericana branch to create a Teen Room. The improvements will create a separated area with high visual access for staff supervision. Second, the project includes providing public access permanently affixed Technology Bars at four branch libraries in a featured area that will become a showcase to library visitors and users. The project scope includes building a tech bar with physical infrastructure improvements to ensure connectively. Lastly, the project also includes library facility improvements at several key branch libraries in low-moderate income neighborhoods. The scope includes replacing carpet in five library branches.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	110,000 low and moderate-income households
	Location Description	Various locations
	Planned Activities	• Biblioteca Latinoamericana Teen Space • Building Tech Bars (physical improvements only) – Hillview, Joyce Ellington, Seven Trees, and Tully Branches • Library Facility Improvements – Alum Rock, Bilblioteca Latinoamericana, Hillview, Joyce Ellington, and Tully Branches

7		
	Project Name	Targeted Code Enforcement
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $1,418,882
	Description	Elimination of slum and blight is an ongoing concern in the City's Place Based Initiative neighborhoods. The City will continue to utilize CDBG funds to provide enhanced code enforcement services in these three neighborhoods.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1,200 households in place-based neighborhoods
	Location Description	Santee, Mayfair, Five Wounds/Brookwood Terrace
	Planned Activities	Place-based Code Enforcement

8		
	Project Name	Minor Home Repair Program
	Target Area	N/A
	Goals Supported	Strengthening Neighborhoods
	Needs Addressed	Strengthening Neighborhoods
	Funding	CDBG: $757,000
	Description	This program will repair housing units to address immediate health and safety needs for extremely low-income homeowners in San José. The focus of repairs will address emergency and critical repair needs, as well as minor accessibility and mobility needs within the home.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	125 extremely low-income homeowners
	Location Description	Citywide
	Planned Activities	Rebuilding Together

9		
	Project Name	HOPWA - The Health Trust
	Target Area	N/A
	Goals Supported	Affordable Housing

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	Needs Addressed	Affordable Housing
	Funding	HOPWA: $790,772
	Description	The City anticipates awarding most of its HOPWA entitlement grant to the Health Trust for its HIV/AIDS Services program. The Health Trust is a charitable foundation with a focus of advancing wellness in the Silicon Valley community. The program will provide rent subsidies and supportive services to help low-income residents living with HIV/AIDS secure and maintain housing.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	70 low-income individuals living with HIV/AIDS
	Location Description	3180 Newberry Dr Ste 200 San José, CA 95118
	Planned Activities	The Health Trust – Supportive Services The Health Trust – TBRA The Health Trust – Permanent Supportive Housing The Health Trust - Administration

10	**Project Name**	HOPWA – San Benito County
	Target Area	N/A
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOPWA: $49,351
	Description	The City's HOPWA entitlement grant to San Benito County will provide utility and rental subsidies and nutritional and dental assistance to low-income clients living with HIV/AIDS.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5 low-income individuals living with HIV/AIDS
	Location Description	1111 San Felipe Rd Ste 108 Hollister, CA 95023
	Planned Activities	San Benito County – Supportive Services San Benito County – TBRA San Benito County - Administration

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11	**Project Name**	Rental Housing Development
	Target Area	N/A
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $9,952,158
	Description	Consistent with the City's goal to assist in the creation and preservation of affordable housing for low income households, the City has the option to use HOME funds for land acquisition and new construction of rental units, and/or acquisition/rehabilitation of existing rental units for LMI households. Examples of LMI populations that HOME is used for are single parents, seniors, disabled persons, people living with HIV/AIDS, emancipated youth, and other people at risk of homelessness. HUD requires that at least 15 percent of HOME allocations be set aside to be issued to Community Housing Developers (CHDOs). Since the City began using HOME funds (1992), 40 percent of its total allocation has been set-aside for CHDOs to develop low-income housing units. Because the City has met and surpassed this requirement, the City may exercise its option to request HUD waive this requirement and allow the City to use the "set-aside" funds for other eligible HOME activities. For any HOME funds used to develop new housing units, the City will comply with the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973. 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. In compliance with HOME regulations, the City of San José may commit up to 5 percent of its annual HOME allocation to Certified CHDOs with operating expenses. CHDOs must currently have a low income, HOME funded rental housing project under construction and/or be able to show that, within 24 months of receiving said operating funds, they will identify and begin construction of HOME units. The City will be committing $100,000 for CHDO operating expenses.
	Target Date	06/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	76 low-and moderate-income households
	Location Description	TBD

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	Planned Activities	• CHDO Operating • Various Development Projects

12	**Project Name**	Homeowner Housing Development
	Target Area	N/A
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $532,406
	Description	In collaboration with Habitat for Humanity, the City of San José will be using HOME funds to assist in the acquisition and/or rehabilitation of single-family homes to be purchased and rehabilitated by Habitat for Humanity in order to sell them to low-income (80% AMI or below) residents.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 low and moderate-income households
	Location Description	TBD
	Planned Activities	Habitat for Humanity

13	**Project Name**	Acquisition and/or Rehabilitation for Affordable Housing
	Target Area	N/A
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $2,955,387
	Description	The City may utilize CDBG funds to purchase real property to be used for low and moderate-income rental rehabilitation or for the acquisition of land for new development or rental housing. The City expects the projects developed to meet the low-moderate income housing national objective. At the time of acquisition, if the specific project is not yet identified, the City will document the intended use of the property; the national objective expected to be met; and make a written commitment to use the property only for a specific project under that general use that will meet the low-moderate income housing objective.
	Target Date	06/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	80 low or moderate income households
	Location Description	TBD
	Planned Activities	TBD

14	**Project Name**	HOME Tenant Based Rental Assistance
	Target Area	N/A
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	HOME: $1,699,701
	Description	Consistent with the City's goal to assist in the creation and preservation of affordable housing for low-income households, the City will use HOME funds to provide tenant-based rental subsidies targeting employable homeless individuals and families. In all of its HOME-funded TBRA programs the City collaborates with outside agencies to provide intensive case management services to TBRA clients. Combined with rental assistance, such services improve the ability of clients to successfully transition out of homelessness, retain housing and increase their self-sufficiency after exiting the TBRA program. In FY 2015-2016 the City anticipates having 80 TBRA coupons in use by formerly homeless households.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	60 homeless individuals/families
	Location Description	3180 Newberry Dr Ste 200 San José, CA 95118
	Planned Activities	The Health Trust – HOME Tenant Based Rental Assistance

15	**Project Name**	Services for Homeless and Unhoused Populations (CDBG)
	Target Area	N/A
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $872,197

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	The City will utilize CDBG funds to support a Citywide Homeless Outreach and Engagement program as well as a Supportive Services and Rapid Re-housing Program for homeless individuals and families. The Homeless Outreach and Engagement Program will focus on utilizing an integrated approach to provide a comprehensive response to addressing chronic homelessness in the City. Activities may include street outreach, emergency shelter operations, and rapid re-housing services for the chronic homeless population. The Supportive Services and Rapid Re-housing Program for Unsheltered Populations will utilize an integrated approach to provide shelter, interim housing, case management services, deposit/rental assistance, and other eligible services as needed. The City has issued a request for proposals for both types of services and will fund local public or non-profit organizations to provide the comprehensive services and ensure compliance with CDBG regulations. The City's CDBG funds have been combined with ESG funds to support these projects. New contracts will be executed in the first three months of the program year. The City will extend current FY 2014-15 ESG and CDBG homeless service contracts as needed until FY 2015-16 homeless services activity begins.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	180 unduplicated homeless individuals will be provided shelter services 750 outreach contacts will be made with homeless individuals
	Location Description	Citywide
	Planned Activities	Homeless Outreach and Engagement Rapid Rehousing and Supportive Services for Unhoused Individuals

16	**Project Name**	ESG15 City of San José
	Target Area	N/A
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: $725,731

	Description	The City will utilize ESG funds to support a Citywide Homeless Outreach and Engagement program as well as a Supportive Services and Rapid Re-housing Program for homeless individuals and families. The Homeless Outreach and Engagement Program will focus on utilizing an integrated approach to provide a comprehensive response to addressing chronic homelessness in the City. Activities may include street outreach, emergency shelter operations, and rapid re-housing services for the chronic homeless population. The Supportive Services and Rapid Re-housing Program for Unsheltered Populations will utilize an integrated approach to provide shelter, interim housing, case management services, deposit/rental assistance, and other eligible services as needed. The City has issued a request for proposals for both types of services and will fund local public or non-profit organizations to provide the comprehensive services and ensure compliance with CDBG regulations. The City's ESG funds have been combined with CDBG funds to support these projects (the same activity funded under CDBG is called "Services for Homeless and Unhoused Populations"). New contracts will be executed in the first three months of the program year. The City will extend current FY 2014-15 ESG and CDBG homeless service contracts as needed until FY 2015-16 homeless services activity begins.
	Target Date	06/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	155 unduplicated homeless individuals will be provided shelter services 600 outreach contacts will be made with homeless individuals 50 homeless individuals/families will receive rapid re-housing services (deposit/rental assistance)
	Location Description	Citywide
	Planned Activities	• Emergency Shelter • Homeless Outreach • Rapid Re-housing • Administration

17	**Project Name**	Fair Housing
	Target Area	N/A
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: $396,600

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	The City will continue to program some of its Administrative funds, as well as some public service funds, to support a consortium of agencies that will provide Fair Housing services. Services will include: outreach and education on fair housing issues; conducting fair housing testing; enforcing fair housing laws through litigation; and providing technical assistance to the Housing Department on how to monitor City-financed developments for fair housing compliance.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	215 individuals/families
	Location Description	Various locations
	Planned Activities	Law Foundation

18	**Project Name**	Section 108 Loan Repayment
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: $2,159,737
	Description	The former Redevelopment Agency (RDA) borrowed funds under the Section 108 program intending to make amortized payments on the three loans from its share of the redevelopment tax increment. With the dissolution of RD's statewide and the tax increment to cover all of the former Redevelopment Agency's enforceable obligations, another source of funding is necessary to take on that debt service. Since the City's General Fund is experiencing its own revenue shortfalls, CDBG funds are utilized to cover the debt service obligation. Of the three Section 108 loans, the proceeds from one were loaned by the Agency to developers who are making repayments; proceeds from the other two were disbursed to developers in the form of grants. In FY 2015-2016 the City will partially offset the Section 108 loan payment with $2,000,000 in loan repayments paid by those developers who were loaned, not granted, Section 108 loan proceeds.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Section 108 Repayment

19	**Project Name**	Unallocated Funds
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: $2,000,000
	Description	A portion of the CDBG grant allocation will be allocated at a future date. A substantial amendment will be submitted and funds will not be expended until the amendment is approved by HUD.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	N/A

20	**Project Name**	CDBG Administration and Monitoring
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: $1,481,850
	Description	A portion of the CDBG grant allocation will be used for reasonable planning and administrative costs associated with the administration of the CDBG funds and other related federal requirements. Administration funds will support oversight activities of the housing department, legal services from the City Attorney's Office, and environmental reviews.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	200 E. Santa Clara Street San José, CA 95113
	Planned Activities	CDBG Planning and Administration

OMB Control No: 2506-0117 (exp. 07/31/2015)

21		
	Project Name	HOME Administration and Monitoring
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: $238,172
	Description	Up to 10 percent of the total HOME grant allocation (approximately $238,172) will be used for reasonable planning and administrative costs associated with the administration of the HOME funds and other related federal requirements.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	200 E. Santa Clara Street San José, CA 95113
	Planned Activities	HOME Planning and Administration

22		
	Project Name	HOPWA Administration and Monitoring
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOPWA: $25,983
	Description	The City will allocate $25,983 or 3 percent of the entitlement grant to administrative costs associated with managing with the HOPWA grant.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	200 E. Santa Clara Street San José, CA 95113
	Planned Activities	HOPWA Administration

AP-50 Geographic Distribution – 91.220(f)

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

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

Table 84 - Geographic Distribution

Target Area	Percentage of Funds
Not applicable	Not applicable

Rationale for the priorities for allocating investments geographically

The Consolidated Plan allocates federal entitlement dollars according to low- and moderate-income (LMI) census tracts without target areas. However, in light of current budget limitations, San José recognizes the importance of a coordinated effort to invest in its neighborhoods. In its 2010-15 Consolidated Plan, San José initiated the first iteration of its neighborhood plan through its place-based strategy by focusing leveraged investments in the Santee/McKinley, Mayfair, and Five Wounds/Brookwood Terrace neighborhoods to create clean, safe, and engaged places. In this 2015-2020 Consolidated Plan, the City continues to emphasize the importance of neighborhoods and to refine its approach by seeking to make high-impact, targeted investments in strategic locations and activities that advance the four goals identified in SP-05. Over the last several years, funding levels in CDBG and HOME - the two largest programs - have been reduced 30-40 percent due to federal budget cuts, with future federal funding levels remaining relatively uncertain year-to-year. As a result, it is important that annual funding strategies invest in activities and projects that have the greatest impact, rather than spread limited resources too thinly. To the extent possible, the funding strategy seeks to leverage resources, support partnerships, advance multiple City goals, be outcome instead of output driven, and invest in programs that are replicable and sustainable without the need for ongoing federal and other public resources. Investments will also be made in programs and activities that have measurable results in meeting core program objectives.

Discussion

Please see discussion above.

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement dollars are limited, the City does anticipate expending a significant portion of its federal allocation dollars on the preservation and provision of affordable housing. A detailed discussion of how HUD entitlements will be used to support affordable housing needs within the City is provided in AP-20, with the number of households to be assisted itemized by goal.

Table 85 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	110
Non-Homeless	228
Special-Needs	25
Total	**363**

Table 86 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through:	
Rental Assistance	135
The Production of New Units	186
Rehab of Existing Units	42
Acquisition of Existing Units	0
Total	**363**

Discussion

Please see discussions above.

AP-60 Public Housing – 91.220(h)

Introduction

HACSC assists approximately 17,000 households through the federal Section 8. The Section 8 waiting list contains 21,256 households and is estimated to be a ten-year wait. HACSC also develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. HACSC's programs are targeted toward LMI households, and more than 80 percent of its client households are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[125]

In 2008, HACSC entered into a ten-year agreement with HUD to become a MTW agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[126] Additionally, HACSC has used LIHTC financing to transform and rehabilitate 535 units of public housing into HACSC-controlled properties. The agency is an active developer of affordable housing and has either constructed, rehabilitated, or assisted with the development of more than 30 housing developments that service a variety of households, including special needs households.

Note: Subsidized housing is housing owned and managed by private or nonprofit owners who receive subsidies in exchange for renting to LMI tenants, while public housing is housing owned and managed by the housing authority. Public Housing is defined by HUD as "housing assisted under the provisions of the U.S. Housing Act of 1937 or under a state or local program having the same general purposes as the federal program. Distinguished from privately financed housing, regardless of whether federal subsidies or mortgage insurance are features of such housing development."[127] The Housing Authority of the County of Santa Clara had 555 units of public housing in Santa Clara County including approximately 150 in the City of San Jose. Funding for the public housing program was not adequately meeting the agency's needs for providing much needed renovations and capital improvements to the projects and so, with HUD approval, the Housing Authority disposed of all but four of its public housing units. The units are now owned by a Housing Authority affiliate and maintain their affordability through LIHTC and Project Based Vouchers

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

Not applicable. There are no public housing units located in the City.

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

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[125] Housing Authority of the County of Santa Clara. "Welcome to HACSC." http://www.hacsc.org/

[126] HACSC. "Moving to Work (MTW) 2014 Annual Report." September 2014.

[127] United States Housing and Urban Development Department. "Glossary." http://www.huduser.org/portal/glossary/glossary_p.html

While the majority of their units have been converted to affordable housing stock, HACSC is proactive in incorporating resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of two tenant commissioners, one being a senior citizen, on the HACSC board.

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

"HACSC's Family Self Sufficiency (FSS) Program is designed to provide assistance to current HACSC Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LIFESteps service provider helps the family develop self-sufficiency goals and a training plan, and coordinates access to job training and other services, including childcare and transportation. Program participants are required to seek and maintain employment or attend school or job training. As participants increase their earned income and pay a larger share of the rent, HACSC holds the amount of the tenant's rent increases in an escrow account, which is then awarded to participants who successfully complete the program. HACSC is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward."[128]

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

Not applicable.

Discussion

Please see discussions above.

[128] HACSC. "Housing Programs Department (HPD) Monthly Board Report." August 2014.

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

Introduction

The Santa Clara region is home to the fourth-largest population of homeless individuals (6,681 single individuals)[129] and the highest percentage of unsheltered homeless of any Major City CoC in the country (75 percent of homeless people sleep in places unfit for human habitation). [130] The homeless assistance program planning network is governed by the Santa Clara Continuum of Care (CoC), governed by the Destination: Home Leadership Board, who serves as the CoC Board of Directors. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the Housing Authority of Santa Clara, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The homeless services system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

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

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

The Homeless Census is an annual countywide collaborative effort to help assess regional homeless needs. The City participates with the County and other jurisdictions to conduct a biennial countywide homeless count. The data from the census is used to plan, fund, and implement actions for reducing chronic homeless and circumstances that bring about homelessness. San José financially contributed and led the countywide Homeless Census survey that took place in 2013 and 2015. In addition, the City will provide funding to several homeless outreach programs and projects:

- Citywide Homeless Outreach and Engagement program – Activities will include street outreach, emergency shelter operations, and rapid re-housing services for the chronic homeless population.
- Supportive Services and Rapid Re-housing Program for Unhoused Populations – Activities will include shelter, interim housing, case management services, deposit/rental assistance, and other eligible services as needed.

In addition, the City is currently seeking proposals from agencies interested in utilizing an integrated approach to the administration of a Citywide Outreach Program that will serve as a comprehensive response to addressing persons living unsheltered in San José.

The three main purposes of this program are as follows:

1. To provide a consistent presence on the streets and other outdoor locations throughout San José and the downtown area to build rapport and trust with unsheltered homeless residents with the goal of moving them into and keeping them in permanent housing;

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[129] The U.S. Department of Housing and Urban Development. "2014 Annual Homeless Assessment Report (AHAR) to Congress." October 2014. https://www.hudexchange.info/resources/documents/AHAR-2014-Part1.pdf
[130] Ibid

2. To provide street-based case management to the unhoused population and:
3. To provide an avenue to alleviate resident concerns about encampments and homeless residents living in their neighborhoods or other areas of San José.

In 2015-2016, the awarded agencies will proactively identify areas to provide outreach, as well as to respond to concerns from City staff, residents, businesses, and other persons as appropriate.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City currently has over 900 emergency shelter beds and over 900 transitional housing beds 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 will continue to focus its funding on programs aimed at permanently housing homeless residents.

The City will continue to support emergency and transitional housing options, but focus much more on moving people quickly into permanent housing with supportive services as seen in the successful Housing First approach. Efforts 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 homeless people linked with supportive wraparound services.

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

The City has historically funded two TBRA programs: one funded by HOME dollars, and another by HOPWA funds. The HOME TBRA Program provides housing subsidies matched with appropriate case management services to the following homeless populations:

- Chronically homeless individuals with severe mental health conditions
- Chronically homeless individuals with substance abuse issues who reside in and around St. James Park
- Residents of City-targeted homeless encampments
- Employable homeless persons including Veterans
- Homeless individuals from the City's downtown; and
- Homeless families with children

The Program is similar to the HACSC'S Section 8 program. The City's TBRA administrator, in concert with the clients' case managers, help program participants to locate appropriate rental housing, perform housing inspections, and coordinate monthly subsidy payments per HOME TBRA guidelines. The HOPWA TBRA Program targets low-income residents living with HIV/AIDS who are homeless or at-risk of homelessness.

Beyond HOME funded programs, the City's Rapid Re-Housing Program was implemented in early 2014. Funded through a general fund appropriation from City Council, the City granted $650,000 to a homeless service agency, Downtown Street Team, to provide case management and employment services to transitionally homeless residents of a targeted encampment. The remaining balance of $1,350,000 was used for security deposits; housing rental subsidies (both tenant-based and project-based); operating subsidies to participating developers for the project-based units; move-in assistance; and City operating costs. City Council reauthorized another $2,000,000 for the Program for FY 2014-2015 and earmarked funds for FY 2015-16 as well.

On a regional level, over the past year leaders from the City, the County, other government agencies such as the Housing Authority of the County of Santa Clara and the Santa Clara Valley Water District, service providers, philanthropy, community institutions, and business organizations created the Community Plan to End Homelessness in Santa Clara County. Over 200 community, business, and civic leaders participated in the six month planning process that included several summit meetings held throughout Santa Clara County. The Community Plan was developed to enhance the community's work towards ending and preventing homelessness among all homeless persons and families.

Major points of emphasis in the Community Plan include:

- *Disrupt the System* - Develop strategies and innovative prototypes that transform the systems related to housing homeless people.
- *Build the Solution* - Secure the funding needed to provide 6,000 housing opportunities with services to those who are homeless and those at risk of homelessness.
- *Serve the Person* - Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

The Community Plan builds upon previous plans including the County's 2005 Ten-Year Plan to End Chronic Homelessness: Keys to Housing and San Jose's 2003 Homeless Strategy. In February, San Jose City Council adopted the Plan for full implementation.

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

To support discharge planning, during the fall of 2008, HomeFirst opened the Santa Clara County Medical Respite Program for homeless individuals who have recovered enough to be released from a hospital setting. The respite program provides these individuals with a safe place to recover from their illness and receive light medical attention while getting the services and assistance needed for them to become permanently housed, decreasing the likelihood of their return to the emergency room. The City received a grant from the Federal Department of Health and Human Services to increase the number of available respite beds from 15 to 20 and double the number of medical exam/case management rooms from two to four. This work was completed in 2014 and included

facility improvements to improve access to health care services for chronically homeless adults with complex medical conditions and related psychosocial problems.

In addition, the City provides funding to Next Door Solutions to Domestic Violence (in partnership with Asian Americans for Community Involvement, Community Solutions, Maitri and YWCA-Support Network) for their Domestic Violence Collaborative Homelessness Intervention & Prevention Project. The project provides emergency shelter, case management, safety planning, legal advocacy, counseling, self-sufficiency services and permanent housing placement to victims of domestic violence.

Discussion

In addition to the strategies described above, the City has drafted several policies for ending homelessness in the County:

- Work with its government, nonprofit, and business partners to allocate additional resources for efforts to end and prevent homelessness. Participate in a leadership role with Destination: Home, a public-private partnership implementing an integrated, coordinated approach to ending homelessness in the County by infusing permanent housing with important services like mental health, physical rehabilitation, and employment training programs. The City will continue to partner with Destination: Home in its regional strategic plan implementation.
- Continue coordinating with the Santa Clara Valley Water District and other government and nonprofit partners to implement an ongoing response to homeless encampments which balances the needs of the encampment occupants and responds to the concerns of neighborhoods and the environmental damage to the environment resulting from the encampments.
- Evaluate converting underutilized commercial buildings and hotels/motels to house the homeless. Evaluate partnering with nonprofit service providers to provide a hotel/motel program to master-lease rooms from hotel/motel owners and manage the lease with each subtenant.
- Work with HACSC to allocate project-based and tenant-based vouchers to homeless housing projects and individuals.

AP-70 HOPWA Goals - 91.220 (l) (3)

Table 87 - One Year Goals for HOPWA

One Year Goals for the Number of Households to be Provided Housing through the Use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	25
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	25

Discussion

HOPWA is an entitlement grant program that assists local communities in developing affordable housing opportunities and related supportive services for low-income persons living with HIV/AIDS and their families. HOPWA-eligible activities include: direct housing, support services, information and referral, resource identification, technical assistance, and administration expenses.

As discussed in AP-35, the City anticipates awarding most of its HOPWA entitlement grant to the Health Trust for its HIV/AIDS Services program. The Health Trust is a charitable foundation with a focus of advancing wellness in the Silicon Valley community. The program will provide rent subsidies (tenant-based rental assistance) and supportive services to help low-income residents living with HIV/AIDS secure and maintain housing. The City also administers HOPWA funds for San Benito County. In addition to providing TBRA to 25 individuals, HOPWA programs include supportive services such as case management and nutritional and dental assistance.

Detailed information on FY 2015-2016 HOPWA-funded projects is listed in AP-38.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

As per the Market Analysis, the incorporated and unincorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. Governmental barriers may include the following, as identified in the City's State-mandated 2014-2023 Housing Element update: [131]

- Restrictive General Plan land use policies that limit the feasibility and add to the cost of housing development.
- Zoning regulations, including but not limited to design standards such as parking requirements, height limits, minimum lot sizes, setbacks, widths, and densities, and building and landscape coverage.
- California Building Standards Code, which apply to any application for a structural building permit.
- Development review procedures/processing time can increase the carrying costs of property under consideration for residential development.
- Fees, taxes, and other exactions add to the cost of housing development. These include fees for land use approval and environmental clearance, construction fess, impact/capacity fees that mitigate the costs that new development imposes on community infrastructure, and development taxes to finance capital projects.
- Reduction/depletion/elimination of affordable housing programs at the State and federal levels.
- Lack of regional/interagency coordination to respond to the regional impacts of the lack of affordable housing. This includes cities that are not producing their fair share of housing, requiring other cities to provide homes for the jobs created in under-housed cities.

In addition to potential governmental constraints to affordable housing, it is equally important to recognize and be aware of the non-governmental barriers to affordable housing. These may include but are not limited to the following:

- Land cost availability.
- Speculation, which further drives up the cost and makes it more difficult for non-profits and government agencies to compete with private developers for land.
- Cost of construction
- Cost and availability of financing.
- Structure of the financial system that does not create capital to help meet public purpose needs.
- Environmental hazards and limitations, such as seismic hazards, water supply, etc.
- Market forces/failures that lead to:

[131] City of San Jose. "2014-2023 Housing Element." 2014.

- Displacement: efforts to maximize investment returns by replacing lower-value land uses with higher-value ones cause increasing redevelopment pressures. This natural, profit-seeking behavior on the part of individual property owners can result in the steady elimination of existing affordable housing and, as a consequence, potential displacement of lower income households.
- Product Uniformity—specialized housing types are designed to match the unique needs of persons comprising a relatively small share of the overall market. As a result, these housing types carry higher investment risk making them more difficult to finance. Product uniformity is the outcome, at least until demographic trends or changing preferences alter supply/demand and the associated risk profile.
- Overcrowding—the inability of lower income households to afford housing can result in overcrowding as multiple or extended families are forced to live together. This overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. As well, overcrowding stifles household formation and thus market demand that would otherwise trigger increasing supply.
- Labor/Housing Imbalances—the labor and housing markets operate somewhat differently, and as a result communities can become imbalanced and inequitable. While both markets seek to maximize profits, the (private) housing market does so by pricing homes according to what the market will bear. Alternatively, the labor market naturally includes workers across a full range of incomes, while generally seeking to keep costs low. As a result, the cost of market rate housing will tend to be affordable for only a (higher income) segment of the workforce, even though a broader range of housing types/prices are needed to match the full income spectrum.

Local opposition is another common obstacle as many neighbors have strong reactions to infill, density and affordable housing developments. Their opposition is based on what are often misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools.[132] However, to ensure a healthy economy the region must focus on strategies and investment that provide housing for much of the region's workforce – for example, sales clerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes significantly limit their housing choices.[133]

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renter households canoutbid lower income households and a home's final sale or rental price may far exceed the projected sales or rental costs. Public subsidies are often needed to guarantee affordable homes for LMI households as the private market often seeks to price housing at or near the top of the market, which a significant portion of the workforce cannot afford.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Actions iplanned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning

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[132] Association of Bay Area Governments. "Affordable Housing in the Bay Area." 2014.
[133] Association of Bay Area Governments. "Jobs-Housing Connection Strategy." 2012.

ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City is addressing the barriers that hinder affordable housing and residential investment with the key programs and policies below. These programs and policies are aimed at maximizing the City's ability to promote and encourage affordable housing development in San José, and to mitigate barriers to affordable housing: [134]

General Housing Policies

- Monitor and support state and federal legislation to create a permanent dedicated source of funding for affordable housing creation, rehabilitation, and preservation, including 0-30% AMI units.
- Monitor and advocate legislation at the state and federal level for housing, community development, and homeless response funding and tools.
- Actively seek opportunities to access existing local, state and federal funding resources for housing affordable to low- and moderate-income households, including remaining State Proposition 1C funds for infill development, Proposition 41, and the National Housing Trust Fund.
- Continue to apply for Housing Related Parks Program funds, which is a grant program to incentivize and reward local governments for building affordable housing. Grant funds may be used for the creation, development, or rehabilitation of park and recreation facilities.
- Implement an affordable housing impact fee as a permanent local funding source for affordable housing.
- Implement the City's current Inclusionary Housing Policy in redevelopment project areas for homeownership units. Continue to review the current policy's implementation to ensure it provides certainty to developers as well as incentives to comply by providing affordability or payment of in-lieu fees, whether under the Policy or on a negotiated basis in exchange for development concessions.
- Continue to appeal the Building Industry Association's legal challenge against San José's City-wide inclusionary housing ordinance, currently pending before the California Supreme Court. The City Council approved the ordinance in January 2010 and it was expected to go into effect January 1, 2013. It is currently on hold due to the legal challenge. The State Supreme Court began court proceedings in April 2015 with a potential ruling by the summer of 2015.
- Prioritize resources for the most vulnerable households by:
    - Partnering with service providers to better target and provide needed services to 0-30% AMI households
    - Integrating 0-30% AMI units with various different types and income levels within projects
    - Seeking to appropriately leverage all funds to receive the greatest number of 30% AMI units
    - Maximizing other, outside, funding resources to deepen affordability.

[134] City of San Jose. "Action Plan FY14-15." 2013.

- Implement the City's Urban Village strategy and develop policies, mechanisms, and finance strategies to incorporate affordable housing in Urban Villages and other priority development areas such as near transit stations/corridors.
- Continue to identify developable sites suitable for higher density and/or mixed-use development to maximize opportunities for development of both affordable and market rate housing. This action aligns with the City's recently-adopted Envision 2040 General Plan Update, which seeks to facilitate the creation of urban villages and complete communities.
- Update the City's Dispersion Policy to ensure that its goals align with a more urban built environment based on sustainable planning principles contained in the City's Envision 2040 General Plan Update. This allows for the identification and prioritization of sites for affordable housing in transit corridors and other opportunity sites, while ensuring that affordable housing is integrated in diverse, mixed-income communities.
- Collaborate with external nonprofit housing agencies to provide education, legal, and outreach services to tenants and landlords covered by the Rent Control ordinance.
- Continue to seek developments that provide housing opportunities for homeless persons.
- Update or develop, as appropriate, the City's ordinances for secondary units, density bonus, micro-units, and hotel/motel conversions for homeless housing, and master lease agreements with hotel/motel owners.
- Explore policies regarding the preservation of affordable housing and anti-displacement strategies in order to respond to the community's concerns over gentrification especially in strong market areas.
- Work with partner agencies, non-profits, and other organizations to develop a more coordinated, regional response to creating affordable housing opportunities. This includes working with the County, neighboring jurisdictions, and transit agencies such as the Valley Transportation Authority (VTA).
- Engage with new partners and agencies to develop new systems and responses to address the shared need for more affordable housing.

Discussion

Please see discussions above.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Please see activities in AP-20 and AP-35 to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the City's affordable housing needs.

Actions planned to foster and maintain affordable housing

Please see AP-15 for actual and potential housing resources available, and AP-20 and AP-35 for activities that will be funded to address the housing and community development needs in the City. Also, please see AP-75 regarding potential actions to address barriers to meet the City's affordable housing needs.

Actions planned to reduce lead-based paint hazards

The City's Department of Housing continues to provide Lead Based Paint (LBP) testing and assessment services on all dwelling units built prior to 1978, and that receive rehabilitation assistance. Along with the trained and lead-certified Housing Department staff, the City maintains a contract with a private environmental consultant to provide LBP testing and assessment services. The City also requires that:

- Properties that use CDBG or HOME rehabilitation funds conduct testing for LBP and LBP hazard reduction. As discussed in the Market Analysis, there are approximately 199,733 housing units that have a potential LBP hazard. With 38 percent of City households being LMI, there are approximately 75,899 units occupied by a LMI household that have a LBP risk.
- Contractors are trained and certified in an effort to decrease the risk of potential use of LBP in new units. All services provided for LBP hazard reduction are in compliance with Federal regulations 1012 and 1013 of Title X.[135]

Actions planned to reduce the number of poverty-level families

The City, in its continuing effort to reduce poverty, will prioritize funding agencies that provide direct assistance to the homeless and those in danger of becoming homeless. Additionally, the City has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provided programs to assist the homeless.

A key effort is Work2Future, the local administrative arm of the Workforce Innovation and Opportunity Act of 2013 (WIOA).[136] Work2Future operates one-stop centers that serve the areas of

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[135] City of San José. "FY2013-14 Consolidated Annual Performance Evaluation Report." http://www.sanjoseca.gov/documentcenter/view/34302

[136] City of San José Office of Economic Development. "work2future." http://work2future.biz/

San José, Campbell, Morgan Hill, Los Altos Hills, Gilroy, Los Gatos, Saratoga, Monte Sereno, and the unincorporated areas of the County. The Department of Labor is the main funding stream for the centers. Other sources include state, local, and federal grants and corporate support. Strategically positioned within the Office of Economic Development, Work2Future addresses the workforce and economic development needs of the local area in collaboration with small and large businesses, educational institutions and community-based organizations.

Additionally, the City's Office of Economic Development began an initiative in 2014 to explore pathways to middle-wage jobs and manufacturing employment to create new economic opportunities for the residents of San Jose.

Finally, Department of Housing and Urban Development (HUD) Office of Economic Resilience visited San José as part of the Bay Area Regional Prosperity Plan (RPP), a three-year, $5 million HUD-funded as part of the Sustainable Communities Strategy that aims to improve housing affordability and to expand economic opportunities for low- and moderate-income workers by integrating housing and jobs planning through equitable development and fostering local and regional innovation. As the largest city in the Bay Area, San José was a required participant of the RPP. Over the last two years, City staff has collaborated with a diverse group of participants – including non-profits, foundations, and government agencies – to develop a toolbox of regional strategies to address the Bay Area's high housing costs, loss of middle-class jobs, and growing income inequality. As the three-year period comes to a close, the RPP will produce a final report that identifies potential key strategies and actions across sectors and regions. The City has a variety of opportunities to learn about key findings from the RPP learn and explore potential programs and policies to implement to achieve housing, economic development, and transit-oriented development goals in San José.

Actions planned to develop institutional structure

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources, and develop new revenues for community service needs and the production of affordable housing. Collaborative Efforts Include:

- Regular quarterly meetings between entitlement jurisdictions at the CDBG Coordinators Meeting and Regional Housing Working Group
- Developing joint jurisdiction RFPs and project review committees, to take advantages of cost and operational efficiency as a result of economy of scales.
- Coordination on project management for projects funded by multiple jurisdictions.

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

The City benefits from a strong jurisdictional network of housing and community development partners, such as the Regional Housing Working Group, the CoC, and the San José Silicon Valley Workforce Investment Network. To improve intergovernmental and private sector cooperation, the City will continue to participate with other local jurisdictions and developers in sharing information and resources.

Discussion

Please see discussions above.

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

Introduction:

The following provides additional information about the CDBG program income and program requirements for entitlement funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l) (1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$700,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	$0
5. The amount of income from float-funded activities	$0
Total Program Income	**$500,000**

Other CDBG Requirements

1. The amount of urgent need activities	$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low-and moderate-income	80%
3. Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low-and moderate-income. Specify the years that include this Annual Action Plan.	07/01/2015-06/30/2016

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l) (2)

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

Not applicable.

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

Resale Provisions

Definitions

(a) "**Affordable Housing Cost**" shall mean the cost which does not exceed thirty percent (30%) of eighty percent (80%) of Area Median Income adjusted for family size appropriate to the Home for Low Income Households whose gross income does not exceed 80% of Area Median Income adjusted for family size appropriate to the Home.

(b) "**Area Median Income**" shall mean the median family income in the San Jose Primary Metropolitan Statistical Area, as annually estimated by HUD pursuant to Section 8 of the United States Housing Act of 1937. In the event such income determinations are no longer published by HUD, or are not updated for a period of at least twenty four (24) months, Habitat may use or develop such other reasonable method as it may choose to determine the Area Median Income. (Health and Safety Code Section 50093)

(c) "**City**" shall mean the City of San José, a municipal corporation with offices located at 200 East Santa Clara Street, San José, California 95113.

(d) "**Eligible Capital Improvements**" are described in paragraph 7(b)(i) below.

(e) "**Eligible Person or Family**" shall mean a person or family which is a Low Income Household and which also meets the City's eligibility requirements regarding family size for the Home.

(f) "**Eligible Purchaser**" shall mean a proposed purchaser who meets the requirements of paragraph 8(a)(ii) below, as determined by Habitat, and will agree to sign a resale restriction agreement restricting future resale of the Home.

(g) "**Event of Default**" shall mean those events described in paragraph 7 below.

(h) "**Fair Market Value**" shall mean the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obligated to sell, and a buyer, being ready, willing and able to buy but under no particular or urgent necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the Owner-Occupied Housing Unit is reasonably adaptable and available but as though this Restriction did not exist.

(i) "**Habitat Designated Purchaser**" is defined in paragraph 6(b) below.

(j) "**Habitat Purchase Option**" is defined in paragraph 6(a) below.

(k) "**Habitat Response Notice**" is defined in paragraph 5 below.

(l) "**Housing Cost**" of a person or family purchasing the Home shall be calculated in accordance with the provisions of California Code of Regulation, Title 25, Section 6910, *et seq*., as amended from time to time, which as of the date hereof include all of the following associated with the Home:

(i) Principal and interest on a mortgage loan including any rehabilitation loans, and any loan insurance fees associated therewith.
(ii) Property taxes and assessments.
(iii) Fire and casualty insurance covering replacement value of property improvements.
(iv) Property maintenance and repair.
(v) A reasonable allowance for utilities (excluding telephone service).
(vi) Any homeowner association fees.
(vii) Mortgage insurance premiums.

Monthly Housing Cost of a purchaser shall be an average of estimated costs for the next twelve (12) months.

(m) "**HUD**" shall mean United States Department of Housing and Urban Development.

(n) "**Indexed Price**" is defined in paragraph 7(b) below.

(o) "**Low Income Households**" means persons and families whose income is below eighty percent (80%) of Area Median Income, adjusted for family size in accordance with adjustment factors adopted and amended from time to time by HUD. (Health and Safety Code Section 50079.5)

(p) "**Maximum Restricted Resale Price**" is defined in paragraph 7(a) below.

(q) "**Notice of Intent to Transfer**" shall mean a notice delivered by Owner to Habitat and the City pursuant to paragraph 4 below.

(r) "**Owner**" shall mean Owner and any successor in interest of Owner in all or any part of the Owner-Occupied Housing Unit referred to as the Home in this Restriction.

(s) "**Owner-Occupied Housing Unit**" means a single-family dwelling situated in California which is occupied by the Owner. (Health and Safety Code Section 50092.1)

(t) "**Proposed Transferee**" is defined in paragraph 3(a)(ii) below.

(u) "**Sales Price**" shall mean all sums paid by a purchaser to a seller for, or in conjunction with, the acquisition of an Owner-Occupied Housing Unit, including but not limited to the purchase price designated in any purchase agreement, consideration for personal property and all other costs and fees paid by the purchaser to or for the benefit of the seller.

(v) "**Section**", unless stated otherwise defined, shall refer to sections in the California Health and Safety Code, as amended from time to time.

(w) "**Term**" shall be forty-five (45) years, commencing on the date of recording of this Restriction. For HOME Investment Partnership Program funds invested in the property, the term shall be not less than fifteen (15) years from the date that this Restriction is recorded (i.e., HOME Affordability Period).

(x) **"Transfer"** shall mean any sale, assignment, conveyance or transfer, voluntary or involuntary, of any interest in the Home. Without limiting the generality of the foregoing, Transfer shall include (i) a transfer by devise, inheritance or intestacy to a party who does not meet the definition of Eligible Person or Family, (ii) a lease or occupancy agreement of all or any portion of the Home, except pursuant to paragraph 9 below, (iii) creation of a life estate, (iv) creation of a joint tenancy interest, (v) execution of a land sale contract by which possession of the Home is transferred to another party and title remains in the transferor, (vi) a gift of all or any portion of the Home, or (vii) any voluntary conveyance of the Home. Transfer shall not include transfer by devise, inheritance or intestacy to a spouse, a transfer to a spouse pursuant to the right of survivorship under a joint tenancy, or a transfer to a spouse in a dissolution proceeding, however any subsequent Transfer shall be subject to this Restriction.

(y) **"Transferee"** shall mean any natural person or entity who obtains ownership or possessory rights in the Home pursuant to a Transfer.

Resale Provisions

The Resale Provision method is used in cases where HOME funds are provided directly to the developer in order to reduce development/rehabilitation costs, thereby, making the price of the home affordable to the buyer. Referred to as a "Development Subsidy", these funds are not repaid by the developer to the PJ, but remain with the property for the term of the affordability period. For these reasons, the Resale Provision will be used on the homes acquired and rehabilitated through the City's partnership with Habitat for Humanity East Bay/Silicon Valley (Developer).

The Resale Restriction restricts the full benefits of owning the home. Owner(s) may not enjoy the same economic or other benefits from owning the home that Owner(s) would enjoy if this Restriction did not exist. The HOME Affordability Period requirement shall apply without regard to the term or repayment of the Loan or the transfer of ownership, and shall be imposed by deed restrictions or covenants running with the land, except that the affordability requirements may terminate upon foreclosure or transfer in lieu of foreclosure. The affordability requirements shall be revived according to the original terms if, during the HOME Affordability Period, Owner(s), before the foreclosure, or deed in lieu of foreclosure, or those with whom Owner has or had family or business ties, obtains an ownership interest in the Property

Notification to Prospective Buyers. The resale policy is explained to the prospective home buyer(s) prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign an acknowledgment that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed sales contract.

Enforcement of Resale Provisions. The resale policy is enforced through the use of a Restrictive Covenant signed by the homebuyer(s) at closing. The Developer will administer the Restrictive Covenant to ensure that, (i) the Owner receives a fair return on his/her investment at sale and (ii) the home will continue to be affordable to a specific range of incomes. The City of San Jose will monitor the Developer to ensure the Resale Provisions are adhered to by the Owner. The Restrictive Covenant, approved by the City of San Jose, will specify:

1. the length of the affordability (based on the dollar amount of HOME funds invested in the unit; either five, 10, or 15 years);
2. that the home remain the Buyer's principal residence throughout the affordability period; and
3. the conditions and obligations of the Owner should the Owner wish to sell before the end of affordability, including;
    a. the Owner must contact the Developer in writing if Owner intends to sell the home prior to the end of the affordability period;
    b. the subsequent purchaser must be low-income as defined by HOME, and occupy the home as their primary residence for the remainder of the affordability period;

Fair Return on Investment.

Upon transfer to Developer, Developer's assignee, or subsequent eligible purchaser, Owner(s) shall receive the Maximum Restricted Resale Price, which is the lesser of (i) the Indexed Price (as defined below) of the home; or (ii) the Fair Market Value (as defined below) of the home.

Indexed Price. The indexed price (the "Indexed Price") of the home means the affordable sales price of the home at the time of purchase by the Owner increased by the percentage of increase in the Area Median Income (AMI) from the date of the original purchase of the home by the Owner to the date Owner notifies Developer of Owner's intent to transfer, plus the outstanding balance of any subordinate mortgages, adjusted, where applicable, to reflect the value of Eligible Capital Improvements or to reflect the cost of deferred maintenance. Provided, however, the Indexed Price may not exceed "affordable housing costs" (as defined in Health and Safety Code Section 50052.5) for Low Income Households at the time of the sale.

Where applicable, the Indexed Price shall include an upward adjustment reflecting the value of any substantial structural or permanent fixed improvements which the Owner has made to the home after purchase of the home. No such adjustment shall be made except for improvements: (a) made or installed by the Owner which conform with applicable building codes; (b) documented with evidence of applicable City permits (c) approved in advance of installation by Developer; (d) whose initial costs were Two Thousand Dollars ($2,000) or more; (e) that conform to Federal Housing Quality Standards; and (f) for which the Owner has submitted two bids from contractors acceptable to Developer stating the estimated cost to perform the Improvements. Capital improvements meeting the above requirements are referred to herein as "Eligible Capital Improvements." Eligible Capital Improvements shall be any addition or improvement made to the home which consists of more than mere repairs or replacement of existing facilities or improvements and which has a useful

life of five (5) years or more. The form for requesting Developer approval of an Eligible Capital Improvement will be provided to the Owner(s). The adjustment to the Indexed Price for Eligible Capital Improvements shall be limited to appraised increases in value to the Home as a result of the improvements, including any depreciation in value of the capital improvements since the time of installation, and not the cost of construction of the improvements to the home.

The Indexed Price shall include a downward adjustment, where applicable, in an amount necessary to repair any violations of applicable building, plumbing, electric, fire or housing codes or any other provisions of applicable building codes, as well as any other repairs needed to put the home into a "sellable condition." Items necessary to put the home into sellable condition shall be determined by Developer, and may include cleaning, painting and making needed structural, mechanical, electrical, plumbing and fixed appliance repairs and other deferred maintenance repairs.

In the event the difference between the Indexed Price and the Owner's Base Price is less than the amount of closing costs that the Owner paid at the initial closing of the sale of the home to Owner(s) (the "**Owner's Original Closing Costs**"), the Indexed Price shall be adjusted upward in an amount equal to the difference between (A) the Indexed Price and (B) the sum of the Owner's Base Price and Owner's Original Closing Costs. Notwithstanding the preceding sentence, the Indexed Price shall not be adjusted upward if any downward adjustment is required if the Owner has otherwise failed to maintain the Home in good repair, or if the Owner is otherwise in default under or in violation of the terms of this Restriction.

Fair Market Value. In certain circumstances it may be necessary to determine the fair market value of the home without taking account of the resale restrictions imposed by the Restrictive Covenant (the "Fair Market Value"). These circumstances include: (1) where the parties wish to determine if the Indexed Price exceeds the Fair Market Value in order to determine the Maximum Restricted Resale Price; and (2) where the parties wish to determine the value of Eligible Capital Improvements in order to calculate the Indexed Price. If it is necessary to determine the Fair Market Value of the home, it shall be determined by a certified Member of the Appraisal Institute ("MAI") or other qualified real estate appraiser approved in advance by Developer, or by a market analysis in a form approved by the Developer.

Affordability to a Range of Buyers. The Restrictive Covenant will ensure continued affordability to a range of buyers for the term of the affordability period, specifically those whose total household income ranges from 60% to no greater than 80% AMI at the time of purchase. ***If the subsequent homeowner does <u>not</u> require any HOME subsidy to purchase the home, the affordability period is not extended and ends when the original 15 year affordability period is completed at which time the subsequent homeowner is free from the Restrictive Covenant.***

Calculating Fair Return on Investment (Example)

Original Purchase Price. $300,000
Original Mortgage(s). $240,000 *(first, Affordable Sales Price)*
$60,000 (*second)*

OMB Control No: 2506-0117 (exp. 07/31/2015)

Eligible Capital Improvements. The original homeowner installs a privacy fence for $2,000 and met the conditions for Eligible Capital Improvement.

Deferred Maintenance. The original homeowner neglected to maintain the interior of their home to a reasonable standard; Developer estimates $500 in repairs to put home into a sellable condition.

Affordability Period. The original purchase price for the home was $300,000 and the amount of HOME funds invested (i.e., Developer Subsidy to acquire the property) was $100,000, thus requiring the 15-year affordability period.

Calculation of Fair Return on Investment (example)

Original Purchase Price (Total)		$ 300,000
Original First Mortgage (Affordable Sales Price)	*$ 240,000*	
Original Deferred Mortgage(s)	*$ 60,000*	
Indexed Price (Paid to Owner)		
Original AMI		$ 93,500
Current AMI		$ 100,000
Index (Current AMI/Original AMI)		107%
Pre-Adjusted Indexed Price		$ 316,684
Indexed Affordable Sales Price	*$ 256,684*	
Original Second Mortgage	*$ 60,000*	
Eligible Capital Improvements		$ 2,000
Deferred Maintenance		$ (500)
Indexed Price		$ 318,184
Return on Investment to Owner		
Fair Market Value		$ 330,000
Maximum Restricted Resale Price (minimum of Index Price or FMV)		$ 318,184
Return on Investment to Owner		**$ 18,184**

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

All units receiving HOME Program subsidies are required to comply with an Affordability Period. The period is contingent upon the amount of subsidy per unit received (see table below).

Amount of HOME Assistance to Unit	Minimum Affordability Period
Under $15,000	5 years
$15,001 - $40,000	10 years
Over $40,000	15 years

The Affordability Period described above is the *minimum*. The City of San Jose has the option of making the Affordability Period longer. During the Affordability Period, the homebuyer remains compliant by continually occupying the property as their principal residence, and not selling their property prior to the completion of the Affordability Period.

Enforcement of this affordability period is ensured through the recapture provisions described below and in 24 CFR 92.254 (a) (5) (ii) (A) (1). The principal legal documents that are used to enforce the recapture restrictions are a promissory note, a deed of trust and a HOME Agreement.

Principal Residence. The definition of "principal residence" shall mean that the borrower must reside in the home for at least 10 months out of the calendar year. Borrower shall occupy the Property as a principal residence during the period of affordability. Should the borrower cease to occupy the Property as their principal residence and/or rent the property, the City shall give the borrower the opportunity to comply with this requirement and reoccupy the Property. If the borrower does not reoccupy the Property as their principal residence, this shall trigger a Recapture of the loan.

If the borrower pays off their loan to the City prior to the expiration of the Period of Affordability and continues to own the property, the requirement of occupying the Property as the principal residence continues to be enforced until the end of the Affordability Period. For example, if the owner decides to refinance and pay off the City loan in year 3 of a 10 year Affordability Period, the owner will still be required to use the property as their principal residence for rest of the Affordability Period (7 years).

Long-term Affordability. Pursuant to 24 CFR 92.254 (a) (4), the HOME-assisted unit must meet the affordability requirements for not less than the term of the period of affordability or any longer period stipulated in the City Documents.

Recapture Provisions. Recapture Provisions requires that the entire direct subsidy provided to the borrower is recaptured from the **available net proceeds** at the time the borrower sells the property

before the borrower receives any return. The borrower may sell the property to any willing buyer during the Period of Affordability. The transfer/sale of property (either voluntary or involuntary) during the Period of Affordability triggers the Recapture Provisions. Further, if the borrower ceases to occupy the property as their principal residence at any time during the Period of Affordability, the City shall make efforts to recapture the entire direct subsidy.

Direct subsidy is the amount of HOME assistance that enables the borrower to buy the home. *Net proceeds* are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the PJ recapture more than is available from the net proceeds of the sale.

Examples

A. *Borrower receives $25,000 of HOME downpayment assistance (direct subsidy). The City imposes a 15-year affordability period. If the borrower sells the home after three years, the City would recapture, assuming that there are sufficient net proceeds, the entire $25,000 direct subsidy. The borrower would receive any net proceeds in excess of $25,000.*

B. *Same scenario but the net proceeds of the sale, due to a short-sale or foreclosure, are $10,000. The City cannot collect more than net proceeds available; thus the City collects the full $10,000.*

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

Not applicable.

Emergency Solutions Grant (ESG)

Reference 91.220(l) (4)

Include written standards for providing ESG assistance (may include as attachment)

All agencies receiving ESG funds comply with the written standards and policies developed by the CoC. These written standards are contained in the attached documents:

- CoC Quality Assurance Standards
- CoC Governance Charter
- Selected CoC Policies

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system

The Continuum of Care is in the process of developing and establishing a coordinated assessment system. The City is actively involved in the planning and development. The CoC plans to implement the coordinated assessment system by the end of the 2015 calendar year. The City will require all homeless service providers funded with ESG and CDBG funds to utilize the coordinated assessment system.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations)

The City selects ESG subrecipients through a formal competitive Request for Proposals (RFP) process. Approximately every 3 years, the City develops a RFP based on the needs identified in the Consolidated Plan and the Annual Action Plan and the needs identified by the Continuum of Care. The City selects and awards funds to subrecipients based on the following factors:

- Project eligibility under the ESG program
- Goals and Outcomes
- Project relevance in meeting the need identified
- Organizational Capacity and Experience
- Budget and Fee Structure

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a) the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

The Con Plan is distributed to the CoC applicant. The Board of the CoC applicant is the Destination: Home Board, which includes representation from the homeless community nominated and elected by the Collaborative non-profit agencies.
The City solicits comments through the public comment process noted in the Action Plan.

Describe performance standards for evaluating ESG

The CoC is currently developing performance standards for community-wide use. The City has issued a request for proposals for ESG services and will incorporate the CoC performance standards into all subrecipient contracts for program year 2015-2016.

Discussion

Additional CDBG Information

Overall Benefit – A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low-and moderate-income. Specify the years that include this Annual Action Plan.: 07/01/2015-06/30/2016

Additional HOME Information

Eligible applicants/beneficiaries for programs funded with HOME dollars vary based on program type.

TBRA: Applicants must be a part of the targeted population defined in the Annual Action Plan which is Homeless Population. "Homelessness" is defined using HUD's definition. Each household/individual must have an income of less than or equal to 60% AMI. Income is determined using the Part 5 income determination.

The City reserves TBRA coupons for various case management agency partners that serve targeted homeless populations such as veterans, families, and drug/alcohol dependant individuals. Case management agencies accepted applications for one day, and the applicants were prioritized based upon a combination of a first-come-first-serve basis. A waitlist was created once the number of coupons reserved for the agency was attained.

Homebuyer Acquisition/Rehabilitation: Households must have an income equal to or less than 80% AMI. Income is determined using the Part 5 income determination. Beneficiaries are chosen by Habitat for Humanity. Applicants must meet Habitat's homebuyer counseling requirements, and homes acquired must meet the 95% After-Rehab Value requirements imposed by HOME regulations.

Citizen Participation Plan

Introduction

The City of San José (City) is a federal entitlement jurisdiction that receives federal grant funding from the U.S. Department of Housing and Urban Development (HUD).

The City receives federal entitlement grant funding for the following program:

- Community Development Block Grants (CDBG)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for People with AIDS (HOPWA)
- Emergency Solutions Grants (ESG)

As an entitlement jurisdiction, the City is required to prepare a:

- Five Year Consolidated Plan (Consolidated Plan)
- Annual Action Plan (Action Plan)
- Annual Consolidated Annual Performance Evaluation Report (CAPER)

Under HUD's Code of Final Regulations for the Consolidated Plan (24 CFR Part 91 Sec. 91.105), the City must adopt a Citizen Participation Plan (CPP) that sets forth the City's policies and procedures for citizen participation in the planning, execution, and evaluation of the Consolidated Plan, Action Plans, and CAPER. This CPP provides guidelines for the City to provide and encourage public participation by residents, community stakeholders, and grant beneficiaries in the process of drafting, implementing, and evaluating the Consolidated Plan and related documents. The citizen participation process includes outreach, public hearings, community forums, and opportunities for comment.

Definitions

- **Annual Action Plan:** The Action Plan summarizes the activities that will be undertaken in the upcoming Fiscal Year (FY) to meet the goals outlined in the Consolidated Plan. The Action Plan also identifies the federal and non-federal resources that will be used meet the goals of the approved Consolidated Plan.
- **Citizen Participation Plan:** The CPP provides guidelines by which the City will promote engagement in the planning, implementation, and evaluation of the distribution of federal funds, as outlined in the Consolidated Plan, Action Plan, and CAPERs.
- **Community Development Block Grant:** HUD's CDBG program provides communities with resources to address a wide range of housing and community development needs that benefit very low- and low-income persons and areas.
- **Consolidated Annual Performance Evaluation Report:** The CAPER assesses the City's annual achievements relative to the goals in the Consolidated Plan and proposed activities in the Action Plan. HUD requires the City to prepare a CAPER at the end of each fiscal year.
- **Department Of Housing And Urban Development:** HUD is the federal government agency that creates and manages programs pertaining to federal home ownership, affordable housing, fair housing, homelessness, and community and housing development.

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- **Displacement:** Displacement refers to the involuntary relocation of individuals from their residences due to housing development and rehabilitation activities paid for by federal funds.
- **Eligible Activity:** Activities that are allowable uses of the CDBG funds covered by the CPP as defined in the Code of Federal Regulations Title 24 for HUD.
- **Emergency Solutions Grant:** HUD's ESG program provides communities with resources to serve homeless individuals and families via Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing Assistance, Homeless Management Information System (HMIS), and Administrative Activities.
- **Entitlement Jurisdiction:** A city with a population of at least 50,000, a central city of a metropolitan area, or a qualified urban county with a population of at least 200,000 that receives grant funding from HUD.
- **Five Year Consolidated Plan:** HUD requires entitlement jurisdictions to prepare a Consolidated Plan every five years. The Consolidated Plan is a strategic plan that identifies housing, economic, and community development needs and prioritizes funding to address those needs over a five-year period.
- **HOME Investment Partnerships Program:** The HUD HOME program provides resources to fund a wide range of activities that build, buy, and/or rehabilitate affordable rental or homeownership housing or provide direct rental assistance to low-income people.
- **Housing Opportunities for Persons with AIDS:** The HUD HOPWA program provides resources that benefit low-income persons medically diagnosed with HIV/AIDS and their families, including housing and social services, chemical dependency treatment, nutritional services, case management, and assistance with daily living.
- **Low-and moderate-income:** As defined annually by HUD, Low-and moderate-income (LMI) is 0-80 percent of area median family income (AMI) for a jurisdiction, with adjustments for smaller or larger families. This includes those individuals presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers). HUD utilizes three income levels to define LMI households (subject to adjustments for household size and for areas with unusually low or high incomes):
    - Extremely low-income: Households earning 30 percent or less than the AMI
    - Very low-income: Households earning 50 percent or less than the AMI
    - Low-income: Households earning 80 percent or less than the AMI
- **Public Hearing:** Public hearings are designed to provide the public the opportunity to make public testimony and comment. Public hearings related to the Consolidated Plan are to be advertised in local newspapers and made accessible to non-English speakers and individuals with disabilities.
- **Substantial Amendments:** Amendments are considered "Substantial" whenever one of the following is proposed:
    - A change in the allocation priorities or a change in the method of fund distribution.

- A substantial change which increases or decreases the amount allocated to a category of funding within the City's entitlement grant programs by 25 percent.
- To implement an activity using CDBG funds for new programs that were not described in the Consolidated Plan.
- To change the purpose or intended beneficiaries of an activity approved for CDBG funding, e.g., instead of primarily benefitting lower income households the activity instead proposes to benefit mostly moderate income households.

Roles, Responsibilities, and Contact Information

The City is a federal entitlement jurisdiction and is a recipient of grant funding from the federal government.

The City's Charter established a council and manager form of government. San José's City Council is the elected legislative body of the City and is responsible for approving its Consolidated Plan, Action Plans, Substantial Amendments, and CAPERs prior to their submission to HUD.

It is the intent of the City to provide for and encourage citizen participation, with particular emphasis on participation by lower income persons who are beneficiaries of or impacted by entitlement-funded activities. The City encourages participation in all stages of the Consolidated Planning process by all residents, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments, and residents of assisted housing developments and recipients of tenant-based assistance.

In general, hearings will be held at City Hall due to its central location, convenient access, and disability accessibility. Translation services will be provided when there is an indication that non-English speaking persons will be attending. Other reasonable accommodations will be provided on a case-by-case basis.

The General Contact Information for the City's HUD Entitlement Programs is:

City of San José
Department of Housing
(408) 793-5520
HousingGrants@sanJoséca.gov

Citizen Participation Policies

Public Hearings

The City will hold public hearings for Consolidated Plans, Annual Action Plans, CAPERs, amendments made to the CPP, and Substantial Amendments.

The Consolidated Plans, Annual Action Plans, CPP amendments, and Substantial Amendments require two public hearings. One required hearing is a City-staffed community meeting and one required hearing is before City Council for document adoption. The CAPER requires one hearing before City Council for document adoption.

Community hearings will be held in a community space with consideration for the convenience to beneficiaries of the entitlement program resources.

The City Council public hearings will be held at City Hall Council Chambers located at 200 E. Santa Clara St., San José, CA 95113. Listening devices, interpretation services, and other assistance to disabled persons or those with limited English proficiency will be provided upon request, ranging up to five business days prior notification to the City Clerk. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging up to five business days. For this reason, it is important to provide as much advance notice as possible to ensure availability. Assistive Listening Devices (ALDs) are available upon request.

Notice of Hearings and Review Periods
To allow the public time to provide comments prior to the submission of approved documents to HUD, the City will hold a minimum 30-day public review and comment period for the Consolidated Plan, Action Plan, and Substantial Amendment. The City will establish a public review period of at least 15 days for each CAPER and amendments to the CPP. Copies of the draft plans will be available to the public at the Department of Housing, 200 E. Santa Clara St., San José, CA 95113.

The City will place public notices at libraries, recreation centers, community centers, online through the City's website, and through advertisement in a local newspaper of general circulation in advance of a 30-day public review and comment period.

To ensure that the public, including minorities, persons with limited English proficiency, persons with disabilities, residents of public housing, and LMI residents are able to participate in the public review process, the City will provide residents, public agencies, and other stakeholders with notices on applicable public review periods and public hearings that adhere to the following:

- The notices will be published prior to the start of the public comment period and at least 15 days before the final public hearing and will include information regarding how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.
- The notices will be distributed to persons and agencies on the contact list maintained by the City for those parties expressing interest in receiving information and updates related to the City's Consolidated Plan, Action Plan, CAPER, Substantial Amendments and CPP. Interested parties may request to be added to this contact list by sending an email to HousingGrants@sanJoséca.gov, by calling (408) 793-5520 or by writing to the Department of Housing, 200 E. Santa Clara St., San José, CA 95113.
- The notices will be distributed through a variety of methods, including e-mail, newspaper publications and the City's website at www.sanJoséca.gov. The notices will include information on how to obtain a copy of the draft documents and scheduled hearing dates, times, and locations.

The public may file comments on draft plans in writing to the Department of Housing, 200 E. Santa Clara St., San José, CA 95113; via email to HousingGrants@sanJoséca.gov; by phone at (408) 793-5520. Comments may also be submitted in person at the Department of Housing, 200 E. Santa Clara

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St., San José, CA 95113, Monday through Friday during business hours, and during the Council adoption hearing.

When necessary or applicable, the City may combine notices complying with several individual requirements into one comprehensive notice for dissemination and publication.

Comments/Complaints on Adopted Plans
Comments or complaints from residents, public agencies, and other stakeholders regarding the adopted Consolidated Plan or related amendments and performance reports may be submitted in writing or verbally to the General Contact at the Department of Housing, 200 E. Santa Clara St., San José, CA 95113. Written comments or complaints will be referred to appropriate City staff for consideration and response. The City will attempt to respond to all comments or complaints within 15 business days and maintain a correspondence file for this purpose.

Availability of Draft and Approved Documents

The draft and final versions of the Consolidated Plan, Action Plan, CAPER, all related amendments, records, and regulations will be available online at the City's website: www.sanJoséca.gov. Hard copies of all documents will be available at the Department of Housing at 200 E. Santa Clara St., San José, CA 95113 and upon written request. If the City is unable to provide immediate access to the documents requested, it will make every effort to provide the documents and reports within 15 business days from the receipt of the request.

During the 30-day public review and comment period, copies of the document will be available to the public for review at libraries, recreation centers, community centers, and through the City's website at www.sanJoséca.gov.

Displacement Policy

Displacement refers to the involuntary relocation of individuals from their residence due to housing development and rehabilitation paid for with federal funds. The City will use existing federal and state relocation guidelines, as applicable, to minimize displacement and to alleviate the problems caused by displacement. Both the federal government and the State of California have specific requirements dictating the amount of benefits and assistance that must be provided to lower income persons and households relocated from their homes as a result of displacement. Depending on the funding source, displaced persons may be offered one or more of the following:

- A rent subsidy for another unit
- A cash payment to be used for rent or a down payment on the purchase of a dwelling unit
- Moving and related expenses

Technical Assistance

The City will, to the extent feasible, respond to requests for technical assistance from entities representing LMI groups who are seeking federal entitlement funding in accordance with grant procedures. This may include, but is not limited to, providing information regarding how to fill out applications, other potential funding sources, and referrals to appropriate agencies within and outside the City. "Technical assistance," as used here, does not include the provision of funds to the

entities requesting such assistance. Assistance will also be provided by Department of Housing staff to interested individuals and resident groups who need further explanation on the background and intent of the Housing and Community Development Act, interpretation of specific HUD regulations, and project eligibility criteria for federal grants.

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Appendix A: Citizen Participation Summary

Regional Forums

The participating Entitlement Jurisdictions of Santa Clara County held three regional public forums to identify housing and community development needs and priorities for the next five years. Seventy-six people in total attended the regional forums, including community members, service providers, fair housing advocates, school district board members, housing and human services commission members, non-profit representatives, and interested stakeholders.

The regional forums were held in Mountain View, San José, and Gilroy to engage the northern, central, and southern parts of the County. Forums were scheduled on different days of the week and at various times of day to allow maximum flexibility for participants to attend.

Table 1 – Regional Forums

Regional Forum	Date	Time	Number of Attendees	Forum Address
1	Thursday, September 25, 2014	2:00pm - 4:00pm	43	Mountain View City Hall, 500 Castro Street, 2nd Floor Plaza Conference Room Mountain View, CA 94041
2	Saturday, September 27, 2014	10:00am - 12:00pm	17	San José City Hall, Room 118-120 200 E. Santa Clara St. San José, CA 95113
3	Wednesday, October 22, 2014	6:30pm - 8:30pm	16	Gilroy Library 350 W. Sixth Street Gilroy, CA 95020
Total Attendees			**76**	

Community Forums

Local public participation plays an important role in the development of the plans. The community forums were conducted as part of a broad approach to help local jurisdictions make data-driven, place-based investment decisions for federal funds. Each of the community forums provided additional public input and a deeper understanding of housing issues at the local level.

The community forums were held in the cities of Los Gatos, Morgan Hill, Saratoga, San José and Mountain View. The workshops held in San José were located in Districts 3, 4 and 5, which are LMI census tracts. The majority of the community forums were held at neighborhood community centers or libraries at various times of day to provide convenient access for participants.

Table 2 – Community Forums

Community Forum	Date	Time	Number of Attendees	Forum Address
1	Tuesday, September 30, 2014	6:00pm-8:00pm	14	Roosevelt Community Center, Room 1 and 2 901 E. Santa Clara St. San José, CA 95116
2	Wednesday, October 1, 2014	10:00am-12:00pm	29	Seven Trees Community Center, Room 3 3590 Cas Drive San José, CA 95111
3	Tuesday, October 2, 2014	6:00pm-8:00pm	23	Mayfair Community Center, Chavez Hall 2039 Kammerer Ave. San José, CA 95116
4	Tuesday, October 7. 2014	6:00pm-8:00pm	26	Tully Community Brach Library, Community Room 880 Tully Rd. San José, CA 95111
5	Thursday, October 23, 2014	6:30pm-8:30pm	14	Mountain View City Hall, 500 Castro Street, 2nd Floor Plaza Conference Room Mountain View, CA 94041
6	Saturday, November 1, 2014	11:00am-1:00pm	7	Centennial Recreation Center North Room 171 W. Edmundson Avenue Morgan Hill, CA 95037
7	Wednesday, November 5, 2014	2:00pm-4:00pm	11	Prospect Center Grace Room 19848 Prospect Road Saratoga, CA 95070
8	Thursday, November 20, 2014	6:00pm-8:00pm	9	Neighborhood Center 208 E. Main Street Los Gatos, CA 95030
Total Attendees			**133**	

A combined total of 209 individuals attended both the community and regional forums.

Outreach

Approximately 4,847 entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Regional Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from jurisdiction staff.

Through these communications, stakeholders were invited to participate in one of the forums planned throughout the County and to submit survey responses. Each participating jurisdiction also

promoted the regional forums and regional survey links on their respective websites and announced the Consolidated Plan process through their electronic mailing lists.

Approximately 1,225 printed flyers noticing the regional forums were distributed throughout the County, including at libraries, recreation centers, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and in print in English and Spanish.

Multi-lingual, print advertisements in local newspapers were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San José Mercury News* (English). In addition, an online display ad was placed in the *San José Mercury News* to reach readers electronically.

Each segment of the community outreach and planning process was transparent to ensure the public was aware its input was being collected, reviewed, and considered.

Forum Structure

The regional forums began with a welcome and introduction of the jurisdictional staff and consultant team, followed by a review of the forum's agenda, the purpose of the Consolidated Plan, and the goals of the regional forums. Next, the facilitator delivered an introductory presentation covering the Plan process, programs funded through HUD grants, what types of programs and projects can be funded, historical allocations, and recent projects.

After the presentation, participants were invited to engage in a gallery walk activity. Participants interacted with large "HUD Bucks" display boards, which encouraged them to think critically about community spending priorities in the County. Each display board presented a separate issue area: 1) Community Facilities, 2) Community Services, 3) Economic Development, 4) Housing, and 5) Infrastructure and Neighborhood Improvements. Participants were given $200 "HUD Bucks" to spend on over 50 program choices they support within each issue area. This process encouraged participants to prioritize facilities, services, programs, and improvements within each respective category. Thus, the activity functioned as a budgeting exercise for participants to experience how federal funds are distributed among various programs, projects and services.

Directions to participants were to spend their $200 HUD Bucks up to a limit indicated on each board. For example, because HUD enforces a 15 percent cap on public service dollars, the community services board included a limit of $30 HUD Bucks to reflect this cap. (It should be noted that the infrastructure and housing boards both had a Fair Housing category, which may account for higher HUD Bucks allocations for fair housing.)

Following the HUD Bucks activity, the group was divided into small group breakout sessions to discuss community needs and fair housing. Participants dispersed into smaller break-out groups to gather public input on the needs and barriers with respect to the following categories, which mirrored the HUD Bucks categories: 1) Community Facilities, 2) Community Services, 3) Economic Development, 4) Housing, and 5) Infrastructure and Neighborhood Improvements.

Group facilitators encouraged participants to think critically about housing issues and community improvement needs within the County. The participants discussed and identified issues and concerns within their local communities and across the County. During these small group discussions, participants contributed creative and thoughtful responses to the following questions:

Community Needs:

- What are the primary needs associated with:
    - Community Facilities
    - Community Services
    - Economic Development
    - Housing
    - Infrastructure and Neighborhood Improvements
- What services and facilities are currently in place to effectively address these needs?
- What gaps in services and facilities remain?

Fair Housing:

- Have you (or someone you know) experienced discrimination in housing choice, whether accessing rental housing or in purchasing a residence?
- What did you do, or would you do, if you were discriminated against in housing choice?

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 discussion. After the break-out session, participants reconvened to discuss these issues as a single group. The final part of the meeting included a report back, in which facilitators summarized the small group discussions. The facilitator then closed the meeting with final comments, next steps and a review of additional opportunities to provide public input.

The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. Translation services were provided at each forum.

Key Findings from Regional and Community Forums

The diversity of participants and organizations attending the regional and community forums led to a nuanced awareness of the housing and community improvement needs across the County. This section highlights key findings and ideas raised during the small group discussions organized by issue area. The key findings are based on the most frequently discussed needs, issues and priorities that were shared by forum participants.

Primary Needs Associated with Each Issue Area

Community Services

- Address the needs for accessible and affordable transportation services throughout Santa Clara County

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

Housing

- Ensure availability of affordable housing, including transitional housing
- Provide legal services to protect fair housing rights and to mediate tenant/landlord legal issues
- Address affordable housing eligibility restrictions to expand the number of residents who can qualify
- Provide affordable rental housing for low income families, at-risk families and individuals with disabilities
- Fund additional homeless prevention programs
- Provide rental subsidies and assistance for low income families to support rapid re-housing

Community Facilities

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

Economic Development

- Increase employment services targeted towards homeless individuals, veterans, and parolees
- Provide access to apprenticeships and mentoring programs for at-risk youth
- Offer employment services such as job training, English language and capacity-building classes

Infrastructure and Neighborhood Improvements

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

Key Findings from HUD Bucks Activity

Table 3: Top Three Overall Spending Priorities by Issue Area of Regional and Community Forums

Priority	Housing
1	Affordable Rental Housing
2	Senior Housing
3	Permanent Supportive Housing

Priority	Public Facilities
1	Homeless Facilities
2	Senior Centers
3	Youth Centers

Priority	Public Services
1	Homeless Services
2	Senior Activities
3	Transportation

Priority	Economic Development
1	Employment Training
2	Job Creation/Retention
3	Small Business Loans

Priority	Infrastructure/Neighborhood Improvements
1	Fair Housing
2	Streets/Sidewalks
3	ADA Improvements

Regional Needs Survey

A Regional Needs Survey was conducted to solicit input from residents and workers in the County of Santa Clara. Respondents were informed that the Santa County Entitlement Jurisdictions were updating their Consolidated Plans for federal funds that primarily serve low- to moderate income residents and areas. The survey polled respondents about the level of need in their neighborhoods for various types of improvements that can potentially be addressed by entitlement funds.

To give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be views as an indicator of the opinions of the respondents, but not as representing the opinions of the County population as a group.

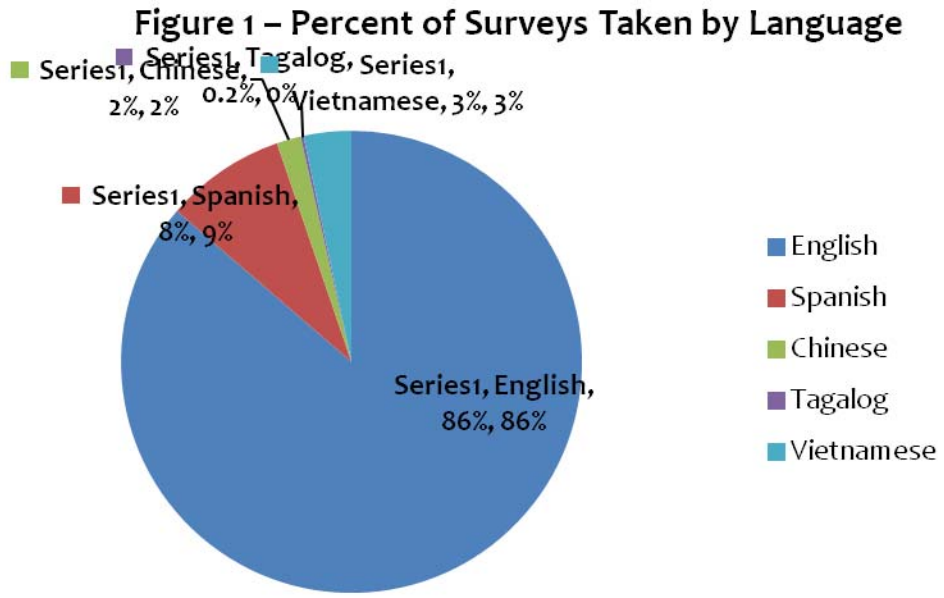
The survey was distributed through a number of channels to gather responses from a broad sample. It was made available in printed format, as well as electronic format via Survey Monkey. Electronic responses could be submitted via smartphone, tablet, and web browsers. The survey was available online and in print in English and Spanish, and in print in simplified Chinese, Tagalog, and Vietnamese.

Responses were solicited in the following ways:

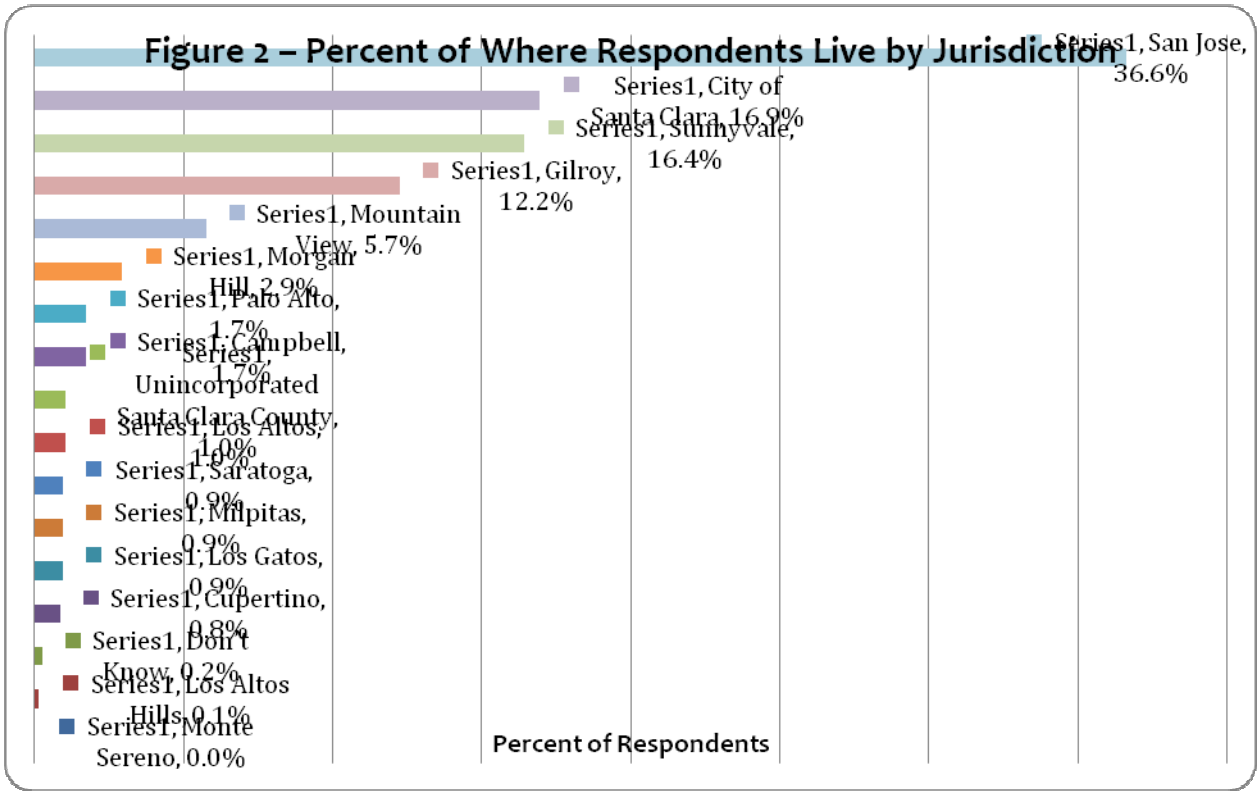
- Links to the online survey in both English and Spanish were placed on the websites of each Entitlement Jurisdiction.
  English: https://www.surveymonkey.com/s/SCC_Regional_Survey
  Spanish: https://es.surveymonkey.com/s/SCC_Regional_Survey_Spanish
- Approximately, 4,847 entities, organization, agencies, and persons were directly targeted in the outreach efforts and requested to share project materials with their beneficiaries, partners, and contacts. Engagement included direct phone calls and targeted emails with outreach flyers as attachments.
- Approximately 1,225 printed flyers noticing the regional survey were printed and distributed throughout the County, including at libraries, recreation centers, community meetings, and organizations benefiting LMI residents and areas. These flyers were available online and in print in English and Spanish.
- Multi-lingual, print advertisements in local newspapers were posted in the *Gilroy Dispatch* (English), *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San José Mercury News* (English). In addition, an online display ad was placed in the *San José Mercury News* to reach readers electronically.
- The survey was widely shared on social media by elected officials, organizations, entities, and other individuals. An estimated 25,000 persons on Facebook and 11,000 persons on Twitter were engaged. (This represents the number of "Likes" or "Followers" of each person/entity that posted a message about the survey or forum.)
- At least 3,160 printed surveys were printed and distributed throughout the County at libraries, community meetings, and organizations benefiting LMI residents and areas.

Survey Results

A total of 1,472 survey responses were collected from September 19, 2014 to November 15, 2014, including 1,078 surveys collected electronically and 394 collected on paper. The surveys were available in five languages. Of these surveys, 1,271 individuals responded in English, 124 individuals responded in Spanish, 25 individuals responded in simplified Chinese, 49 individuals responded in Vietnamese, and three individuals responded in Tagalog. **Figure 1** shows the percentage of individuals who responded to the survey organized by language.

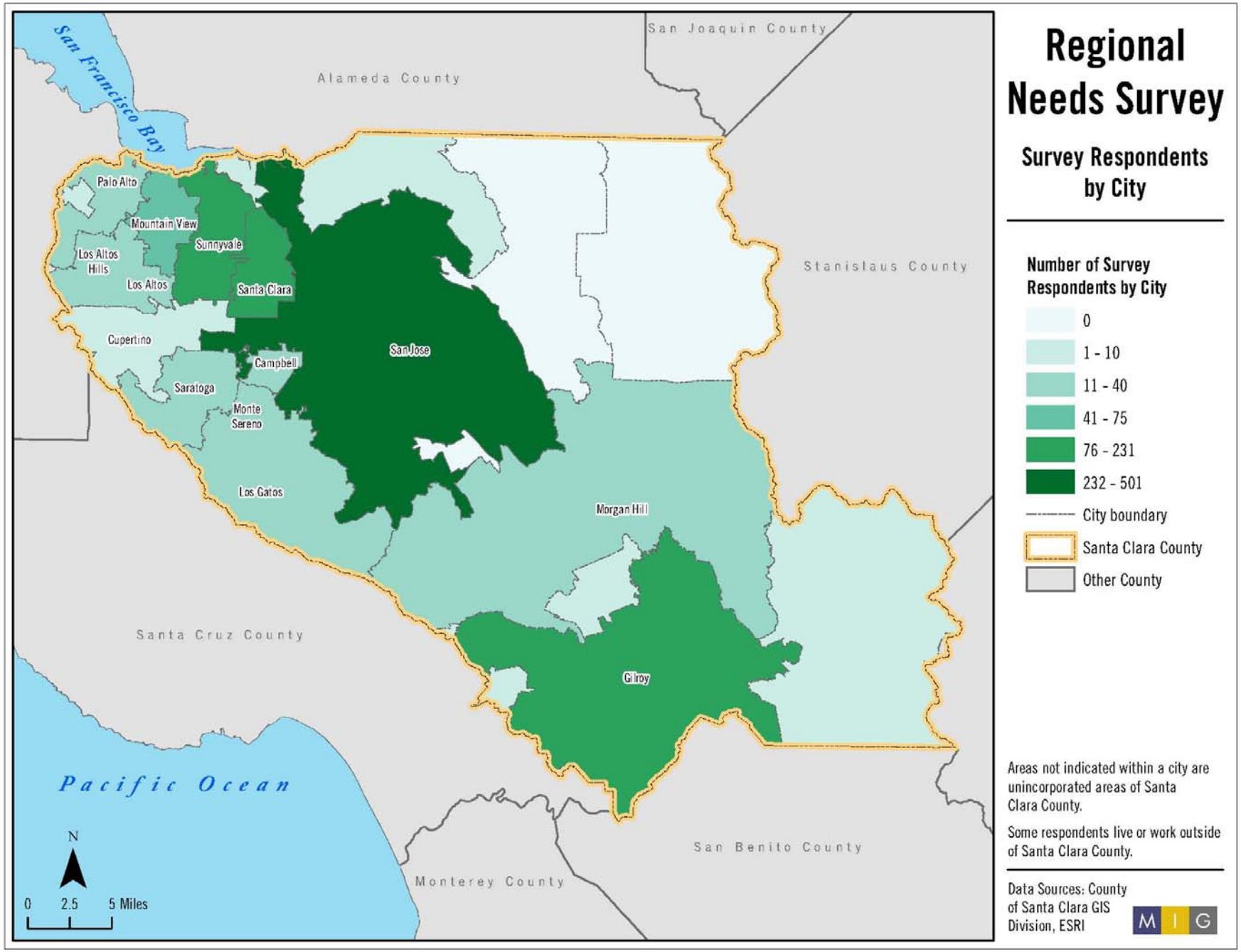


Of the individuals who responded to the survey, 1,401 indicated they live in the County of Santa Clara and 62 indicated they do not live in the County. Respondents who live within the County jurisdictions mainly reside in San José (36%), followed by the city of Santa Clara (17%), Sunnyvale (16%), Gilroy (12%), and Mountain View (6%). The remaining individuals live within the jurisdictions of Morgan Hill, Palo Alto, Campbell, Unincorporated Santa Clara County, Los Altos, Saratoga, Milpitas, Los Gatos, Cupertino, Los Altos Hills, and Monte Sereno. **Figure 2** shows a city-by-city analysis of where respondents live.

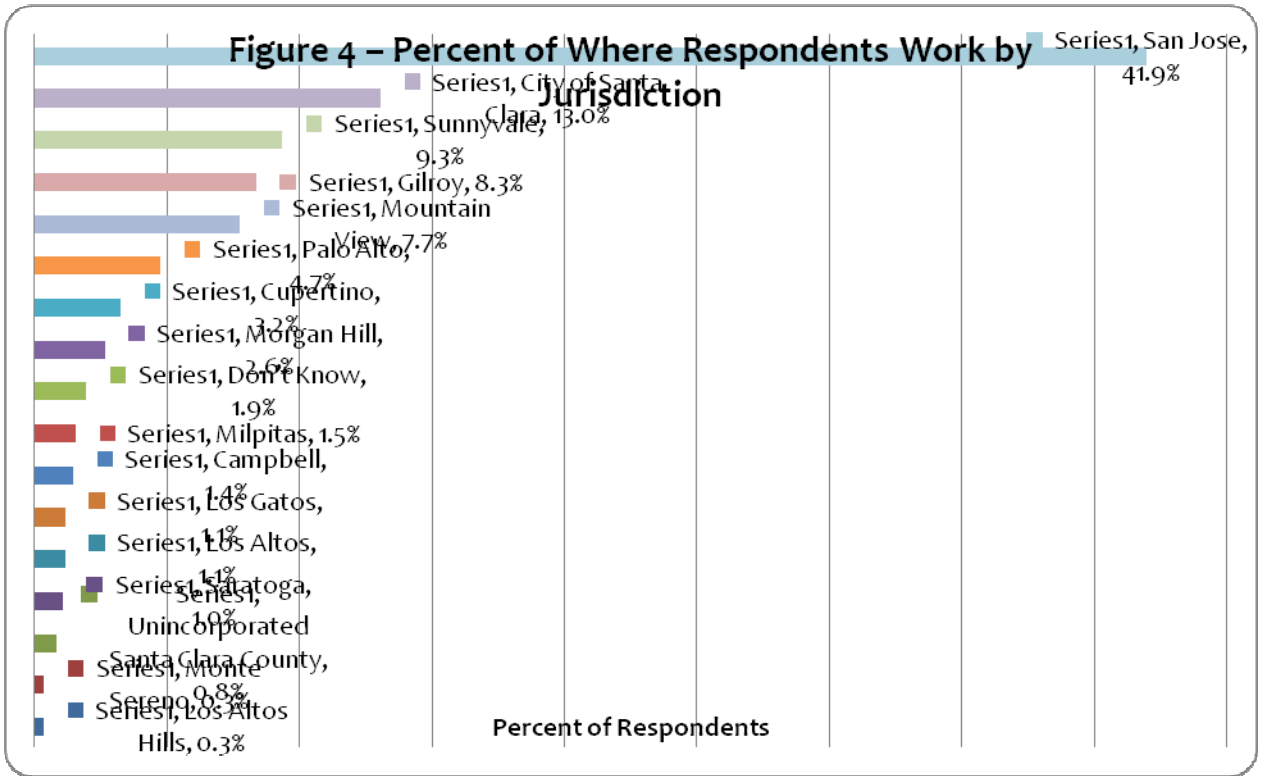


In addition, the survey polled respondents on whether they worked within any of the County jurisdictions. The percentage of individuals working in the County of Santa Clara (74%) indicated they worked primarily in these jurisdictions: San José (40%), the city of Santa Clara (13%), Gilroy (8%), and Mountain View (8%), with the remainder in other jurisdictions.

On the following page, **Figure 3** presents a GIS map that illustrates the number of survey respondents by jurisdiction.


Regional Needs Survey
Survey Respondents by City
Number of Survey Respondents by City
0
1 - 10
11 - 40
41 - 75
76 - 231
232 - 501
City boundary
Santa Clara County
Other County
Areas not indicated within a city are unincorporated areas of Santa Clara County.
Some respondents live or work outside of Santa Clara County.
Data Sources: County of Santa Clara GIS Division, ESRI
MIG
San Francisco Bay
Alameda County
San Joaquin County
Stanislaus County
Santa Cruz County
San Benito County
Monterey County
Pacific Ocean
Palo Alto
Mountain View
Sunnyvale
Los Altos Hills
Los Altos
Santa Clara
Cupertino
Campbell
San Jose
Saratoga
Monte Sereno
Los Gatos
Morgan Hill
Gilroy
N
0 2.5 5 Miles

C



Respondents were primarily residents (70%), but also Community-Based Organizations (14%), Service Providers (5%), Business Owners (3%), and Public Agencies (2%). The remaining 6% of respondents indicated "Other" for their response. Many of the "Other" respondents specified themselves as homeless, educators, developers, retired, landlords, or property managers. More detailed information about respondents can be seen in **Figure 5**.

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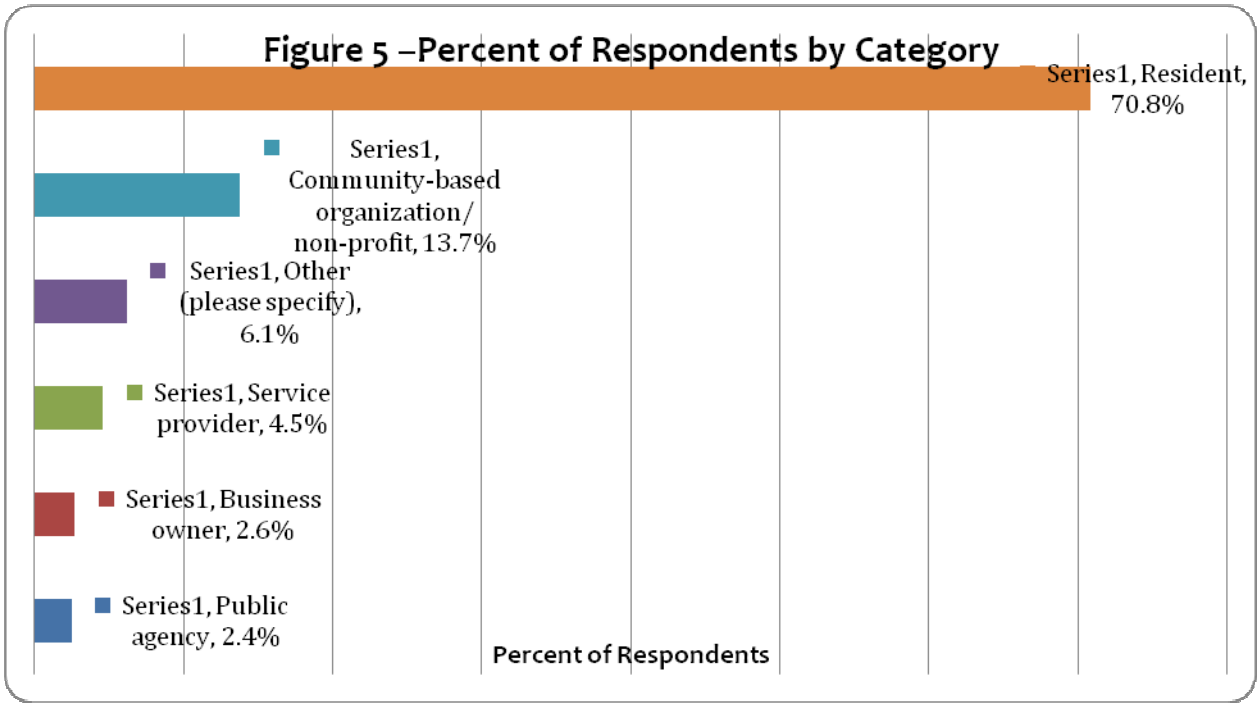


Survey Ranking Methodology

Respondents designated their level of need as low, medium, high, or "don't know." This rating system was chosen to simplify responses and better gauge the level of need. To maintain consistency, the low, medium, high, and "don't know" rating system was used throughout the survey.

Need Ratings in Overall Areas

The survey asked respondents to rate the level of need for 63 specific improvement types that fall into five distinct categories. These five categories were: Housing, Public Facilities, Infrastructure and Neighborhood Improvements, Public Services, and Economic Development. The level of need indicated within these categories provides additional insight into broad priorities.

Respondents rated the level of need in their neighborhood in five overall areas:

1. Create additional affordable housing available to low income residents
2. Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)
3. Create more jobs available to low income residents
4. Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)
5. Other

Table 7 below shows the percentage of respondents who rated each overall need as high.

Table 7 – Overall Areas: High Level of Need

Overall Need Area	High Level of Need
Create additional affordable housing available to low-income residents	62.1%
Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	54.7%
Create more jobs available to low-income residents	52.5%
Other	46.3%
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	37.1%

In addition to the four overall need areas, 373 respondents provided open-ended feedback through the "Other" survey response option. Below are the key themes and needs identified by survey respondents, organized by categories of need.

Economic Development

- Increase funding for senior services
- Provide financial assistance for small business expansion
- Develop jobs for working class
- Ensure workers are given a living wage

Public Facilities

- Provide more public facilities for homeless
- Expand library operation hours
- Build more parks to encompass people of all ages
- Develop cultural and arts community center
- Improve school infrastructure through extensive remodeling
- Build higher quality schools

Housing

- Increase availability of senior housing
- Provide housing for LGBT/HIV population
- Create housing for median income population
- Provide more subsidized housing for disabled population

Public Services

- Expand supportive services for the homeless population
- Provide affordable daycare options
- Increase availability of healthcare services
- Expand youth engagement activities
- Ensure transportation for seniors is accessible and affordable
- Expand transportation services to unincorporated areas of the County
- Address the middle class' inability to access services due to the inability to qualify for low income services
- Increase availability of senior services
- Expand crime prevention and enhance gang reduction programs
- Address resident fears of making too much money to qualify for low-income services

Infrastructure

- Address climate change through infrastructure improvements
- Address flooding through street improvements
- Improve and expand bike infrastructure
- Improve and expand pedestrian infrastructure including sidewalks and crosswalks

Highest Priority Needs

Top priority needs within all categories are described below based on the highest percentage of respondents for each improvement item. **Table 8** summarizes the ten highest priority needs and the percentage of respondents that selected the particular need.

- Among the five need categories, "increase affordable rental housing inventory" was rated as the highest need. More than 63% of individuals indicated this category as "high level of need."
- Four housing needs appear among the top ten priorities on this list: 1) increase affordable rental housing inventory, 2) rental assistance for homeless, 3) affordable housing located near transit, and 4) housing for other special needs.
- Homeless facilities and facilities for abused, abandoned and/or neglected children both appear among the ten highest level of needs, ranked third and seventh, respectively.
- Job training for the homeless received the eighth highest level of need, which is the only economic development priority to make the top ten priorities.
- Three public service improvements appear among the top ten priorities, including emergency housing assistance, access to fresh and nutritious foods, and homeless services.

Table 8 – Ten Highest Priority Needs in All Categories

Priority Rank	Category	Specific Need	Percentage of Respondents
1	Housing	Increase affordable rental housing inventory	63.1%
2	Public Service	Emergency housing assistance to prevent homelessness, such as utility and rental assistance	52.3%
3	Public Facilities	Homeless facilities (temporary housing and emergency shelters)	51.3%
4	Housing	Rental assistance for the homeless	51.0%
5	Public Services	Access to fresh and nutritious foods	49.8%
6	Public Services	Homeless services	49.6%
7	Public Facilities	Facilities for abused, abandoned and/or neglected children	49.5%
8	Economic Development	Job training for the homeless	48.8%
9	Housing	Affordable housing located near transit	48.6%
10	Housing	Housing for other special needs (such as seniors and persons with disabilities)	48.0%

Housing Needs

Respondents rated the need for 13 different housing-related improvements in their neighborhoods. The five highest priorities in this area were:

1. Increase of affordable rental housing inventory
2. Rental assistance for the homeless
3. Affordable housing located near transit
4. Housing for other special needs
5. Permanent supportive rental housing for the homeless

The table below shows the highest level of need for each of the housing-related improvements and the share of respondents who rated each category as "high level" of need.

Table 9 – High Level of Need for Specific Housing Improvements

Priority Rank	Housing: High Level of Need	Share of Respondents
1	Increase affordable rental housing inventory	63.1%
2	Rental assistance for the homeless	51.0%
3	Affordable housing located near transit	48.6%
4	Housing for other special needs (such as seniors and persons with disabilities)	48.0%
5	Permanent supportive rental housing for the homeless	46.8%
6	Energy efficiency and sustainability improvements	41.6%
7	Healthy homes	37.5%

Priority Rank	Housing: High Level of Need	Share of Respondents
8	Down-payment assistance to purchase a home	33.8%
9	Code enforcement, in coordination with a neighborhood plan	33.4%
10	Housing accessibility improvements	29.7%
11	Rental housing rehabilitation	27.7%
12	Emergency home improvement/repair	24.9%
13	Owner-occupied housing rehabilitation	18.5%

Public Facilities

Respondents rated the level of need for 14 public facility types in their neighborhoods. The six highest priorities in this area were:

1. Homeless facilities
2. Facilities for abused, abandoned and/or neglected children
3. Educational facilities
4. Mental health care facilities
5. Youth centers
6. Drop-in day center for the homeless

The table below shows the highest level of need for each of the public facilities types and the share of respondents who rated each category as "high level" of need.

Table 10 – High Level of Need for Specific Public Facility Types

Priority Rank	Public Facilities: High Level of Need	Share of Respondents
1	Homeless facilities (temporary housing and emergency shelters)	51.3%
2	Facilities for abused, abandoned and/or neglected children	49.5%
3	Educational facilities	46.9%
4	Mental health care facilities	45.5%
5	Youth centers	42.6%
6	Drop-in day center for the homeless	41.2%
7	Healthcare facilities	39.0%
8	Child care centers	35.4%
9	Recreation facilities	33.2%
10	Parks and park facilities	32.2%
11	Centers for the disabled	32.0%
12	Senior centers	29.9%
13	Parking facilities	22.5%
14	Facilities for persons with HIV/AIDS	20.5%

Public Services

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

1. Emergency housing assistance to prevent homelessness
2. Access to fresh and nutritious foods
3. Homeless services
4. Abused, abandoned and/or neglected children services
5. Transportation services

The table below shows the highest level of need for each of the public service improvements and the share of respondents who rated each category as "high level" of need.

Table 11 – High Level of Need for Specific Public Services Improvements

Priority Rank	Public Services: High Level of Need	Share of Respondents
1	Emergency housing assistance to prevent homelessness – such as utility and rental assistance	52.3%
2	Access to fresh and nutritious foods	49.8%
3	Homeless services	49.6%
4	Abused, abandoned and/or neglected children services	46.5%
5	Transportation services	46.4%
6	Mental health services	46.4%
7	Youth services	44.1%
8	Crime awareness/prevention services	44.0%
9	Employment training services	43.4%
10	Neighborhood cleanups (trash, graffiti, etc.)	42.9%
11	Services to increase neighborhood and community engagement	40.6%
12	Financial literacy	39.3%
13	Battered and abused spouses services	37.9%
14	Food banks	36.7%
15	Veteran services	36.7%
16	Fair housing activities	36.5%
17	Child care services	36.0%
18	Senior services	35.8%
19	Disability services	35.4%
20	Tenant/landlord counseling services	30.8%
21	Legal services	30.1%
22	Housing counseling for homebuyers and owners	24.4%
23	Lead-based paint/lead hazard screens	19.1%
24	Services for persons with HIV/AIDS	18.7%

Economic Development

Respondents rated the level of need for five economic development areas in their neighborhoods. The three highest priorities in this area were:

1. Job training for homeless
2. Financial assistance for low income residents for small business expansion and job creation
3. Storefront improvements in low income neighborhoods

The table below shows the highest level of need for each of the economic development areas and the share of respondents who rated each category as "high level" of need.

Table 12 – High Level of Need for Specific Economic Development Areas

Priority Rank	Economic Development: High Level of Need	Share of Respondents
1	Job training for the homeless	48.8%
2	Financial assistance for low-income residents for small business expansion and job creation	35.3%
3	Storefront improvements in low-income neighborhoods	33.9%
4	Microenterprise assistance for small business expansion (5 or fewer employees)	24.1%
5	Public improvements to commercial/industrial sites	20.3%

Infrastructure and Neighborhood

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

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

The table below shows the highest level of need for each of the infrastructure and neighborhood improvements and the share of respondents who rated each category as "high level" of need.

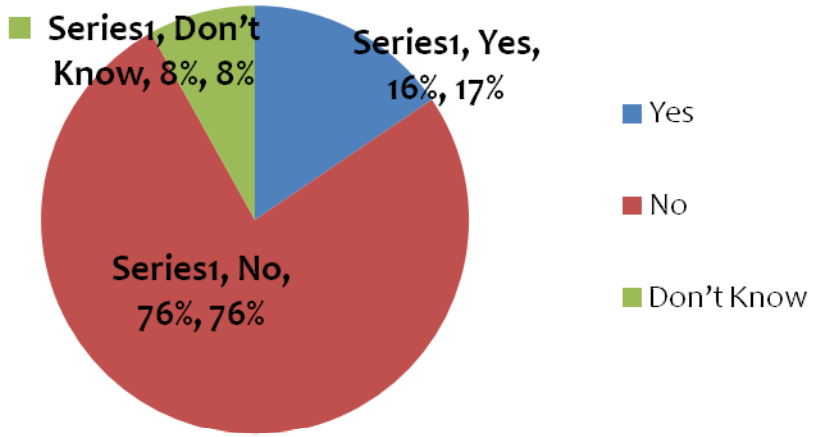
Table 13 – High Level of Need for Specific Infrastructure and Neighborhood Improvements

Priority Rank	Infrastructure and Neighborhood: High Level of Need	Share of Respondents
1	Cleanup of contaminated sites	44.9%
2	Street improvements	41.1%
3	Lighting improvements	35.7%
4	Sidewalk improvements	35.2%
5	Water/sewer improvements	34.7%
6	Community gardens	31.5%
7	Stormwater and drainage improvements	30.2%
8	Slowing traffic speed	29.8%
9	New or renovated playgrounds	29.4%
10	Trails	28.8%
11	Acquisition and clearance of vacant lots	26.4%
12	ADA accessibility to public facilities	23.0%
13	Neighborhood signage	21.7%
14	Landscaping improvements	19.5%
15	Public art	18.7%

Fair Housing

Respondents were asked to answer a series of questions related to Fair Housing. Four questions were used to gauge each individuals experience with housing discrimination.

Figure 6 – Percent of Individuals Who Have Experienced Housing Discrimination in Santa Clara County

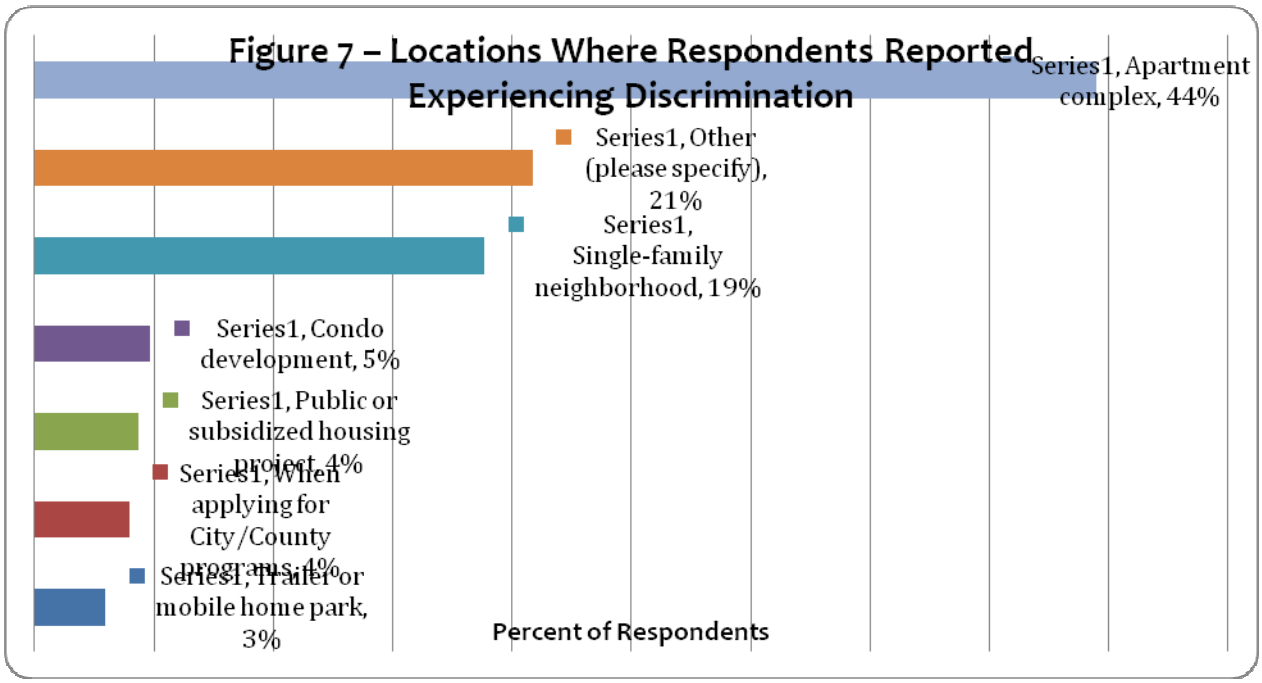


Of the 1,472 total respondents, 192 (16%) said they have experienced some form of housing discrimination. The majority of discrimination occurred within an apartment complex (19%). The next highest location for discrimination was indicated by the "Other" category. Within this category, duplexes, condos, and private renters were the most commonly indicated. Many respondents who

selected "Other" expressed experiencing discrimination in multiple locations. The three highest locations of discrimination were:

- Apartment Complex
- Other
- Single-family neighborhood

The figure below shows where respondents experienced discrimination.



The majority of respondents (29%) who experienced discrimination indicated that race was the primary factor for that discrimination. Respondents selected "Other" as the next highest basis of discrimination. Within the "Other" category respondents indicated race, inability to speak English, religion, credit, and marital status as the cause for discrimination. The three highest basis of discrimination were:

1. Race
2. Other
3. Familial Status

The **Figure 8** below depicts what respondents believe is the basis for discrimination they have experienced.

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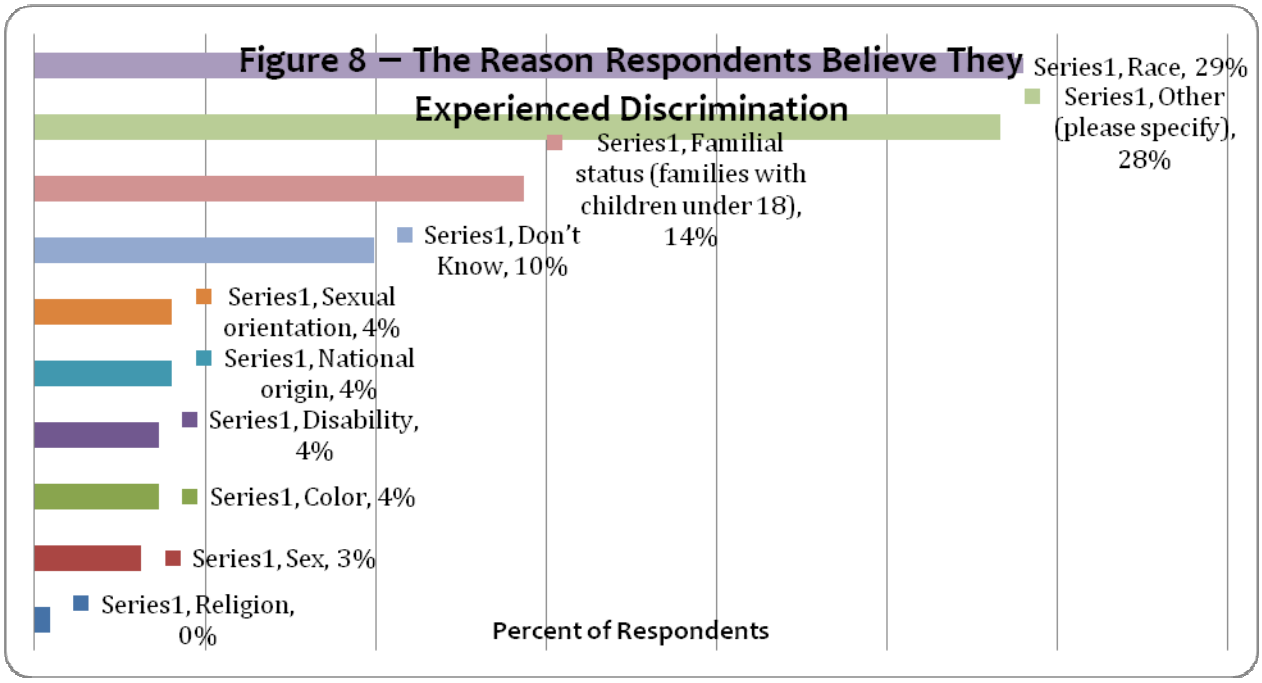
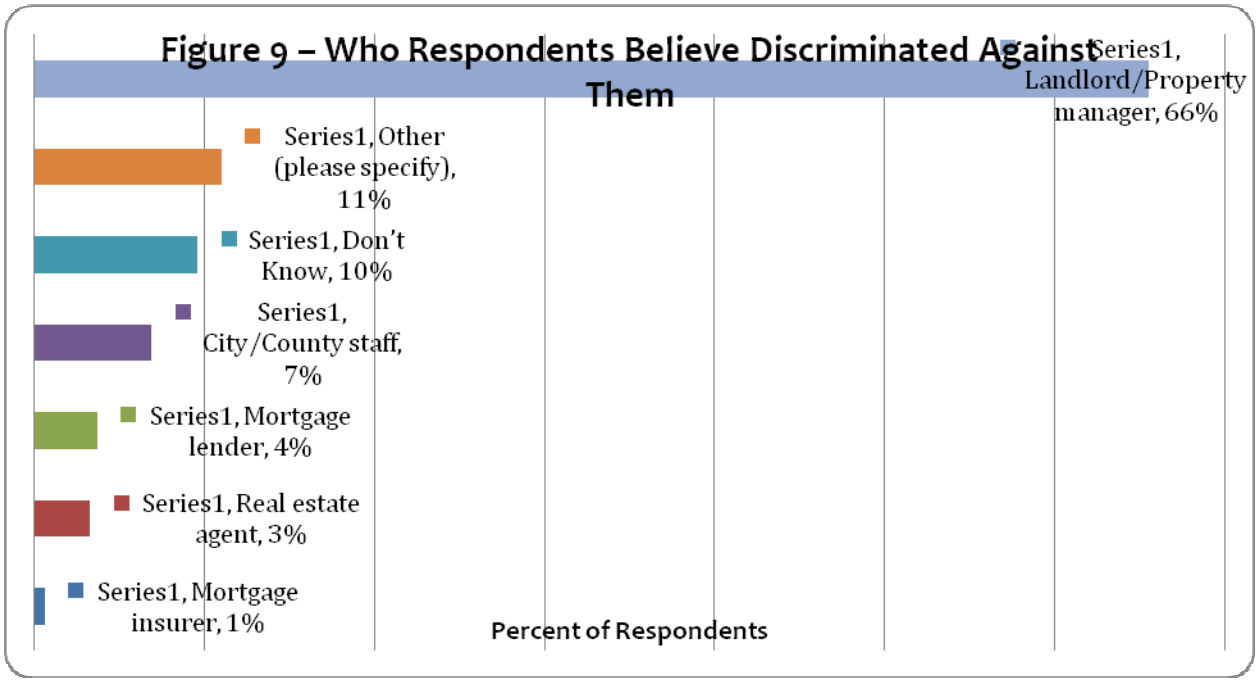


Respondents were then asked to identify who they felt had discriminated against them. The majority of respondents (66%) indicated they were discriminated against by a landlord or property manager. Respondents selected "Other" as the next highest category of who discriminated against them. Within the "Other" selection respondents indicated they experienced discrimination from landlords, property managers, existing residents, and home owner associations. The three highest categories that respondents believed discriminated against them were:

1. Landlord/Property Manager
2. Other
3. Don't Know

Figure 9 on the following page illustrates who respondents believe is responsible for the discrimination they have experienced.



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Appendix B: Agencies, Groups, and Organizations that Participated

Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What Are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Abilities United	Disabled Services Services – Children	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
Afghan Center	Cultural Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 7, 2014
Aging Services Collaborative	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 27, 2014
Bill Wilson Center	Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014 • September 27, 2014 • September 30, 2014 • October 1, 2014 • October 2, 2014 • October 7, 2014 • October 23, 2014 • November 20, 2014
California Housing Odd Fellows Foundation	Housing Children and Youth Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • November 5, 2014
Casa De Clara - Catholic Worker	Health Services Homeless Services – Single Women/ Women and Children Only	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • November 20, 2014
Catholic Charities of Santa Clara County	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 2, 2014

Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What Are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Challenge Team Mountain View Dreamers	Immigration Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
City of Campbell	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
City of Cupertino	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • November 20, 2014
City of Gilroy	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
City of Mountain View	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 22, 2014
City of Palo Alto	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 25, 2014 • October 23, 2014
City of Palo Alto	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 25, 2014
City of San José	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 27, 2014 • September 30, 2014 • October 1, 2014 • October 2, 2014 • October 7, 2014
City of San José Environmental Services Department	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on the following dates: • October 7, 2014
City of Santa Cruz	Government Agencies: Local, County, State and	Needs Assessment and	Agency attended Community Forum (s)

Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What Are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
	Federal	Strategic Plan	on: • September 25, 2014
City of Sunnyvale	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • November 5, 2014
Coldwell Banker	Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 25, 2014
Community School Of Music And Arts	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • November 20, 2014
Community Services Agency	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on the following dates: • September 25, 2014
Compassion Center	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014 • October 23, 2014 • November 5, 2014
County of Santa Clara	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 22, 2014 • November 1, 2014
Destination Home	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014 • November 1, 2014 • November 5, 2014
Five Wounds/ Brookwood Terrace	Neighborhood Association	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
Franklin McKinley Children's	Education Services	Needs Assessment and	Agency attended Community Forum(s) on:

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Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What Are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Initiative		Strategic Plan	• October 7, 2014
Fresh Lifelines For Youth (FLY)	Children & Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 7, 2014
Gilroy Compassion Center	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 23, 2014
Health Trust / Aging Services Collaborative	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
Hope's Corner	Homeless Services Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
In Home Services	Disabled Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • October 23, 2014
Institute on Aging	Senior Services Health Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 1, 2014
InnVision Shelter Network (IVSN)	Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 22, 2014
Junior Achievement	Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
Law Foundation Of Silicon Valley	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 23, 2014
LeSar Development Corporation	Affordable Housing Developers Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 7, 2014

Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What Are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Legal Aid Society Santa Clara County	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014
Los Altos Community Foundation	Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 30, 2014 • October 1, 2014
Live Oak Adult Day Services	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 23, 2014
Mayfair NAC	Neighborhood Association	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on the following dates: • September 27, 2014
Mckinly Bonita Neighborhood Association	Neighborhood Association	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 2, 2014
MidPen Housing	Affordable Housing Developers	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 30, 2014
Migrant Education, Santa Clara Unified School District	Education Services Employment and Job Training Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on the following dates: • September 25, 2014 • October 23, 2014
Mountain View Dreamers	Immigration Services Community/Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • September 25, 2014 • September 27, 2014 • September 30, 2014 • October 1, 2014 • October 2, 2014 • October 7, 2014 • October 22, 2014 • October 23, 2014 • November 1, 2014 • November 5, 2014 • November 20, 2014
Mountain View	Government Agencies:	Needs	Agency attended Community Forum(s)

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Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What Are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
Human Relations Commission (HRC)	Local, County, State and Federal Community/ Family Services and Organizations Senior Services Children and Youth Services	Assessment and Strategic Plan	on: • September 25, 2014
Palo Alto Human Relations Commission	Government Agencies: Local, County, State and Federal Community/ Family Services and Organizations Senior Services Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 23, 2014
Project Access	Employment and Job Training Services Community/ Family Services and Organizations Senior Services Children and Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • October 23, 2014
Project Sentinel	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s): • September 25, 2014
Rebuilding Together Peninsula	Housing	Needs Assessment and Strategic Plan	Agency attended Community Forum (s): • October 1, 2014
Rebuilding Together Silicon Valley	Housing	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • October 1, 2014

Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What Are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
			• November 20, 2014
Sacred Heart - Housing Action Committee	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 25, 2014 • October 1, 2014 • October 23, 2014
Sacred Heart Community Service	Fair Housing and Legal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 27, 2014 • September 30, 2014 • October 1, 2014 • October 2, 2014 • October 7, 2014
Senior Adults Legal Assistance (SALA)	Fair Housing and Legal Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 27, 2014
Santa Clara County	Government Agencies: Local, County, State and Federal	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • October 1, 2014
Secondary Fuente/ Walnut Creek Homeowner Ass.	Housing Business (Major Employers, Chambers of Commerce, Associations, Real Estate)	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 25, 2014 • September 27, 2014 • October 22, 2014 • October 23, 2014 • November 1, 2014 • November 5, 2014
Servant Partners	Cultural Organization	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 27, 2014
Silicon Valley Community Foundation	Education Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 27, 2014
Silicon Valley Independent Living Center	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • October 2, 2014
Somos Mayfair	Community/ Family Services and	Needs Assessment and	Agency attended Community Forum (s) on:

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Agency / Group /Organization	Agency / Group / Organization Type	What Section of the Plan Was Addressed by Consultation?	How Was the Agency/Group/Organization Consulted and What Are the Anticipated Outcomes of the Consultation or Areas for Improved Coordination?
	Organizations Children and Youth Services	Strategic Plan	• September 25, 2014
South County Collaborative	Housing Services Homeless Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 25, 2014 • September 30, 2014 • October 2, 2014
St. Joséph's Family Center	Continuum of Care	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 27, 2014 • October 1, 2014 • October 2, 2014
Sunnyvale Community Services	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: October 22, 2014
Silicon Valley Council of Nonprofits	Community/ Family Services and Organizations	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • October 22, 2014
West Valley Community Services	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • September 25, 2014
YMCA	Children & Youth Services	Needs Assessment and Strategic Plan	Agency attended Community Forum (s) on: • October 1, 2014
Yu Chi Kai Senior Center	Senior Services	Needs Assessment and Strategic Plan	Agency attended Community Forum(s) on: • November 20, 2014

Appendix C: County of Santa Clara Housing Inventory Chart

Organization Name	Project Name	Target Population	Total Beds
Abode Services	Abode Place-Based Rapid Re-Housing Program	SMF+HC	100
Abode Services	Encampments	SMF+HC	20
Abode Services	SCC Rental Assistance Program	SMF+HC	90
Abode Services	SCC Rental Assistance Program	SMF+HC	70
Abode Services	SJ Mental Health TH	SMF+HC	24
Abode Services	SJ Mental Health TH	SMF+HC	13
Abode Services	St. James Park (Dept. of Drug & Alcohol Services)	SMF+HC	21
Abode Services	Sunnyvale TH	SMF+HC	9
Abode Services	Sunnyvale TH	SMF+HC	30
Abode Services	Sunset Leasing	SMF+HC	21
Asian Americans for Community Involvement	Asian Women's Home	SFHC	14
Bill Wilson Center	8th Street/Keyes (formerly Leigh)	SMF	4
Bill Wilson Center	Bill Wilson RRH	SMF+HC	44
Bill Wilson Center	High Glen (formerly Villa Street)	HC	9
Bill Wilson Center	Jackson St.	HC	17
Bill Wilson Center	Lafayette Street	SMF	6
Bill Wilson Center	Norman Drive (North County)	HC	11
Bill Wilson Center	Peacock Commons	SMF+HC	34
Bill Wilson Center	Peacock Commons LI	SMF+HC	11
Bill Wilson Center	Peacock Commons MHSA	SMF+HC	11
Bill Wilson Center	Rockefeller Drive (North County)	SMF	8
Bill Wilson Center	Runaway and Homeless Youth Shelter	YMF	20
Bill Wilson Center	Via Anacapa	HC	8
Catholic Charities of Santa Clara County	Family Housing	HC	56
Catholic Charities of Santa Clara County	Navigator Project	SMF	29
Catholic Charities of Santa Clara County	New Directions	SMF	25
Catholic Charities of Santa Clara County	New Directions Expansion - Medical Respite	SMF	22
Charities Housing	San Antonio Place and Scattered Sites	SMF	10
City Team Ministries	City Team Rescue Mission	SM	48
City Team Ministries	Heritage Home	SF	23
City Team Ministries	House of Grace	SF	30
City Team Ministries	Men's Recovery/Discipleship	SM	56
City Team Ministries	Rescue Mission TH	SM	11

Organization Name	Project Name	Target Population	Total Beds
Community Solutions	El Invierno TH Gilroy	SM	12
Community Solutions	Glenview Dr.	SM	6
Community Solutions	La Isla Pacifica	HC DV	14
Community Solutions	Maria Way	SM	6
Community Solutions	Walnut Lane	SM	6
Community Working Group/Housing Authority	Opportunity Center - HUD	SMF	6
Community Working Group/Housing Authority	Opportunity Center - NON-HUD	SMF+HC	82
Downtown Streets Team	Workforce Supportive Housing Program	SMF	9
Family Supportive Housing	Glen Art - Transitional Housing Program #1	HC	21
Family Supportive Housing	San José Family Shelter	HC	123
Family Supportive Housing	Transitional Housing Program #2	HC	23
Family Supportive Housing	Transitional Housing Program #3	HC	13
Family Supportive Housing	Transitional Housing Program #4	HC	8
Goodwill Institute for Career Development	Goodwill SSVF	SMF+HC	30
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin 2 year Transitional Program	HC	63
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Family Wellness Court Units	HC	15
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Farmworkers Housing	HC	0
HomeFirst (formerly EHC Lifebuilders)	Boccardo FLC San Martin Short Term Transitional	HC	48
HomeFirst (formerly EHC Lifebuilders)	BRC Nightly Shelter	SMF	167
HomeFirst (formerly EHC Lifebuilders)	BRC Supportive Transitional Housing (Mental Health)	SMF	18
HomeFirst (formerly EHC Lifebuilders)	EHC Lifebuilders - SSVF	SMF+HC	20
HomeFirst (formerly EHC Lifebuilders)	GPD BRC Veterans Per Diem	SMF	20
HomeFirst (formerly EHC Lifebuilders)	Housing 1000 Care Coordination Project	SMF	14
HomeFirst (formerly EHC Lifebuilders)	Housing for Homeless Addicted to Alcohol	SMF	42
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Gilroy	SMF+HC	101
HomeFirst (formerly EHC Lifebuilders)	Nightly CWSP Sunnyvale	SMF	125
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #1	HC	45
HomeFirst (formerly EHC Lifebuilders)	Scattered Site TH Program #2	HC	15
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center ELI	HC	40
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center PSH	HC	32
HomeFirst (formerly EHC Lifebuilders)	Sobrato Family Living Center VLI	HC	99
HomeFirst (formerly EHC Lifebuilders)	Sobrato House Youth Shelter	SMF	10
Homeless Veterans Emergency Housing	HVEHF - Aging	SMF	71

Organization Name	Project Name	Target Population	Total Beds
Facility			
Homeless Veterans Emergency Housing Facility	HVEHF - Men's	SM	38
Homeless Veterans Emergency Housing Facility	HVEHF - Women's	SF	11
Housing Authority of the County of Santa Clara	CHDR 2010 (formerly known as Section 8 Vouchers - Housing First)	SMF+HC	267
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	75
Housing Authority of the County of Santa Clara	CHDR 2013	SMF	25
Housing Authority of the County of Santa Clara	King's Crossing	SMF+HC	59
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	SMF+HC	750
Housing Authority of the County of Santa Clara	Shelter Plus Care 5022	SMF+HC	409
Housing Authority of the County of Santa Clara	Shelter Plus Care 5320	SMF	24
Housing Authority of the County of Santa Clara	Tully Gardens	SMF	10
Housing Authority of the County of Santa Clara	VASH - HUD-VASH	SMF+HC	809
InnVision (with Community Services Agency)	Graduate House	SMF	5
InnVision Shelter Network	Alexander House	SF	6
InnVision Shelter Network	Commercial Street Inn	SFHC	51
InnVision Shelter Network	CSI Cold Weather Inn	HC	3
InnVision Shelter Network	Highlander Terrace (formerly known as North Santa Clara County Permanent Housing for Families)	HC	23
InnVision Shelter Network	Hotel de Zink	SMF	15
InnVision Shelter Network	InnVision Villa	SFHC	54
InnVision Shelter Network	JSI 24-Hour Care	SMF	12
InnVision Shelter Network	JSI Cold Weather Inn	SMF	5
InnVision Shelter Network	JSI DADS	SMF	8
InnVision Shelter Network	JSI DADS/AB 109 THU	SMF	2
InnVision Shelter Network	JSI Full Service Provider (FSP)	SMF	8
InnVision Shelter Network	JSI Mental Health	SMF	21
InnVision Shelter Network	Julian Street Inn	SMF	10
InnVision Shelter Network	MSI AB 109/DADS THU	SM	4
InnVision Shelter Network	MSI Cold Weather Inn	SF	5
InnVision Shelter Network	MSI Emergency Shelter	SM	46
InnVision Shelter Network	MSI HUD THU	SM	10
InnVision Shelter Network	MSI THU AB 109	SM	5

Organization Name	Project Name	Target Population	Total Beds
InnVision Shelter Network	MSI Transitional Housing Unit	SM	8
InnVision Shelter Network	MSI VA PD THU Beds	SM	12
InnVision Shelter Network	North County Inns	SMF	18
InnVision Shelter Network	Rolison Inns (formerly known as North Santa Clara County Supportive Housing Coalition)	SMF	8
InnVision Shelter Network	Safe Haven Permanent Housing for Women (Hester Project)	SF	10
InnVision Shelter Network	Samaritan Inns	SMF+HC	25
InnVision Shelter Network	Stevens House	SMF	7
InnVision Shelter Network	Sunset Square	HC	39
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe San José	SFHC DV	70
InnVision Shelter Network/Next Door Solutions to Domestic Violence	Home Safe Santa Clara	SFHC DV	72
Next Door Solutions to Domestic Violence	Residential Emergency Shelter	SFHC DV	20
Salvation Army	Emmanuel House (Overnighter)	SM	22
Salvation Army	Hospitality House-Working Man's Program	SM	50
Salvation Army	Volunteer Recovery	SM	6
Santa Clara County Mental Health Department	AB 109	SMF	30
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #1	SMF	55
Santa Clara County Mental Health Department	Abode - Rental Assistance Project (RAP) #2	SMF	8
Santa Clara County Mental Health Department	Community Reintegration - Central County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - North County	SMF	10
Santa Clara County Mental Health Department	Community Reintegration - South County	SMF	10
Santa Clara County Mental Health Department	CSJ and MHD/CC - TBRA	SMF+HC	13
Santa Clara County Mental Health Department	CSJ and MHD/MMH - TBRA	SMF+HC	2
Santa Clara County Mental Health Department	Custody Health High Users	SMF	15
Santa Clara County Mental Health Department	Mental Health Permanent Supportive Housing Project	SMF	20
Santa Clara County Mental Health Department	MHSA 4th Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Archer Street Apartments	SMF	6
Santa Clara County Mental Health Department	MHSA Armory Family Housing	SMF	10
Santa Clara County Mental Health	MHSA Bella Terra Senior Apartments	SMF	5

Organization Name	Project Name	Target Population	Total Beds
Department			
Santa Clara County Mental Health Department	MHSA Belovida Santa Clara	SMF	3
Santa Clara County Mental Health Department	MHSA Curtner Studio	SMF	27
Santa Clara County Mental Health Department	MHSA Donner Lofts	SMF	15
Santa Clara County Mental Health Department	MHSA Fair Oak Plaza	SMF	18
Santa Clara County Mental Health Department	MHSA Ford and Monterey Family Apartments	SMF	5
Santa Clara County Mental Health Department	MHSA Gilroy Sobrato Apartments	SMF	17
Santa Clara County Mental Health Department	MHSA King's Crossing	SMF+HC	10
Santa Clara County Mental Health Department	MHSA Parkside Studio	SMF	11
Santa Clara County Mental Health Department	MHSA Paseo Senter I (1896 Senter)	SMF+HC	17
Santa Clara County Mental Health Department	MHSA Paseo Senter II (1900 Senter Rd.)	SMF	5
Santa Clara County Mental Health Department	Pay For Success	SMF	120
Santa Clara County Mental Health Department	Scattered Site Rental Assistance	SMF	14
South County Housing	Royal Court Apartments	SMF+HC	34
South County Housing	Sobrato Gilroy Permanent Housing	HC	52
South County Housing	Sobrato Transitional (HUD)	HC	61
South County Housing	Sobrato Transitional (non-HUD)	HC	83
St. Joséph's Family Center	Gilroy Place	SMF	12
St. Joséph's Family Center	Gilroy Sobrato Apartments - HUD	SMF	8
St. Joséph's Family Center	Our New Place	HC DV	36
The Health Trust	Housing for Health Program	HC HIV	167
Valley Homeless Health Care Program	Valley Health Medical Respite Center	SMF	18
West Valley Community Services	Transitional Housing Program	SMF+HC	18
YWCA of Silicon Valley	Support Network for Battered Women	SFHC DV	23
Total			**6,320**

Data Source: 2014 HIC

Appendix D: Table of Acronyms

AHP	Affordable Housing Program
BEGIN	Building Equity and Growth in Neighborhoods
CAPER	Consolidated Annual Performance Evaluation Report
CBO	Community-Based Organization
CDBG	Community Development Block Grant Program
CDI	Community Development Initiative
CHDO	Community Housing Development Organization
CIP	Capital Improvement Projects
CoC	Continuum of Care
ESG	Emergency Services Grant
FSS	Family Self Sufficiency
FY	Fiscal Year
HACSC	Housing Authority of the County of Santa Clara
HAP	Housing assistance payments
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009
HIF	Housing Impact Fee
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HTF	Housing Trust Fund
HTSV	Housing Trust Silicon Valley
IIG	Infill Infrastructure Grant
HUD	United States Department of Housing and Urban Development
LBP	Lead-Based Paint
LMI	Low-and moderate-income
MCC	Mortgage Credit Certificates
MHSA	Mental Health Services Act
MTW	Moving to Work
NED	Non-Elderly Disabled
NHSSV	Neighborhood Housing Services Silicon Valley
NOFA	Notice of Funding Availability
NSP	Neighborhood Stabilization Program
RDA	Redevelopment Agency
RFP	Request for Proposal
RHNA	Regional Housing Needs Allocation
RTP	Regional Transportation Plan
Section 8	Section 8 Housing Choice Voucher Program
SCS	Sustainable Communities Strategy
TBRA	Tenant-Based Rental Assistance
TOD	Transit-Oriented Development
VASH	Veterans Affairs Supportive Housing
WIOA	Workforce Innovation and Opportunity Act