County of Santa Clara
HOUSING ELEMENT UPDATE

2023-2031

TABLE OF CONTENTS

How to Use the Housing Element Update	18
Chapter 1: Overview of Housing Element Update 2023-2031	23
Introduction	23
Executive Summary	24
Terminology Used in the 2023 Update	28
Housing Policy and Development in Relation to Smart Growth General Plan Policies and Climate Change Policies	29
The County's Special Role in Housing Production	30
ABAG Allocation Methodology and Unique Aspects of County Planning	31
Sustainable Communities Strategy and Plan Bay Area	32
Community Participation and Outreach	33
Communication Methods	36
Engagement Methods	37

TABLE OF CONTENTS

Outreach Events	39
Summary of Feedback	41
Online Survey Results	44
Ongoing Reporting, Referral Requirements, and Program Maintenance	47
Consistency of the Housing Element with Other Elements of the General Plan	47
Chapter 2: Housing Needs and Production	48
Introduction	48
Unincorporated County Housing Needs	49
Affirmatively Furthering Fair Housing	56
Unincorporated County Housing Development Capacity	64
Opportunities for Energy Conservation	123
Governmental Factors Influencing Housing	125
Non-Governmental Factors Influencing Housing Production	167

TABLE OF CONTENTS

Chapter 3: Fifth Cycle Performance Review and Sixth Cycle Housing Strategies and Policies	171
Review of County's Fifth Cycle RHNA Assignment Performance	171
Recent Unincorporated County Housing Development Activity	172
Review of County's Investment in Countywide Housing Efforts During Fifth Cycle and Beyond	173
2015 Housing Element Update Program Outcomes	176
Sixth Cycle Housing-Related Strategies and Policies	177
Chapter 4: County Housing Strategies, Policies, and Programs	199
Overview	199
List of Implementation Programs	200
Program Descriptions	203

TABLES

Table 1.1: Summary Capacity to Meet RHNA Allocation	26
Table 1.2: Outreach Efforts and Public Meetings	35
Table 1.3: Communications Methods	36
Table 1.4 Stakeholder and Community Workshops	40
Table 2.1 2022 Household Income Category Thresholds by Household Size	50
Table 2.2 Population Growth Trends	50
Table 2.3: Housing Value Trends	54
Table 2.4: Rental Values	54
Table 2.5 Population by Race in the Unincorporated County, 2000-2019	60
Table 2.6 Summary Capacity to Meet RHNA assignment	68
Table 2.7 Criteria Utilized to Map Housing Suitability Areas	69
Table 2.8: Housing Capacity on Stanford Sites	73
Table 2.9 Housing Capacity on Sites within Unincorporated USAs of the City of San José	80

TABLES

Table 2.10: Fruitdale / Santa Clara Valley Medical Center Sites	82
Table 2.11: Parkmoor /Burbank Neighborhood	87
Table 2.12: Parkmoor /Burbank Sites vs. Nearby Redeveloped Sites	87
Table 2.13: Hostetter Station	97
Table 2.14: Alum Rock / East Foothills Neighborhoods	101
Table 2.15: Alum Rock / East Foothills vs. Nearby Redeveloped Sites	101
Table 2.16: Cambrian Park Neighborhood	109
Table 2.17: Pleasant Hills Site	112
Table 2.18: New Construction in Unincorporated County, 2023-2031	118
Table 2.19: Quantified Objectives for Unincorporated County, 2023-2031	118
Table 2.20: Zoning for a Variety of Housing Types	119
Table 2.21: Residential Development Standards	135
Table 2.22: Parking Requirements	136

TABLES

Table 2.23: Accessible Parking Requirements	136
Table 2.24: Land Use and Development Application Fees	147
Table 2.25: Land Use and Development Application Processing Timelines	152
Table 2.26: Time Between Approval of Housing-Related Land Use Entitlements and Building Permit Application	154
Table 2.27: Median and Average Characteristics of Home Sales in Unincorporated Santa Clara County	169
Table 3.1: RHNA, Projections, and Achieved Housing Production	171
Table 3.2: Accessory Dwelling Permit issued 2015-2021	173
Table 4.1: List of Implementation Programs	200
Table 4.2: SHDF NOFA	204
Table 4.3: LEHCs	207
Table 4.4: Homeownership Projects	208
Table 4.5: Empower Homebuyers SCC	209

TABLES

Table 4.6: Mortgage Credit Certificate (MCC) Program	211
Table 4.7: Below Market Partnership Program	212
Table 4.8: County-Led Housing Development	215
Table 4.9: Joint Development Memorandum of Understanding (MOU)	217
Table 4.10: Housing Trust of Silicon Valley	218
Table 4.11: Santa Clara County CDBG and Housing Coordinators' Convenings	219
Table 4.12: Internal County Coordination of Housing Funds and Services	221
Table 4.13: Coordinate with Bay Area Housing Finance Authority	223
Table 4.14: Supportive Housing and Innovation Fund	224
Table 4.15: Fair Housing Assistance Program	225
Table 4.16: Fair Housing Audit & Education Program	227
Table 4.17: Collaborate with the Santa Clara County Housing Authority (SCCHA)	229

TABLES

Table 4.18: Permanent Supportive Housing for Persons with a Serious Mental Illness	230
Table 4.19: Tenant/Landlord Dispute Mediation Services	232
Table 4.20: Eviction Diversion Program	233
Table 4.21: San Andreas Regional Center	234
Table 4.22: Homelessness Prevention System	236
Table 4.23: Emergency Assistance Network	237
Table 4.24: City Revenue Agreements	238
Table 4.25: Community Plan to End Homelessness	240
Table 4.26: Temporary Housing Programs	242
Table 4.27: Homekey Application Strategy	243
Table 4.28: Service Enriched Shelter Forgivable Loan Program	244
Table 4.29: Lived Experience Advisory Board (LEAB)	245

TABLES

Table 4.30: Farmworker Affordable Homeownership and Farmworker Housing Pilot Program	247
Table 4.31: Asset Management Portfolio Expansion	248
Table 4.32: Minor Home Repair and Maintenance	249
Table 4.33 Community Development Corporation Grant Program	251
Table 4.34 Expand Access to UPLIFT Program	252
Table 4.35 Housing Suitability and Prioritization Tool for County-Owned Properties	253
Table 4.36: Planning for Housing Development in Unincorporated USAs and Stanford University Lands	257
Table 4.37: In-Lieu Fee Program for State Density Bonus and Affordable Housing	259
Table 4.38: Assess Farmworker Housing Needs and Collaborate with Other Jurisdictions	261
Table 4.39: Rent Price Monitoring Program	262

TABLES

Table 4.40: Streamline ADU Processing	263
Table 4.41: Housing Adjacent to Transit	264
Table 4.42: Santa Clara County Association of Planning Officials	266
Table 4.43: Digital Tracking System for ADUs, JADUs & SB9 Units Promoting Housing Mobility	267
Table 4.44: Joint Urban Development Policies	267
Table 4.45: Update Zoning Ordinance for Re-use of Non-Residential Buildings to Residential	268
Table 4.46: Monitor R/ECAP and Burdened Households Areas	269
Table 4.47: Universal Design in Housing Development	270
Table 4.48: Expanded Streamlining of Agricultural Employee Housing	271
Table 4.49: Adoption of “Reach” Codes	272
Table 4.50: Expand Home Repair and Modifications to Include ADA Upgrades	273

TABLES

Table 4.51: Training and Support to Homeowners Aging in Place	274
Table 4.52: Facilitate State Permit Streamlining Laws	275
Table 4.53: Streamline Multi-Family Housing Development	276
Table 4.54: Tracking and Ongoing Compliance with State Housing Laws	278
Table 4.55: Streamlined Rehabilitation and Replacement	280
Table 4.56: Objective Standards for Multi-Family Housing	281
Table 4.57: Tracking Housing Conditions	283
Table 4.58: Apply for Prohousing Designation	283
Table 4.59: Incentivize Lot Consolidation	285
Table 4.60: Mid-Cycle Review	286
Table 4.61: Replacement Housing Policy	287
Table 4.62: Reasonable Accommodation Policy	288
Table 4.63: Place-Based Planning and Neighborhood Improvements	291

TABLES

Table 4.64: Housing Mobility and Opportunities in the RCAA	293
Table 4.65: SCC Behavioral Health Services Department Evans Lane Wellness and Recovery Center	295
Table 4.66: Substance Use Recovery Residences (formerly Department of Alcohol and Drugs Service)	296
Table 4.67: Dispute Resolution Program	297
Table 4.68: Agricultural Worker Housing Workplan	298
Table 4.69: Coordinated Annexation and RHNA Transfer	302

FIGURES

Figure 1.1 RHNA County Assignment	25
Figure 1.2: Housing Element Update Community Participation and Outreach Process	34
Figure 1.3: Housing Issues Priority Rating Exercise (average scores out of five from 167 responses)	44
Figure 1.4: Participant Ethnicity (out of 99 responses - 20 participants chose not to answer)	45
Figure 1.5: Participant Income Level (out of 80 responses - 39 participants chose not to answer)	45
Figure 1.6: Participant Zip Codes	46
Figure 2.1 Santa Clara County Urban and Rural Areas	48
Figure 2.2 Population Growth Trends	49
Figure 2.3 Unincorporated Santa Clara County Housing Need, by Income Category	52
Figure 2.4: Diversity of Population in Santa Clara County	61
Figure 2.5: Diversity of Population in Santa Clara County	61

FIGURES

Figure 2.6: Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) in Santa Clara County	62
Figure 2.7: Estimated Displacement Risk	63
Figure 2.8: Affordability Index & Displacement Risk	64
Figure 2.9: Housing Sites on Stanford Campus	74
Figure 2.10: Housing Sites on Stanford Campus	75
Figure 2.11: Housing Sites and the City of San José Development Plan for Midtown and Burbank/Parkmoor	78
Figure 2.12: Housing Sites and the City of San José Development Plan for Alum Rock and East Foothills	79
Figure 2.13: Housing Sites in Fruitdale/VMC	83
Figure 2.14: APN: 277-12-029, County housing opportunity site (2024)	90
Figure 2.15: APNs: 277-07-027 and 277-07-029, County housing opportunity site (2024)	90

FIGURES

Figure 2.16: APN: 277-08-029, County housing opportunity site (2024)	91
Figure 2.17: APN: 277-08-030, County housing opportunity site (2024)	91
Figure 2.18: APN: 274-14-152, nearby redeveloped site (2024)	91
Figure 2.19: APN: 277-06-025, County housing opportunity site (2022)	92
Figure 2.20: APN: 277-08-031, County housing opportunity site (2024)	92
Figure 2.21: APNs: 277-18-019 & -020, nearby redeveloped site (2024)	92
Figure 2.22: APN: 277-20-066, nearby redeveloped site (2019)	93
Figure 2.23: Housing Sites in Parkmoor / Burbank	94
Figure 2.24: Housing Sites at Hostetter Station	98
Figure 2.25: APN: 599-01-064, County housing opportunity site (2024)	104
Figure 2.26: APN: 601-07-066, County housing opportunity site (2023)	104
Figure 2.27: APN: 254-29-028, nearby redeveloped site (2022)	104
Figure 2.28: APN: 484-41-168, nearby redeveloped site (2020)	104

FIGURES

Figure 2.29: APN: 599-39-047, County housing opportunity site (2022)	105
Figure 2.30: APN: 481-19-003, nearby redeveloped site (2017)	105
Figure 2.31: APNs: 481-12-070, 069, & 109, nearby redeveloped site (2022)	106
Figure 2.32: Housing Sites at Alum Rock / East Foothills	107
Figure 2.33: Housing Site in Cambrian Park Neighborhood	109
Figure 2.34: Housing Sites at Pleasant Hills	113
Figure 2.35: Urban Islands – Communications Hill	127
Figure 2.36: Urban Islands – Cambrian Park	128

How to Use the Housing Element Update

A Housing Element is a planning document required by California state law as part of the local government's General Plan. The Housing Element is intended to address the current and future housing needs of a community, including the development, preservation, and improvement of housing for all income levels.

The California Department of Housing and Community Development (HCD) sets forth specific requirements for the Housing Element, including an assessment of housing needs, identification of sites suitable for housing development, and policies to promote affordable housing. The Housing Element must be updated every eight years to reflect changing community needs and to ensure that the local government is meeting its goals for housing production.

The Housing Element plays a critical role in California's efforts to address its housing crisis by providing solutions to affordability and quality in housing. By requiring local governments to plan for housing growth and development, the Housing Element helps ensure that California's communities can provide a range of housing options for residents at all income levels.

The 2023-2031 update to the County of Santa Clara Housing Element is divided into the following chapters:

Chapter 1: Overview of Housing Element Update 2023-2031

Chapter 2: Housing Needs and Production

Chapter 3: Fifth Cycle Performance Review and Sixth Cycle Housing Strategies and Policies

Chapter 4: County Housing Strategies, Policies, and Programs

How the Housing Element is used will vary greatly based on the user. This section gives some general suggestions based on different users. Please also review the Frequently Asked Questions section, for general questions about the Housing Element.

County Officials

As an elected or appointed official, you have a duty to oversee the development, preservation, and improvement of housing for members of your community. This includes future members of the community and those of varying income levels, abilities, ages, and backgrounds.

Professional staff employed by the County will also need to be familiar with the Housing Element to implement the goals, strategies, policies, and programs it contains.

The Housing Element contains goals and policies to guide you in your work to ensure that these goals are met while still allowing for an appropriate level of local control. Some of the key sections County officials should be familiar with include:

- **Chapter 2**: 2.04b Development Capacity Analysis.
- **Chapter 3**: 3.05 Sixth Cycle Housing-Related Strategies and Policies
- **Chapter 4**: County Housing Strategies, Policies, and Programs.

Homeowners

As a current or future homeowner, you may want to know how the Housing Element impacts you and your housing choices. The Housing Element contains information about housing-related programs for both first-time home buyers as well as current homeowners.

For those individuals looking to become first-time home buyers, the County has several programs that may be of assistance, including:

- **Chapter 4**: Program 1.02 - Limited Equity Housing Cooperative Projects (LEHCs).
- **Chapter 4**: Program 1.04 - Empower Homebuyers SCC.
- **Chapter 4**: Program 1.05 - Mortgage Credit Certificate (MCC) Program.
- **Chapter 4**: Program 1.06 - Below Market Partnership Program.
- **Chapter 4**: Program 1.31 – Minor Home Repair and Maintenance.

Existing homeowners can find several programs and policies that can assist them as well. Some of these programs may include additional information on how to add an Accessory Dwelling Unit (ADU) and/or Junior Accessory Dwelling Unit (JADU), programs to assist in home repair or maintenance, and information on how to keep your home safe from wildfires. Chapter 4 describes a number of these policies and programs including:

- **Chapter 4**: Program 1.31 – Minor Home Repair and Maintenance.
- **Chapter 4**: Program 2.06 - Streamline Accessory Dwelling Unit (ADU) Processing.
- **Chapter 4**: Program 2.17 - Training and Support to Homeowners Aging in Place.

Please see Chapter 4 for the full list of programs and policies.

Landlords/Tenants

The County of Santa Clara has housing programs geared at assisting tenants as well as landlords, including:

- **Chapter 4**: Program 1.18 - Tenant/Landlord Dispute Mediation Services.
- **Chapter 4**: Program 1.19 - Eviction Diversion Program.

Please see Chapter 4 for the full list of programs and policies.

Developers

Coordination with housing developers, especially affordable housing developers, is crucial to seeing more housing built in Santa Clara County. Developers can use the Housing Element to learn more about the sites identified for additional housing development. They can also take advantage of some of the County's on-going efforts to free up additional land for residential development such as: Program 2.11 - Update Zoning Ordinance for Re-use of Non-Residential Buildings to Residential. Some sections of the Housing Element that may be of interest to developers include:

- **Chapter 2**: Housing Needs and Production
- **Chapter 4**: County Housing Strategies, Policies, and Programs

Affordable Housing Advocates

The provision of affordable housing is critical for the continued vitality of the Bay Area. The County of Santa Clara has partnered with

affordable housing developers in the past and will continue to provide support through a number of programs and funding mechanisms. To learn more about past projects, as well as future opportunities, please read the following sections:

- **Chapter 2**: 2.04b Development Capacity Analysis.
- **Chapter 3**: 3.03 Review of County's Investment in Countywide Housing Efforts During Fifth Cycle and Beyond.
- **Chapter 3**: 3.05 Sixth Cycle Housing-Related Strategies and Policies.
- **Chapter 4**: County Housing Strategies, Policies, and Programs.

Special Housing Needs

Part of the role of the Housing Element is to plan for a variety of housing types for a wide variety of individuals and circumstances. This includes looking at situations such as housing for agricultural workers, Seniors, individuals with disabilities, and temporary housing. To learn more about these programs and policies please visit the following sections of the Housing Element:

- **Chapter 3**: Sixth Cycle Housing-Related Strategies and Policies.
- **Chapter 4**: County Housing Strategies, Policies, and Programs.

Members of the Community

Community engagement is a key part of the Housing Element update process. Throughout the process, the County of Santa Clara has reached out to community members like you for your input and feedback. Thank you for your participation in the Housing Element process and for your continued interest. To learn about how public input was incorporated into the Housing Element, please refer to the following section:

- **Chapter 1:** Community Participation and Outreach.

Housing Element FAQ

What is the purpose of a Housing Element?

The purpose of a Housing Element is to address the current and future housing needs of a community, including the development, preservation, and improvement of housing for all income levels.

What are the requirements for a Housing Element?

The requirements for a Housing Element include an assessment of housing needs, identification of sites suitable for housing development, and policies to promote affordable housing. The Housing Element must be updated every eight years and approved by HCD.

The main categories or types of information and analysis required in a Housing Element update are:

- Identification and analysis of existing housing needs and projected housing needs;
- A statement of goals, objectives, strategies, and policies relating to the maintenance, preservation, improvement, and development of housing;
- An analysis of the capacity of the existing General Plan and Zoning Ordinance to meet projected needs; and,
- A summary of housing programs and a five-year schedule of implementation measures.

The 2023-2031 update serves four additional important purposes:

- To document local housing needs in the context of existing County land use and growth management policies;

- To affirmatively further fair housing throughout Santa Clara County;
- To explain important components of planning policies in Santa Clara County, which has urban growth management policies that guide urban housing development to occur within cities and Urban Service Areas (USAs) to preserve open space and promote rural land use densities outside cities; and
- To document the many other ways, in addition to the approval of residential development, by which the County contributes significantly to meeting local and countywide housing needs.
- Who is responsible for preparing a Housing Element?
- Local governments are responsible for preparing a Housing Element. In this case, the County of Santa Clara is responsible for the preparation and update of the Housing Element for the unincorporated areas of the county.

How often does a Housing Element need to be updated?

A Housing Element needs to be updated every eight years. HCD will release a detailed timeline of when Housing Elements need to be submitted to HCD and approved for compliance with State law.

How does a Housing Element address affordable housing?

A Housing Element addresses affordable housing through policies that promote the production of affordable housing, such as permit streamlining and zoning reform. It also acknowledges the use of public funds (such as Measure A) to help subsidize the development of affordable housing.

How does a Housing Element address the needs of different income levels?

A Housing Element addresses the needs of different income levels by identifying the housing needs of all income levels and developing policies to promote the production and preservation of housing for all income levels. The Regional Housing Needs Allocation (RHNA) identifies housing production targets for a range of income brackets—ensuring that the County plan for housing at all income levels.

What role do public participation and community input play in the preparation of a Housing Element?

Public participation and community input are critical in the preparation of a Housing Element. Local governments are required to engage with the community in the development of the Housing Element, through public meetings and other outreach efforts, and the County of Santa Clara held numerous on-line and in-person events. Section 1.08 highlights the Community Engagement plan and all of the efforts that went into meeting with the community and integrating their feedback into the final draft of the Housing Element.

How are housing needs assessed in a Housing Element?

Housing needs are assessed in a Housing Element through an analysis of demographic data, population projections, and housing market data. In the case of the County of Santa Clara, the Association of Bay Area Governments (ABAG) developed the methodology to assess the housing need in the region, and then assigned a certain number of projected units to each member jurisdiction. This is called the Regional Housing Needs Allocation (RHNA).

RHNA methodology adopted by ABAG and approved by HCD intends to achieve five primary objectives: increase housing supply and mix of housing types; promote infill development and socioeconomic equity; promote improved intraregional jobs-housing relationship; balance disproportionate household income distributions; and affirmatively further fair housing.

What is the role of the state government in the review and approval of a Housing Element?

The state government reviews and approves Housing Elements to ensure they comply with state law and meet the state's housing goals. HCD provides guidance and technical assistance to local governments in the preparation of the Housing Element.

Chapter 1: Overview of Housing Element Update 2023-2031

1.01 Introduction

This document serves as the Housing Element Update to the Santa Clara County General Plan for the planning period of 2023-2031 (2023 Update) and is Appendix No. 4 of the General Plan. The Housing Element is one of seven mandated elements of a jurisdiction's General Plan. Its content requirements are more detailed, extensive, and complex than other mandated elements within the General Plan. This document addresses the housing-related subject matter required under State law.

This 2023 Update is organized into four chapters:

Chapter 1: Overview of Housing Element Update 2023-2031

Chapter 2: Housing Needs and Production

Chapter 3: Fifth Cycle Performance Review and Sixth Cycle Housing Strategies and Policies

Chapter 4: County Housing Strategies, Policies, and Programs

The 2023 Update primarily uses the same organizational structure as that of the 2015 Housing Element Update (2015 Update), an approach consistent with State Department of Housing and Community Development (HCD) preferences and guidelines. This technique allows the review of the 2023 Update to qualify for streamlined review, facilitating comparison with the previous update for purposes of the State's review, and provides for continuity from one update to the next. The content of the 2023 Update is based on the State's publication *"Building Blocks for Effective Housing Elements"* and related checklists provided for the purpose of locating content and relating it to the various requirements set forth in State law.

The main categories or types of information and analysis required in a Housing Element update are:

- Identification and analysis of existing housing needs and projected housing needs;
- A statement of goals, objectives, strategies, and policies relating to the maintenance, preservation, improvement, and development of housing;

- An analysis of the capacity of the existing General Plan and Zoning Ordinance to meet projected needs; and,
- A summary of housing programs and a five-year schedule of implementation measures.

The 2023 Update serves four additional important purposes:

- To document local housing needs in the context of existing County land use and growth management policies;
- To affirmatively further fair housing throughout Santa Clara County;
- To explain important components of planning policies in Santa Clara County, which has urban growth management policies that guide urban housing development to occur within cities and Urban Service Areas (USAs) to preserve open space and promote rural land use densities outside cities; and
- To document the many other ways, in addition to the approval of residential development, by which the County contributes significantly to meeting local and countywide housing needs.

1.02 Executive Summary

Planning Period for Current Update

This section provides an executive summary of key information and findings of the 2023 Update.

County Produced Housing Consistent with Regional Housing Need Allocation and Forecast for the 2015 Update

From 2015 through the end of 2022, 3,214 housing units were produced in the unincorporated county. This level of production meets and exceeds the 277 units assigned for the 2015-2022 planning period (fifth cycle) Regional Housing Needs Allocation (RHNA) by 2,937 units. In the 2015 Update, the County forecasted that permits would be issued for 2,082 units through 2022. Chapter 2 includes detailed information about the County's housing production in the last planning cycle.

Changes to Policy Direction and Strategies Proposed in 2023 Update

The Housing Element Update is a part of, and is required to be consistent with, the County's General Plan, including the countywide growth management policies, health and transportation elements, and relevant portions of other elements. The goals, strategies, policies, and implementation measures described in the 2023 Update are consistent with, and promote the goals and policies of, the overall General Plan. **However, with a RHNA assignment that has increased 1,028 percent from the previous cycle, from 277 units to 3,125 units, the County will need to make a few meaningful changes to the County's General Plan policies.** Furthermore, the County has added new strategies and policies to meet the challenges of present and future climate change impacts and to remedy long-standing systemic discrimination in housing policies and the inequitable outcomes of such policies.

The primary shift in the County's General Plan is to modify long-standing policies that confer long-range planning responsibilities for urban unincorporated pockets within the USAs (also known as unincorporated "islands") to the associated city jurisdiction. In October 2023, the County modified its General Plan to allow long-range planning for housing in these areas, especially where the city does not have a plan for annexation during a specific Housing Element planning period.

Aside from these necessary modifications, the existing housing strategies and policies are effective, and they provide a broad and comprehensive framework to guide planning and decision-making related to housing issues in the unincorporated county during the period of 2023-2031. Chapter 2 includes detailed information about the County's completed, ongoing, and new housing strategies and policies.

Regional Housing Needs Allocation Description

The County's RHNA is based on a model and assumptions about projected growth in housing need determined by the regional Council of Governments, in this case the Association of Bay Area Governments (ABAG). The RHNA assignment for the unincorporated areas of the county for the 2023-2031 planning period is 3,125 housing units, a dramatic increase from the 277 units allocated for the previous, 2015-2022 planning period. This increase is due to the RHNA methodology developed by ABAG, which includes three important components:

1. The baseline allocation based on ABAG's Plan Bay Area 2050 Final Blueprint;
2. Factors and weights for allocating units based on income categories (Access to High Opportunity Areas and Jobs Proximity); and,
3. Equity Adjustment based on the approach developed by ABAG's Housing Methodology Committee.

Figure 1.1 shows the RHNA assigned to the County, by affordability categories.

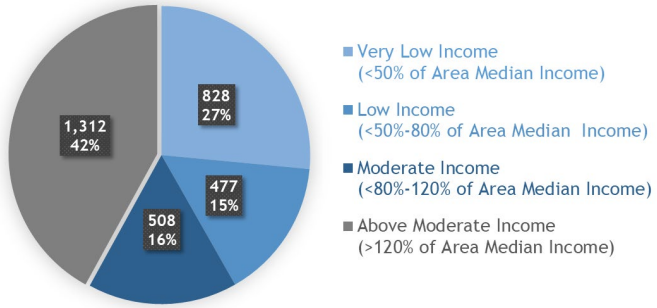


Figure 1.1 RHNA County Assignment

County Capacity to Meet RHNA and Accommodate Necessary Housing

The 2023 Update includes detailed information and analysis to determine whether housing capacity exists within the existing General Plan and Zoning Ordinance to accommodate projected needs and production obligations assigned through the RHNA. Based on an evaluation of general housing capacity within urban unincorporated areas, combined with capacity on Stanford University lands as defined under the Stanford Community Plan and 2000 General Use Permit, the County has identified sites providing 110 percent more capacity than is required under the RHNA. This extra capacity is necessary to ensure that if one or more large sites identified at Stanford or within the City of San José USA do not result in housing development projects during the 2023-2031 planning period, the County will still have enough capacity to accommodate its RHNA target. The County expects that by selecting sites sufficient to meet twice its RHNA target, it will ensure development opportunities remain available throughout the planning period, especially for lower- and moderate-income households, pursuant to

Government Code Section 65863 (the No Net Loss Law). Chapter 3, section 3.05, and Appendix A includes the County sites inventory and more information on the County's ability to meet its RHNA assignment. Chapter 3, Section 3.03 includes more information on ABAG's process for determining the County's RHNA and Projected Housing Need.

Existing Housing Needs

Chapter 3 provides detailed demographic and other statistical information required by housing element law and the State's *Building Blocks for Effective Housing Elements*. The primary purpose is to describe and assess existing housing needs for the unincorporated area population. The existing needs analysis is distinct and separate from the RHNA target for projected housing needs, based on projected population and economic growth.

Table 1.1: Summary Capacity to Meet RHNA Allocation

Location	Affordable Units				Above Moderate Income (>120% of Area Median Income)	Total
	Affordable Units Share	Very Low Income (<50% of Area Median Income)	Low Income (<50%-80% of Area Median Income)	Moderate Income (<80%-120% of Area Median Income)		
San Jose	**33%**	**739**	**370**	**384**	**3,025**	**4,518**
Fruitdale/Santa Clara Valley Medical Center	100%	186	69	45	-	300
Pleasant Hills	16%	228	114	114	2,394	2,850
Hostetter Station	58%	325	187	200	514	1,226
Parkmoor/Burbank Neighborhood	18%	-	-	14	62	76
Alum Rock/East Foothills	17%	-	-	10	48	58
Cambrian Park	13%	-	-	1	7	8
Stanford	**50%**	**336**	**252**	**252**	**840**	**1,680**
Quarry Sites	**50%**	196	147	147	490	980
Escondido Village	**50%**	140	105	105	350	700
ADUs	**25%**	-	-	92	276	**368**
Total		**1,075**	**622**	**728**	**4,141**	**6,566**
RHNA Assignment		*828*	*477*	*508*	*1,312*	*3,125*
Surplus Units		*247*	*145*	*220*	*2,829*	*3,441*
% of RHNA Target		*130%*	*130%*	*143%*	*316%*	*210%*

Section 3.02 documents unincorporated area housing needs through a series of tables and analyses based on available population, demographics, and housing data. Section 3.03 provides detailed analysis of housing capacity in relation to the RHNA target for projected housing needs. Section 3.04 documents recent unincorporated housing development, and Section 3.05 further describes issues relating to housing development potential for the unincorporated areas. The conclusion of Chapter 3, Section 3.05, is that the County has the capacity to accommodate the projected housing needs in the unincorporated area, as determined by ABAG.

Evaluation of Governmental and Non-Governmental Factors and Constraints

Section 3.06 provides a broad review and evaluation of governmental factors that influence housing production and affordability. The section provides an overview of many topics, including land use policies and regulations referred to generally as "land use controls," impact fees, accessory dwelling unit provisions, building codes, development and site improvement standards, fees and exactions, processing and permitting procedures, special needs housing, and code enforcement, among other subjects.

The County's overall conclusions are that, in general, the County's policies, regulations, permit processes, and related factors support housing development in the unincorporated areas. However, certain areas are identified as areas where the County can further streamline development review or increase housing development in the county. These areas include:

- Additional housing on the Stanford campus for graduate students, staff, faculty and other workers; and
- Updating the County General Plan policies to allow the County to plan for housing within urban unincorporated pockets that are within the USA of an adjacent city and slated for future annexation.

Section 3.07 describes non-governmental factors influencing the production of housing, such as national and regional economic conditions, land costs, financing and mortgage industry trends, general labor and material costs, and similar information of relevance to the region and unincorporated Santa Clara County.

Compilation of Housing Programs, Projects, Studies, and Activities

Lastly, the Housing Element provides an overview of the most important housing programs, projects, studies, and activities intended to promote housing supply, rehabilitation, preservation, affordability, and a variety of other related goals and objectives, including programs that affirmatively further fair housing (AFFH). This compilation is contained in Chapter 4 of the 2023 Update and is based upon and modified from the 2015 Update.

Chapter 4 documents the County's significant role in providing housing, especially affordable housing, despite only having land use authority over the limited amount of urban housing development that occurs within unincorporated areas. The County's significant involvement in housing-related programs and its long-standing philosophy and commitment to regional solutions to housing needs is evident in the program summaries provided in Chapter 4. Most of the programs and activities in which the County participates provide important funding and services throughout the cities and unincorporated areas alike, meeting the needs of residents across jurisdictional lines.

The County has included an Assessment of Fair Housing (AFH) as Appendix L, which is intended to provide a holistic look – informed by data, maps, community input, and policy analysis – into the trends and factors affecting access to housing and opportunity on the basis

of protected characteristics under federal and state fair housing laws. The Housing Element must include such an AFH component as a result of Assembly Bill (AB) 686, a law passed by the California Legislature in 2018 to incorporate a duty to affirmatively further fair housing into state law.

1.03 Terminology Used in the 2023 Update

For purposes of the 2023 Update, the terms "County of Santa Clara" and "County" refer to the governing body and not the geographic area.

The terms "unincorporated Santa Clara County" and "unincorporated county" refer to the geographic area under the jurisdiction and land use authority of the County of Santa Clara. The terms "Santa Clara County" and "county" refer to the geographic region that consists of unincorporated areas of Santa Clara together with the 15 cities located within Santa Clara County. The terms "countywide" and "county as a whole" are synonymous with "Santa Clara County."

The terms urban unincorporated "pocket" and "island" refer to unincorporated urban areas within USAs and surrounded by city boundaries, awaiting annexation by the surrounding city jurisdiction.

Lastly, the term "Urban County" consists of all unincorporated areas as well as the following jurisdictions that participate jointly in the HOME and Community Development Block Grant programs: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga.

1.03a Terms and Acronyms

ABAG: The Association of Bay Area Governments. ABAG is the Council of Governments and regional planning organization for the jurisdictions of the nine counties of the San Francisco Bay Area. ABAG is now organizationally merged with the Metropolitan Transportation Commission (MTC).

ACS: American Community Survey. The ACS is a Census Bureau product that provides yearly demographic information, to supplement the decennial Census.

AFFH: Affirmatively Furthering Fair Housing. The Federal Fair Housing Act requires HUD and recipients of federal funds from HUD to affirmatively further the policies and purposes of the Fair Housing Act.

AFH: Assessment of Fair Housing. Jurisdictions are required to prepare an Assessment of Fair Housing, which is a plan that examines barriers that people face in obtaining and keeping housing and measures that our jurisdictions can take to reduce these barriers and promote equal opportunity in housing.

AMI: Area Median Income, as used for Federal and State funding purposes. For jurisdictions in Santa Clara County, including the unincorporated county, the Area Median Income in 2022 is $168,500 for a household of four.

DoF: State Department of Finance. The DoF provides population estimates and projections by city and by county.

HCD: The State Department of Housing and Community Development. HCD reviews each jurisdiction's housing element for compliance with State housing law.

HUD: U.S. Department of Housing and Urban Development.

MTC: Metropolitan Transportation Commission. The MTC is the Bay Area region's transportation planning, coordinating, and financing agency. MTC is now organizationally merged with ABAG.

N/A: "Not Applicable"

NDA: "No Data Available." Table cells marked with "NDA" are statistics that are not reported by the source agencies at the city or unincorporated area level of detail.

RHNA: The Regional Housing Needs Allocation. The RHNA is the projected housing need for jurisdictions, as allocated to each jurisdiction by ABAG.

SOI: Sphere of Influence. A planning boundary outside of a city's legal boundary (such as the city limit line) that designates the city's probable future boundary and service area as determined by the Local Agency Formation Commission (LAFCO). Factors considered in a sphere of influence review focus on the current and future land use, the current and future need and capacity for service, and any relevant communities of interest.

USA: Urban Service Area. Delineates areas currently annexed and provided with urban services; or areas that a city intends to annex in order to develop and provide urban services, as determined by LAFCO.

1.04 Housing Policy and Development in Relation to Smart Growth General Plan Policies and Climate Change Policies

The County's housing-related policies reflect a smart growth approach to land use and development. The cities, County, and LAFCO have developed and implemented a system of urban growth management that has been in place since the early 1970s. Cities are generally responsible for planning and accommodating urban growth and development, including higher-density housing, within cities and their USAs. Outside the USAs, the unincorporated rural areas are intended to remain in farmland, open space, natural resource protection, and low-density land uses that support the rural resource base. In these areas, the allowed density of development is low by necessity, due to the lack of urban services, and minimum lot sizes for subdivision are typically five acres or larger.

Since the previous update to the Housing Element, the County has embarked on a significant planning effort to preserve agricultural lands and operations as a means of bolstering regional resilience to the effects of climate change. This effort began with the development and adoption of the Santa Clara Valley Agricultural Plan (Ag Plan), which studied the local effects of sprawl development and trajectory of farmland loss in the region. The Ag Plan concluded that local greenhouse gas emissions increased by nearly 77 times when rural unincorporated farmland was developed.[1] This massive increase in emissions could be attributed to the increase in vehicle miles travelled (VMT) resulting from rural low-density residential development. The Ag Plan further concluded that, in addition to avoiding increased VMT as a result of residential sprawl, agricultural preservation in the county would also provide a rich opportunity for climate resilience. The County determined that the management of local agricultural lands can be optimized to sequester significant amounts of atmospheric carbon into the soil and provide enhanced climate resilience in the form of improved watershed management, wildlife habitat conservation, fire hazard mitigation, flood plain protection, groundwater recharge, erosion control, pest and disease management, and air quality regulation. Through the implementation

[1] See Ag Plan Appendix G, Steve Shaffer (2016).

of the Ag Plan, the County has revised and redoubled its commitment to preventing sprawl development and to advancing smart growth policies from an affirmative rural land use perspective.

The County has also developed "Silicon Valley 2.0," which consists of a Climate Change Preparedness Decision Support Tool, a Climate Adaptation Guidebook, and high-resolution maps showing areas throughout the county that are vulnerable to extreme heat, riverine flooding, sea level rise, storm surge, and wildfire. These resources support the entirety of the county with climate risk assessment, adaption, and resilience planning. The County expects that the impacts of climate change will increasingly impact the location of residential development in the region, and that the County will increasingly bolster and rely upon its smart growth land use policies.

Within the USAs in the county, the urban unincorporated islands have long been identified by the cities, the County, and LAFCO for eventual annexation and incorporation. This policy reinforces the role of cities to plan for and accommodate new urban development within USAs. As the islands have been annexed, the unincorporated population has decreased by 37% from 1970-2010, while the total county population has increased by nearly 67%. Given the inevitable land use control by the City over these areas, the County policies have accorded indirect long-range planning authority in advance of annexation. Cities have therefore been responsible for planning infill development and higher-density housing in the USAs. Proposals by property owners for development of individual parcels within USAs also trigger the opportunity for the corresponding city to annex the property.

The methodology used by ABAG for determining the sixth cycle RHNA included and analyzed urban unincorporated pockets as the planning responsibility of the County, despite the expectation that those parcels will need to be annexed to gain access to sewer and water services, which the County does not provide. Given the County's longstanding collaborative policies with the cities and LAFCO, the County appealed ABAG's methodology, but the appeal was denied.[2] Therefore, by necessity, the County's approach to site selection for the 2023 Update reflects a departure from previous planning periods. Although annexation continues to be an expected prerequisite to any significant development within urban pockets, the County will now begin to plan for the projected housing needs in these areas. As needed and to accommodate this cycle's RHNA assignment, the County has amended its General Plan in October 2023 to enable such long-range planning for urban development in the unincorporated islands. More information on ABAG's approach to the urban pockets in its RHNA methodology is provided below in Section 1.06.

1.05 The County's Special Role in Housing Production

Within the context of regional, long-standing growth management and smart growth policies, the County's primary role in housing development has been providing financial and technical assistance to create more affordable, below-market rate housing and special needs housing through the County's Office of Supportive Housing (OSH). Although the County's role in issuing permits for affordable and multi-family housing development is limited, the County makes other significant contributions to housing affordability and development that are in line with AFFH guidelines, including, but not limited to:

[2] ABAG appeal documents linked here.

- funding for construction, rehabilitation, and preservation of affordable and supportive housing for special needs populations;
- providing rental subsidies to special needs populations;
- creating and assisting shelters with operating funds;
- providing financing for first-time and low-income homebuyers;
- offering and funding services to address housing discrimination and landlord-tenant dispute resolution;
- generating opportunities for new housing on surplus County-owned lands; and
- facilitating housing-related advocacy and education.

The County works in concert with non-profit organizations and local agencies, such as the Santa Clara County Housing Authority, to actively provide a wide variety of housing assistance countywide, not only within the unincorporated areas under the County's planning jurisdiction. These efforts include funding for non-profit affordable housing developers and local agencies to construct affordable housing, maintain affordable rents, and loans for rehabilitation. The County is also a significant funder of housing for residents who have special needs and receive other supportive services from the County, which include seniors and people with mental illnesses, substance abuse disorders, and HIV/AIDS. The County funds and provides emergency shelters, transitional and supportive housing, and housing for other special needs populations countywide. More information on the County's programs supporting housing production is provided in Chapter 4.

1.06 ABAG Allocation Methodology and Unique Aspects of County Planning

ABAG's housing allocation methodology and procedures apply to all nine Bay Area counties and 101 cities. In past cycles, the RHNA targets assigned to cities included the projected development of areas within the cities' Spheres of Influence (SOI), including unincorporated areas under the jurisdiction of counties. However, in a change of course, ABAG based the final RHNA methodology for this cycle on present-day jurisdictional boundaries instead of SOI and areas expected to be annexed. This change has the effect of significantly increasing the urban areas appropriate for higher-density development falling under the County's RHNA obligation, due to the existence of unincorporated islands slated for annexation and city development. This is how the County's sixth cycle RHNA target grew by 1,028% from the fifth cycle target.

ABAG, through an ad hoc Housing Methodology Committee comprised of local elected officials, staff, and other stakeholders, elected to use a RHNA allocation method titled "*High Opportunity Areas Emphasis & Job Proximity*." This model incorporates household data from the Plan Bay Area 2050 Final Blueprint, the region's comprehensive land use, transportation, and housing plan, prepared by ABAG. A central feature of Plan Bay Area is the targeting of growth and infrastructure investment in existing developed areas near jobs and transit (Priority Development Areas, or PDAs). Plan Bay Area's focus on PDAs generally supplements and complements Santa Clara County's countywide urban growth management policies. The final RHNA methodology adopted by ABAG and approved by HCD intends to achieve five primary objectives: increase housing supply

and mix of housing types; promote infill development and socioeconomic equity; promote improved intraregional jobs-housing relationship; balance disproportionate household income distributions; and affirmatively further fair housing. [3]

Of the 441,176 total housing units assigned to the Bay Area region by the State, the County was allocated 3,125 units, which are further broken down by income category. In the past, ABAG's RHNA methodology generally allocated growth and housing need within a city's SOI to that city, resulting in a low RHNA target for the County, corresponding only to those unincorporated areas that are not within a city's SOI or within a City's USA boundaries within a SOI. Historically, such methodology and its low allocation to the County have been appropriate given the County's limited role in approving and issuing permits for new housing development in urban areas. This approach was consistent with the County's General Plan policies, which have thus far provided that cities in Santa Clara County plan for and annex areas appropriate for urban development, particularly those lands within USAs, where development is already most feasible.

ABAG's new approach to RHNA methodology requires the County to plan for development in the urban unincorporated pockets. The more rural areas of the unincorporated county are not suitable for significant increases to the housing stock, due to the lack of municipal infrastructure like water and sewer service, but also due to the increased VMT, traffic, and emissions associated with sprawl development.

A notable exception to the County's General Plan policies is Stanford University's unincorporated Community Plan Area, which is for the most part located within Palo Alto's SOI and USA but has not and will not be annexed into Palo Alto because of a 1985 land use policy agreement among the City of Palo Alto, the County, and Stanford University setting forth that academic land uses and lands held in reserve for future academic uses shall remain unincorporated. This agreement has resulted in the County having the long-range planning and permitting authority for the campus. Consequently, the responsibility of identifying housing opportunities and planning for growth and development on Stanford's academic lands appropriately resides with the County.

Housing element law requires that cities and counties take responsibility to plan for housing on lands under their planning authority and regulatory control. The County's 2023 Update therefore focuses on the unincorporated areas, in terms of population and demographic data and housing capacity and development potential – including, now, urban unincorporated pockets. However, the County has long recognized that housing needs and issues are regional in nature and require regional solutions. Therefore, the County has and will continue to administer most of its housing programs, activities, and projects on a countywide basis, not only for the unincorporated areas under its planning jurisdiction.

1.07 Sustainable Communities Strategy and Plan Bay Area

The Bay Area's implementation of Senate Bill (SB) 375 is its Sustainable Communities Strategy, which is an important component of Plan Bay Area 2050. Plan Bay Area 2050 provides for regional growth through 2050 and beyond by focusing on transportation infrastructure investment and housing capacity within the region's

[3] https://abag.ca.gov/sites/default/files/documents/2022-04/Final_RHNA_Methodology_Report_2023-2031_March2022_Update.pdf

PDAs. PDAs are areas where local jurisdictions believe there is capacity and demand for focused growth in population and infrastructure. Most PDAs are centered around existing transportation infrastructure. Relatively little growth is expected or planned for in the peri-urban[4] or rural areas of the region. However, ABAG and the State recognize that for households to be successful, there is a strong need for access to opportunities. These opportunities may not be available in the defined PDAs. To that end, the State has mapped High Opportunity Areas, where jurisdictions are encouraged to add additional housing, particularly affordable and diverse housing unit types.[5]

In Santa Clara County, the High Opportunity Areas cover primarily high-income jurisdictions and neighborhoods. These areas only partially overlap some of the urban unincorporated pockets within USAs. Three significant unincorporated areas that the County has identified for housing development during the 2023-2031 cycle are High Opportunity Areas:

- Stanford University campus
- Cambrian Park
- Hostetter Station

In addition, the Pleasant Hills site is adjacent to a High Opportunity Area and is significant enough in size to support affordable and diverse housing types. The County will seek a greater share of affordable housing within new development in these areas. More detailed information on these sites can be found in the site inventory, Appendix A.

In addition to the High Opportunity Areas and PDAs, Plan Bay Area 2050 provides eight strategies to improve housing across the Bay Area, using ABAG's "Hx" convention for housing strategies:

H1. Further strengthen renter protections beyond State law.

H2. Preserve existing affordable housing.

H3. Allow a greater mix of housing densities and types in Growth Geographies.

H4. Build adequate affordable housing to ensure homes for all.

H5. Integrate affordable housing into all major housing projects.

H6. Transform aging malls and office parks into neighborhoods.

H7. Provide targeted mortgage, rental, and small business assistance to Equity Priority Communities.

H8. Accelerate reuse of public and community-owned land for mixed-income housing and essential services.

To the extent feasible and appropriate, the County endeavors to further these strategies through this 2023 Update and future updates to the County Housing Element.

1.08 Community Participation and Outreach

Community participation and outreach played a critical role in the development of the 2023 Update. An iterative engagement program ensured stakeholders, community representatives, and members of the public were given opportunities to review project progression

[4] The term "peri-urban" refers to an area surrounding an urban area, where urban development meets countryside, in contract to suburban areas.

[5] The State mapping tools used to delineate different levels of opportunity is available here.

and provide input to influence the development of core components of the plan. Consultation with stakeholders and the broader community began in June 2022 and concluded in Spring 2023.

Extra care was taken to engage a diverse range of community members representing various economic and cultural backgrounds. To reach a broad cross-section of the community, advertisements were placed on social media in Spanish, Simplified and Traditional Chinese, and Vietnamese. The County also provided interpretation services at both public meetings. All stakeholder organizations consulted throughout the process were encouraged to serve as project champions and to communicate engagement opportunities through their networks (see the full list of stakeholder organizations further in this chapter). These organizations included housing advocacy groups, seniors' groups and other community-based organizations representing vulnerable populations. Additionally, community-based organization CARAS was onboarded to conduct surveys and an in-person listening session with Spanish-speaking residents and farm workers in the southern portion of the county. The online survey collected demographic information from participants through an optional question. The results can be found on page 42.

The project's phased engagement approach is demonstrated in Figure 1.2 and described in detail below.

Figure 1.2: Housing Element Update Community Participation and Outreach Process

1.08a Phase 1: Information Gathering

The purpose of Phase 1 was to understand current conditions through information gathering with stakeholders and the public. Engagement included a series of two stakeholder workshops, two community workshops, and a community survey. Feedback from the community was used to identify opportunities and challenges that could be addressed in the Housing Element Update. Participant feedback informed the County's review of previous housing strategies and helped to identify new strategies for discussion in Phase 2.

1.08b Phase 2: Draft Policies

In Phase 2, the project team returned to stakeholders and the community with draft strategies and policy goals developed based on the information gathered in Phase 1. The project team hosted two stakeholder workshops, one community workshop, and one listening session. Participants were asked to provide feedback to refine the strategies and policy goals prepared by the project team. Feedback was used to inform the development of the draft Housing Element Update document for public review in Phase 3.

1.08c Phase 3: Public Release

The third phase of outreach occurred following the release of the draft Housing Element Update. The public review and comment period began on March 21, 2023, and lasted 30 days, as required under State law. During this time, mailers were sent to all property owners within 300 feet of parcels identified in the site inventory. All comments received during this period were reviewed and considered carefully by County staff. Where appropriate, clarifications and additional information were incorporated into this document in response to public comments. Such amendments were made during the 10-day period following public comment, as required under State law. A table summarizing the public comments can be found in Appendix J.

1.08d Additional Engagement

Community feedback from similar Santa Clara County projects has also been considered. These projects are the Stanford Community Plan and Let's Talk Housing. While separate from the Housing Element engagement process, housing-related input from these projects has been considered by County consultants and staff.

Stanford Community Plan (SCP): Stanford lands within unincorporated Santa Clara County are governed by policies in the Stanford Community Plan (SCP). Development within the SCP area is currently regulated under the 2000 General Use Permit (GUP). Through several outreach efforts conducted in association with a new General Use Permit application, it was brought to the Board of Supervisors' attention that updates to the SCP are necessary. Despite Stanford withdrawing its GUP application in 2019, the County is currently proceeding with revisions to the SCP to, among other goals, support housing development on campus. The final SCP update will be completed along with the Housing Element Update.

The SCP includes chapters that guide the development of the Stanford academic lands, such as, Growth and Development, Land Use, Housing, Circulation, Open Space, Resource Conservation, and Health and Safety. Many of these chapters include strategies, policies, and implementation measures supporting housing development. As such, the updates to the SCP refer to the County's Housing Element and this 2023 Update.

Outreach efforts and public meetings regarding the SCP are listed in Table 1.2:

Table 1.2: Outreach Efforts and Public Meetings

MEETING	AUDIENCE(S)
Community Outreach Meetings 2020 September 3, 22, October 1, 21, 22, November 10, 12, December 3, 7 2021 March 18, April 15 2022 April 26, May 19, May 25	General public and stakeholder and interest groups
Housing, Land Use, Environment, and Transportation Committee (HLUET) Meetings 2020 May 19, June 18, October 15 2021 February 16, May 27, August 12, November 9 2022 February 17, May 19, September 15	HLUET Committee, general public, stakeholders, and interest groups (opportunity provided for written and spoken comment)
Planning Commission Meetings 2020 November 19 2022 May 26, July 14, August 4, August 31, October 27	Planning Commission, general public, stakeholders, and interest groups (opportunity provided for written and spoken comment)

Board of Supervisors Meetings 2020 February 11, October 20 2022 September 27, October 18, December 13	Board of Supervisors, general public, stakeholders, and interest groups (opportunity provided for written and spoken comment)

Let's Talk Housing: On August 11, 2021, the Santa Clara County Planning Collaborative held a virtual countywide community meeting to provide an opportunity for community members to learn more about upcoming Housing Element updates and gain a better understanding of how they can participate in the preparation process. The meeting was targeted towards community members living in the Cities of Gilroy and Morgan Hill, and unincorporated areas of the county.

During the meeting, staff from the Santa Clara County Planning Collaborative provided an overview of the Housing Element followed by breakout rooms for Gilroy, Morgan Hill, and the County, where each jurisdiction could speak towards the current state of housing, RHNA targets, and goals for the jurisdiction's upcoming respective Housing Element updates. Timelines for the County's 2023 Update were also shared.

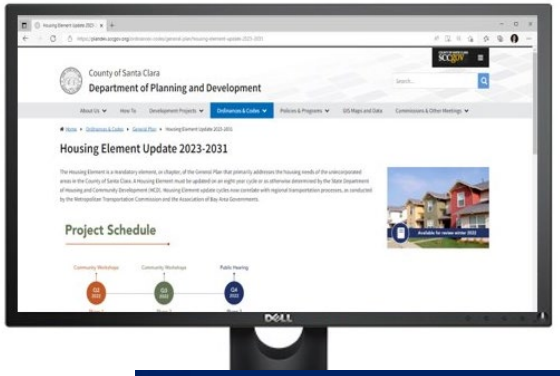
1.09 Communication Methods

Communication to promote the 2023 Update, raise awareness, and encourage participation, was a critical component of the engagement program. The communication methods utilized are set forth below in Table 1.3.

Table 1.3: Communications Methods

DATE	MEDIA	PURPOSE
June 27, 2022	Nextdoor* Facebook* Twitter Instagram Stories	Prepare community for upcoming outreach meetings and promote webpage
July 1, 2022	County of Santa Clara Press Release to Media Distribution List and County Webpage	Community encouraged to participate in the process from July – September 2022
July 14, 2022	Nextdoor* Facebook* Twitter	Promote Community Workshops No. 1 (July 19) & No. 2 (July 21)
September 5, 2022	Facebook* Twitter Instagram	Promote Community Meeting No. 3 (Sept 7)
July 8, 2022 July 19, 2022 July 21, 2022	E-Blast (issued to participants registered for updates through the project website)	Promote Community Workshops No. 1 (July 19) & No. 2 (July 21)
August 31, 2022 September 2, 2022 September 7, 2022	E-Blast (issued to participants registered for updates through the project website)	Promote Community Meeting No. 3 (Sept 7)
Ongoing	Project Website*	Provide a schedule of upcoming meetings and events

**Notes communications offered in Simplified Chinese, Spanish, and Vietnamese*



1.10 Engagement Methods

Community participation and outreach was implemented through a multi-method approach to maximize opportunities for involvement from local stakeholders and a broad cross-section of the community. Recognizing comfort level with in-person meetings following the COVID-19 pandemic, most of the public engagement was completed virtually. The following section describes the engagement methods used to involve the public in the development of this Housing Element Update.

1.10a Project Website

The project website serves as the central portal for all Housing Element Update information. The landing page provides a concise overview of the project purpose and information about what the Housing Element is intended to accomplish. The website also includes tabs to navigate to important information, such as, upcoming events, descriptions of major components to the update, data on housing trends in the county, links to previous Housing Element updates and the survey and registration form.

Social media posts, emails, and presentations all directed members of the community to the website for updated project information.

1.10b Stakeholder Workshops

The County of Santa Clara compiled a list of stakeholders representing service providers, housing advocates, affordable housing developers, government agencies, county departments, environmental advocates, and more. The County also included stakeholders involved in the Applicant Roundtable (representing the County's most frequent applicants), stakeholders suggested by the County Office of Supportive Housing, and elected and/or appointed officials and their representatives. Stakeholders were invited to a series of workshops to provide feedback to the project team at key milestones. Formal invitations were issued to stakeholders prior to each workshop to encourage participation. Attendees were asked to act as ambassadors for the project, sharing community meeting opportunities through their networks. Approximately 52 organizations were represented at the stakeholder workshops and are listed below.

Participating Organizations:

- Adobe Services
- Allied Housing
- Bay Area Building Industry Assn.
- Boys & Girls Club of Silicon Valley
- Burbank Community Association
- CARAS
- Charities Housing
- City of Gilroy
- City of Morgan Hill
- City of Santa Clara
- County of Santa Clara Agricultural Division
- County of Santa Clara Dept. of Aging and Adult Services
- County of Santa Clara Dept. of Planning and Development
- County of Santa Clara Dept. of Public Health
- County of Santa Clara Office of the County Counsel
- County of Santa Clara Office of Supportive Housing
- County of Santa Clara Office of Sustainability
- County of Santa Clara Parks and Recreation Dept.
- Dividend Homes
- Eden Housing
- Gilroy Dispatch
- Gilroy Historical Society
- Green Foothills
- Greenbelt Alliance
- Habitat for Humanity East Bay/Silicon Valley
- Housing Choices
- Housing Trust Silicon Valley
- Latinos United for a New America
- Law Foundation of Silicon Valley
- MH Engineering
- MidPen Housing
- Midpeninsula Regional Open Space District
- Milligan Land Company
- New York Life
- Rebuilding Together Silicon Valley
- Ruggeri-Jensen-Azar
- San Antonio Hills Homeowners Assn.
- San Martin Neighborhood Assn.
- Santa Clara County Housing Authority
- Santa Clara County LAFCO
- Santa Clara Valley Open Space Authority
- Silicon Valley at Home (SV@Home)
- Silicon Valley Coalition for the Unhoused
- Silicon Valley Independent Living Center
- Silicon Valley Leadership Group
- South Bay YIMBY
- Stanford University
- West Valley Community Services

All workshop materials – including the presentation slide decks, meeting recordings, and meeting summaries – were posted to the project website for public review. All summaries were translated into Spanish, Simplified Chinese, and Vietnamese, with some translated into Tagalog. Summaries of the stakeholder workshops can be found in Appendix B.

1.10c Community Workshops

Three community workshops were hosted over the course of the engagement program, to invite members of the community to provide input in Phase 1 (Q2 2022) and Phase 2 (Q3 2022). Community workshops were advertised through stakeholder partners, the County's social media channels (Facebook, Nextdoor, Instagram, and Twitter), and the County website. Interpretation services were made available at all community workshops in Spanish, Vietnamese, Cantonese, and Mandarin. Email invitations were issued to those who registered for updates on the project website. A total of 97 participants attended community workshops over the course of the engagement program.

All workshop materials were also made available on the project website for public review. All summaries were translated into Spanish, Simplified Chinese, and Vietnamese, with some translated into Tagalog. Summaries of the workshops can be found in Appendix B.

1.10d Community Survey

A community survey was available on the project website from June 21 to August 17, 2022, to seek information on community housing priorities as part of *Phase 1: Information Gathering*. The survey asked participants to rate a series of housing priorities for the 2023 Update on a rating scale also known as a Likert scale. Participants were able to add additional housing priorities not included in the survey for consideration. The survey was provided in English, Chinese (simplified and traditional), Spanish, and Vietnamese. A total of 167 survey responses were collected. Results of the survey are found under Online Survey Results on page 42.

1.10e Community-Based Organizations

Community Agency for Resources, Advocacy and Services (CARAS) was contracted to support the County in outreach to Spanish-speaking residents and farmworkers in South Santa Clara County. Established in 2014, CARAS provides supportive services to the community including housing assistance programs, such as rental and deposit assistance to low-income families, especially those on the verge of eviction. In addition to housing programs, CARAS provides youth case management services, public benefit navigation services, community financial literacy training, expungements of criminal records, combatting housing discrimination and community forums addressing legal barriers to re-entry. CARAS also plays a role in supporting undocumented community members in learning about their rights, available resources, and information on current immigration policies.

CARAS's involvement in the 2023 Update included the following outreach initiatives:

- Promoting the County of Santa Clara Housing Element on social media platforms;
- Administering and promoting the community survey;
- Facilitating a listening session for community members at the CARAS office; and
- Participating in community and stakeholder workshops.

Efforts were made to partner with Vietnamese American groups and associations within the county, including the Vietnamese American Service Center. However, responses from the contacted groups and associations were not received. To encourage participation from Vietnamese and other non-English-speaking community members, promotional efforts, the community survey, and meeting summaries were translated into Simplified Chinese, Spanish, and Vietnamese. Additionally, interpretation services were provided at community workshops in Cantonese, Mandarin, Spanish, and Vietnamese.

1.11 Outreach Events

Table 4 below provides the Stakeholder and Community Workshops hosted over the duration of the Housing Element Update's engagement program. The table identifies the dates of the workshops, presentation focus, and purpose of discussion.

Stakeholder meetings were inclusive of various organizations operating in both incorporated and unincorporated Santa Clara County. The list of stakeholders was developed by the County and was inclusive of housing developers, housing advocacy organizations, and a host of community-based organizations. All participating groups have been listed previously in this chapter.

Community meetings were open to the general public. Advertising was conducted via social media and through invitations issued to stakeholders and through the project website's listserv. Stakeholders were encouraged to invite their networks to attend and participate.

Table 1.4 Stakeholder and Community Workshops

EVENT	DATE	WORKSHOP FOCUS
Phase 1		
Stakeholder Workshop No. 1	July 6, 2022	Presentation delivered to stakeholders to introduce the 2023 Update. Input sought on priority opportunities and challenges to be addressed through the 2023 Update.
Community Workshop No. 1: Rural Focus	July 19, 2022	Presentation delivered to community members in rural areas of unincorporated Santa Clara to introduce the 2023 Update. Discussion structured to identify priority housing opportunities and challenges in rural communities to be addressed through the 2023 Update.
Community Workshop No. 2: Urban Focus	July 21, 2022	Presentation delivered to community members in urban areas and urban service areas in unincorporated Santa Clara to introduce the 2023 Update. Discussion structured to identify priority housing opportunities and challenges in urban communities to be addressed through the 2023 Update.
Special Stakeholder Workshop: Development Focus	August 2, 2022	Special meeting seeking input from the development and housing advocates on methods to streamline and/or simplify the development process. Presentation delivered to review government and non-government related factors creating barriers to housing production.
Phase 2		
Stakeholder Workshop No. 2	August 17, 2022	Presentation delivered to review strategies from the previous update to the Housing Element (2015 – 2022) identifying priority areas where new strategies are needed. Discussion seeking feedback on how previous strategies could be updated to address current and forecasted conditions. Input sought to get participant suggestions for new strategies related to housing production, housing affordability, access to housing, homelessness, and climate change.
Stakeholder Workshop No. 3	August 29, 2022	Presentation to review policy goals to address six priority housing challenges: housing production, housing affordability, access to housing, AFFH, homelessness, and climate change. Discussion focused on confirming or refining proposed policy goals and seeking ideas on new policy goals to address the priority housing challenges.
Community Workshop No. 3	September 7, 2022	Presentation to review feedback heard to-date, provide a refresh on the 2023 Update, introduce policy goals to address six priority housing challenges: housing production, housing

EVENT	DATE	WORKSHOP FOCUS
		affordability, access to housing, AFFH, homelessness, and climate change. Discussion focused on confirming or refining proposed policy goals and seeking ideas on new policy goals to address the priority housing challenges.
CARAS Listening Session	October 24, 2022	A listening session hosted by CARAS and the County for Spanish-speaking community members and farmworkers in south county. A brief presentation provided information on the 2023 Update and sought feedback on five priority policy goals.

1.12 Summary of Feedback

Over the course of the engagement program, recurring themes emerged from the feedback received the series of stakeholder workshops and community workshops, and the community survey. These recurring messages from participant feedback have been grouped into eight key themes. Each theme is described below with an explanation of how the County is addressing each issue in the 2023 Update.

1.12a Housing Affordability

Stakeholders and members of the community challenged the County to consider the definition of housing affordability to address the housing needs of people with extremely low-income (ELI), seniors on fixed income, and people living with chronic illness. Participants noted the County should prioritize, streamline, and incentivize the development of units that are affordable across a range of income levels. Stakeholders cited reducing requirements, taxes, and exactions, to make affordable housing development more feasible. New affordable housing ought to be in areas with amenities and services and dispersed throughout the County to avoid concentrations of poverty. Policies ought to be developed to support low-income residents through anti-displacement initiatives and expanded tenant protections like stricter rent control, rent subsidies, tax credits, just cause eviction policies, and tenant right to counsel.

Response to Feedback: The policies under Strategies 1, 2, and 3 address the support for housing affordability. The existing policies (HG1-3, HG1-4, HG1-5, HG3-1, and HG3-2) prioritize funding for building more very low- and low-income housing. Under Strategy 2, the County has policies to work with other jurisdictions and non-government entities to facilitate the building of affordable housing across the jurisdictions in the county. The opportunity sites identified for the 2023-2031 planning period are dispersed across the county to avoid concentration and many of them are in areas determined by the State to be High Opportunity Areas.

1.12b Access to Housing

Participants noted that diverse housing types and informational resources are needed to improve access to housing in the county. Policies are needed to promote creative housing solutions, such as the adaptive reuse of underutilized warehouses and office buildings for residential development and streamlining and incentivizing affordable ADU development and microhomes. Programs are needed to promote the development of housing that considers universal design standards for seniors and people with disabilities. The County can also play an important role in providing information and education to those in need of affordable housing options or access to financial and legal aid.

Response to Feedback: The existing and updated policies under Strategies 1 and 4 will improve access to housing. Updates to policies under Strategy 7 (Ending Homelessness) and Strategy 6 (Special Needs Housing) also address these concerns.

1.12c Housing Production / Supply

Participant feedback highlighted the need to streamline the development process to facilitate housing development with incentives, particularly for affordable housing. Suggestions included policies for land dedication, zoning overlays, rezoning, percentage-based affordable housing dedications, and funding for affordable housing development. The County can also consider reducing processing times, fees, and exactions, rounds of application reviews, and pre-development meetings, to reduce developer expenses related to development timelines and the application process. Some participants recommended changes to the County's General Plan to allow for development through conforming zoning and revised densities. Dialogue and collaboration with LAFCO and city jurisdictions were also suggested to ease the annexation process and stimulate development in the cities' USAs. Finally, some suggested that the County could tailor incentives to sites deemed desirable for affordable housing development or consider partnerships with community developers.

In addition to new development, participants encouraged the County to consider programs and policies to preserve the existing affordable housing stock. Options include retrofit programs and rebates for property owners to keep affordable units and rental units in a state of good repair. The County should also conduct research to analyze threats to the existing housing stock and respond with safeguards tailored to address such threats.

Response to Feedback: Significant updates to policies under Strategy 1 (Balanced Housing Supply) will allow for the County to plan for housing within urban unincorporated pockets and help to address housing supply concerns within the jurisdiction of the unincorporated county.

1.12d Homelessness

The County received feedback regarding programs and policies that can address homelessness. Input centered around support programs to assist with re-entry and transition back into stable housing. A case management approach can also be utilized as a key protective measure to address chronic homelessness in the community. The Community Plan to End Homelessness can also provide assistance to the County and should be integrated into the Housing Element Update.

Response to Feedback: Strategy 7 (Ending Homelessness) has been significantly updated to add new policy directions and planning effort to reduce homelessness countywide.

1.12e Services

Participants noted that infrastructure and community services are needed to support the development of new housing within this Housing Element cycle. Sufficient municipal services are needed to accommodate housing in unincorporated areas of the county. This includes drinking water, wastewater treatment, and stormwater management infrastructure. Some participants raised incidents of recent sewage runoff in Morgan Hill and San Martin as a particular concern. A range of transportation options are also needed to support new housing development and reduce reliance on personal vehicles. This requires the County to coordinate with transit providers to increase service in newly developed areas and to allocate funds towards the creation of cycling and pedestrian facilities.

Several comments were received related to the need for soft services to support new development. Soft services can range from support (e.g., social services, healthcare, and community services) to amenities (e.g., grocery stores and recreation facilities). Development should be in proximity to parks and open spaces for the well-being of residents. Finally, the County heard about the need for development to occur in the proximity of employment areas to facilitate opportunities for residents to easily commute to and from work.

Response to Feedback: Policies HG1-6 & HG1-7 under Strategy 1 address access to services and amenities in neighborhoods that have historically had low public infrastructure investments.

1.12f Environment & Climate Change

Feedback highlighted the importance of protecting the environment, reducing contributions to climate change, and planning for climate resiliency. Several participants urged the County to focus development in existing urbanized areas to avoid the conversion of valuable natural habitat, open space, and agricultural land into residential uses. For some, allowing more development in communities like Gilroy and Morgan Hill is a concern as it may stimulate unintended growth. New development should also avoid fire- and flood-prone regions of the county. Stakeholders and the community suggested that the County consider policies that direct new development to be energy-efficient and adhere to green development standards to reduce greenhouse gas (GHG) emissions. Such policies should apply to new development, renovations, and existing buildings. Resilience and climate change adaptation were also suggested by participants who encouraged the County to consider policies to address climate and environmental justice for communities of color and low-income populations.

Response to Feedback: Strategy 10 has been added to the 2023 Update to address housing and climate change, including reducing risks from extreme weather and reducing the GHG footprint of new and existing housing.

1.12g Equity

Participant feedback indicated that the Housing Element Update should make efforts to address inequity and unequal access to housing in the county. For example, some expressed the County should apply AFFH policies created by HUD. The policies should seek to rectify injustices related to economic segregation, racial segregation, and historic redlining in various communities in the county (e.g., Burbank and Seven Trees). Racism in housing should be addressed specifically and not covered under blanket terminology related to discriminatory practices. It was also recommended that the County create policies to provide housing or housing support programs for formerly incarcerated people and undocumented immigrants.

Response to Feedback: Strategy 5 has been updated with new policies that will identify key neighborhoods in need of improved access to amenities and services in those communities. The County will also support other jurisdictions in implementing fair housing programs through the Office of Supportive Housing.

1.12h Farmworker Housing

Stakeholders and community members noted that farmworker housing is critical to supporting the county's agricultural economy. Suggestions included providing streamlined permitting and financing to support the development of farmworker housing in proximity of agricultural operations. Along with farmworker housing production, community feedback included suggestions to ensure that services

such as water and sanitary infrastructure are extended to rural areas to support increased farmworker housing.

Response to Feedback: During the previous Housing Element cycle, the County significantly streamlined the planning approval process for agricultural employee housing and expanded the available options for establishing such housing in unincorporated areas. Strategy 8 addresses the ongoing need for such housing by maintaining and expanding the supply of homes available to farmworkers.

1.13 Online Survey Results

A community survey was launched simultaneously with the project website to collect insights from the community and register participants for the email list to receive updates on upcoming meetings.

Figure 1.3: Housing Issues Priority Rating Exercise (average scores out of five from 167 responses)

The simple survey, taking less than ten minutes to complete, asked participants to rank the importance of six predetermined housing issues and provide information on any additional housing issues to be addressed in the 2023 Update. The survey also asked for optional demographic information to assist in understanding the reach to various communities. The survey was made available in Simplified Chinese, Spanish, and Vietnamese. Three participants completed the survey in Vietnamese, one participant completed the survey in Simplified Chinese, and 48 participants completed the survey in Spanish as a part of CARAS's efforts to reach the Spanish-speaking communities in the southern parts of the county.

In total, 167 surveys were completed. The following illustrates the results of the survey.

1.13a Survey Summary of Housing Priorities

Participants were asked to evaluate the importance of six predetermined housing challenges facing the county. The question provided a scale of one to five to rate the individual priority of each listed challenge. One indicated the least amount of priority and five indicated the highest level of priority. Figure 1.3 shows the results of the exercise.

While all six issues were rated relatively high, out of a maximum of five, "housing affordability" was rated the highest priority to be addressed by the Housing Element. This was followed by "Access to Housing/Homelessness" as the second highest priority, with "Diversity in Choices" and "Access to Services and Amenities" tied for the third highest priority. "Fire Safety and Climate Resilience" and "Urban Sprawl" rounded out the priorities in fourth and fifth place, respectively.

1.13b Additional Housing Priorities

In addition to the ranking exercise, participants were asked to identify additional housing challenges that should be addressed through the Housing Element Update. Input from this question has been included into the key themes in Summary of Feedback.

1.13c Participant Demographics

To conclude the survey, participants were asked to provide demographic information, including their income, ethnicity, and zip code. This information demonstrates the reach of engagement. The demographic questions were made optional to respect the privacy of participants.

The majority of participants surveyed (53%) identified as persons of color, with 49% of participants making less than $75,000.00 per year. Survey participants indicated their top issues of concern were housing affordability, access to housing, and diversity in choices. Figures 1.4, 1.5, and 1.3 show the results in visual detail.

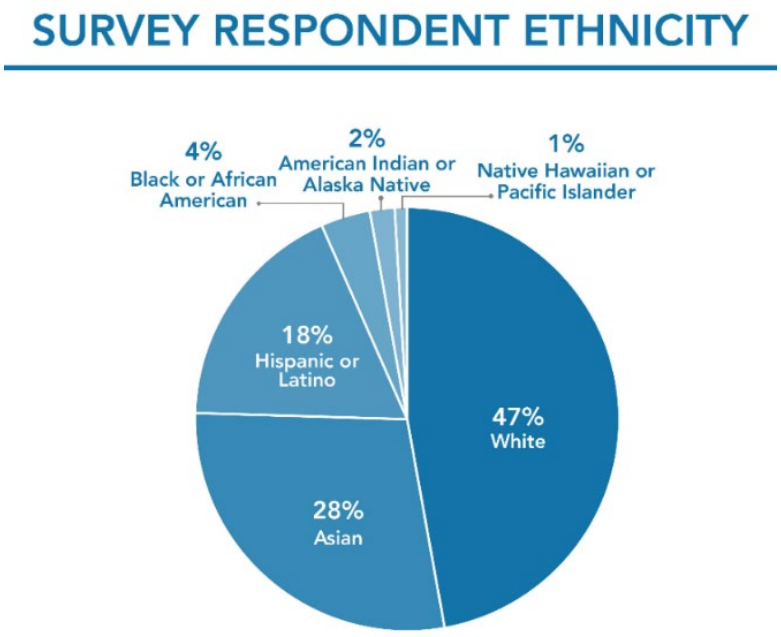


Figure 1.4. Participant Ethnicity (out of 99 responses - 20 participants chose not to answer)

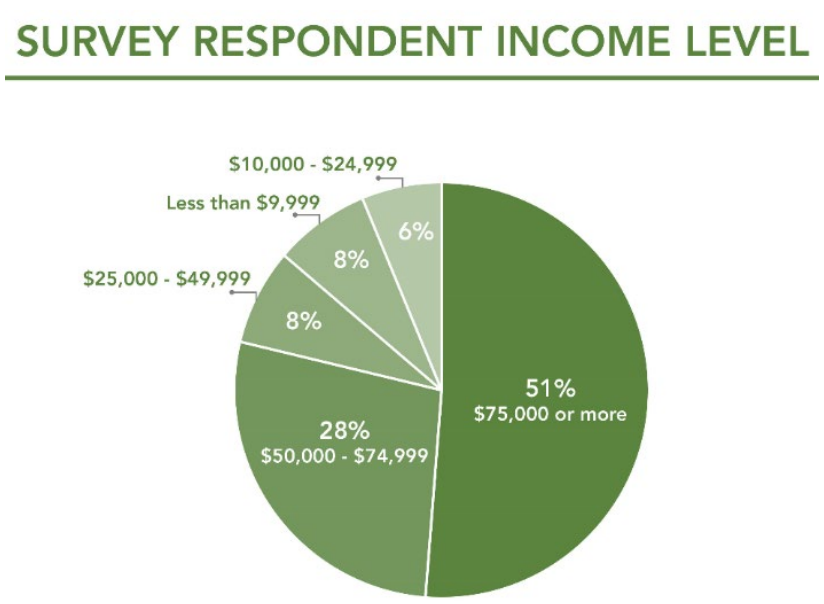


Figure 1.5. Participant Income level (out of 80 responses - 39 participants chose not to answer)

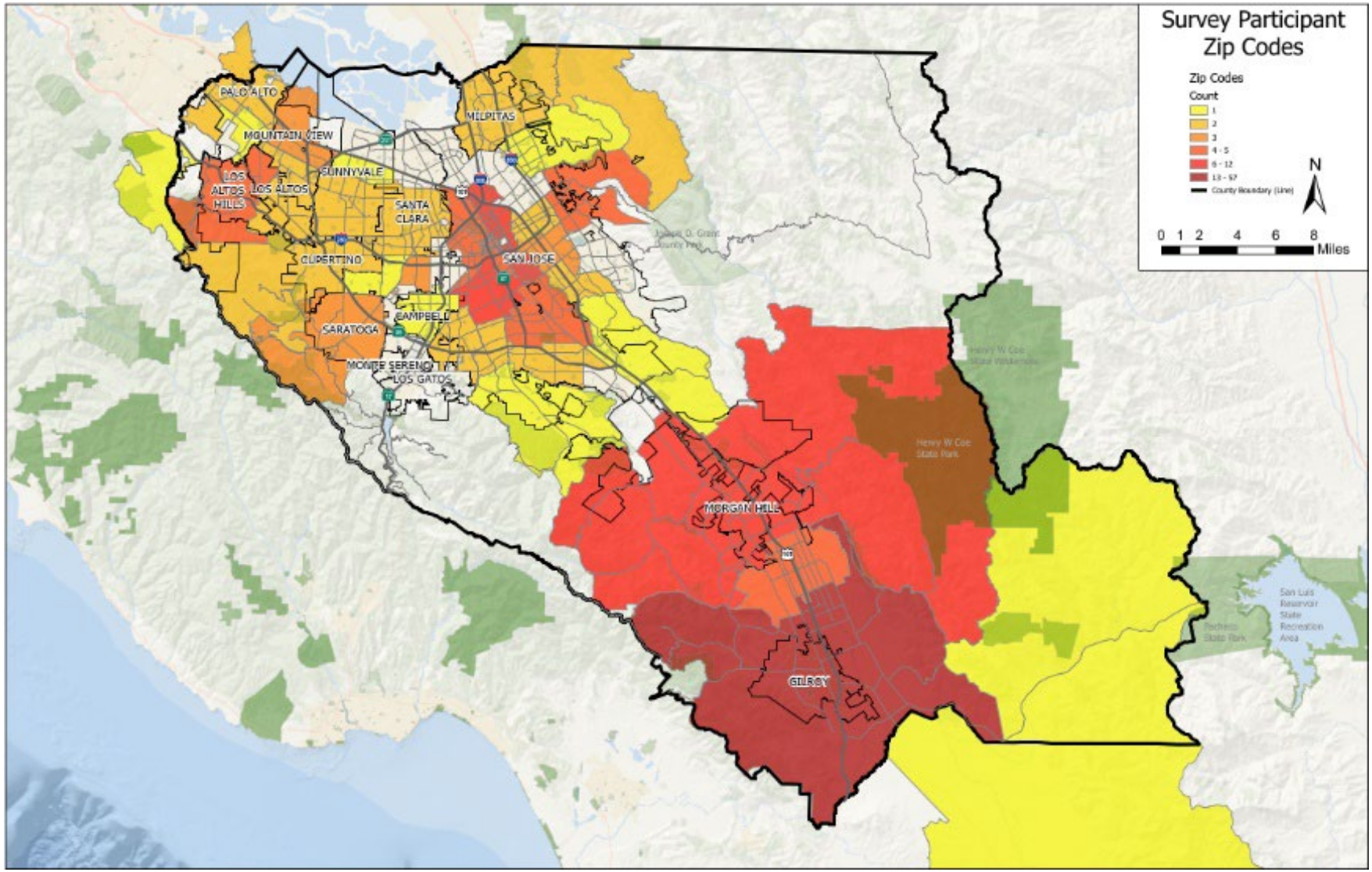


Figure 1.6: Participant Zip Codes

1.14 Ongoing Reporting, Referral Requirements, and Program Maintenance

In 2009, the State standardized annual reporting regarding housing development and programs. The housing production statistics and program progress data in the 2023 Update rely upon and are consistent with the County's annual Housing Element Progress Reports. County staff will continue to be engaged with monitoring and reporting requirements over the duration of the Housing Element's sixth cycle.

1.15 Consistency of the Housing Element with Other Elements of the General Plan

The Housing Element is a component of the County's General Plan and State law requires that updates to a Housing Element be consistent with other Elements of the General Plan. Housing Elements are updated more frequently than other Elements, which could lead to internal inconsistencies.

For the 2023 Update, to meet the County's RHNA target resulting from ABAG's new allocation methodology discussed above, the County will need to amend certain policies in its General Plan. Specifically, the County will need to modify its General Plan policies that confer to cities long-range planning authority within their respective SOIs and USAs. This is especially true for urban unincorporated pockets under the County's jurisdiction, which the County will now need to plan for in order to meet its RHNA target.

Aside from the General Plan amendments that are required to accommodate ABAG's new approach to RHNA methodology, the policies included in this 2023 Update primarily update existing strategies and policies from the previous 2015 Update and are consistent with the rest of the County's General Plan. The 2023 Update does include Strategy 10: *Plan for Climate Change Impacts on Existing and Future Housing Stock*, which is a new strategy that strengthens the connection and consistency between the Housing Element and the other relevant provisions of the County's General Plan.

Additionally, under State law, every resolution amending the General Plan must contain a section attesting to an evaluation and conclusion of consistency with the General Plan. In addition to this requirement, the County will use the Annual Report process to review consistency of the Housing Element with other aspects of the General Plan as Housing Element programs are implemented and as other General Plan Elements are updated.

Chapter 2: Housing Needs and Production

2.01 Introduction

Santa Clara County covers approximately 1,300 square miles that include significantly varied urban, rural, and academic communities. This chapter contains an assessment of the various factors that influence and affect the unincorporated county's housing needs. Understanding the housing needs of the communities in unincorporated areas of the County is the first step in the development of housing policies and programs that further the County's housing goals. Utilizing data collected from the U.S. Census Bureau, California Department of Finance, ABAG, and others, the County housing needs assessment takes stock of factors that illustrate existing housing needs as well as those that help the County identify and plan for future trends.

Household income categories used in this Chapter are based on those established by U.S. Department of Housing and Urban Development (HUD) for use in its Section 8 Housing Choice Voucher Program. The following categories refer to AMI, or Area Median Income, as used for Federal and State funding purposes, which was $168,500 in 2022 for a household of four in Santa Clara County.

Extremely Low-Income (ELI): A household with income less than 30% of AMI.

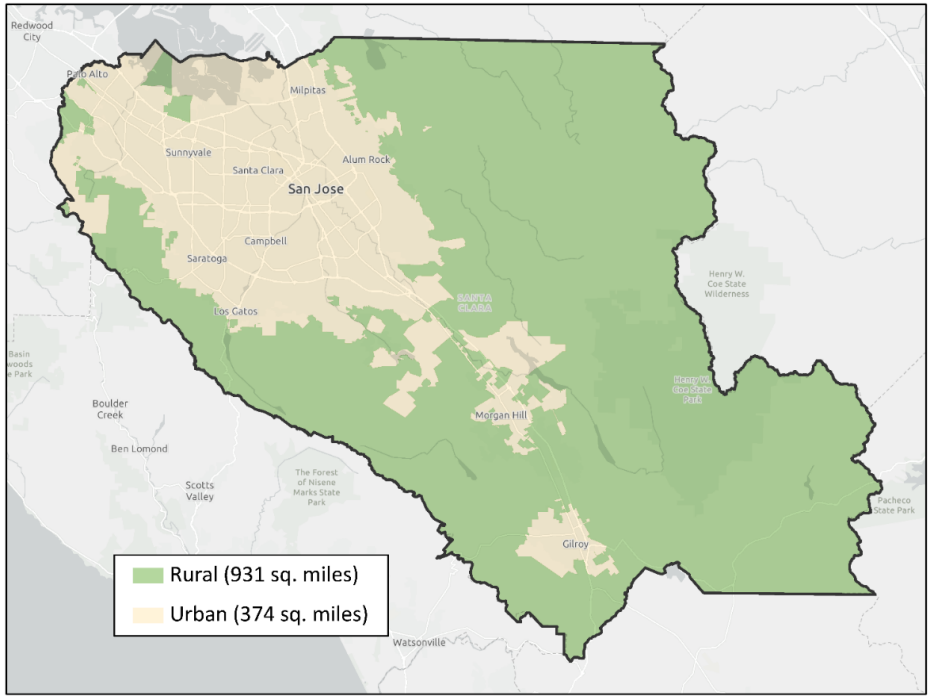


Figure 2.1 Santa Clara County Urban and Rural Areas [6]

Very Low-Income (VLI): A household with income less than 50% of AMI.

Low-Income: A household with income less than 80% of AMI.

Moderate-Income: A household with income less than 120% of AMI

Above Moderate-Income: A household with income over 120% of AMI.

[6] "Urban" areas consist of the cities and the urban-base zoning districts within unincorporated areas. "Rural" areas consist of the rural based zoning districts in the unincorporated areas.

Income category determinations are made with respect to both AMI and household size. The income category annual income maximums by household size for Santa Clara County are shown in Table 2.1:

2.02 Unincorporated County Housing Needs

A variety of statistical and demographic data provide the foundation for documenting and analyzing housing needs. State law requires local jurisdictions to analyze their communities' housing needs, in part through an examination of such data. ABAG has compiled the required demographic, economic, and housing stock data on behalf of the County, and all other member jurisdictions, in the form of a Housing Needs Data Report. The Housing Needs Data Report for unincorporated Santa Clara County prepared on April 2, 2021, and can be found in Appendix C.

One area of data collection and analysis, overall population characteristics, merits additional context here.

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, as has Santa Clara County as a whole. As seen in Table 2.2, however, the unincorporated areas of the County have seen an inverse trend in population over the same period.

From 1990 to 2000, the population in the unincorporated county decreased by 6.0%, then decreased by an additional 9.9% during the first decade of the 2000s. Between 2010 and 2020, the population decreased by 3.3%. In 2020, the estimated population of the unincorporated county was 86,989, which made up roughly 4.4% of the population of Santa Clara County as a whole. [7]

The overall decrease in population is due in large part to previously existing urban unincorporated areas of the County being incrementally annexed into adjacent cities, over time. This dynamic, although not unique to Santa Clara County, is particularly pronounced here and factors significantly into where and how the County plans for future housing development on unincorporated lands.

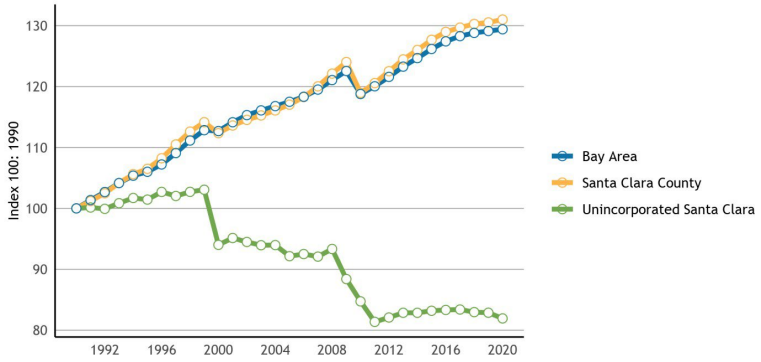


Figure 2.2 Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts.

DOF uses the decennial census to benchmark subsequent population estimates.

[7] To compare the rate of growth across various geographic scales, Figure 2.2 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

Table 2.1: 2022 Household Income Category Thresholds by Household Size

	HOUSEHOLD SIZE							
Income Category	1	2	3	4	5	6	7	8
ELI	$22,300	$25,500	$28,650	$37,850	$34,400	$36,950	$39,500	$42,050
VLI	$37,150	$42,450	$47,750	$53,050	$57,300	$61,550	$65,800	$70,050
Low	$59,400	$67,900	$76,400	$84,900	$91,650	$98,450	$105,250	$112,050
Moderate	$88,600	$101.300	$113.950	$126,600	$136,750	$146,850	$157,000	$167,100

Note: *the "Above Moderate-Income" category is, by definition, inclusive of any income level above the "Moderate-Income" thresholds, as determined by household size.*

Source: California Department of Housing and Community Development, State Income Limits for 2022.

Table 2.2: Population Growth Trends

GEOGRAPHIC AREA	1990	1995	2000	2005	2010	2015	2020
Unincorporated Santa Clara County	106,173	107,705	99,813	97,844	89,960	88,323	86,989
Santa Clara County as a whole	1,497,577	1,594,818	1,682,585	1,752,696	1,781,642	1,912,180	1,961,969
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: California Department of Finance, E-5 series

2.02a HCD's Projection of Regional Housing Needs

California State Government Code Section 65584(a) directs HCD, in conjunction with the State Department of Finance, to "determine the regional share of the statewide housing need" for each region of the state, or Regional Housing Needs Allocation (RHNA). These housing needs determinations are then forwarded to the councils of government in each region of the state.

HCD's regional RHNA numbers are developed using considerations including household size and growth, rate of household formation, and both existing and optimal vacancy rates. [8] In the Bay Area, ABAG is responsible for allocating the regional target number to cities and counties throughout the Bay Area. The resulting RHNA goals for cities and counties are based on HCD's regional growth forecasts and are derived from the most current assessment of future housing needs by jurisdiction.

[8] Govt Code Section 65584.01 (c) (1) (A)

ABAG's primary assessment is through Plan Bay Area 2050, the regional long-range strategic plan that covers the four interrelated planning elements of housing, the economy, transportation, and the environment. Plan Bay Area 2050 was adopted in October 2021 and covers the period from the present through 2050.

2.02b ABAG's Projection for Jurisdictional Housing Needs

ABAG's final RHNA methodology, adopted in December 2021, forecasts the 2023-2031 regional housing needs for each jurisdiction in the Bay Area. Development of ABAG's RHNA methodology was guided by the statutory requirements that the RHNA meet five objectives and be consistent with the forecasted development pattern from Plan Bay Area 2050. The five statutory objectives of RHNA can be summarized as:

Objective 1: Increase housing supply and mix of housing types, tenure and affordability in all cities and counties in an equitable manner.

Objective 2: Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve greenhouse gas emissions reduction targets.

Objective 3: Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing.

Objective 4: Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa).

Objective 5: Affirmatively further fair housing.

In addition to meeting the objectives above, State law governing Housing Element updates requires ABAG to consider a specific set of factors in the development of the RHNA methodology. The law also requires ABAG to survey its member jurisdictions to gather information on the factors that must be considered for inclusion in the51rogralogy. [9] Based on the State Housing Element laws, the jurisdiction surveys, and the forecasted development pattern from Plan Bay Area 2050, ABAG developed a methodology for RHNA allocation that includes three primary components [10]:

1. Baseline allocation based off the Plan Bay Area 2050 Final Blueprint;
2. Factors and weights for allocating units by income categories; and,
3. An equity adjustment based on an approach developed by ABAG's Housing Methodology Committee.

Based on the final RHNA methodology, ABAG allocated 3,125 units to the unincorporated areas of the County. The allocation is a 1,028 percent increase from the County's prior RHNA assignment of 277 units. The County will meet its RHNA assignment through a combination of housing development in urban unincorporated islands or pockets within the USA of San José; graduate student, faculty, and staff housing at Stanford University; and single-family homes with accessory dwelling units

[9] State of California Government Code Section 65584.04(b)(1)

[10] Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031

built in other unincorporated areas. The County is also considering projections for units that will be built under the County's ordinance update streamlining ADU development. For detailed explanation of the County's capacity to meet its RHNA targets, see section 2.04.

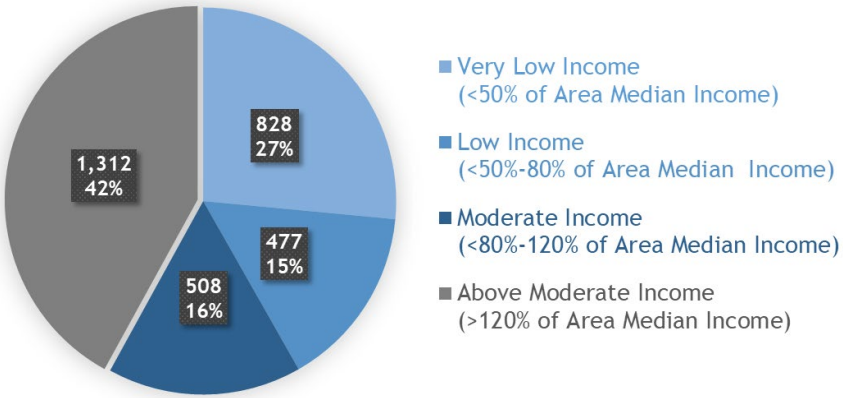


Figure 2.3 Unincorporated Santa Clara County Housing Need, by Income Category

2.02c Housing Costs

Housing costs throughout the unincorporated areas of Santa Clara County have increased significantly during the 21st century. While homeownership was already a challenge for families earning less than $100,000 per year in 2000, a report from real estate website Redfin estimates that a first-time homeowner in 2023 would need to earn more than $400,000 per year in order to afford a median-priced home in the Bay Area.[11] This section examines how those housing costs have developed since 2000, for the unincorporated areas of the County overall, and for specific unincorporated neighborhoods within the county. Housing cost data throughout the County of Santa Clara was collected for the County's nine Census Designated Places (CDP), rural unincorporated county,[12] and the overall unincorporated Santa Clara County.

Information from the American Community Survey (ACS) and Zillow was analyzed to provide housing cost data. The County's nine CDPs are: Stanford (unincorporated lands owned by Stanford University), Loyola (an unincorporated area between Los Altos and Los Altos Hills), Lexington Hills (an area near Lexington Reservoir), San Martin (a rural community located between Gilroy and Morgan Hill), and five urban pockets surrounded by or directly adjacent to incorporated San José (Alum Rock, Burbank, Cambrian Park, East Foothills, and Fruitdale).

The Zillow House Value Index was used to quantify the median home value of all homes, including single-family residences and condos/co-ops. In 2000, the average value of a home in the unincorporated county was $577,701. Alum Rock and East Foothills had the lowest median home value at $319,090, while Loyola had the most expensive housing with a median home value of $1,381,367. Between 2000-2007, home values throughout the unincorporated county rose by 48%, to a median home value of $846,008. Loyola, Stanford, and San Martin saw median home values exceeding $1,000,000, with Loyola still the most expensive with a median home value of $1,762,232. The

[11] Homebuyers Must Earn $115,000 to Afford the Typical U.S. Home. That's About $40,000 More Than the Typical American Household Earns. Dana Anderson, Redfin.com, October 17, 2023

[12] In this section, rural unincorporated county refers to areas of the unincorporated areas of Santa Clara County which are not within an urban service area or within a CDP such as San Martin or Lexington Hills.

median home value in Alum Rock and East Foothills hit a then record high in 2006 of $530,062.

Between 2007 and 2011, average home values throughout Santa Clara County fell to $597,297, which can be largely attributed to the housing market crash of 2008. Alum Rock, East Foothills, and San Martin saw the sharpest drop in median home value during this time, falling to below 2000 levels. Home values began to recover in 2012, with all CDPs recovering to at least their 2000 median home value, and Stanford and Loyola setting new high values.

Between 2007 and 2015, the more affluent, urban communities of Cambrian Park, Loyola, and Stanford, had the strongest recovery from the crash, increasing in value by 40%, 56%, and 67%, respectively. During this same period, the urban pocket communities like Alum Rock and Fruitdale saw moderate increases in home values by 10% and 24%, whereas the rural community of San Martin saw an overall 9% decrease. San Martin's slower recovery could be attributed to the unsuccessful attempt to incorporate as an independent city, which ended in 2008.

Between 2015 and 2023, home values in unincorporated Santa Clara County rose, on average, by 69%. Stanford saw the most modest increase at 45% while the East Foothills increased by 108%. Between 2022 and 2023 alone, housing values in the unincorporated county rose between 1% and 7%. As of 2023, all communities in the unincorporated county have median home values of at least $1,000,000 (except for Alum Rock with a median of $991,237). The median home values in Stanford and Loyola total $2,766,213 and $4,316,058, respectively. This data substantially matches ACS 5-year data of median housing values between 2000 and 2022.

Housing tenure distinguishes whether a housing unit is occupied by a homeowner or a renter. Generally, affluent and hillside communities had a higher percentage of housing occupied by homeowners. For example, the East Foothills, Loyola, and Lexington Hills had the highest percentage of housing units occupied by homeowners, the highest across the unincorporated county, with 88%, 87%, and 85% of housing units occupied by homeowners, respectively.

In contrast, unincorporated urban islands in the county (neighborhoods surrounded by an incorporated city) had a lower percentage of housing occupied by homeowners, and a higher percentage of renter-occupied housing units. Burbank, Fruitdale, and Alum Rock, urban communities surrounded by the City of San José, had only 59%, 66%, and 71% of housing units occupied by homeowners, respectively. Regardless, all communities analyzed in the unincorporated county had a higher percentage of homeowner tenure than renter tenure. In summary, across the unincorporated county, an average of 78% of housing units were occupied by homeowners and 22% were occupied by renters.

ACS 5-Year Data was used to collect median contract rent in the County's nine CDPs, rural unincorporated county, and unincorporated Santa Clara County between 2010 and 2022. In 2010, the median contract rent in unincorporated Santa Clara County was $1,450. Affluent and hillside communities had the highest median rents in the unincorporated county – Loyola, Lexington Hills, and East Foothills had the highest median rents at this time, ranging from $1,842 to more than $2,000 per month (ACS data does not provide specific data once a median rent surpassing $2,000 per month, so actual rents may be significantly higher based on the home values and lack of multi-family housing in Loyola and Lexington Hills).

Table 2.3: Housing Value Trends

	% CHANGE IN HOUSING VALUE 2000-2023 (ZHVI, 2023)			MEDIAN HOME VALUE (ZHVI, 2023)
	2000-2007	2007-2015	2015-2023	2023
Stanford	+32%	+67%	+45%	$2,766,213
Loyola	+28%	+56%	+57%	$4,316,058
Lexington Hills	+44%	+32%	+52%	$1,379,041
Cambrian Park	+48%	+40%	+93%	$1,769,419
Fruitdale	+52%	+24%	+80%	$1,321,846
Burbank	+52%	+24%	+48%	$1,085,294
Alum Rock	+61%	+10%	+76%	$991,237
East Foothills	+61%	+10%	+108%	$1,173,668
San Martin	+55%	-9%	+63%	$1,493,280
Rural Unincorporated County	+45%	+33%	+64%	$1,750,972
Unincorporated Santa Clara County	+48%	+29%	+69%	$1,804,703

Urban islands and rural areas had the lowest median rents in 2010. Burbank, Fruitdale, and San Martin experienced rents between $965 and $1,109 per month.

Between 2010 and 2015, the median rent rose by 9% throughout unincorporated Santa Clara County. In the rural areas of the unincorporated county, rent rose by 20%. Rents in the rural unincorporated area of San Martin increased by 52%. Hillside communities experienced the greatest reduction in rent during this period, with rents in East Foothills and Lexington Hills falling between 28% and 48%. Median rent increased at a rapid rate between 2015 and 2022. On average, median rents throughout unincorporated Santa Clara County rose by 60%, with median rents increasing between 21% in Stanford, to 138% in Lexington Hills. Between 2021-2022, the median rent increased by 12% across the unincorporated county.

Table 2.4: Rental Values

MEDIAN RENT VALUES 2023 (ZHVI, 2023)	
Stanford	$3,444
Loyola	$7,884
Lexington Hills	$2,850
Cambrian Park	$3,628
Fruitdale	$3,124
Burbank	$3,124
Alum Rock	$2,992
East Foothills	$2,992
San Martin	$3,155
Rural Unincorporated County	$3,486
Unincorporated Santa Clara County	$3,668

The Zillow Observed Rent Index (ZORI) was used to provide a rental estimate (as of 2023) across unincorporated Santa Clara County. The highest median rents occurred in affluent, urban areas of the unincorporated county. ZORI data estimates show that Loyola, Cambrian Park, and Stanford experienced median monthly rents totaling $7,884, $3,628, and $3,444, respectively. Hillside communities and urban islands had the lowest median rents. Lexington Hills, Alum Rock, and East Foothills, and Fruitdale and Burbank enjoyed median rents of $2,850, $2,992, and $3,124, respectively. In 2023, the average median rent in

unincorporated Santa Clara County was $3,668. The data collected for both home values and rental prices concludes that while both home values and rental prices experienced significant increases between 2015 and 2022, rental prices increased by 60% while home values increased by 56%, marking a steeper increase in rental prices than home values.

The following paragraphs provide additional background on the County's methodology for the preceding analysis.

The ACS was the primary source of data for home and rental prices. The ACS contains individual data samples for the nine CDPs within the unincorporated county. Data for the rural unincorporated county was collected from Census Tracts that cover those areas of the county. Furthermore, data from those census tracts was combined as an average to produce single data points described as the rural unincorporated county. Data sets used to analyze housing costs include housing tenure in median values of owner-occupied units between 2010 – 2022, median contract rent between 2010 – 2022, and median gross rent by bedroom in 2015, 2021, and 2022. All data collected from the ACS utilized ACS 5-Year estimates. ACS data was further analyzed to provide the percent change in rent between 2015-2022, and percent change in rent between 2021 and 2022. While the ACS provides significant data on estimates of housing costs in the unincorporated county, Zillow was used to supplement and augment housing cost data.

The Zillow Housing Value Index (ZHVI), provided by Zillow, quantifies home values in the 35th to 65th percentile of typical homes. ZHVI data for home values is categorized by metropolitan area, state, county, zip code, and neighborhood. Generally, ZHVI neighborhood data aligned more closely with the boundaries of the CDP associated with that neighborhood (e.g., the boundaries of the Burbank neighborhood depicted by Zillow align very closely with the boundaries of the Burbank CDP), whereas zip code data covers the entire zip code.

The zip code data covers the CDP, but may also include areas outside the CDP, whether unincorporated county or incorporated city. For home values, the ZVHI neighborhood data provides more granular, accurate information than ZHVI zip code data because it covers a smaller area more aligned with the CDP. However, some ZVHI neighborhood data sets do not cover as large of a timespan as the zip code data sets (neighborhood data generally became available in 2016 whereas zip code data began in 2000). Generally, ZVHI neighborhood data was the primary source of housing cost but is augmented by ZVHI zip code data.

Where zip code data was not available or would not accurately describe housing costs of a specific community, City data was used as the most accurate data to represent that community. Additionally, Zillow housing data is not available for unincorporated areas of the county that excludes cities within Santa Clara County. For the purposes of collecting housing data on the unincorporated areas, ZVHI zip code data was used to calculate an average of the zip codes that cover the rural unincorporated county.

Lastly, an average of the housing costs for Santa Clara County's nine CDPs and rural unincorporated county provided data for unincorporated Santa Clara County. The Zillow Observed Rent Index (ZORI) provides 40th to 60th percentile of rental costs. For rental costs provided by ZORI, zip code data is the most granular data set. Zip codes associated with each CDP were used to provide the most accurate rental data in the County's nine CDPs. Data sets used to analyze housing costs include typical home values of all homes between 2000-2023 and typical rent values in

2023. Zillow data was further analyzed to provide the percent change in housing value between 2000-2007, 2007-2015, 2015-2023, and 2022-2023.

2.03 Affirmatively Furthering Fair Housing

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from the Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 HUD Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity.

State law now requires that the County affirmatively further fair housing through its Housing Element in several ways, including by analyzing integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity and in housing needs, and displacement risk. The County is also required to assess the historical origins of these realities and identify the factors that contributed to them. After selecting those contributing factors that are particularly impactful in denying or limiting fair housing choice and access to opportunities, or negatively impact fair housing or civil rights compliance, the County must design priorities, strategies, and actions to address those priority contributing factors.

Toward this end, the County completed its **Assessment of Fair Housing (September 2023) (Appendix L)**, prepared by the Lawyers' Committee for Civil Rights Under Law and Root Policy, with input from a wide range of stakeholders through a community participation process that began in 2019. The Assessment of Fair Housing (AFH) is intended to provide a holistic look – informed by data, maps, community input, and policy analysis – into the trends and factors affecting access to housing and opportunity on the basis of protected characteristics under federal and state fair housing laws. Complementing the AFH is the **Affirmatively Furthering Fair Housing Sites Inventory Analysis (September 2023) (Appendix M)** and the **Assessment of Fair Housing Proposed Goals and Actions and Corresponding Implementation Programs (Appendix N) (September 2023)**, which directly analyze the nexus between the AFH and this Housing Element's sites inventory and programs, respectively.

In pursuit of fair housing, the County has undertaken manifold approaches to analyze and address housing inequities. In November 2016, Santa Clara County voters approved "Measure A" – a $950 million affordable housing bond. Measure A provides the County with an unprecedented opportunity to partner with cities, residents, and the affordable and supportive housing community to significantly address the housing needs of the community's poorest and most vulnerable residents. It provides affordable housing for vulnerable populations including veterans, seniors, the disabled, low- and moderate-income individuals or families, foster youth, victims of abuse, the homeless, and individuals suffering from mental health or substance abuse illnesses. The bond proceeds are contributing to the creation and/or preservation of approximately 4,800 affordable housing units and the development of numerous programs aimed at furthering fair housing.

The Housing Bond has enhanced the County's ability to achieve its fair housing priorities, which include:

- Increasing the scope and breadth of supportive housing for special needs populations, including homeless and chronically homeless persons;
- Increasing the supply of housing that is affordable to extremely low-income (ELI) households; and,
- Improving coordination and collaboration among the County, the cities, other governmental agencies, and the affordable housing community.

Implementation of Measure A reflects the County's approach to fair housing more broadly – **rather than focus on disparate pockets of unincorporated lands, the County takes a holistic approach to affirmatively furthering fair housing, across the entire area of Santa Clara County.** On policy and on projects, the County partners with the 15 cities of the county to develop and support fair housing where it is most appropriate and effective, irrespective of jurisdictional lines.

The County has demonstrated an abiding focus on fair housing in recent years and has conducted several related studies, although few make special consideration for the unincorporated areas of the county. Such studies form the basis for the County's approach to realizing fair housing and the programs of this Housing Element.

Race and Homelessness in Santa Clara County (January 2020) (Appendix D)

Written in 2020, this report examines the relationship between racial equity and homelessness, which is disproportionately experienced by people of color in the county. The goal of the report is to improve and expand services and to make sure that supportive housing services do not exacerbate or perpetuate the racial and social disparities in the county. The report explores three themes:

1. Disproportionately high rates of homelessness among specific racial/ethnic groups.
2. Racial/ethnic variation in experiences of homelessness.
3. Structural barriers, including lack of affordable housing and economic opportunity.

Three underlying values emerge from the assessment:

1. Integrate people of color with lived experience of homelessness in all program, policy, and funding decisions.
2. Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County.
3. Use a racial equity lens and data-driven decision making in the homelessness system and across other systems.

These values have led the County to three strategies to address racial equity, which are reflected in programs contained in this Housing Element:

1. Center and raise the voice of people of color who have experienced homelessness in the policy and program decisions of the supportive housing system.
2. Partner with the safety net system to better understand and address the systemic causes of poverty and inequity.
3. Adopt new housing and land use policies that help reverse longstanding housing disparities that have negatively impacted people of color.

The full analysis of this report is included in this Housing Element as Appendix D.

Urban County Consolidated Plan and Annual Action Plan (2020) (Appendix E)

This planning document presents a housing needs assessment, market analysis, and strategic plan for the "Urban County," consisting of unincorporated areas and seven smaller jurisdictions, which together receive and disperse HUD funds. Seven goals are identified in the plan and relate directly to AFFH and the programs in this Housing Element:

1. Increase affordable and supportive housing;
2. Promote fair housing Countywide;
3. Maintain and expand activities designed to prevent and reduce homelessness;
4. Preserve existing affordable housing;
5. Provide essential services for special needs populations;
6. Maintain, improve, and expand community facilities and spaces; and
7. Strengthen employment and workforce opportunities.

The plan identifies and describes numerous barriers or impediments to fair housing:

- Displacement of residents due to economic pressures;
- Loss of affordable housing;
- Land use and zoning laws;
- Income discrimination;
- Community opposition;
- Availability, location, size, and type of affordable units;
- Lack of affordable, accessible housing in a range of unit sizes;
- Lack of access to opportunity due to high housing costs;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Lack of resources for fair housing agencies; and
- Private discrimination.

Using these goals and barriers, the document presents a strategic plan that informs two critical undertakings: the expenditure of affordable housing funds by the County and its partner cities, and the development of this Housing Element and its programs.

The full housing needs assessment, market analysis, and strategic plan are included in this Housing Element and can be found as Appendix E.

Community Plan to End Homelessness (2015; updated 2020) (Appendix F)

In 2014, the County of Santa Clara Office of Supportive Housing and Destination: Home, a public-private partnership dedicated to collective impact strategies to end homelessness, convened a series of community summits to develop a coordinated strategy to address homelessness across the county.

Representatives of local cities, non-profit advocacy groups, service providers, philanthropic organizations, elected officials, universities, and people with lived experience of homelessness participated in the planning process. The resulting *Community Plan to End Homelessness* document was formally endorsed by the County's Board of Supervisors, Santa Clara County Housing Authority, Santa Clara Valley Water District, and the majority of the county's 15 cities, in addition to participating stakeholder

organizations. The Community Plan was developed to enhance the community's work towards ending and preventing homelessness among all homeless persons and families and was intended to build upon and supersede previous plans including the County's 2005 *Ten-Year Plan to End Chronic Homelessness*, *Keys to Housing*, and the city of San José's *2003 Homeless Strategy*.

In 2020, the Community Plan was updated for 2020-2025, serving as the County's ongoing roadmap for ending homelessness in Santa Clara County and organized around three main strategies: (1) Address the root causes of homelessness through system and policy change; (2) Expand homelessness prevention and housing programs to meet the need; and (3) Improve quality of life for unsheltered individuals and create healthy neighborhoods for all. These strategies are grounded in evidence-based practices, lessons learned over the prior five years, and robust conversation and input from more than 8,000 members of the community; including people with lived experience of homelessness, subject matter experts, key stakeholders, and community members.

The Community Plan and its 2020 revision continue to be utilized and inform the County's programs and policies, including those of this Housing Element and are included in this Housing Element and can be found as Appendix F.

Ending Homelessness: The State of the Supportive Housing System in Santa Clara County (2018-2022) (Appendix G)

In 2018, the County released the first of ten annual reports to provide the community with information and updates related to the County's Supportive Housing System, 2016 "Measure A" Affordable Housing Bond activities, progress towards the goals of the Community Plan to End Homelessness, and efforts to improve client outcomes in Santa Clara County. These annual reports are referred to as Ending Homelessness: The State of the Supportive Housing System in Santa Clara County and are included in this Housing Element as Appendix G.

No Place Like Home Program: Technical Background Report (2018) (Appendix H)

In 2018 the County also prepared a technical background report to support the County's No Place Like Home program. This technical background report summarizes the available County and community resources addressing homelessness, including the County's efforts to prevent criminalization of homelessness and the Coordinated Entry System. This report is included in this Housing Element as Appendix H.

2.03a Segregation Analysis

What follows supplements the more holistic analysis of the AFH (Appendix L) and summarizes research and analysis in the **ABAG Segregation Report (March 2021) (Appendix I).**

Santa Clara County is part of the U.S. Census Bureau's San José-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area (Region), which consists of Santa Clara and San Benito Counties. The Region has a population of over two million people and is highly diverse, with no majority racial/ethnic group. Although less diverse than the Region, the unincorporated population also has no majority racial/ethnic group, as illustrated in Table 2.5. Trends vary significantly across different areas. High levels of jobs-housing imbalance (the disconnect between where job growth is occurring and where housing is being produced) plays a major role in these patterns, with Latino and Vietnamese residents

having limited access to jobs-rich areas in comparison to White, Chinese, and Indian residents. [13]

Countywide, there is a significant immigrant population, with top national origins of Mexico (7%), India (6%), China (6%), Vietnam (5%), and the Philippines (3%). These population shares are closely mirrored at the regional level. However, which cities these immigrant groups choose to settle in varies. Across nearly every entitlement jurisdiction, Black and Latino residents face the highest rate of challenges finding affordable housing. Additionally, throughout the county, there are clear disparities in access to opportunity in categories that include environmental health, labor market, and school proficiency. Access to opportunity for these categories is higher for residents in Urban County cities like Los Altos and Saratoga and lower in San José.

Table 2.5 Population by Race in the Unincorporated County, 2000-2019

YEAR	AMERICAN INDIAN OR ALASKA NATIVE, NON-HISPANIC	ASIAN / API, NON-HISPANIC	BLACK OR AFRICAN AMERICAN, NON-HISPANIC	WHITE, NON-HISPANIC	OTHER RACE OR MULTIPLE RACES, NON-HISPANIC	HISPANIC OR LATINO
2000	445	11,099	2,021	55,274	225	28,444
2010	348	12,475	1,586	42,417	3,049	30,085
2019	142	13,232	1,583	38,599	4,089	26,054

Notes: *Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latino ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latino" racial/ethnic group represents those who identify as having Hispanic/Latino ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latino ethnicity. Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (20152019), Table B03002*

[13] ABAG Segregation Report (March 6, 2021), Appendix I

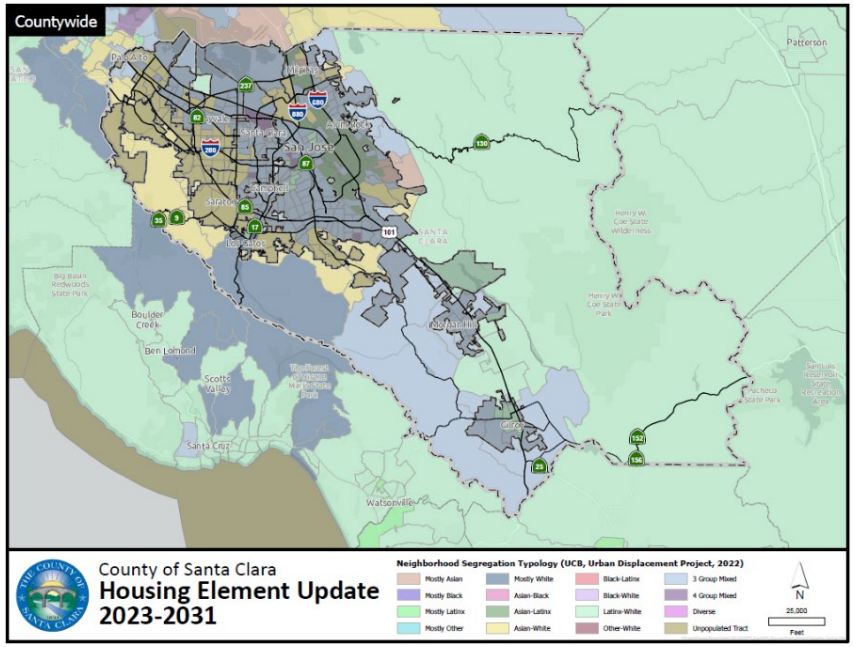


Figure 2.4: Diversity of Population in Santa Clara County
Larger format available in Appendix A

Source: California Department of Housing and Community Development. https://affh-data-resources-cahcd.hub.arcgis.com/

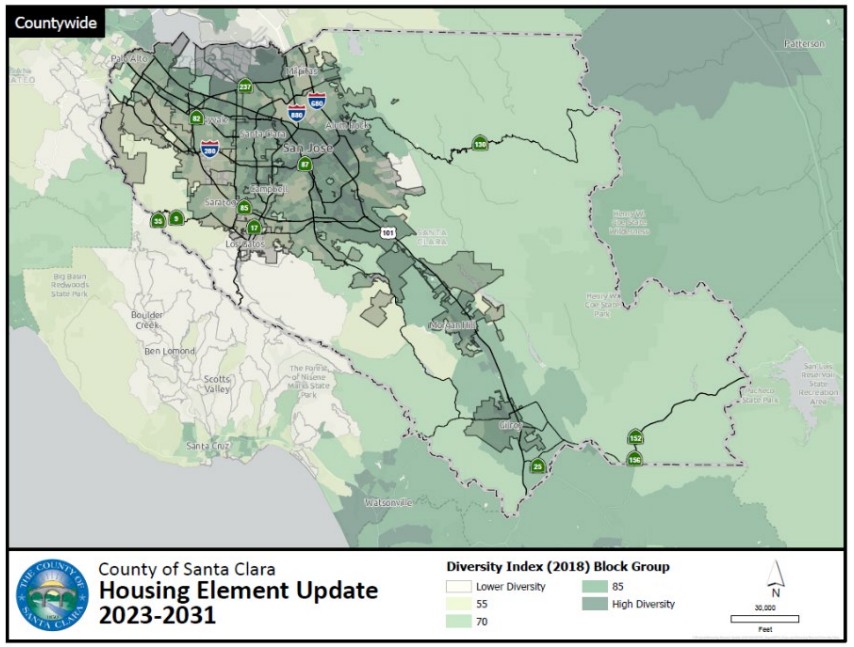


Figure 2.5: Diversity of Population in Santa Clara County
Larger format available in Appendix A

Source: California Department of Housing and Community Development. https://affh-data-resources-cahcd.hub.arcgis.com/

In the unincorporated county, while the overall population declined between 2000 and 2019, there has been an increase in diversity of the resident population (see Table 2.5). The mapping in Figures 2.4 and 2.5 show that most of the unincorporated areas with significant populations (Alum Rock, East Foothills, Cambrian Village, etc.) are relatively racially diverse and do not consist of Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) (Figure 2.6). There is currently only one R/ECAP located either partially or entirely in Unincorporated Santa Clara County, which is in South San José and includes the County Fairgrounds, an unincorporated enclave with no residential development, along with the adjoining residential areas that are within city limits. Of note is a former R/ECAP on Stanford University's campus.

The County Fairgrounds is located on a 135-acre parcel located in South San José. There is no housing on the site, but the fairgrounds are situated at the western corner of a census tract that also contains residential neighborhoods within the San José city limits.

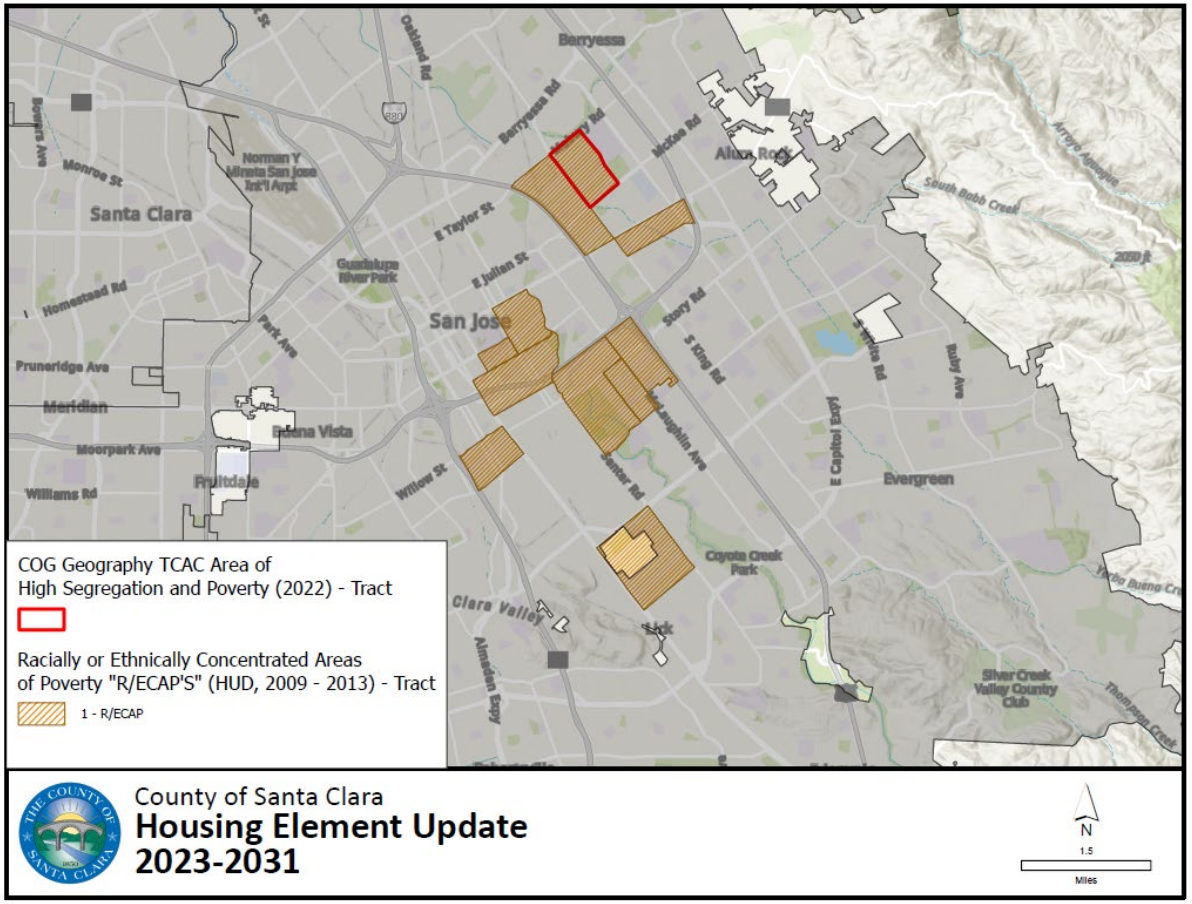


Figure 2.6: Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) in Santa Clara County
Larger format available in Appendix A

Source: California Department of Housing and Community Development. https://affh-data-resources-cahcd.hub.arcgis.com/

According to the City of San José 2023-2031 Housing Element, the poverty rate in this census tract has nearly halved from 32.3% in 2013 to 16.6% in 2019; however, 35.4% of households have an annual income less than $35,000. An estimated 81 percent of residents speak a language other than English (primarily Spanish or Asian languages, and 52 percent speak English "less than very well" according to the 2022 American Community Survey. Within this census tract, 42% of residents who identify as Latino or of Hispanic Origin have less than a high school education, and 34 percent of Asian residents have less than a high school education, compared to the White

non-Hispanic residents, who all have at least a high school education. This compares to the County as a whole, where 96% of non-Hispanic Whites, 92% of Asians, and 71% of Hispanic or Latinx origin residents are high school graduates.

The City of San José notes in its 2023-2031 Housing Element that city-wide there has recently been a decline in the Latinx population, likely due to displacement pressures. It further notes that low-income communities of color are increasingly being forced to the edges of the Bay Area region. This may be the impetus to a decrease in the dissimilarity index city-wide from 1990 to 2020.

The entire unincorporated portion of the R/ECAP is a nonresidential site that hosts the annual Santa Clara County Fair, concerts, festivals, sporting events, trade shows, corporate events, and farmers' markets, as well as special events like Cirque du Soleil.

The County Fairgrounds site presents an opportunity to improve the quality of life for the surrounding residential area that is characterized as a R/ECAP within the City of San José. The County therefore continually seeks ways to utilize the site to bring amenities to the surrounding incorporated neighborhood; currently, discussions are under way to develop a portion of the site with state-of-the-art public soccer fields, alongside a professional soccer training facility. Refer to Program 2.29 – *Place-Based Planning and Neighborhood Improvements*.

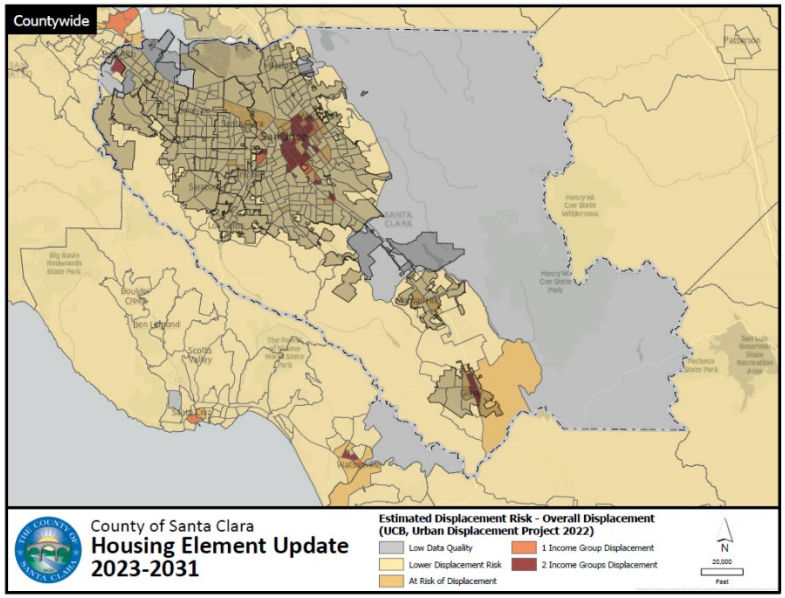


Figure 2.7: Estimated Displacement Risk
Larger format available in Appendix A

Stanford campus's former R/ECAP previously included a significant population in the unincorporated county. However, the reasons for its race/ethnicity and socioeconomic demographics are very different from the vast majority of R/ECAPs and are not truly reflective of the composition of a more traditional R/ECAP. More specifically, Stanford has a comparatively larger student population than that of surrounding communities. Full-time students tend to have lower incomes and are more diverse than total residents in Santa Clara County and unincorporated areas. According to the U.S. Department of Education, Stanford University graduates have median earnings of $107,000 per year, and rank in the top 100 schools (top two percent) for percentage of graduates earning more than a local high school graduate, which demonstrates quick financial upward mobility for its graduates.

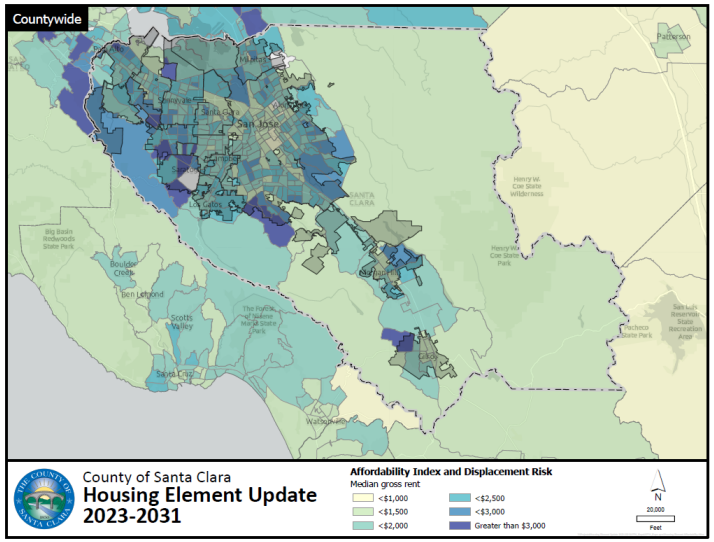


Figure 2.8: Affordability Index & Displacement Risk
Larger format available in Appendix A

Source: California Department of Housing and Community Development. https://affh-data-resources-cahcd.hub.arcgis.com/

2.03b Access to Affordable Housing

At this time, Santa Clara County Housing Authority (SCCHA) operates very few units of public housing, defined as affordable rental housing for eligible low-income families, the elderly, and persons with disabilities that is owned and operated publicly. This is because SCCHA has disposed of or transitioned most of its public housing into non-public, project-based affordable housing. Now, affordable housing is primarily available through rental subsidy programs and the Low-Income Housing Tax Credit (LIHTC) program, which is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. Jurisdictions within the county use local programs, like inclusionary zoning, that encourage developers to set aside a certain percentage of housing units in new or rehabilitated projects to supplement their affordable housing stocks. The County of Santa Clara has an ordinance code provision, the Countywide Inclusionary Housing Ordinance, which requires, in the unincorporated county, that 16 percent of units within any new residential development of three or more units be dedicated as affordable housing units or that an in-lieu fee is paid into a fund managed by the County. Figures 2.7 and 2.8 reflect estimated displacement risk and affordability across the county using layers developed by ABAG. These figures and others are available in a larger format and with a focus on the sites inventory in Appendix A.

2.03c Fair Housing Issues and Services

Fair housing issues are conditions that restrict fair housing choice or access to opportunity. As indicated in the section above, such issues are comparatively uncommon in unincorporated county, and the focus for a countywide effort will address segregation and lack of integration, significant disparities in access to opportunity, and disproportionate housing needs. The Urban County and entitlement cities contract with private fair housing organizations to provide fair housing and housing rights outreach and education, landlord-tenant dispute resolution services, and fair housing investigation, representation, and enforcement services to residents.

2.04 Unincorporated County Housing Development Capacity

2.04a Overview

Section 2.04 first describes how the County has the capacity to meet the RHNA target assigned to it by ABAG for the 2023-2031 planning period (sixth cycle), followed by an analysis of the probable

development that may occur through the end of the planning period in 2031.

Prior to the adoption of the County's first General Plan, foundational Santa Clara County land use policies placed a high value on curtailing sprawl by focusing growth within incorporated areas and urban unincorporated areas, especially those within USAs. To facilitate greater cohesive development patterns between incorporated and unincorporated USAs, the County's General Plan (Book B) reflects that land use planning for the urbanized parts of unincorporated county should be conducted by the cities. It has been the longstanding policy of the County, the cities, and LAFCO that these urban unincorporated areas will be ultimately annexed into the respective cities. Pursuant to State law, cities may choose to utilize a streamlined annexation process for most urban unincorporated islands under 150 acres.

The County's Zoning Ordinance has historically not allowed any significant development projects within a city's USA unless the project conforms with the city's General Plan. The County works with cities to ensure all utilities and services to these unincorporated USAs are provided for by their respective cities. These policies have been in place since the 1970s and are actively utilized by cities to plan for the unincorporated areas within their respective USAs.

However, with the 3,125 housing units allocated to the County for the 2023-2031 planning period, the County is required to amend its General Plan to allow for the County to plan for housing in urban unincorporated areas. Table 2.6 below provides an overview of the sites in the County's 2023-2031 sites inventory batched by neighborhood, along with the capacity of each group of sites by income category. Through the RHNA process, the County was allocated housing units at the Very Low-Income, Low-Income, Moderate-Income, and Above Moderate-Income affordability categories. Fifty percent of all Very Low-Income units will be made available as affordable to people with Extremely Low-Incomes. A table version of the full sites inventory is in Appendix A, and detailed analysis of each site is below in sections 2.04b and 2.04c.

Each site analysis includes a table that notes the site's existing use(s), realistic capacity, maximum capacity, and unit affordability. The realistic capacity is the same as the minimum projected density for all parcels in the sites inventory. In December 2023, the County amended its Zoning Ordinance to create a new combining district consisting of the sites identified in this chapter. This rezoning is in compliance with California Government Code section 65583.2 subdivision (c) and removes constraints to the development of such parcels. Section 3.75.040 of the County Zoning Ordinance now provides housing opportunity sites with the option to pursue a streamlined project review and approval by way of a Planning Clearance, which conforms with the definition of "use by right" in California Government Code Section 65583.2 subdivision (i). Section 5.20.240 of the County Zoning Ordinance defines Planning Clearance as "a ministerial, nondiscretionary process for uses that require adherence to the Zoning Ordinance but for which no discretionary permit is required." To qualify for such processing, projects must meet objective eligibility criteria, including conditions and requirements for minimum levels of affordability.

Of the sites selected for inclusion in this sixth cycle planning period analysis, only the Stanford University *Escondido Village* site is both considered non-vacant and was previously selected as a housing site (in the fourth cycle planning period). The two other Stanford sites *(Quarry Arboretum* and *Quarry El Camino*) were previously identified in the fourth and fifth cycles, each time with a total capacity of 350 units at a density of 25 units per acre. These sites were not developed during the fourth or fifth cycles.

Some of the selected sites in unincorporated San José are currently nonvacant. The department has identified these sites as underutilized, and therefore prime locations to be converted into multi-family or mixed-use residential developments. These uses include parking lots and single-story retail commercial sites. In the first quarter of 2023, San José had a reported 24% vacancy rate in commercial properties, which includes both office space and retail space. There were 70 vacant store fronts in downtown San Jose alone.

There have been a number of initiatives from the federal, state, and local governments to ease restrictions concerning the conversion of commercial buildings or commercially zoned properties into residential and mixed-use residential uses. There has also been a steady reduction of minimum parking requirements allowed by the state and City of San José, freeing up land that was previously not available to housing developers.

Of the 24 sites selected by the County in the sixth cycle, three are on the Stanford University Campus and 21 are within the City of San José's urban service area. The County worked with the Stanford University administration in selecting the three sites that they determined to have the most potential for development. The City of San José has, through its own planning initiatives, identified 90 locations as "planned growth areas" throughout the city. Of the 21 sites within the City of San José's urban service area, 14 are located in "urban villages," a designation the City uses for neighborhood-level "planned growth areas." Two more sites are directly adjacent to an "urban village," and two others are processing subdivision applications with the City or County. The three remaining sites include a church parking lot, a type of land that the State has made easier to add housing to through the "Affordable Housing on Faith Lands Act" of 2023, and two parcels containing the decommissioned Pleasant Hills Golf Course, which the owner is currently seeking to develop as residential or limited mixed-use residential. The County is therefore confident that these sites have the potential for increased development during the sixth cycle.

The market also has shown a trend of developers seeking to develop such land for housing. In 2021, for example, the City of San José approved the demolition of commercial buildings and construction of mixed-use residential projects, both located 1.5 miles from the Fruitdale sites listed in this chapter. One project replaced two single-story commercial buildings with a six-story mixed use building consisting of 61 residential units and approximately 18,000 square feet of commercial office space on a 0.88-acre site on Winchester Boulevard. The other project was for the demolition of over 75,000 square feet of commercial buildings to construct a mixed-use project with a 200,000-square foot office building and 590 residential units on South Bascom Avenue. The City of San José has also approved a project to replace the Cambrian Park Plaza Shopping Mall with a large-scale mixed-use development that includes 48 single-family residences, 27 accessory dwelling units, 25 townhomes, 305 multi-family residential units as well as assisted living and senior independent living units, ground floor retail and restaurants, and a hotel located one half mile from the Cambrian Park site.

Other recently approved developments in the City of San José include the demolition of a two-story office building to construct a 115-unit multi-family apartment building on a 0.47-acre site on North First Street, the demolition of a Chuck E. Cheese's restaurant to construct a six-story mixed-use building with 5,000 square feet of commercial and 190 residential units on Kooser Road, the demolition of two commercial buildings to construct one six-story multifamily residential building with 62 units on Almaden Road, the demolition of a carwash and auto repair shop to construct a 20-story residential

tower with up to 472 residential units and approximately 7,600 square feet of street level retail on Stockton Avenue

Under the amended County Zoning Ordinance, the development of each site requires a minimum number of affordable units, with no limitation to the maximum number of units (affordable or market rate). The maximum capacity identified in the tables below is the highest anticipated density that was analyzed under this Housing Element's Environmental Impact Report (EIR). If a future development proposal includes more units than have been analyzed in the EIR, then additional CEQA review may be required. The number of affordable units required of future development on each site generally correlates with the County's Inclusionary Housing Ordinance rate of 16%, assuming each site develops to the extent of the realistic capacity, with the exception of sites on Stanford University campus and those expected to develop in partnership with the County.

The amended Zoning Ordinance requires all development on the sites analyzed in this Housing Element to include residential development to the extent specified; entirely non-residential development is not permissible on these sites.

In addition to the below analyses of the sites inventory, the Affirmatively Furthering Fair Housing Sites Inventory Analysis, included as Appendix M, consists of additional site analysis within the context of AFFH.

Table 2.6 Summary Capacity to Meet RHNA Assignment

Location	Affordable Units				Above Moderate Income (>120% of Area Median Income)	Total
	Affordable Units Share	Very Low Income (<50% of Area Median Income)	Low Income (<50%-80% of Area Median Income)	Moderate Income (<80%-120% of Area Median Income)		
San Jose	**33%**	**739**	**370**	**384**	**3,025**	**4,518**
Fruitdale/Santa Clara Valley Medical Center	100%	186	69	45	-	300
Pleasant Hills	16%	228	114	114	2,394	2,850
Hostetter Station	58%	325	187	200	514	1,226
Parkmoor/Burbank Neighborhood	18%	-	-	14	62	76
Alum Rock/East Foothills	17%	-	-	10	48	58
Cambrian Park	13%	-	-	1	7	8
Stanford	**50%**	**336**	**252**	**252**	**840**	**1,680**
Quarry Sites	**50%**	196	147	147	490	980
Escondido Village	**50%**	140	105	105	350	700
ADUs	**25%**	-	-	92	276	**368**
Total		**1,075**	**622**	**728**	**4,141**	**6,566**
RHNA Assignment		*828*	*477*	*508*	*1,312*	*3,125*
Surplus Units		*247*	*145*	*220*	*2,829*	*3,441*
% of RHNA Target		*130%*	*130%*	*143%*	*316%*	*210%*

The County prepared a detailed mapping analysis to identify areas within the urban unincorporated county that are suitable for housing development, which included mapping access to amenities such as transit, schools, parks, and grocery stores, as well as mapping of hazardous areas such as very high fire zones, flood zones, and fault zones. Based upon this mapping, the County selected sites for its 2023-2031 sites inventory that were identified as having high access to amenities and low or no impacts from hazards.

Pursuant to California Government Code Section 65583.2(b)(6), all of the above sites identified as available for housing for above moderate-income households are in USAs and therefore served by public sewer systems. Nearly all of the rural unincorporated areas of the county, where above moderate-income single-family residences are often constructed, are not served by public sewer systems.

None of the sites identified as available for above-moderate households are in areas NOT served by public sewer.

The County considered public comments received regarding the inclusion of sites from property owners with written interest in residential development during the planning period. Those who provided public comment owned property located in rural unincorporated area outside the USAs. Sites in the rural unincorporated areas were not selected for inclusion in the Housing Element sites inventory due to the unavailability of adequate infrastructure, such as sewer and water connections to accommodate a multi-family development.

Table 2.7 presents the criteria utilized to map sites suitable for housing. Only sites scoring above a minimum threshold were considered for inclusion in the County's sites inventory.

Table 2.7 Criteria Utilized to Map Housing Suitability Areas

AMENITIES (SCORED BASED ON DISTANCES AND URBAN/RURAL LOCATION)	HAZARDS & PRESERVATION ISSUES (WITHIN OR NEARBY THE AREA)
1. Near high-capacity transit 2. Near transit stops (2 or more lines) 3. Near transit stop (1 line) 4. Near a public park or a community center 5. Near a book-lending library 6. Near grocery store / supermarket / neighborhood market/farmer's market 7. Near elementary/middle/high schools 8. Near medical clinic or hospital 9. Near pharmacy 10. Has access to high-speed internet 11. Within a State-identified high opportunity area	1. High or Very High Fire Hazard Severity zone 2. 36-inch or 77-inch sea level rise scenario inundation area 3. Floodplain 4. Earthquake/Seismic hazard zone 5. Liquefaction susceptibility zone 6. Landslide hazard zone 7. California Protected Area 8. Riparian area 9. Wildlife habitat 10. Williamson Act lands

In sections 2.04b and c, the discussion of development capacity and sites inventory is organized by the following subareas:

- Stanford University Lands;
- Urban Unincorporated Areas; and
- Accessory Dwelling Units.

Collectively, the sites selected on Stanford academic lands and in urban unincorporated areas, in combination with anticipated ADUs, have an estimated capacity of at least **6,574 units**, which is **110% more than the RHNA target** for unincorporated areas. This extra capacity is necessary to ensure that if one or more large sites identified at Stanford or within the City of San José USA do not result in housing development projects during the 2023-2031 planning period, the County will still have enough capacity to accommodate

its RHNA goals. The County expects that by selecting sites sufficient to meet twice its RHNA allocation, it will ensure development opportunities remain available throughout the planning period, especially for lower- and moderate-income households, pursuant to Government Code Section 65863 (the No Net Loss Law).

2.04b Development Capacity Analysis – Stanford University Lands

Stanford University is a private university located in the northwest corner of Santa Clara County, adjacent to San Mateo County. It contains over 4,000 acres of land within Santa Clara County, the majority of which is under the land use jurisdiction and regulatory authority of the County. Stanford academic lands on which residential development may occur have full access to urban services and infrastructure. Stanford University has a high capacity for the development of housing units available to a range of income levels. Stanford University development is governed by a Community Plan (Stanford Community Plan, or SCP), the County Zoning Ordinance, and a General Use Permit. Together, these land use controls link the development of academic space with that of housing.

The Stanford Campus has been identified by the State as a high opportunity area, and therefore is an ideal location to add a variety of housing types and households. In addition, Stanford University has indicated its desire to build new, state-of-the art, academic spaces. Such development has the potential to attract additional students and staff to the university. The County worked with the University to identify three sites on the campus for development of housing for faculty, staff, and students. One of the three sites (Escondido Village) is currently developed with student housing and associated parking lots, the second (Quarry Arboretum) consists of an existing parking lot, and the third (Quarry El Camino) is currently undeveloped open space.

By providing these units on campus, the County and University expect to see a significant reduction in VMTs and corresponding GHGs, in addition to the provision of a significant number of affordable housing units in an area with one of the highest median home prices in the region. While this housing is directly accessible only to Stanford students, faculty, staff, other workers, and their families, it benefits the wider community by allowing more of the local housing supply to be available for community members not affiliated with Stanford.

Existing Uses, Trends, and Regulatory Framework

The Escondido Village site is underutilized and contains existing, low-density, multifamily graduate student housing. The existing use supports the future development of additional housing units at a higher density and does not require any change in use to do so.

Although the site is over 10 acres, the existing multifamily residential use makes the site appropriate to accommodate additional lower-income housing units. There are currently low-density, outdated residential buildings at the Escondido Village Site, housing undergraduate and graduate students, as well as the Children's Center of the Stanford Community and residential administration buildings. Nearly all the residential buildings are low-rise, however, the Escondido Village Graduate Residences immediately to the west include four large multi-story style apartment buildings. This site is also adjacent to the Bing Nursery School and Escondido Elementary School, making it an ideal location to develop additional multi-family residential buildings for graduate students and staff. The anticipated density of such redevelopment is 70-90 dwelling units per acre, at specific locations within the 40-acre area, rather than being distributed evenly across the 40-acre area.

The Quarry Arboretum site is also underutilized, developed with a parking lot, and does not have any existing structures. The Stanford

General Use Permit requires Stanford not to exceed 2,300 net new parking spaces above a baseline of 19,351 spaces. The removal of the parking lot at the Quarry Arboretum site will comply with General Use Permit requirements and the lot can be replaced elsewhere, if deemed necessary; this parking lot is not associated with any specific structures or uses.

The Quarry El Camino site is undeveloped open space and therefore does not require redevelopment or change in use to accommodate the construction of housing units.

Two of the three Stanford sites *(Quarry Arboretum* and *Quarry El Camino*) were previously identified in the fourth and fifth cycles, each time with a total capacity of 350 units at a density of 25 units per acre. These sites were not developed during the fourth or fifth cycles; Stanford University focused on building housing in other parts of the campus. The third site (*Escondido Village)* is located in the residential district of the campus, adjacent to where the University added 2,597 moderate-income units during the fifth cycle, and is currently occupied with low-density residential development composed of outdated building stock.

The 2023 Board-adopted SCP Update calls for increasing the supply and affordability of housing on the Stanford campus to meet the needs of faculty, staff, students, postgraduate fellows, hospital residents, and other workers. It requires Stanford to provide a sufficient level of housing on campus to meet the affordable housing needs generated by new development of academic space. Under the updated SCP, the minimum allowed density increases from 15 dwelling units per acre to 30 units per acre.

The revised SCP also identifies the three sites included here as areas where the expected densities will further increase to accommodate 1,680 to 2,150 new units. This can be achieved by building the two Quarry sites at densities ranging between 70 to 90 units per acre; densities that are appropriate for this area adjacent to the Caltrain Station and the Stanford Shopping Center. The Escondido Village site has already seen an intensification of housing in the 2015-2022 planning period, and the University plans to further intensify the housing in this area to accommodate an additional 700 to 900 units.

The adopted SCP Update includes a linkage policy that requires Stanford to develop housing with, or prior to, any development of new academic space on Stanford Campus. Stanford has demonstrated a trend of continuing to develop new academic space, with over 750,000 square feet of academic space during the 2015-2022 planning period. Due to Stanford's plans for academic campus growth and the linkage policy requirements of the revised SCP, Stanford is likely to develop housing on these three sites within the 2023-2031 planning period.

In conjunction with adoption of the revised SCP, the County adopted Zoning Ordinance provisions (the "-os" Housing Opportunity Sites combining district) in December 2023, which implements Program 2.02 – Planning for Housing Development in Unincorporated USAs and Stanford University Lands. Such rezoning requires a minimum number of lower-income housing units to be included in any development proposed on each of the parcels in this Housing Element's Sites Inventory, including the three Stanford sites. Table 2.8 provides a summary of the estimated potential capacity for the three identified sites on Stanford Campus, including the anticipated levels of affordability.

This rezoning program, completed in December 2023 and amended in November 2024 with clarifying edits, conforms with the provisions of California Government Code Section 65583.2 subdivision (c) and removes constraints to the development of such parcels. Section 3.75.040 of the County Zoning Ordinance now provides housing opportunity sites with the option to pursue a streamlined project

review and approval by way of a Planning Clearance, which conforms with the definition of a ministerial, "use by right" process in California Government Code Section 65583.2 subdivision (i). Section 5.20.240 of the County Zoning Ordinance defines Planning Clearance as "a ministerial, nondiscretionary process for uses that require adherence to the Zoning Ordinance but for which no discretionary permit is required." To qualify for such processing, projects must meet objective eligibility criteria, including conditions and requirements for minimum levels of affordability. See Program 2.06f for specifics.

The realistic capacity and anticipated affordability levels for each site are predicated on the revised SCP and new combining district requirements. Under such rezoning, new development on each site is required to be multi-family or mixed-use and to include the minimum number of affordable units prescribed. Entirely non-residential development is not allowed on such sites. Development proposals on these sites may include more units (market-rate or affordable) beyond the units prescribed and there is effectively no density limit.

Additionally, the rezoning provides a process by which a development proposal may utilize an expedited, non-discretionary permit, if the development meets specified levels of affordability, akin to the provisions of California Senate Bill 35 (2017).

If Stanford proposes a certain percentage of affordable housing as a part of their development (further detailed in Program 2.02 and Zoning Ordinance Section 3.75.040) their project would be subject to a ministerial nondiscretionary approval called a Planning Clearance. After the Planning Clearance is approved, Stanford may apply for the required construction permits to build the proposed development.

If Stanford wishes to propose an alternative means of providing the lower income units listed in Table 2.8 (e.g., developing them elsewhere, rehabilitation of existing structures, or land dedication), Stanford may submit the alternative means of compliance for consideration and approval by the Board of Supervisors.

Height, setbacks, and other objective development standards are applied through the Stanford Community Plan and General Use Permit. However, they can be modified through an approved development agreement or variance, as delineated in the County Zoning Ordinance.

There are no timing requirements in place by the County that would restrict the development of housing on the Stanford University Campus; however, should the university wish to count the housing towards the SCP requirements of developing housing to meet increased academic space, the university would first need to apply for a new General Use Permit. However, if the County does not receive an application from Stanford by June 2026, the County will work with Stanford to facilitate the submittal of a housing development application. The County would pursue additional actions, including but not limited to, the selection of additional housing sites on Stanford Campus, rezoning, and/or permit processing improvements. See Program 2.02, Table 4.36, and Program 2.26 (Mid-Cycle Review). County staff have a standing monthly meeting with representatives of Stanford University to best assess the university's need and facilitate development in a way that is consistent with the SCP and other County requirements.

Based on the available information and as a result of working closely with Stanford to select the Escondido Village and Quarry sites as the best locations for future residential development on Stanford Campus, the County does not foresee any barriers preventing the development of these sites during the sixth cycle planning period. However, should an unforeseen barrier arise, the Mid-Cycle Review (Program 2.31) will further assess the sites inventory and implement a revised plan to meet the County's RHNA obligations.

Table 2.8: Housing Capacity on Stanford Sites

SITE	SIZE (ACRES)	EXISTING USE	POTENTIAL UNIT COUNT		UNITS BY INCOME CATEGORY		
			REALISTIC CAPACITY	MAXIMUM CAPACITY	LOWER INCOME	MODERATE	ABOVE MODERATE
QUARRY EL CAMINO 142-04-036 (a)	6	Undeveloped open space	420	540	147	63	210
QUARRY ARBORETUM 142-04-036 (b)	8	Campus parking lot	560	720	196	84	280
ESCONDIDO VILLAGE 142-04-036 (c)	40	Student housing and associated parking	700	900	245	105	350
TOTAL	**54**		**1,680**	**2,160**	**588**	**252**	**840**

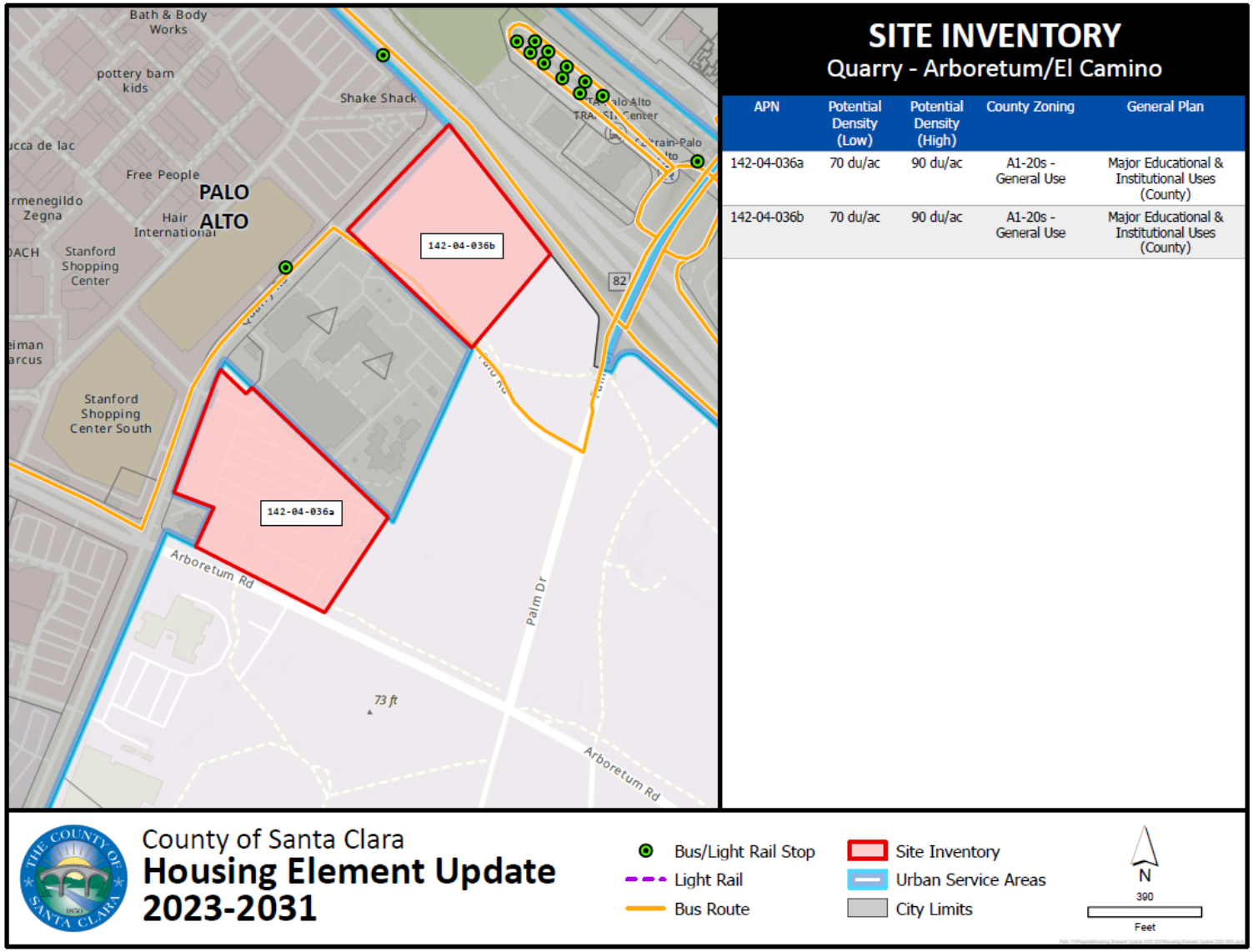


Figure 2.9: Housing Sites on Stanford Campus
(Larger format available in Appendix A)

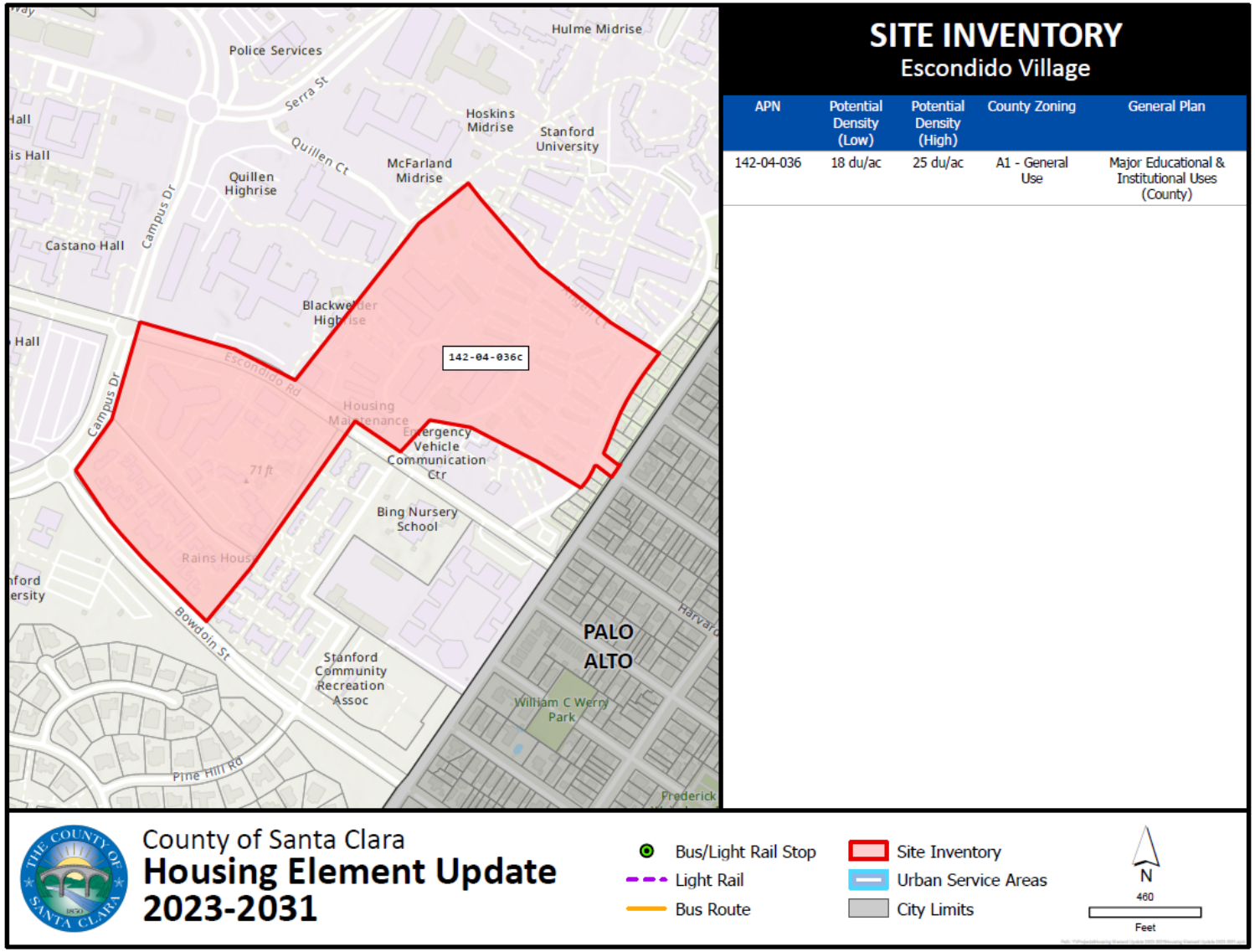


Figure 2.10: Housing Sites on Stanford Campus
(Larger format available in Appendix A)

All three Stanford sites will include faculty, staff, and/or graduate student housing. The Arboretum and El Camino Quarry sites are within walking distance of the Caltrain Palo Alto Station, the Town and Country Shopping Center, and the Stanford Shopping Center. The Escondido Village area is serviced by Stanford Marguerite Shuttle, which is synchronized with the Caltrain schedule. While housing sites at Stanford are intended to house Stanford students, staff, faculty, other workers and their families, the housing benefits all members of the community. Family members housed at Stanford include children who attend local schools and spouses who work outside of Stanford. By making this housing available, Stanford is reducing the demand for housing in nearby communities, thus making more housing available to all members of the community.

These sites have been selected due to their proximity to existing infrastructure and general suitability for development. There is no known contamination on these sites, nor are they located within an airport influence area which could provide negative impacts to residents. The sites do not possess an unusual configuration and are not subject to any easements or contracts (such as a Williamson Act contract) which would limit the ability to develop on these sites, provided the projects comply with the SCP and GUP. The land is identified by the California Department of Conservation as urban and built-up land and is not suitable for farming.

The California Natural Diversity Database identifies a number of species in the area, as is to be expected as much of the area in Stanford lands and the surrounding area have been preserved in their natural state. The Central Coast foothill yellow-legged frog (California Endangered), California tiger salamander (California Threatened), and Crotch Bumble Bee and western bumble bee (California Candidate Endangered) have been identified within the area in the early to mid-1900's, but urban development and fragmentation of land over the last century makes these sites less suitable as habitat for these species.

Through the SCP public outreach process, the issue of housing affordability was brought forth by staff and students. Based on the income levels of the Stanford population of faculty, staff, graduate students, and other workers, and the high income and high rental costs in the area, the County projects that the new housing provided by the University at these sites will primarily be affordable units. All 2,597 units built during the 2015-2022 cycle were reported as affordable to moderate-income households. As discussed further in section 3.02b, rents for 85% of graduate student housing spaces at Stanford have been found to be generally within a range affordable to low- or moderate-income households. The County therefore anticipates that no less than 50 percent of new units built at Stanford during the 2023-2031 planning period will be deemed affordable.

2.04c Development Capacity Analysis – Urban Unincorporated Areas

As discussed above, to meet ABAG's RHNA target for unincorporated areas, the County is required to amend its General Plan policies, re-establishing the County's authority for planning in urban unincorporated pockets for the purposes of meeting housing demand.

Although there are urban unincorporated pockets that are intended for annexation into several different cities, most of them are associated with the City of San José. Approximately 78 percent of the population in all the urban unincorporated pockets in the county (not including Stanford) is attributable to areas within the USA of San José.

The County has identified 21 unincorporated urban housing sites, spanning roughly 142 acres within the City of San José's USA. These

sites range from .09 to 114 acres and are spread across multiple unincorporated urban islands within San José. To better accommodate the development of lower-income RHNA on sites less than one acre, the County included a new program (Program 2.30 – Incentivize Lot Consolidation) that encourages the merging of these lots and therefore furthers the potential of these lots to be redeveloped during the sixth cycle planning period.

In total, these sites have a capacity range between 4,517 and 6,282 units. This capacity estimate is based generally on the land use designations for these sites under the City of San José's General Plan. The one exception is the Pleasant Hills site, which is a decommissioned golf course that does not yet have a land use designation for housing under the City General Plan. However, representatives for the former Pleasant Hills Golf Course are working with the County and City of San José to facilitate development of their site. The Pleasant Hills developers have submitted an application to change the General Plan designation for this property and the San José City Council has taken action to remove a policy barrier for housing and mixed-use development on the site. [14]

The County has worked closely with the City to review all sites selected within the unincorporated pockets of San José and to verify with City staff that they are compatible for residential development at the densities proposed. Without the related rezonings concurrent with this Housing Element Update, the pre-existing County zoning ordinance would not allow many of these sites to develop with multi-family housing.

To further ensure development of these sites, the County is implementing Program 2.02 – Planning for Housing Development in Unincorporated USAs and Stanford University Lands, which rezones the County's identified sites through a combining district that restricts development to multi-family residential and limited mixed uses. Any future development on these sites would be required to comply with the combining district.

In December of 2023, the County adopted Zoning Ordinance provisions creating the "-os" Housing Opportunity Sites combining district, which requires a minimum number of affordable housing units to be included in any development proposed on parcels in the sites inventory. Entirely non-residential development is not allowed on such sites. Development proposals on these sites may include more units (market-rate or affordable) beyond the units prescribed and there is effectively no density limit. The realistic capacity and anticipated affordability levels for each site are predicated on implementation of these amendments.

Additionally, this rezoning provides a process by which a development proposal may utilize a streamlined, non-discretionary permit process if it meets specified levels and percentages of affordability, akin to the provisions of California Senate Bill 35 (2017).

This approach is a first for the County and is needed to meet the RHNA target for unincorporated areas. The County does not have a history of processing multi-family and limited mixed uses as previous General Plan policies relied on the respective city's long-range land use planning for the site.

During past RHNA and Housing Element update cycles, the County has not included unincorporated parcels within USAs because the County's General Plan has historically encouraged such development to occur under the appropriate city's jurisdiction, to ensure

[14] On December 6, 2022, the City of San José City Council amended its Policy 5-1, "Transportation Analysis Policy." More information is available at this link.

compliance with the city's long-range planning authority for these areas. In October of 2023, the County amended its General Plan to re-establish the County's authority to plan for housing in the unincorporated urban pockets. The County has identified this as a policy update in Chapter 3 (Strategy 1, Policy HG1-7).

The County has been careful to select sites that are in line with the development goals of the City of San José. As part of its Envision San José 2040 General Plan, adopted on November 1, 2011, the City of San José set forth 12 major strategies. One of these strategies is to promote the development of "urban villages" throughout the city, which would "provide active, walkable, bicycle-friendly, transit-oriented, mixed use urban settings for new housing and job growth attractive to an innovative workforce and consistent with the Plan's environmental goals." Among the approved urban village plans is the West San Carlos Urban Village Plan, for which the Burbank/Parkmoor opportunity sites are either located within or adjacent to. The West San Carlos Urban Village Plan is a "Local Transit Urban Village", for which the City of San Jose has "planned for a balanced mix of job and housing growth at relatively high densities" to create complete communities along light rail and rapid transit bus service routes. A priority for all urban villages in San Jose is to revitalize underutilized properties with access to existing infrastructure, while increasing densities to support transit use and active transportation options.

The Burbank/Parkmoor area is highlighted by West San Carlos Street and Stevens Creek Boulevard, which provide an east-west connection between downtown San José to the east and Westfield Valley Fair Mall, Santana Row, De Anza College, and the Cites of Santa Clara and Cupertino to the west, and Bascom Avenue, which connects the Alameda and Rose Garden districts in the north to Cambrian Park and the City of Campbell in the south.

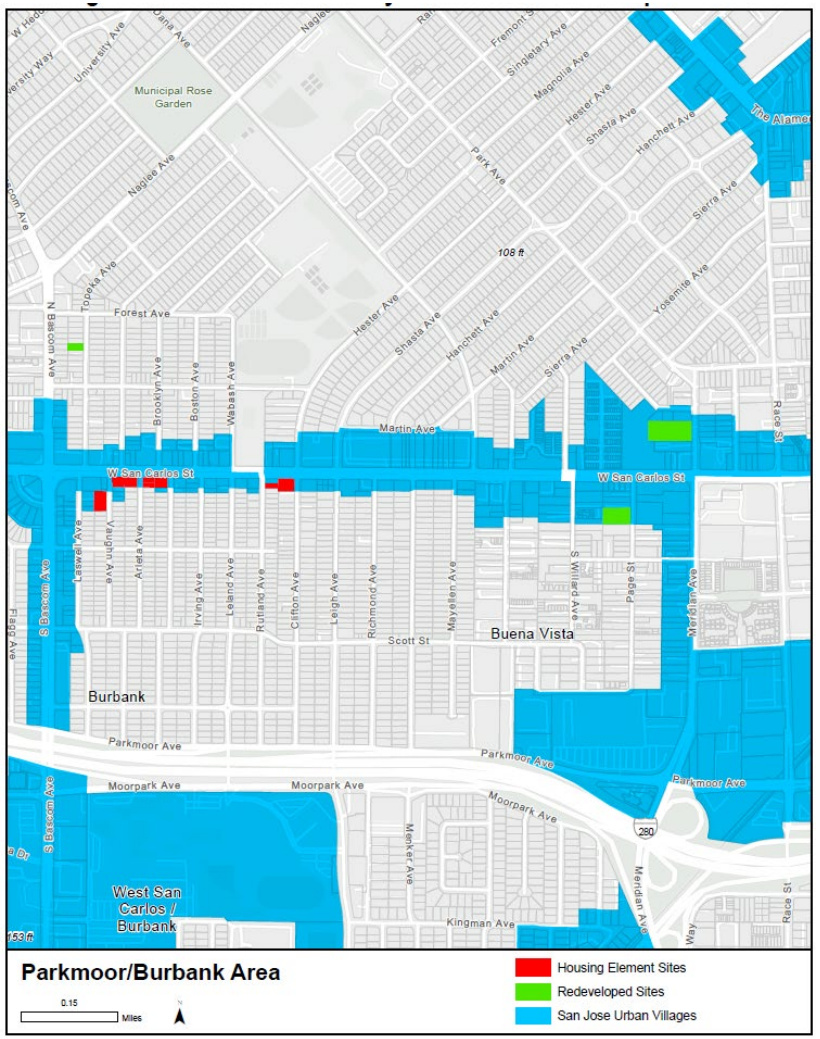


Figure 2.11: Housing Sites and the City of San José Development Plan for Midtown and Burbank/Parkmoor

Other sites within the City of San José's urban service area are within or adjacent to other urban villages (such as the South Bascom Urban Village Plan and other priority development areas in Alum Rock/East Foothills, Cambrian Park, and at Hostetter Station). Finally, the decommissioned golf course at Pleasant Hills represents the largest opportunity for development of unincorporated land within the City of San José's urban service area.

The County remains committed to the existing General Plan goals that these areas be annexed by their respective cities and that high-density urban residential development applications be processed by the cities, rather than the County, for alignment and compatibility with the immediately surrounding areas. The County will also work closely with the City of San José to support annexation of these parcels when housing development projects occur. Should annexation occur, any future development would move forward within the City's jurisdiction and the County would seek a commensurate transfer of RHNA units, as described in Program 4.03.

The County Inclusionary Housing Ordinance will apply to these sites, requiring a minimum of 16 percent of the units to be affordable. In certain cases where 16 percent yields less than one unit of affordable housing, the projection has been rounded up to one unit.

The following tables and figures provide an overview of the urban unincorporated sites in the County sites inventory, by neighborhood, with the estimated potential capacity for each site, including the anticipated levels of affordability, which reflects the new combining district requirements.

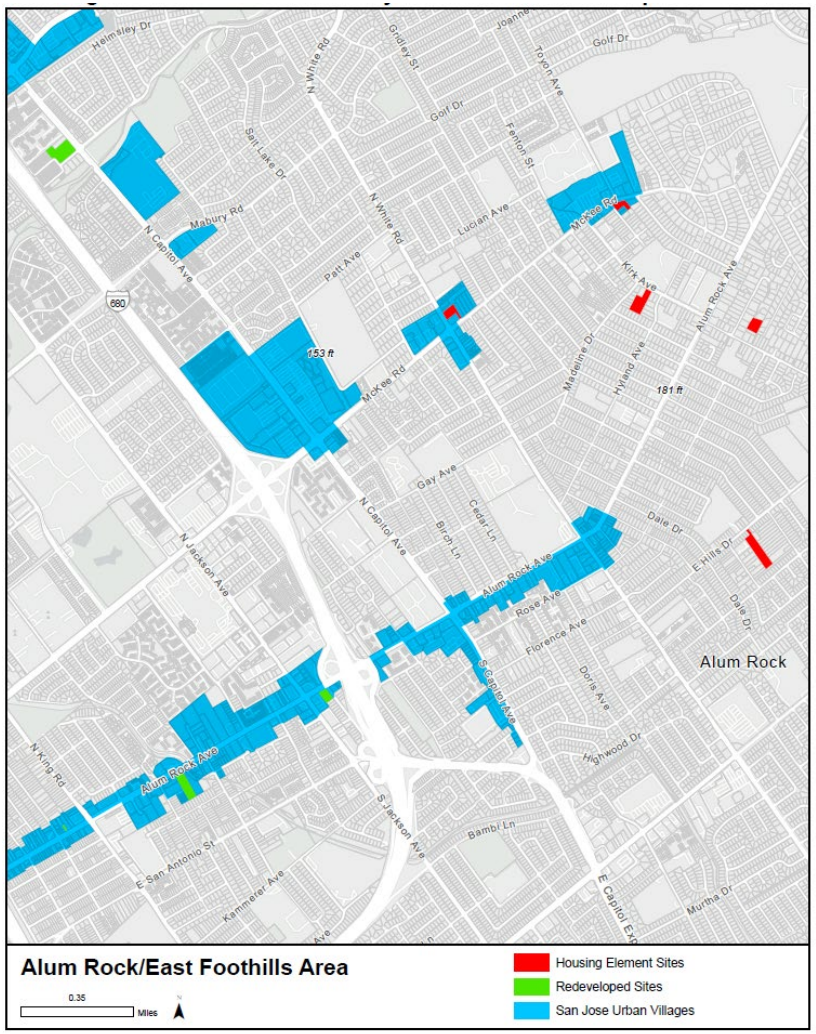


Figure 2.12: Housing Sites and the City of San José Development Plan for Alum Rock and East Foothills

Table 2.9 Housing Capacity on Sites within Unincorporated USAs of the City of San José

CITY LOCATION	HIGH OPPORTUNITY AREA	TRANSIT*	SITES	ACRES	UNIT CAPACITY		AFFORDABLE UNITS
					REALISTIC CAPACITY**	MAXIMUM CAPACITY	
Fruitdale / VMC	N	Y	2	5	300	500	300
Parkmoor/Burbank	N	Y	9	1.7	75	143	14
Hostetter Station	Y	Y	2	15.32	1,226	1,532	712
Alum Rock/ East Foothills	N	N	5	5.51	58	101	10
Cambrian Park	Y	Y	1	0.78	8	16	1
Pleasant Hills	N	N	2	114	2,850	3,990	456
Total	**2**	**4**	**21**	**142**	**4,517**	**6,282**	**1,493**

**** Within one-half mile from a High-Capacity Transit stop/station***
***** Low unit capacity is considered to be the realistic capacity based on analysis of each housing site section***

Fruitdale / Santa Clara Valley Medical Center

The Santa Clara Valley Medical Center (VMC) is a County-owned facility that covers over 70 acres in the Fruitdale neighborhood. The County has identified two sites adjacent to the VMC campus.

These properties are expected to be developed in partnership with the County, which will plan for projects on these sites to be entirely affordable. These sites have been selected due to their proximity to existing infrastructure (such as water, sewer, and dry utilities) and general suitability for development. There is no known contamination on these sites, nor are they located within an airport influence area. The sites do not possess an unusual configuration and are not subject to any easements or contracts (such as a Williamson Act contract) that would limit the ability to develop housing on these sites. The land is identified by the California Department of Conservation as urban and built-up land and is not suitable for farming.

The California Natural Diversity Database identifies several species in the area. The robust spineflower (California Endangered), California tiger salamander (California Threatened), and Crotch Bumble Bee and western bumble bee (California Candidate Endangered) have been identified within the area either over a century ago or in an unspecified area of San José, but urban development and fragmentation of land over the last century makes these sites less suitable as habitat for these species.

Existing Uses, Trends, and Regulatory Framework

The Fruitdale / Santa Clara Valley Medical Center sites are currently developed with parking lots and are considered non-vacant. These underutilized sites are expected to be developed in partnership with the County, which will plan for entirely affordable housing.

The first site is in the southwest part of the facility, where there is a 3.5-acre surface parking lot that abuts a residential neighborhood along Thornton Way. Under the City's General Plan, supportive

housing is allowed under the current land use designation of *Public-Quasi-Public*. Additionally, the removal of the existing parking use will not hinder the development of new housing units as the existing parking spaces can be replaced elsewhere as deemed necessary.

The second site is adjacent to VMC, along Empey Way, is 1.5 acres in size, and is also a surface parking lot. This site is classified under the City's General Plan as *Neighborhood/Community Commercial,* which also allows for residential development. The removal of the existing parking use will not hinder the development of new housing units as the existing parking spaces can be replaced elsewhere as deemed necessary.

These sites are adjacent to the City's *Bascom Urban Village Plan Area,* which plans for a high-density, mixed-use neighborhood. With the proximity to the various medical facilities and high-capacity transit along Bascom Avenue, both sites are well-suited for the development of supportive housing projects.

The County will follow the timeline outlined below to complete the housing development within the sixth cycle planning period. In order to fully realize the project as forecast, continued coordination and partnership will be needed with the current owners of APN 282-02-037, a nonprofit community health organization. The County is not aware of additional barriers.

County-Led Development Process

The southwestern site (APN: 282-03-016) is owned by the County of Santa Clara and is a part of the Valley Medical Campus. The following is an analysis of necessary steps to achieve development on the property.

Upon completion of an internal space planning process in coordination with the County Facilities and Fleets Department, the site could be deemed a County-led Housing Development site under Program 1.07 and the Office of Supportive Housing (OSH) would serve as the project lead. However, in this case, because the sites are within the VMC campus there could be some additional barriers that are unforeseen or unique to County-led sites.

The following serves as a summary of the process working in coordination with the City of San José:

- Stakeholder Mapping and Coordination: During this stage, OSH works with the respective Supervisorial Office to develop a stakeholder list and a draft of the community engagement strategy. Concurrently, OSH staff meets with the City of San José's Housing Planner to discuss the potential land use development path for the property including whether it could qualify under a streamlining process under SB 35 or AB 2162. *Estimated completion date - December 2024*
- Early Community Engagement: During the second phase our focus is to host a series of listening sessions to get a better understanding and buy-in from the community. These sessions help us identify opportunities to inform the future design of the housing and determine if there are resources that are needed in the community. For instance, there may be a desire to improve a neighboring park or creek trail. Knowing this information early helps identify different funding sources to fund potential public benefits. Given that the surrounding uses are healthcare related, OSH in partnership with the Facilities and Fleet Department would host a series of meetings with VMC leadership to assess vehicular and pedestrian circulation, safety, parking, and concerns with the proximity of housing to existing medical uses. *Estimated completion date – August 2025*

- Developer Selection: Information gathered during the listening sessions are incorporated into the solicitation process. Using the County's Developer Qualified Pool (DQP), a Request for Offer (RFO) is issued to select a development partner. The solicitation process includes a panel interview, scoring, and coordination with the City of San José. Once a developer is selected, OSH negotiates the County's early funding commitment to the project and development milestones through a development and disposition agreement. This process can take up to eight weeks including approval by the Board of Supervisors. *Estimated completion date – January 2026*
- Entitlement and Financing: Upon approval by the Board of Supervisors, the selected developer is introduced to the community and the formal community engagement process begins. The developer will spend the next 6 months working with the community to design a project and secure the necessary entitlements. During this time OSH helps coordinate engagement with the Lived Experience Advisory Board to provide input and coordinates with the City of San José's Housing Department about potential funding available. OSH continues to support the selected development partner with securing other financing throughout this phase. This includes but is not limited to local housing dollars, private philanthropy funding, and State funding applications. Assuming that the proposed development project is competitive and they are able to receive an allocation of tax credits with their first submission, the project could be permit ready within a year and a half after a development partner is selected. *Estimated completion date – July 2027*

Table 2.10: Fruitdale / Santa Clara Valley Medical Center Sites

APN	SIZE (ACRES)	EXISTING USE	POTENTIAL UNITS		UNITS BY INCOME CATEGORY		
			REALISTIC CAPACITY	MAXIMUM CAPACITY	LOWER INCOME	MODERATE	ABOVE MODERATE
282-03-016	3.5	Valley Medical Center parking lot	210	350	178	32	0
282-02-037	1.5	Valley Medical Center parking lot	90	150	77	13	0
Total	**5**		**300**	**500**	**255**	**45**	**0**

- Construction and Operation: Once all financing is secured, it is anticipated that the construction finance closing and completion of the project would take approximately 24 – 30 months. *Estimated completion date – August 2029*

The anticipated share of affordable units for this site is 100% because the County is the property owner (shown in Table 2.9 Housing Capacity on Sites within Unincorporated USAs of the City of San José, above).

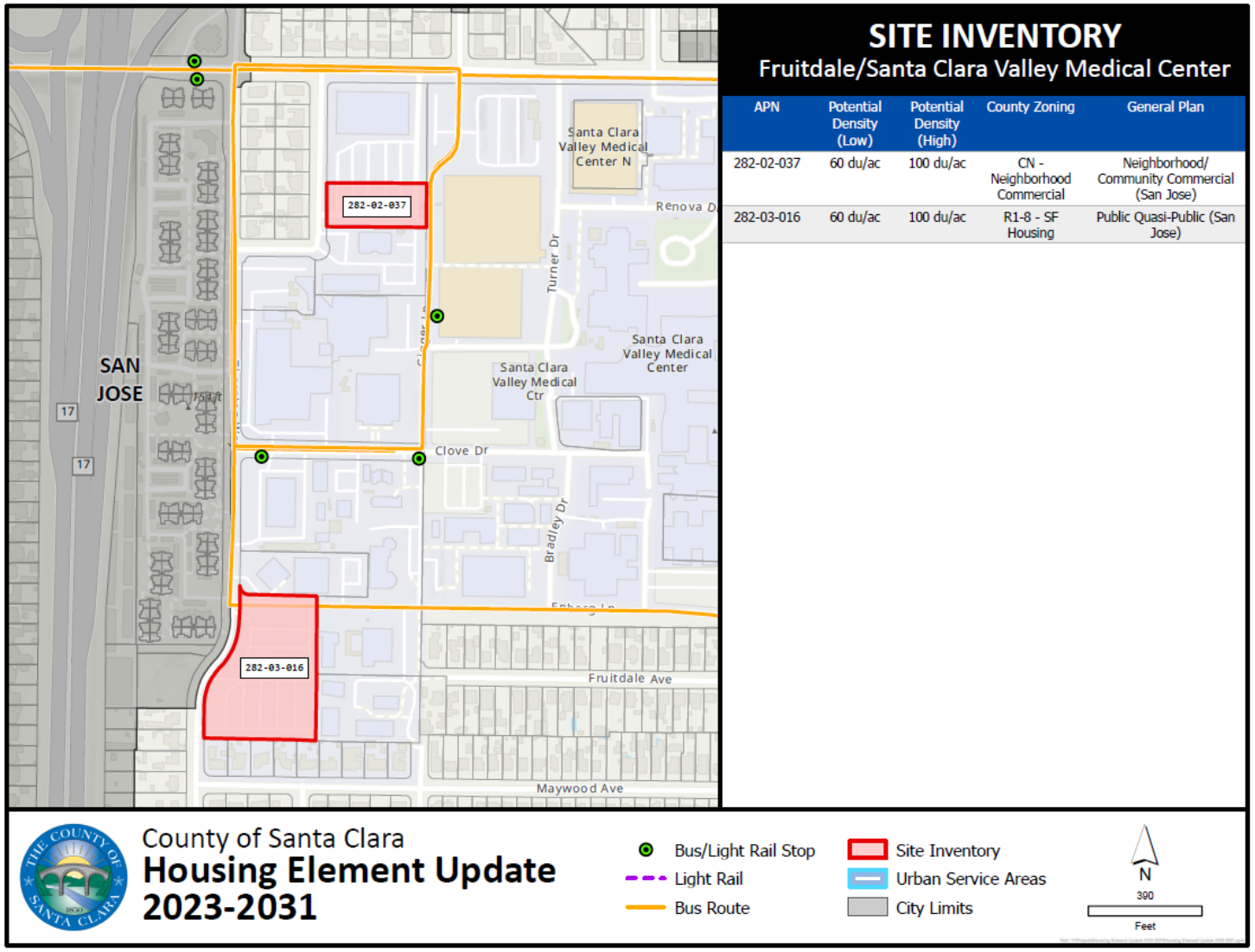


Figure 2.13: Housing Sites in Fruitdale / VMC *(Larger format available in Appendix A)*

Parkmoor / Burbank Neighborhood

There are nine sites identified along West San Carlos Street that are within the City's *West San Carlos Urban Village Plan Area*. These sites are relatively small (between 0.09 and 0.36 acres) and would likely be aggregated to create a larger project. However, they can also develop independently as small-scale multi-family projects and, using that approach, the County anticipates projects that would range from 4 to 36 units on the individual parcels.

These sites have been selected due to their proximity to existing infrastructure (such as water, sewer, and dry utilities) and general suitability for development. There is no known contamination on these sites, nor are they located within an airport influence area which could provide negative impacts to residents. The sites do not possess an unusual configuration and are not subject to any easements or contracts (such as a Williamson Act contract) which would limit the ability to develop on these sites. The land is identified by the California Department of Conservation as urban and built-up land and is not suitable for farming.

The California Natural Diversity Database identifies a number of species in the area. The robust spineflower (California Endangered), California tiger salamander (California Threatened), and Crotch Bumble Bee and western bumble bee (California Candidate Endangered) have been identified within the area either over a century ago or in an unspecified area of San José, but urban development and fragmentation of land over the last century makes these sites less suitable as habitat for these species.

West San Carlos Street is a high-capacity transit corridor, therefore housing in this location will have a high level of connectivity to amenities and resources.

Existing Uses, Trends, and Regulatory Framework

The Parkmoor / Burbank Neighborhood sites are currently developed with parking lots, car sales facilities, tattoo parlors, a religious institution, and a single-family residence. These sites are underutilized because they are inconsistent with the recent redevelopment of nearby parcels and long-range plans for the neighborhood.

There is an ongoing trend of redevelopment in the neighborhood that demonstrates the unrealized potential for multi-family and mixed-use residential development to occur within the planning period on the Parkmoor / Burbank sites.

Several recent projects in the City of San José illustrate the redevelopment trend of the neighborhood:

- Two parcels located a third of a mile east of the Parkmoor / Burbank sites on West San Carlos received approval in August of 2021 from the City of San José to demolish existing commercial and residential buildings to construct two new seven-story residential mixed-use buildings (City of San José Project No. SP20-004). The commercial uses that were demolished consist of a used car sales facility, restaurant, and strip mall with a barber, piñata store, and a package shipping service.
- One half mile to the east of the Parkmoor / Burbank sites a development was approved by the City of San José for a six-story 82 dwelling unit housing project that included the demolition of three single-family residences (City of San José Project No. SP17-037).
- One half mile east of the Parkmoor / Burbank sites another development within the City of San José was approved for the construction of a seven-story mixed-use development with 241 residential units (City of San José Project No. PD19-011) and including the demolition of three commercial buildings. The

commercial buildings were used as medical offices, such as chiropractic, dentist, and acupuncture offices.

- Less than one half mile to the south of the Parkmoor / Burbank sites, the historic Burbank Theater is slated for annexation and redevelopment, with the current proposal including 62 units and 7,400 square feet of commercial space in a five-story building.

The redevelopment projects on the nearby City of San José sites demonstrate that uses in the area, such as single-family residences, used car sales, and retail, are suited for and are being recently constructed with multi-family and mixed-use residential development. The nine sites selected in the Parkmoor / Burbank neighborhood contain uses similar to those that were redeveloped in the City of San José (refer to Table 2.11 & Table 2.12), and therefore are expected to be redeveloped during the planning period.

Table 2.12 compares existing conditions, existing uses versus allowable uses, existing versus allowable residential units, and existing versus possible stories between the selected sites in the Parkmoor/Burbank area and the aforementioned City redevelopment projects. Both the selected sites and the nearby redeveloped sites have/had existing structures that were constructed in the 1920's and 1950's with their conditions ranging from good to neglected, and have/had a building height of no more than 1 story. The nearby City's redeveloped sites have a maximum height of up to 7 stories, while the Parkmoor/Burbank sites can go up to approximately 11 stories, pursuant to County zoning requirements in this area. The nearby redeveloped sites include a range of residential units from 82 to 241, while the Parkmoor/Burbank sites have the possibility of developing residential units anywhere from 7 units to 36 units under the County's requirements. As the nearby redeveloped sites under the City's jurisdiction had structures of similar age, condition, and use as the Parkmoor/Burbank sites, and have realized new approvals and new construction of multi-family and mixed-use residential units thereby establishing an indisputable trend, existing uses on the Parkmoor/Burbank sites do not act as a barrier to housing development. Additionally, the Parkmoor/Burbank sites can accommodate approximately 11 stories, while the nearby developed sites show there's a demand for at most 7 stories. Therefore, the rezoning in this area further encourages the redevelopment of these sites to multi-family/mixed use residential development as is supported by the trends of redevelopment.

This trend and scale of redevelopment aligns with the City of San José West San Carlos Urban Village Plan, which encompasses the unincorporated Parkmoor / Burbank sites and anticipates their annexation and redevelopment. The West San Carlos Urban Village Plan is a "Local Transit Urban Village," for which the City of San Jose has "planned for a balanced mix of job and housing growth at relatively high densities" to create complete communities along light rail and rapid transit bus service routes. A priority for all urban villages in San Jose is to revitalize underutilized properties with access to existing infrastructure, while increasing densities to support transit use and active transportation options.

The Burbank/Parkmoor area is highlighted by West San Carlos Street and Stevens Creek Boulevard, which provide an east-west connection between downtown San José to the east and Westfield Valley Fair Mall, Santana Row, De Anza College, and the Cites of Santa Clara and Cupertino to the west, and Bascom Avenue, which connects the Alameda and Rose Garden districts in the north to Cambrian Park and the City of Campbell in the south.

The County's realistic capacity and rezoning of these sites aligns with the City's long-range planning vision, the recent redevelopment trends, and incentivizes their redevelopment within the planning period through the rezoning program. Therefore, the existing uses

and improvements on the identified Parkmoor / Burbank sites do not act as a barrier to near-term housing development.

Should an unforeseen barrier arise, the Mid-Cycle Review (Program 2.26) will further assess the sites inventory and implement a revised plan to meet the County's RHNA obligations.

The Parkmoor / Burbank Neighborhood sites have been rezoned under the Housing Opportunity Sites combining district, which does not impose a limit on residential density and requires a minimum number of housing units to be developed, specified for each parcel. The potential for new housing is limited only by height and setbacks, which are aligned with the City's requirements for the surrounding area. An applicant may request a modification to such requirements through a variance or development agreement to achieve a multi-family housing development. This rezoning requires any development to have a residential component; entirely non-residential development is not allowed on such sites.

If the proposal includes the development of a minimum percentage of affordable units, a streamlined, non-discretionary permitting processes is available. The anticipated affordability of each site is shown in Table 2.9, above, and in Table 2.11, below.

Although each of these sites are under one half acre, none of them are required or expected to be developed with lower income units. Prospective developers of these sites may, however, avail themselves of the County's new program to incentivize lot consolidation. Program 2.30 – Incentivize Lot Consolidation, encourages the merging of such lots and therefore furthers the potential of these lots to be redeveloped during the sixth cycle planning period.

The County Inclusionary Housing Ordinance will apply to these sites, requiring a minimum of 16 percent of the units to be affordable. In certain cases where 16 percent yields less than one unit of affordable housing, the projection has been rounded up to one unit. West San Carlos Street is a high-capacity transit corridor, therefore housing in this location will have a high level of connectivity to amenities and resources.

These sites have been selected due to their proximity to existing infrastructure (such as water, sewer, and dry utilities) and general suitability for development. There is no known contamination on these sites, nor are they located within an airport influence area which could provide negative impacts to residents. The sites do not possess an unusual configuration and are not subject to any easements or contracts (such as a Williamson Act contract) which would limit the ability to develop on these sites. The land is identified as urban and built-up land and is not suitable for farming. The California Natural Diversity Database identifies a number of species in the area. The robust spineflower (California Endangered), California tiger salamander (California Threatened), and Crotch Bumble Bee and western bumble bee (California Candidate Endangered) have been identified within the area either over a century ago or in an unspecified area of San Jose, but urban development and fragmentation of land over the last century makes these sites less suitable as habitat for these species.

These sites may also be annexed by the City of San José, pursuant to State law. Should annexation occur, any future development would move forward within the City's jurisdiction and the County would seek a commensurate transfer of RHNA units, as described in Program 4.03.

Table 2.11: Parkmoor / Burbank Neighborhood

APN	SIZE (ACRES)	EXISTING USE	POTENTIAL UNITS		UNITS BY INCOME CATEGORY		
			REALISTIC CAPACITY	MAXIMUM CAPACITY	LOWER INCOME	MODERATE	ABOVE MODERATE
277-06-025	0.36	Parking lot	22	36	0	4	18
277-12-029	0.31	Used car sales facility	12	25	0	2	10
277-12-027	0.31	Parking lot	12	25	0	2	10
277-07-028	0.09	Used car sales facility	4	7	0	1	3
277-07-027	0.09	Used car sales facility	4	7	0	1	3
277-07-029	0.18	Used car sales facility	7	14	0	1	6
277-08-029	0.09	Single family residence	4	7	0	1	3
277-08-030	0.09	Tattoo parlor, clothing store, insurance agent	4	7	0	1	3
277-08-031	0.18	Religious facility	7	14	0	1	6
Total	**1.7**		**76**	**142**	**0**	**14**	**62**

Note: *Parkmoor / Burbank sites are not required or expected to accommodate lower-income units and their development is not necessary to meet the County's RHNA obligations, however, they are included in the Sites Inventory for the housing opportunity they present and have been rezoned accordingly.*

Table 2.12 – Parkmoor/Burbank Sites vs Nearby Redeveloped Sites

County Housing Opportunity Sites							
APN	EXISTING CONDITION	EXISTING USE	ALLOWABLE USES	EXISTING UNITS	MAXIMUM ALLOWABLE UNITS	EXISTING STORIES	POSSIBLE STORIES
277-06-025	**Neglected.** Built in 1963 without apparent recent rehabilitation	Parking lot and warehouse	multifamily housing and mixed-use residential development	0	36	1	150 ft – can accommodate approximately 11 stories (no maximum stories)

277-12-029	**Good**. Modular office and car garage – built in 1963. Appears to be newly painted in 2013.	Used car sales facility	multifamily housing and mixed-use residential development	0	25	1	150 ft – can accommodate approximately11 stories (no maximum stories)
277-12-027	N/A – no building on-site	Parking lot	multifamily housing and mixed-use residential development	0	25	0	150 ft – can accommodate approximately11 stories (no maximum stories)
277-07-028	N/A – no building on-site	Used car sales facility parking lot	multifamily housing and mixed-use residential development	0	7	0	150 ft – can accommodate approximately11 stories (no maximum stories)
277-07-027	**Good.** Office building – built in 1963. Appears to be newly painted between 2011 and 2013.	Used car sales facility	multifamily housing and mixed-use residential development	0	7	1	150 ft – can accommodate approximately11 stories (no maximum stories)
277-07-029	**Good.** Office building – built in 1963. Appears to be newly painted between 2011 and 2013.	Used car sales facility	multifamily housing and mixed-use residential development	0	14	1	150 ft – can accommodate approximately11 stories (no maximum stories)
277-08-029	**Good**. Residence built in 1925. Appears to be kept in good condition.	Single family residence	multifamily housing and mixed-use residential development	1	7	1	150 ft – can accommodate approximately11 stories (no maximum stories)
277-08-030	**Good**. Structure built in 1952. Appears to be rehabilitated in 2022.	Tattoo parlor, clothing store, insurance agent	multifamily housing and mixed-use residential development	0	7	1	150 ft – can accommodate approximately11 stories (no maximum stories)

277-08-031	**Neglected.** Structure built in 1952. No apparent recent rehabilitation.	Strip mall containing a storefront church, sound & lighting retail shop, and separate modular office building.	multifamily housing and mixed-use residential development	0	14	1	150 ft – can accommodate approximately 11 stories (no maximum stories)

NEARBY REDEVELOPED SITES

APN	CONDITION PRIOR TO REDEVELOPMENT	PRIOR USE	NEW USE	PRIOR UNITS	NEW UNITS	PRIOR STORIES	NEW STORIES
277-18-019 & -020	**Neglected**. Restaurant built in 1962. Appears to have been rehabilitated in 2016. Residences built in 1925. Appear to have been kept in good condition until 2019 when the restaurant became vacant.	Restaurant and single-family residences.	Mixed use residential development (two separate buildings) – Land Use Entitlement approved December 2021	8	202	1	7 and 5
277-20-066	**Neglected**. Residences built in 1916 without apparent recent rehabilitation.	Three single-family residences.	Multifamily housing – Land Use Entitlement approved February 2019	3	82	2	6
274-14-152	**Good**. Commercial buildings constructed in 1958. Appears to have been kept in good condition.	Three medical office buildings.	Mixed use residential development - Land Use Entitlement approved January 2020	0	241	1	7

Existing conditions of the buildings on the County's selected housing element sites and the conditions of buildings that were redeveloped in the neighboring Parkmoor/Burbank area are classified as either "good" or "neglected." Buildings with a

condition status of “good” were renovated in the past 15 years, and were kept in good condition through visible roof, paint and overall exterior up-keep as verified by historic aerial and street-view images as shown in Figures 2.14through 2.18 “Neglected” buildings had minimal exterior up-keep and appeared to be dilapidated with no recent work on the roof, paint and the overall exterior façade. A building could have been renovated in the last 15 years but was still categorized as neglected if there was no apparent exterior up-keep. Examples of neglected structures are shown in Figures 2.19 through 2.22.

Buildings in good condition - Parkmoor/Burbank

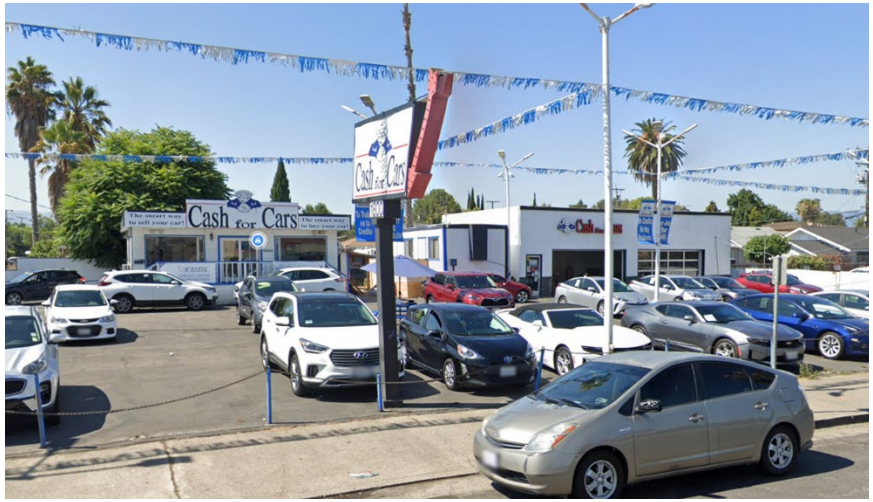


Figure 2.14 – APN: 277-12-029, County housing opportunity site (2024)

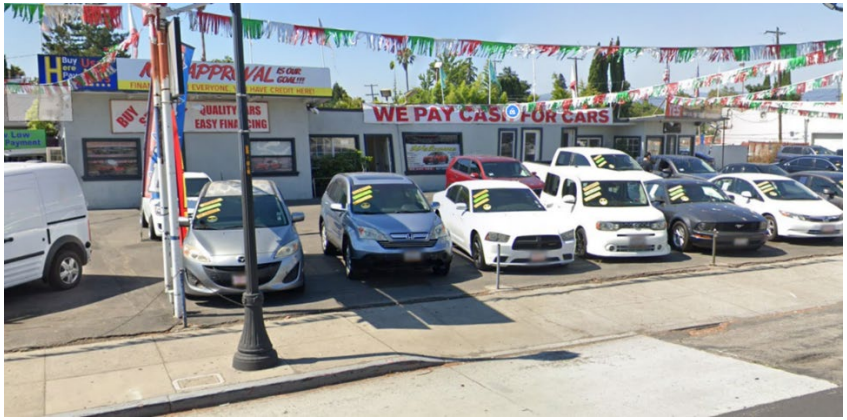


Figure 2.15 – APNs: 277-07-027 and 277-07-029, County housing opportunity site (2024)

Figure 2.16 – APN: 277-08-029, County housing opportunity site (2024)

Figure 2.17– APN: 277-08-030, County housing opportunity site (2024)

Figure 2.18 –APN: 274-14-152, nearby redeveloped site (2024)

Buildings in neglected condition Parkmoor/Burbank

Figure 2.19 – APN: 277-06-025, County housing opportunity site (2022)

Figure 2.20 - APN: 277-08-031, County housing opportunity site (2024)

Figure 2.21 – APNs: 277-18-019 & -020, nearby redeveloped site (2024)

Figure 2.22 – APN: 277-20-066, nearby redeveloped site (2019)

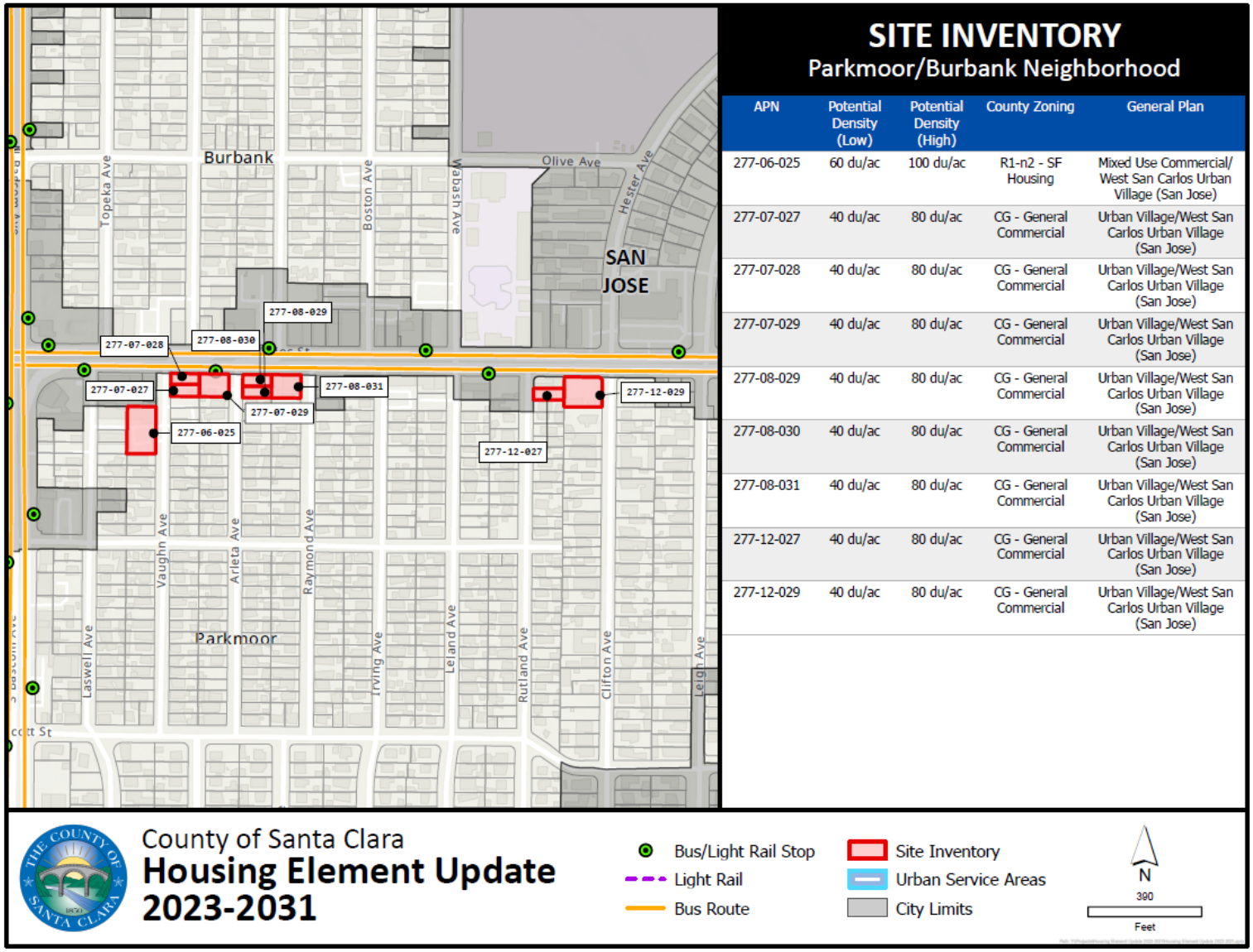


Figure 2.23: Housing Sites in Parkmoor / Burbank *(Larger format available in Appendix A)*

Hostetter Station

The Hostetter Station site consists of two parcels adjacent to the Hostetter Light Rail Station in North San José. These sites are ideal for multi-family housing development because they are within a State-identified high opportunity area and adjacent to the light rail station.

These sites have been selected due to their proximity to existing infrastructure (such as water, sewer, and dry utilities) and general suitability for development. There is no known contamination on these sites, nor are they located within an airport influence area which could provide negative impacts to residents. The sites do not possess an unusual configuration and are not subject to any easements or contracts (such as a Williamson Act contract) which would limit the ability to develop on these sites. The land is identified by the California Department of Conservation as partially consisting of "unique farmland" but has no recent history of agricultural use.

The California Natural Diversity Database identifies a number of species in the area. The robust spineflower (California Endangered), California tiger salamander (California Threatened), and Crotch Bumble Bee and western bumble bee (California Candidate Endangered) have been identified within the area either over a century ago or in an unspecified area of San José, but urban development and fragmentation of land over the last century make these sites less suitable as habitat for these species.

Existing Uses, Trends, and Regulatory Framework

The larger 13-acre site is largely vacant with an existing single-family residence and privately owned. The smaller 2.3-acre site is a VTA Park & Ride facility. The County has connected with VTA and representatives of the privately-owned property and both are amenable to the development of housing on these sites. VTA representatives were supportive of up to 100 percent affordable housing. As such, there is potential for these sites to be redeveloped throughout the housing element cycle.

Under the San José General Plan, the sites are designated *Neighborhood/Community Commercial* and are also identified as an *Unplanned Urban Village* area. The allowable density under the City's General Plan can go up to 150 dwelling units per acre within an Urban Village area, with additional density bonuses provided to 100% affordable projects. These two sites were included in the City's fourth cycle planning period sites inventory and had a projected density at that time of 45 dwelling units per acre, with a total capacity of 630 units.

The County is anticipating that a housing project on these sites would be developed at a minimum of 80 units per acre, given its location near a transit station and the prevailing densities for more recent housing projects in San José that are near transit stations. The County will work with VTA, the City, and the project proponent to support affordable housing on this site to the maximum extent feasible.

The County will follow the timeline outlined below to complete the housing development within the sixth cycle planning period (entering a MOU with VTA to prioritize development of this site, community engagement, developer selection, entitlement and financing, and construction). As one of these sites is controlled by another governmental entity, there may be additional steps to development. In order to fully realize the project as forecast, continued coordination and partnership will be needed with VTA and the current owners of APN 245-01-003. The County is not aware of any additional barriers.

County-Led Development Process

The County is intending to leverage two sixth cycle Housing Element programs that are designed to accelerate the production of

affordable and supportive housing by utilizing publicly owned land. First, the County will implement Program 1.08 (Joint Development Memorandum of Understanding (MOU) to negotiate a partnership with VTA to incorporate this property as a priority housing development site. Currently the County is working with the VTA on four similar partnership projects that once completed will add 508 Affordable Units in partnership with the Office of Supportive Housing (OSH). The properties are in a State-identified high opportunity area and at least 25% of the units will be set aside for special needs populations.

Upon completion of the negotiations with VTA, the site could be deemed as a County-led Housing Development site under Program 1.07 and OSH would serve as the project lead coordinating with the VTA Transit Oriented Development (TOD)team. All County-Led Housing Development sites follow a similar workflow process, and it usually takes five years to develop a property into housing. However, in this case, because the site is controlled by another governmental entity, there are additional steps that could result in additional barriers that are unforeseen or unique to other County-led sites.

The following serves as a summary of the process working in coordination with the City of San José and VTA:

- Stakeholder Mapping and Coordination: During this stage, OSH works with the respective Supervisorial Office to develop a stakeholder list and a draft of the community engagement strategy. Concurrently, VTA staff meets with the City of San José's Housing Planner to discuss the potential land use development path for the property including whether it could qualify under a streamlining process under SB 35 or AB 2162. Estimated completion date – December 2026
- Early Community Engagement: During the second phase our focus is to host a series of listening sessions to get a better understanding and buy-in from the community. These sessions help us identify opportunities to inform the future design of the housing and determine if any of the existing parking needs to be replaced. Estimated completion date – August 2027
- Developer Selection: Information gathered during the listening sessions are incorporated into the solicitation process. Using the County's Developer Qualified Pool (DQP), a Request for Offer (RFO) is issued to select a development partner. The solicitation process includes a panel interview, scoring, and coordination with the City of San José. VTA include OSH staff to serve on the panel. Once a developer is selected, the VTA TOD team takes the lead in negotiating with the selected developer and approval is considered by the VTA Board. Estimated completion date – January 2028
- Entitlement and Financing: Upon approval by the VTA Board, the selected developer is introduced to the community and the formal community engagement process beings. The developer will spend the next 6 months working with the community to design a project and secure the necessary entitlements. During this time OSH meets monthly with the VTA team to stay apprised of any issues to ensure progress continues. Estimated completion date – July 2029
- Construction and Operation: Once all financing is secured, it is anticipated that the construction finance closing and completion of the project would take approximately 24 – 30 months. Estimated completion date – August 2031

Pursuant to Program 1.08, mentioned above, the County plans to enter into negotiations with VTA to initiate County-led housing development on the property and anticipates an affordability level noted in Table 2.13. Due to the partially public ownership and the County prioritizing this site for housing development, it is

appropriate to accommodate the lower-income RHNA despite its size over 10 acres.

In support of development on this site, VTA's Transit-Oriented Development team and the City of San José recently nominated it for MTC's Priority Sites pilot program, which provides pre-development funding and technical assistance for projects providing affordable housing in either a Play Bay Area 2050 Growth Geography or a Transit Priority Area. The Priority Sites selected by MTC will also be included in Plan Bay Area 2050+, which can provide additional funding.

Table 2.13: Hostetter Station

APN	SIZE (ACRES)	EXISTING USE	POTENTIAL UNITS		UNITS BY INCOME CATEGORY		
			REALISTIC CAPACITY	MAXIMUM CAPACITY	LOWER INCOME	MODERATE	ABOVE MODERATE
245-01-003	13	Single family residence	1040	1300	435	170	436
245-01-004	2.3	Parking Lot	186	232	77	30	78
Total	**15.3**		**1,226**		**512**	**200**	**514**

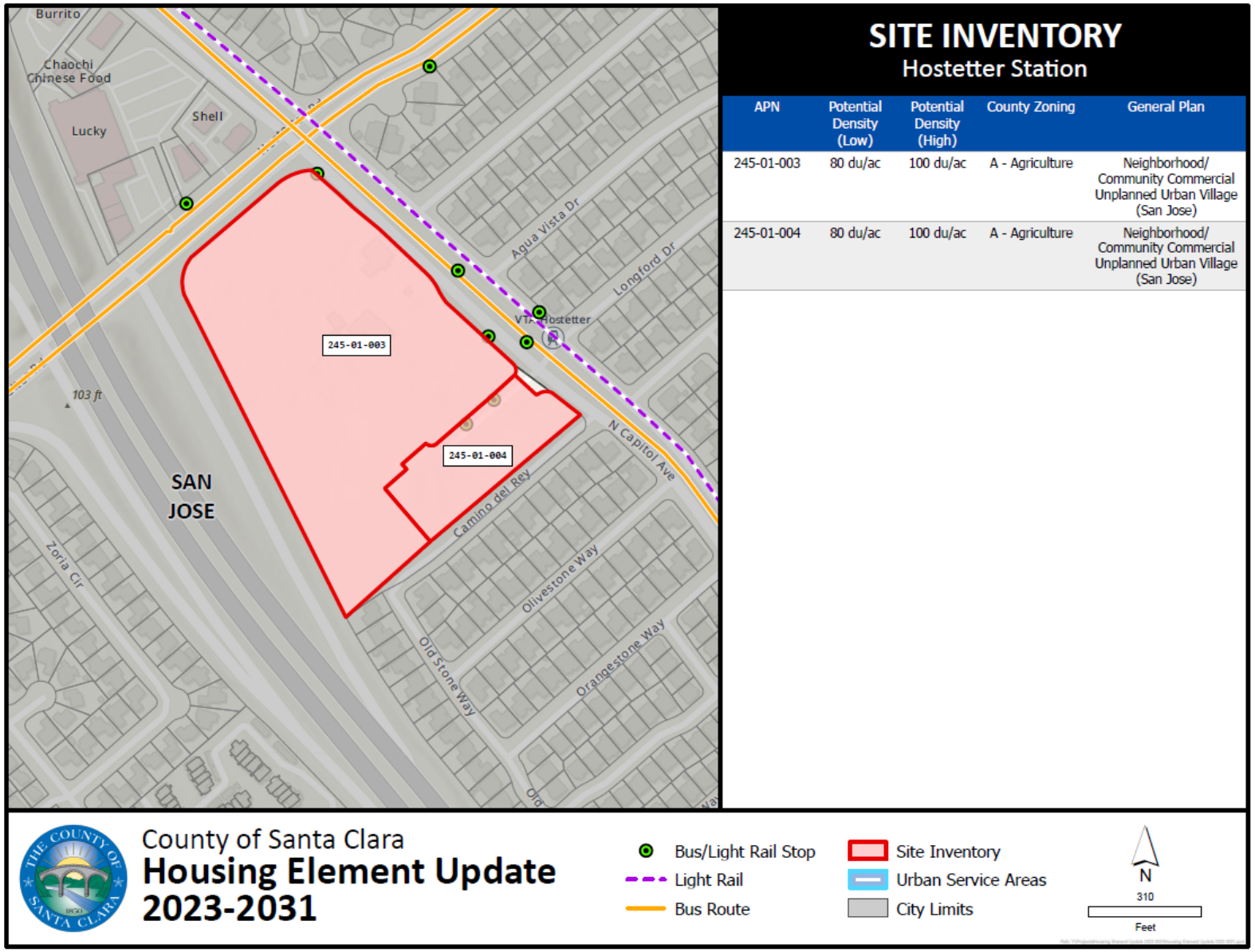


Figure 2.24: Housing Site at Hostetter Station *(Larger format available in Appendix A)*

Alum Rock / East Foothills Neighborhoods

Alum Rock and East Foothills are established residential neighborhoods with few remaining vacant parcels.

These sites have been selected due to their proximity to existing infrastructure (including water, sewer, and dry utilities) and general suitability for development. There is no known contamination on these sites, nor are they located within an airport influence area which could provide negative impacts to residents. The sites do not possess an unusual configuration and are not subject to any easements or contracts (such as a Williamson Act contract) which would limit the ability to develop on these sites. The land is identified by the California Department of Conservation as urban and built-up land and is not suitable for farming.

The California Natural Diversity Database identifies a number of species in the area. The robust spineflower (California Endangered), California tiger salamander (California Threatened), and Crotch Bumble Bee and western bumble bee (California Candidate Endangered) have been identified within the area either over a century ago or in an unspecified area of San José, but urban development and fragmentation of land over the last century makes these sites less suitable as habitat for these species.

Existing Uses, Trends, and Regulatory Framework

The Alum Rock / East Foothills neighborhood sites that are considered non-vacant are currently underutilized and developed with parking lots, a shopping center, and a single-family residence.

These sites are underutilized because they are inconsistent with the recent redevelopment of nearby parcels and long-range plans for the neighborhood.

There is an ongoing trend of redevelopment in the neighborhood that demonstrates the unrealized potential for multi-family and mixed-use residential development to occur within the planning period on the Alum Rock / East Foothills sites.

Several recent projects approved by the City of San José illustrate the redevelopment trend of the neighborhood:

- One site, located 1.5 miles northwest of the Alum Rock / East Foothills sites, is under review by the City for the demolition of a single-family residence and the development of a 7-story, 350-unit apartment building and a 3-story, 32-unit townhome building (City of San José Project No. H21-015).
- Approximately 1.75 miles west of the Alum Rock / East Foothills sites, a development was approved by the City that included the demolition of an existing shopping center (uses included a salon, cell phone store, shoe store, and spa) and surface parking lot to make way for a new 87-unit residential building with 3,000 sf of commercial space (City of San José Project No. CP18-044).
- Approximately 2 miles west of the Alum Rock / East Foothills sites a development was approved by the City for the construction of a five-story building with 3,000 sf of commercial space and 185 affordable units (City of San José Project No. CP20-015). This project included the demolition of a pet store, plastering contractor, and salvage/recycling operator.
- Approximately 2.5 miles west of the Alum Rock/East Foothills sites, a development was approved by the City for the demolition of existing commercial and residential buildings to construct a 6-story mixed-use building with 123 residential units and ground floor retail (City of San José Project No. PDC18-021&PD18-016). The existing uses to be demolished consisted of a wheel and tire store, a panderia, and multi-family apartments.

The redevelopment projects on the nearby City of San José sites demonstrate that uses in the area, such as single-family residences

and shopping centers, are suited for multi-family and mixed-use residential development. The sites selected in the Alum Rock/ East Foothills neighborhood contain uses similar to those that were redeveloped in the City of San José (refer to Table 2.14 & Table 2.15) and are therefore expected to be redeveloped during the planning period.

Table 2.15 compares existing conditions, existing uses versus possible uses, existing versus allowable residential units, and existing versus possible stories between the selected sites in the Alum Rock/East Foothill area and the aforementioned City redevelopment projects. Both the selected sites and the nearby redeveloped sites have/had existing structures that were constructed in the 1960's or earlier with their buildings in generally good condition and have/had a building height of no more than 1 story. The nearby City's redeveloped sites have a maximum height of up to 7 stories, while the Alum Rock/East Foothill sites can go up to 10 stories, pursuant to County zoning regulations in this area. The nearby redeveloped sites include a range of residential units from 87 to 382, while the Alum Rock/East Foothill sites have the possibility of developing residential units anywhere from 7 units to 45 units under County regulations.

As the nearby redeveloped sites had structures of similar age, condition, and use as the Alum Rock/East Foothill sites, and have realized new approvals and new construction of multi-family and mixed-use residential units thereby establishing an indisputable trend, existing uses on the Alum Rock/East Foothill sites do not act as a barrier to housing development. Additionally, the Alum Rock/East Foothill sites can accommodate 10 stories while the nearby developed sites show there's a demand for at most 7 stories. Therefore, the rezoning in this area further encourages the redevelopment of these sites to multi-family/mixed use residential development as is supported by the trends of redevelopment.

This trend and scale of redevelopment aligns with the City of San José's long-range plans for the neighborhood, which anticipates the annexation and redevelopment of these sites. Two of the five parcels identified in this area are in an Unplanned Urban Village under San José's General Plan and were recently redesignated by the City to accommodate multi-family housing with a density range between 40 to 80 units. The other three sites are within existing neighborhoods and their capacity reflects the density allowed under the current San José General Plan *Residential Neighborhood* designation.

The County's realistic capacity and rezoning of these sites aligns with the City's long-range vision and incentivizes their redevelopment within the planning period.

Therefore, the existing uses and improvements on the identified Alum Rock / East Foothills sites do not act as a barrier to near-term housing development. However, should an unforeseen barrier arise, the Mid-Cycle Review (Program 2.26) will further assess the sites inventory and implement a revised plan to meet the County's RHNA obligations.

The Alum Rock / East Foothills sites have been rezoned under the Housing Opportunity Sites combining district, which does not impose a limit on residential density and requires a minimum number of housing units to be developed, specified for each parcel. The potential for new housing is limited only by height and setbacks, which are aligned with the City's requirements for the surrounding area. An applicant may request a modification to such requirements through a variance or development agreement to achieve a multi-family housing development. This rezoning requires any development to have a residential component; entirely non-residential development is not allowed on such sites.

These sites may also be annexed by the City of San José, pursuant to State law. Should annexation occur, any future development would move forward within the City's jurisdiction and the County would seek a commensurate transfer of RHNA units, as described in Program 4.03.

Table 2.14: Alum Rock / East Foothills Neighborhoods

APN	SIZE (ACRES)	EXISTING USE	POTENTIAL UNITS		UNITS BY INCOME CATEGORY		
			REALISTIC CAPACITY	MAXIMUM CAPACITY	LOWER INCOME	MODERATE	ABOVE MODERATE
612-21-004	0.82	Undeveloped lot	4	7	0	1	3
599-39-047	0.56	Single family residence	22	45	0	4	18
599-01-064	0.74	Shopping center	15	22	0	2	13
601-25-119	1.9	Religious facility parking lot	10	15	0	2	8
601-07-066	1.49	Single family residence	7	12	0	1	6
Total	**5.51**		**58**	**101**	**0**	**10**	**48**

***Note**: Alum Rock / East Foothills sites are not required or expected to accommodate lower-income units and their development is not necessary to meet the County's RHNA obligations, however, they are included in the Sites Inventory for the housing opportunity they present and have been rezoned accordingly.*

Table 2.15 Alum Rock/East Foothill vs Nearby Redeveloped Sites

County Housing Opportunity Sites							
APN	EXISTING CONDITION	EXISTING USE	ALLOWABLE USES	EXISTING UNITS	MAXIMUM ALLOWABLE UNITS	EXISTING STORIES	POSSIBLE STORIES
612-21-004	N/A – no building on-site	Vacant	multifamily housing and mixed-use residential development.	0	7	0	135 ft – can accommodate approximately 10 stories (no maximum stories).

599-39-047	**Neglected.** Residence built in 1920. Does not appear to have been kept in good condition.	Single family residence	multifamily housing and mixed-use residential development.	1	45	1	135 ft – can accommodate approximately 10 stories (no maximum stories).
599-01-064	**Good.** Built in 1964. Commercial building appears to have been kept in good condition.	Shopping center	multifamily housing and mixed-use residential development.	0	22	1	135 ft – can accommodate approximately 10 stories (no maximum stories).
601-25-119	N/A – no building on-site	Religious facility parking lot	multifamily housing and mixed-use residential development.	0	15	0	135 ft – can accommodate approximately 10 stories (no maximum stories).
601-07-066	**Good.** Built in 1937. Residence appears to have been kept in good condition.	Single family residence	multifamily housing and mixed-use residential development.	1	12	1	135 ft – can accommodate approximately 10 stories (no maximum stories).

Nearby Redeveloped Sites

APN	CONDITION PRIOR TO REDEVELOPMENT	PRIOR USE	NEW USE	PRIOR UNITS	NEW UNITS	PRIOR STORIES	NEW STORIES
254-29- 028	**Good**. Built in approximately 1970's. Residence appears to have been kept in good condition.	Single family residence	multifamily housing (two buildings) – Land Use Entitlement application currently under review	1	350 apartments and 32 town homes	1	7 story apartment complex. 3 story town home building.
484-41-168	**Good**. Built in early 1960's. Appears to have been renovated in 2011.	Shopping center	mixed-use residential development – Land Use Entitlement	0	87	1	7

			approved October 2020				
481-19-003	**Neglected**. Structure built prior to 1948. Appears to have been renovated in 2011.	Pet store, plastering contractor, and recycling center.	mixed-use residential development- Land Use Entitlement approved April 2021	0	185	1	5
481-12-070, 069, & 109	**Neglected**. Structures built in 1949, 1954, and earlier. Appears to have been renovated in 2016. Does not appear to have been kept in good condition.	Wheel and tire store, panderia, and multi-family apartments.	mixed-use residential development – Land Use Entitlement approved December 2020	7	123	1	6

Existing conditions of the buildings on the County's selected housing element sites and the conditions of buildings that were redeveloped in the neighboring Alum Rock/ East Foothills area are classified as either "good" or "neglected." Buildings with a condition status of "good" were renovated in the past 15 years, and were kept in good condition through visible roof, paint and overall exterior up-keep as verified by historic aerial and street-view images as shown in Figures 2.25 through 2.28. "Neglected" buildings had minimal exterior up-keep and appeared to be dilapidated with no recent work on the roof, paint and the overall exterior façade. A building could have been renovated in the last 15 years but was still categorized as neglected if there was no apparent exterior up-keep. Examples of neglected structures are shown in Figures 2.29 through 2.31.

Buildings in good condition Alum Rock/East Foothills

Figure 2.25 – APN: 599-01-064, County housing opportunity site (2024)

Figure 2.26 – APN: 601-07-066, County housing opportunity site (2023)

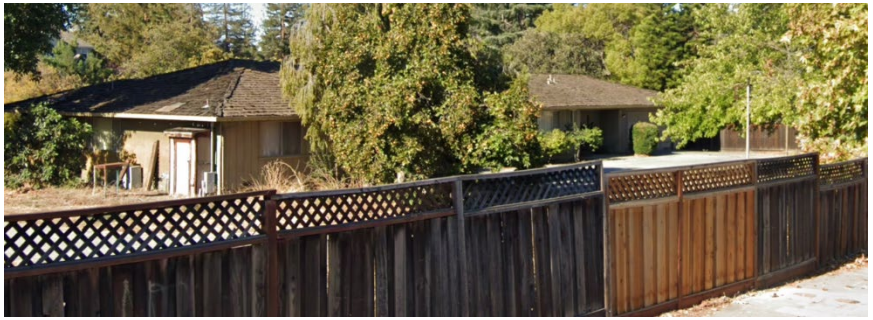


Figure 2.27– APN: 254-29- 028, nearby redeveloped site (2022)

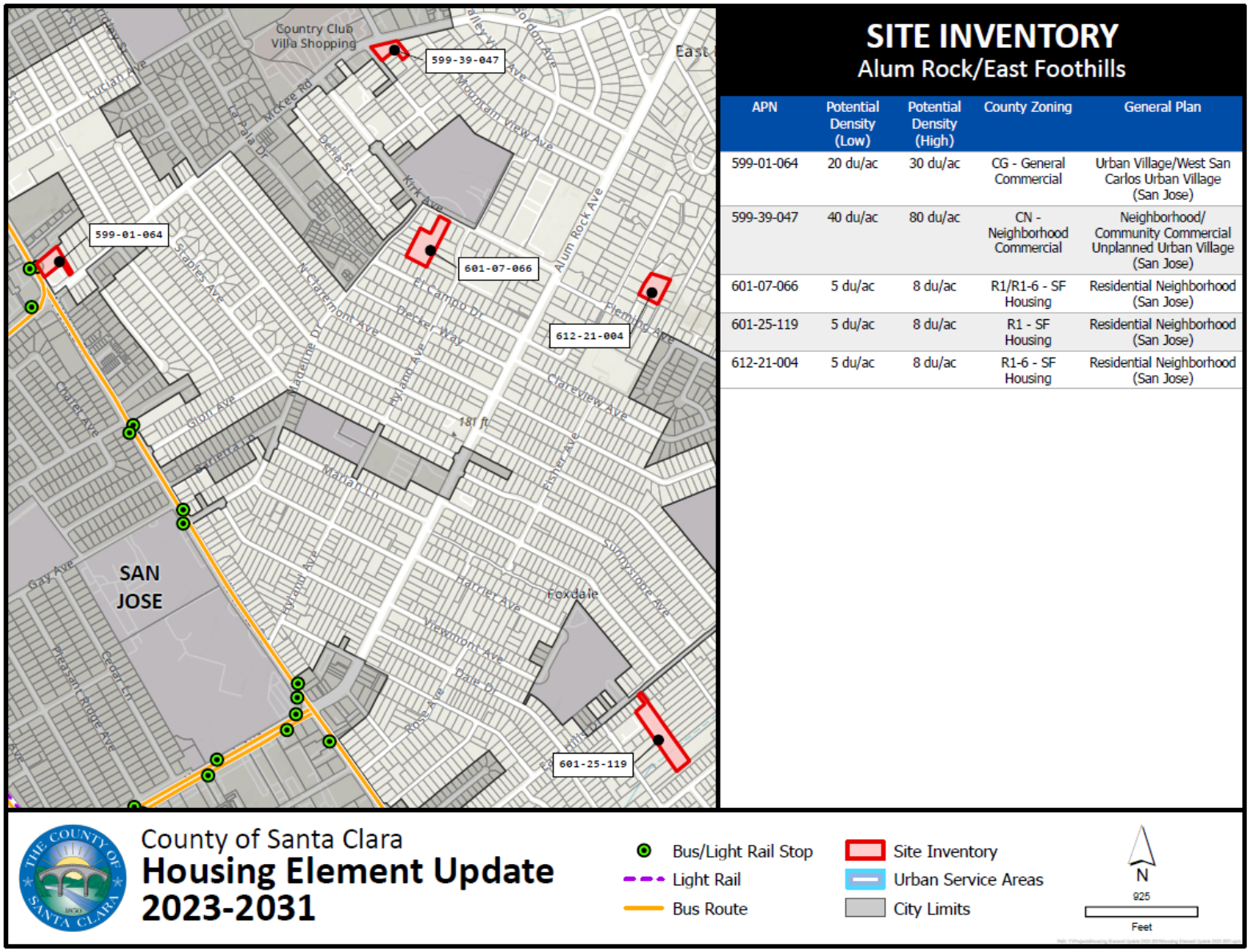
Figure 2.28 – APN: 484-41-168, nearby redeveloped site (2020)

Buildings in neglected condition, Alum Rock/East Foothills

Figure 2.29 – APN: 599-39-047, County housing opportunity site (2022)

Figure2.30– APN: 481-19-003, nearby redeveloped site (2017)

Figure 2.31– APN: 481-12-070, 069, & 109, nearby redeveloped site (2022)



SITE INVENTORY
Alum Rock/East Foothills

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
599-01-064	20 du/ac	30 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
599-39-047	40 du/ac	80 du/ac	CN - Neighborhood Commercial	Neighborhood/ Community Commercial Unplanned Urban Village (San Jose)
601-07-066	5 du/ac	8 du/ac	R1/R1-6 - SF Housing	Residential Neighborhood (San Jose)
601-25-119	5 du/ac	8 du/ac	R1 - SF Housing	Residential Neighborhood (San Jose)
612-21-004	5 du/ac	8 du/ac	R1-6 - SF Housing	Residential Neighborhood (San Jose)

Figure 2.32. Housing Sites at Alum Rock / East Foothills *(Larger format available in Appendix A)*

Cambrian Park Site

The single site within the Cambrian Park neighborhood is within a State-identified high opportunity area and has been selected due to its proximity to existing infrastructure (including water, sewer, and dry utilities) and general suitability for development. There is no known contamination on these sites, nor are they located within an airport influence area which could provide negative impacts to residents. The sites do not possess an unusual configuration and are not subject to any easements or contracts (such as a Williamson Act contract) which would limit the ability to develop on these sites. The land is identified by the California Department of Conservation as urban and built-up land and is not suitable for farming. The California Natural Diversity Database does not identify any species in the area.

Existing Uses, Trends, and Regulatory Framework

This site is currently developed with a liquor store and cell phone repair shop. Although this site contains an existing use, there is a history of annexation and development in the nearby areas of San José that demonstrates the potential for redevelopment on the Cambrian Park neighborhood site. Specifically, two parcels located a quarter mile to the west of the subject site received approval in August of 2022 from the City of San José to annex the parcels into the City and demolish the existing strip mall into a planned development with residential, commercial, and open space uses (City of San Josée Project No. PDC17-040).

Due to the trends of neighboring sites being developed with multi-family housing despite having an existing use present, the County finds that the existing uses on the Cambrian Park site do not act as a barrier to future housing development. However, should an unforeseen barrier arise, the Mid-Cycle Review (Program 2.26) will further assess the sites inventory and implement a revised plan to meet the County's RHNA obligations.

The Cambrian Park site has been rezoned under the Housing Opportunity Sites combining district, which does not impose a limit on residential density and requires a minimum number of housing units to be developed, specified for each parcel. The potential for new housing is limited only by height and setbacks, which are aligned with the City's requirements for the surrounding area. An applicant may request a modification to such requirements through a variance or development agreement to achieve a multi-family housing development. This rezoning requires any development to have a residential component; entirely non-residential development is not allowed on such sites.

These sites may also be annexed by the City of San José, pursuant to State law. Should annexation occur, any future development would move forward within the City's jurisdiction and the County would seek a commensurate transfer of RHNA units, as described in Program 4.03.

Table 2.16: Cambrian Park Neighborhood

APN	SIZE (ACRES)	EXISTING USE	POTENTIAL UNITS		UNITS BY INCOME CATEGORY		
			Realistic Capacity	Maximum Capacity	Lower Income	Moderate	Above Moderate
419-12-044	0.78	Liquor store and cell phone repair shop	8	16	0	1	7

Note: *Cambrian Park sites are not required or expected to accommodate lower-income units and their development is not necessary to meet the County's RHNA obligations, however, they are included in the Sites Inventory for the housing opportunity they present and have been rezoned accordingly.*

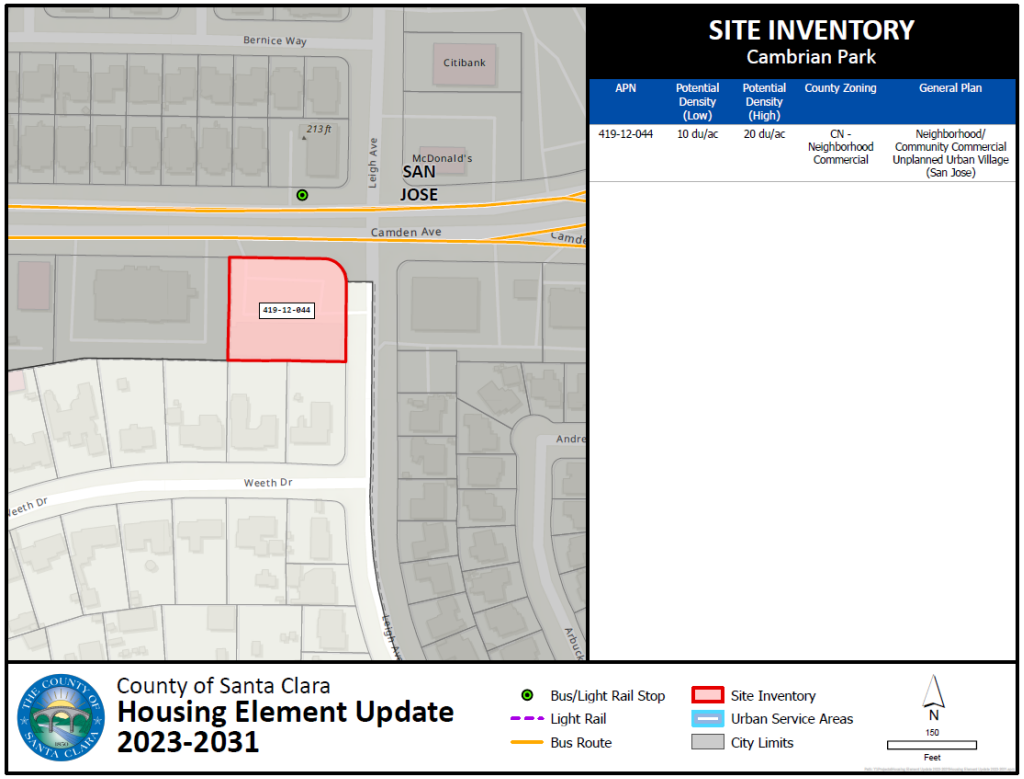


Figure 2.33. Housing Site in Cambrian Park Neighborhood *(Larger format available in Appendix A)*

Pleasant Hills Site

The 114-acre site of the decommissioned Pleasant Hills golf course promises to be one of the most significant sites for residential development within the unincorporated county during the 2023-2031 planning period.

The site is not within a State-identified high opportunity area; however, it is in the vicinity (within 1.5 miles) of San José's largest area of "Highest Resources" according to HCD's Opportunity Map. The site is less than one mile from a major transit stop, placing it just outside of, but very close to, a Transit Priority Area. Moreover, development of the site, and the nearby Reid-Hillview Airport (proposed to be closed in 2031 and with the potential for high-density residential redevelopment), is likely to result in major increases to transit service in the immediate vicinity.

The Pleasant Hills site has been selected in part due to its proximity to existing infrastructure and general suitability for development. There is no known contamination on this site. The site is located near the Reid-Hillview Airport, outside of the airport safety zone and therefore suitable for residential development. The parcels are located between the MSL 283 and 433 lines, which limit the maximum height allowed (in feet) above sea level for new development. These height limits do not present a realistic constraint to the type of housing likely to be developed on this site. The site does not possess an unusual configuration and is not subject to any easements or contracts (such as a Williamson Act contract) that would limit the ability to develop. The land is identified by the California Department of Conservation as consisting of "grazing land," but has no recent history of agricultural use.

The California Natural Diversity Database identifies a number of species in the area. The robust spineflower (California Endangered), California tiger salamander (California Threatened), and Crotch Bumble Bee and western bumble bee (California Candidate Endangered) have been identified within the area either over a century ago or in an unspecified area of San José, but urban development and fragmentation of land over the last century makes these sites less suitable as habitat for these species.

Existing Uses, Trends, and Regulatory Framework

There is no existing use on the Pleasant Hills site; it is a decommissioned golf course with no other current use. Although the site consists of two parcels over 10 acres, there is a high likelihood of development during the sixth cycle planning period. Due to a variety of factors, there are no anticipated barriers for achieving the estimated level of housing on this site – such factors include the site's vacancy, the ability to process a housing development application through either the City or County, the City's interest in seeing the site developed, and the developer's active application with the City to construct multi-family housing at the scale represented below in Table 2.17.

This site does not currently have a land use designation for housing under the City of San José General Plan; however, a developer application has been submitted to change the General Plan designation for this property and on December 6, 2022, the San José City Council removed a policy barrier for housing and mixed-use development on the site. [15]

The County anticipates that the City will process the application to change the General Plan designation, pre-zone the property for high-

[15] On December 6, 2022, the City of San José City Council amended its Policy 5-1, "Transportation Analysis Policy." More information is available at this link.

density residential and mixed-use development, and then annex the property to process the development application under the City's jurisdiction. The removal of a policy barrier by the City and application for a General Plan change by the developer demonstrates the potential for imminent development of the site. The current development proposal with the City seeks a General Plan amendment that would allow up to 3,970 housing units (approximately 35 units per acre) on the parcel, in addition to 785,000 square feet of retail and commercial space. Alternatively, the developer could choose to submit an application to the County, prior to annexation.

The County has conservatively estimated a lower density of 25 units per acre as the realistic capacity. As of June 2024, based on discussions with the developer, incorporating feedback from the recent community outreach process, and the City's overall planning goals, development on the site is likely to be in the range of 28 to 32 units per acre. Significant parcelization is expected prior to residential development, which would likely occur in four phases, from 2027 through 2031. The first three phases would focus on residential development and deliver relatively equal portions of the residential units. A fourth phase would develop the commercial components of the project. This approach supports the adequacy and suitability of these sites to support the development of lower-income units.

Should the proposed development on this site come to fruition under the County's land use authority, the project will be required to include a minimum number of very low-income and low-income housing units but does not impose an overall limit on residential density, pursuant to the recently adopted Housing Opportunity Sites combining district (Program 2.02) (County Zoning Ordinance Chapter 3.75.020). The potential for new housing is limited only by height and setbacks, which are aligned with the City's requirements for the surrounding area. The adopted programmatic EIR analyzed up to 35 dwelling units per acre on this site, for a total of approximately 4,000 units. In other words, the rezoning enables a developer to size and configure a project to meet market demands and trends to achieve the projected realistic capacity, inclusive of the required affordable units.

An applicant may request a modification to such requirements through a variance or development agreement to achieve a multi-family housing development. This rezoning requires any development to have a residential component; entirely non-residential development is not allowed on such sites.

The developer's proposal identifies the inclusion of affordable housing but does not yet specify a level or amount. The County's Inclusionary Housing Ordinance (County Zoning Ordinance Chapter 4.20.130) requires 16% of total dwelling units be made affordable to lower-income households.[16] Due to the significant and singular potential of this site, the County will work with the applicant and the City, as applicable, to support a high proportion of the units as affordable to lower-income households.

[16] Upon annexation of the Pleasant Hills into the City of San José, the affordability requirement could be 1% lower (15%), pursuant to the City of San José's Inclusionary Housing Ordinance.

Should the developer choose to submit an application to the County, prior to annexation, the County will continue to coordinate with the City regarding the development of these parcels, including infrastructure to provide the necessary urban services and future annexation, as appropriate. See Program 4.03 for additional information on the process of transferring RHNA units in the case of an unincorporated site being annexed.

Table 2.17: Pleasant Hills Site

APN	SIZE (ACRES)	EXISTING USE	POTENTIAL UNITS		UNITS BY INCOME CATEGORY		
			REALISTIC CAPACITY	MAXIMUM CAPACITY	LOWER INCOME	MODERATE	ABOVE MODERATE
649-23-001	70.5	Decommissioned golf course	1,762	2,468	211	70	1481
649-24-013	43.5	Decommissioned golf course	1,088	1,523	131	44	913
Total	**114**		**2850**	**3991**	**342**	**114**	**2394**

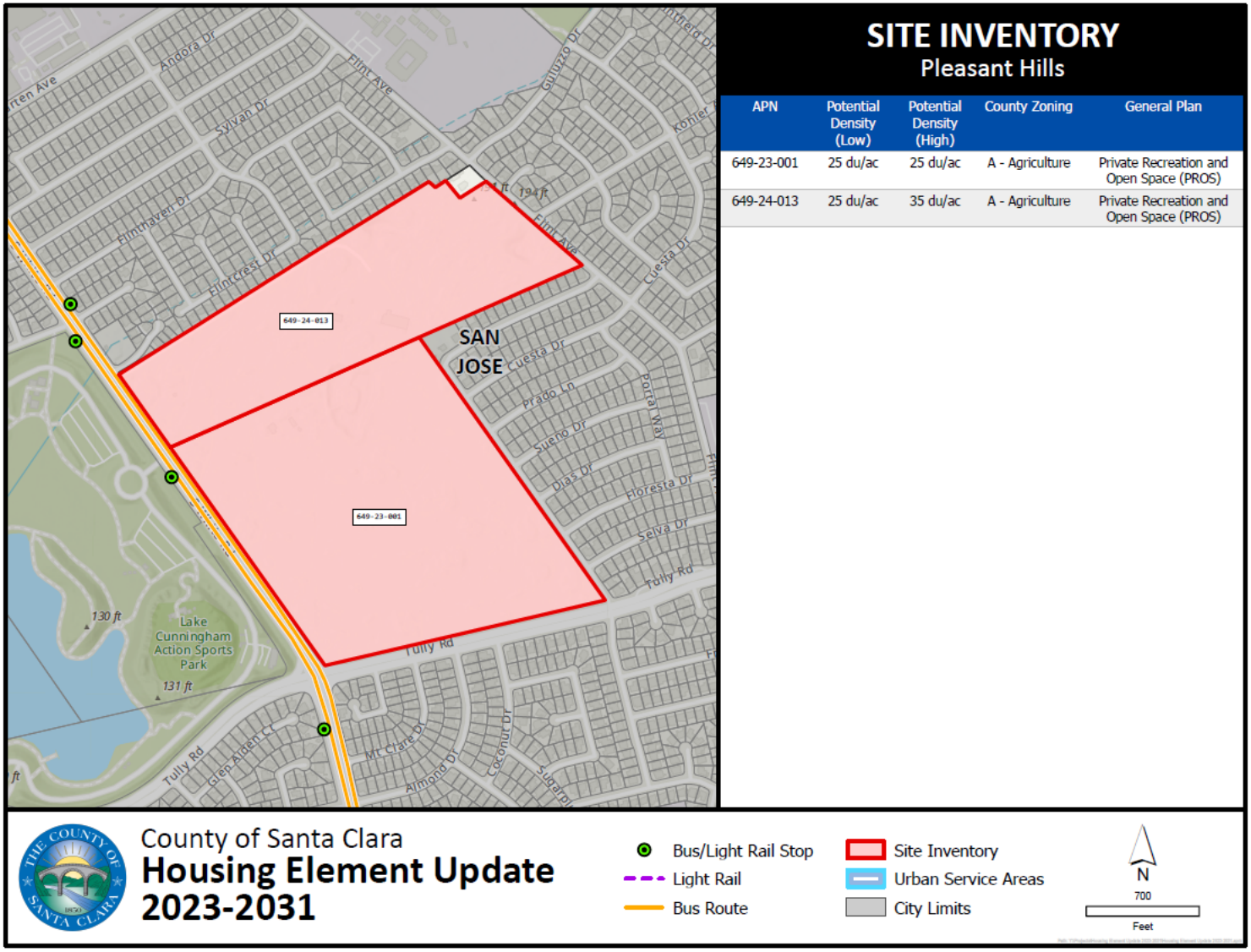


Figure 2.34. Pleasant Hills Site *(Larger format available in Appendix A)*

Projected ADU Development

As explained in section 3.02c, after recent Zoning Ordinance changes the County has seen an increase in ADU permit applications and issuance. Therefore, the County is conservatively anticipating 46 ADU permits per year over the 2023-2031 period, which is reflective of the average annual rate from 2018 through 2022. This rate would yield a total of 368 dwelling units over the eight-year planning period.

The County does not plan to require any deed-restricted affordable housing requirements for ADUs; however, it does anticipate that approximately a quarter of these units would likely be moderate-income units based upon prevailing rents across different parts of the County.

Probable Housing Development

The purpose of this section is to identify the probable development expected to occur over the planning period of the 2023 Update, which ends in 2031. The analysis here is distinct from the previous capacity analysis, which indicates the feasible potential for housing development without focusing on what is most likely to occur.

There are many reasons to believe that the sites identified in this Housing Element—particularly the largest sites—will successfully be developed during the planning period. First, the County has been working with Stanford University on its near-term plans to provide on-campus housing for students, faculty, staff, and other workers. The University has confirmed its desire to build on the three sites identified in this Housing Element and anticipates realizing the density and number of units identified in the above capacity analysis.

Second, the County has spoken with owner representatives for the sites near Hostetter Station, who confirmed the desire to develop high-density housing on the site and that it would likely be available for such development within the next eight years.

And third, the owners of the Pleasant Hills site are seeking to sell the property to a developer. As described under the capacity analysis above, a development proposal has been submitted and the City of San José has affirmatively taken steps toward making the site developable for housing. Due to these recent developments, County and City staff believe that the development of Pleasant Hills is highly likely within the next eight years.

While the other smaller parcels identified within the City of San José USA may also develop, they are not included in the probability analysis as the County has not received any direct feedback or confirmation from the owners of these parcels.

In addition to the parcels identified in the sites inventory (Appendix A), the probable housing development analysis relies upon historical development trends to determine development potential, rather than merely counting vacant parcels. This is especially important for the rural unincorporated areas, where there are significant environmental constraints to developing on certain parcels. Based on trends in recent development activity, the County anticipates approving roughly 46 ADUs per year and 40 single-family homes per year, on average, during the sixth cycle planning period. Table 2.18 provides the probable number of units that are likely to be issued a building permit between 2023 and 2031, with the following assumptions:

- The Fruitdale sites are located on County-owned property utilized for the Santa Clara Valley Medical Center. Preliminary internal discussions have indicated that two areas of the campus are likely candidates for development of 100% affordable housing during the sixth cycle planning period.
- Stanford Campus housing, when constructed, provides housing that is generally affordable across income levels.
- Pleasant Hills Golf Course has area to supply affordable housing, with access to services and amenities, above and beyond the

City's 15% inclusionary requirements and the County's 16% inclusionary requirements. Double the inclusionary requirements for affordability is manageable and appropriate. The County could work with the City and a developer to exceed 30% of the units being affordable for moderate- and below moderate-income households.

- Hostetter Station sites include a VTA-owned parcel and a privately owned parcel. The VTA has confirmed its support of 100% affordable housing on its parcel, and the County has conservatively applied a reasonable affordable number of units on the privately owned parcel.

Housing Development Mid-Cycle Review
By December 2026, the County shall complete a review of housing permits issued and units transferred via annexation to determine if they are in line with the projections to meet the County's RHNA requirement by the end of the sixth cycle planning period. If the review indicates that the selected sites may not be developed at the capacities discussed in Sections 2.04b and 2.04c, then the County will re-evaluate the sites inventory list and explore additional ways to incentivize and remove barriers to housing production, such as streamlining permit processing, reduction of fees, removal of subjective requirements, and CEQA streamlining. The additional site selection and/or barrier removal shall be completed by December 2027 (Program 2.26).

2.04d Summary of Quantified Objectives

Based on the needs, resources, and constraints analyzed in this Housing Element, Tables 2.16 and 2.17 summarize the estimated number of units to be constructed or rehabilitated during the 2023-2031 planning period, as well as the conservation/preservation of existing affordable housing stock.

From a housing needs perspective, new housing units, rehabilitated housing units, and preservation of existing affordable units are all important for a healthy housing market which serves all income levels. While the County has many programs to help construct new and preserve existing affordable units throughout Santa Clara County, this section will focus only on units in the unincorporated areas.

Unincorporated Santa Clara County has fewer existing affordable units and a lower capacity for new units than some of the county's constituent cities. Most multi-family development since 1970 has occurred within one of the incorporated cities, or on unincorporated lands that become annexed into one of the cities. The only three multi-family developments constructed since 1970 that are still in unincorporated areas are: an 8-unit and 18-unit development owned by the Emergency Housing Consortium of Santa Clara County, constructed in 1998, and the 29-unit "Vivente I" development, constructed on County land in 1989 and managed by MidPen Housing. The remaining 632 units of multi-family housing in the unincorporated areas of the county were constructed between 1900 and 1968. While the County has no information indicating if or to what extent these 632 units may be in need of rehabilitation, it is reasonable to assume that all units could benefit from seismic retrofitting.

The overwhelming majority of units within the unincorporated area are single-family dwellings. None of these units are considered below market rate, although some have developed accessory dwelling units (ADUs) or Junior ADUs, which could be rented out at differing levels of affordability. According to assessor data, the unincorporated areas of Santa Clara County include 17,737 single-family homes and 52 duet homes. These residences range in age from the Victorian era to newly constructed. Approximately 1% of single-family residences

currently in the unincorporated area were constructed in the Victorian era (1850-1900), and 18% in the pre-World War 2 or wartime era (1901-1945). These pre-1946 homes represent the most vulnerable housing stock in the County's jurisdiction. All of Santa Clara County experienced a post-war boom, with 38% of all single-family homes in the unincorporated areas constructed between 1946 and 1960. This post-war boom prompted the County to begin requiring building permits in 1947. 24% of single-family homes were constructed from 1961 to 1980, 12% from 1981 to 2000, and 7% from 2001 to 2023.

The slowdown in development of single-family residences in the unincorporated areas of the County over the last 50 years can in part be explained by a groundbreaking set of agreements between the County and the 15 constituent cities in 1970, to focus development into the urban service areas and protect the areas outside of the urban service areas for agriculture, recreational open space, natural resource conservation, and natural hazard buffer zones. The dwindling supply of readily developed parcels after the post-war building boom also contributed to the decline in new housing starts, as well as policy interventions like Proposition 13, which had a deterring effect on the frequent sale of homes in order to purchase larger homes.

Some of the older housing stock has been significantly rehabilitated. Approximately 4% of homes at least 25 years in age have undergone a significant remodel since 1990. With the remaining vacant parcels available only at a premium price, and with significant site constraints such as slope, remodels continue to be an important tool for homeowners, including new buyers, seeking to upgrade their older homes. Between 2018 and 2023, the County issued 877 building permits to remodel existing residences, which is roughly 5% of all homes over a six-year period.

Between 2019 and 2023, the County Code Enforcement Division received complaints involving substandard housing at 139 distinct addresses. This represents less than 1% of all housing units in the unincorporated areas, although there are many reasons why this number is not fully representative. The County relies on a complaint-based code enforcement system and does not pro-actively inspect residences, whether they are owner-occupied, rental units, or vacant. An owner is unlikely to submit a complaint against themselves, and renters may be deterred from reporting issues due to either a fear of retaliation, or fear that if improvements are made the residence will no longer be affordable to them. Many of the complaints received revolve around the unpermitted conversion of structures into substandard housing or overcrowding, both of which point more towards the lack of housing availability than to the overall housing stock conditions.

County Code Enforcement Officers estimate that 55% of housing stock in unincorporated areas is in need of some kind of repair beyond purely cosmetic improvements, with approximately 10% in need of more serious repair. These numbers are likely higher in the unincorporated areas than in the cities due to the remote locations of some parcels, the existence of multiple accessory buildings that could be converted to housing, and the lack of visibility on many parcels due to terrain, vegetation, or parcel size.

While the County has programs for minor home repairs that can benefit all housing types (refer to Program 1.31, Minor Home Repair and Maintenance Program), the focus on rehabilitation and preservation of affordability in County programs will be directed primarily to multi-family units.

Programs 1.09, 1.12, 1.13, 1.14, and 1.16 help provide funds to create and preserve affordable housing. Program 1.30 will preserve the existing affordability of units constructed with financial and other

forms of support from the County. Program 2.21 will see the County review options to allow rehabilitation or replacement of such multi-family units without compromising their legal nonconforming status. In 2025, the County will develop ordinance or policy updates to help streamline such rehabilitation and replacement of older multi-family units. The County will also consider opportunities to preserve the affordability of existing units, whether required or naturally occurring. This may include partnering with community development corporations to acquire, rehabilitate, and preserve the affordability of units.

Lastly, the County will assess the housing stock and conditions of agricultural worker housing and explore related opportunities to streamline rehabilitation and replacement of such units, as appropriate (refer to Programs 2.05, 2.15, & 4.02).

Table 2.18 reflects the anticipated new units to be constructed on unincorporated lands during the 2023-2031 planning period, delineated by unit type and household income level. "New construction" refers to the number of new units that potentially could be constructed using public and/or private sources over the planning period, given the locality's land resources, constraints, and proposed programs.

Table 2.19 summarizes the quantified objectives for the 2023-2031 planning period, with the new construction totals from Table 2.18 alongside rehabilitation and conservation/preservation of existing units. The "Rehabilitation" objective refers to the number of existing units anticipated to be rehabilitated during the planning period. The "Conservation/Preservation" objective refers to the anticipated preservation of the existing affordable housing stock throughout the planning period.

Based on prior permit history and trends, in combination with new programs and incentives, the County forecasts that 5% of all single-family or duet homeowners in the unincorporated areas will seek permits to voluntarily rehabilitate their homes during the sixth cycle planning period. This amounts to approximately 890 units, 25% of which are anticipated to be affordable to moderate-income households, with the remaining 75% affordable to above moderate-income households.

Although County rehabilitation and conservation/preservation programs are not exclusive to unincorporated properties, based on past trends of program implementation, 79 low-income units and 79 very low-income units are anticipated to be rehabilitated and/or conserved/preserved in the unincorporated areas.

Approximately one third of moderate-income units to be rehabilitated are anticipated to be conserved/preserved as moderate-income. No above moderate-income units are projected for conservation/preservation because, by definition, they are not considered to be part of the existing affordable housing stock. Furthermore, the market trends are such that any existing above moderate-income housing unit is expected to remain affordable only to above moderate-income households during the planning period, and there is no threat of conversion or demolition of such units.

Table 2.18: New Construction in Unincorporated County, 2023-2031

UNIT TYPE	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL UNITS
Single Family Dwellings *(40 units/year)*	-	-	-	360	**360**
ADUs *(46 units/year)*	-	-	92	276	**368**
Fruitdale / Santa Clara Valley Medical Center	186	69	45	0	**300**
Stanford Campus	336	252	252	840	**1,680**
Pleasant Hills	228	114	114	2,394	**2,850**
Hostetter Station Site	325	187	200	514	**1,226**
Parkmoor/Burbank Neighborhood	-	-	14	62	**76**
Alum Rock/East Foothills	-	-	10	48	**58**
Cambrian Park	-	-	1	7	**8**
Total Probable 2023-2031	**1,075**	**622**	**728**	**4,141**	**6,566**

Note: *Parkmoor / Burbank, Alum Rock / East Foothills, and Cambrian Park sites are not required or expected to accommodate lower-income units and their development is not necessary to meet the County's RHNA obligations, however, they are included in the Sites Inventory for the housing opportunity they present and have been rezoned accordingly.*

Table 2.19: Quantified Objectives for Unincorporated County, 2023-2031

HOUSING PROGRAM	QUANTIFIED OBJECTIVES PER INCOME GROUP					TOTALS
	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	
New Construction		1,075	622	728	4,141	6,566
Rehabilitation		79	79	222	667	1,047
Conservation/Preservation		79	79	74	0	232

2.04e Zoning for a Variety of Housing Types

Table 2.20 sets forth how the County's zoning districts accommodate a variety of housing types described in State law.

Table 2.20: Zoning for a Variety of Housing Types

HOUSING TYPE	USE CLASSIFICATION	ZONING DISTRICTS	PERMIT REQUIREMENTS
Multi-family rental housing	Residences – Multi-family	R1S, R3, R3S, CN, CG, OA, A1	UP, ASA, UP/ASA for mixed use projects
Agricultural employee (temporary, small-scale permanent, large-scale permanent, seasonal)	Ag-Employee Housing	A, AR, HS, RR	SP, with time limits, 4.10.040 Suppl. Use Regs. C for temporary, small-scale permanent in A & RR
Group quarters up to 36 beds	Ag-Employee Housing – Long Term (Large-Scale permanent)	A, AR, HS, RR, A1 in rural areas	SP A1 with UP
Single-family/HH units up to 12 units	Ag-Employee Housing – Long Term (Large-Scale permanent)	A, AR, HS, RR, A1 in rural areas	SP A1 with UP
Emergency shelters	Emergency Shelters Small-Scale Large-Scale	Small-Scale (RR-R3-CN-CG-OA-ML-MH-A1-Rs) Large-Scale (RR-R3-CN-CG-OA-ML-MH- A1)	Small-Scale By right, or ASA in applicable urban zoning districts Large-Scale with UP
Transitional and supportive housing in structures designed for families and households of six or fewer people	Residential: Single Family, Two Family, Multi-Family	All Urban zones and All Rural zones-CN-CG-OA-A1-RS (single-family dwellings) -R1S-R3S-R2, R3- CN-CG-OA-A1 (duplexes) -R1S-R3S-R3- CN-CG-OA -A1(apartments)	By Right for structures designed as single-family dwellings, otherwise with ASA Single family in R3S with ASA CN-CG-OA- with UP Single family in RS with UP
Transitional and supportive housing in structures designed with communal dining and living facilities	Residential Communal Institutional	All Urban zones except R1S & R3S, All Rural zones, A1.	UP
Single-room occupancy	Rooming Houses, Fraternities & Sororities	R1, R1E, R2, R3, A1, R1S, R3S	UP, except ASA in R3
Mobile homes / Factory-built housing	Residences –Single Family	All zones	By right
Movable Tiny Homes	Accessory Dwelling Unit	All Urban zones All Rural zones CN-CG-OA	C

		A1-RS	
Accessory Dwelling Units (including Junior Accessory Dwelling Units)	Accessory Dwelling Units	All Urban zones All Rural zones CN-CG-OA A1-RS	By right
Urban Primary Unit	Single-Family Residential	All zones	By right

Note: *Permit Type abbreviations are C = Planning Clearance, SP = Special Permit, UP = Use Permit, ASA = Architecture and Site Approval.*

The following sections elaborate on each of the housing types specified in the first column of Table 2.20.

2.04f Multi-Family Residential Development

Multi-family residences are allowed in R1S, R3S, and R3 zones with an Architecture and Site Approval (ASA) permit. ASA is a discretionary permit required for certain applications as detailed in the County Ordinance and require review by the Zoning Administrator or other hearing body at a public hearing. The required findings for an ASA approval are detailed in the Zoning Ordinance and are listed below:

- Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;
- Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;
- Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;
- No significant, unmitigated adverse public health, safety and environmental effects of proposed development;
- No adverse effect of the development on flood control, storm drainage, and surface water drainage;
- Adequate existing and proposed fire protection improvements to serve the development;
- No significant increase in noise levels;
- Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance;
- Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city's urban service area; and
- Substantial conformance with the adopted "Guidelines for Architecture and Site Approval" and any other applicable guidelines adopted by the County.

While some of these findings are necessary for health and safety, others could create uncertainty or barriers which could constrain the development of multi-family housing in desired areas. These include high parking requirements per unit, conformance to neighborhood character, and conformance to guidelines and policies which lack objective standards. To this end, the County will create a new process for review of multi-family residential development on properties

located within designated Housing Opportunity zones under a non-discretionary permit.

The non-discretionary permit will be ministerially reviewed and approved if they meet a set of objective criteria. These will include:

- Conforms with all requirements of the California Building Code as locally adopted and amended;
- Adequate traffic safety, on-site circulation, and loading areas, and compliance with County design standards for traffic improvements;
- Proposed landscaping will comply with the County's Water Efficiency standards;
- No significant, unmitigated adverse public health, safety and environmental effects of proposed development;
- Proposed development will meet County and Regional Water Quality Control Board standards for drainage;
- Adequate existing and proposed fire protection improvements to serve the development;
- Noise levels will not exceed those allowed in the County Noise Ordinance; and
- The project provides for at least the required number of inclusionary units as specified in the Zoning Ordinance.

By removing discretionary reviews, subjective criteria, parking requirements, as well as not imposing height, FAR, or lot coverage restrictions on these projects, developers will be able to apply with greater certainty that their projects would be approved.

2.04g Multi-Family Rental Housing

Multi-family rental housing is not differentiated from any other type of multi-family uses or occupancies under the Zoning Ordinance.

2.04h Agricultural Employee Housing

Agricultural employee housing use classifications of the Zoning Ordinance define three subcategories of use – *small-scale permanent, large-scale permanent*, and *seasonal.* Seasonal housing can be in the form of movable tiny homes, which are on the property temporarily. Small-scale and large-scale permanent housing may be either in the form of a site-built single-family dwelling, duplex, multi-family dwelling, group quarters, mobile and/or manufactured homes. The Zoning Ordinance also allows for *Temporary Agricultural Residences* in the rural base zoning districts, which can be a recreational vehicle or movable tiny home that provides temporary housing to a person engaged in an on-site agricultural operation. The County's special zoning classifications and procedures for agricultural employee housing are in addition to applicable state statutes.

The California Employee Housing Act (Health and Safety [H&S] Code 1700 et seq.) generally requires employee housing for occupancy by six or fewer employees to be permitted by-right, without a conditional use permit, in single-family zones. Section 17021.5 requires such employee housing to be permitted by right. This requirement is satisfied by section 2.10.030 of the County's Zoning Ordinance, which specifically states that the definition of residence (which are permitted by right) includes "Employee housing that provides exclusive accommodation for six (6) or fewer employees, pursuant to California Health and Safety Code Section 17021.5."

2.04i Emergency Shelters

An emergency shelter is a place for homeless people to live temporarily. Most emergency shelters provide shelter for a specific time-period e.g., 90 days after which the individual or family is expected to vacate it. Short-term shelter is needed to meet the needs

of homeless persons lacking shelter due to a variety of reasons, including family violence, crime, fire, condemnation, or eviction.

The County's response to homelessness is led by OSH, which manages programs ranging from preventative measures, such as rental assistance and assistance to first-time home buyers, emergency, transitional, and supportive housing, and connection to training and services. OSH leverages funds from HUD as well as local funds (namely the 2016 "Measure A" Affordable Housing Bond). The County uses the Santa Clara County Community Plan to End Homelessness 2020-2025 (an extension of the Community Plan to End Homelessness in Santa Clara County 2015-2020) as its guide which amongst other things calls for the doubling of the number of shelter beds across the County.

2.04j Transitional Housing

Transitional housing is temporary, supportive housing for people. Transitional housing is generally provided for a limited period –from 2 weeks to 24 months.

2.04k Supportive Housing

Supportive Housing is an effective strategy that combines affordable housing with intensive coordination services to help previously unhoused individuals find and retain housing. The Santa Clara County Supportive Housing System includes two primary housing interventions that fall within the umbrella of Supportive Housing: permanent supportive housing and rapid rehousing.

Permanent Supportive Housing program provides permanent housing and supportive services to chronically homeless individuals and families. The target population for permanent supportive housing program are chronically homeless individuals with a disability. The program focuses on the population that has high acuity and high costs. The program provides rental subsidy, intensive case management and health care (including behavioral health) to the program participants. There is usually no time limit for the program. PSH has been seen to have a high impact on housing stability. Nationally 84% of program participants have been observed to retain housing for at least a year. Locally our housing retention system goal is 95%.

Rapid rehousing is an intervention that has been seen to be a successful model in addressing the issue of homelessness in different parts of the country. There are three core-components of rapid rehousing: 1) Housing identification; 2) move-in and rent assistance; and 3) rapid rehousing case management and services. The clients are provided shallow or declining rent subsidy, other temporary financial assistance and time-limited case management. It has been observed that rapid rehousing helps individuals and families to quickly exit homelessness, return to housing in the community, and not become homeless again in the near future.

2.04l Single-Room Occupancy

Single-room occupancy (SRO) housing is expressly defined in the Zoning Ordinance as a subset of the Rooming Houses, Fraternities, & Sororities use classification, where SROs are characterized by facilities that feature individually secured rooms and are individually rented to a one or two-person household. SROs do not typically involve on-site services. Single-room occupancies are allowed with a Use Permit in A1, R1, R1E, and R2 zones, and with architecture and site approval in R3 zones.

2.04m Mobile homes and Factory-Built Housing

Mobile homes and factory-built housing are recognized as a building form that is allowable for any manner of housing for single-family homes, ADUs, SB 9 urban primary unit, and agricultural employee

housing, and they are permitted forms of housing wherever dwelling units are permitted.

2.04n Accessory Dwelling Units

Accessory Dwelling Units are defined under the use classification "Accessory Dwelling Units" in the County's Zoning Ordinance. The use classification is based on the applicable provisions of state law and differentiates them from primary dwellings, agricultural employee housing, caretaker's residences, and all other forms of residential use. They are allowed by right in all zones where primary residential dwellings are allowed.

2.05 Opportunities for Energy Conservation

This section describes opportunities for energy conservation in the areas of Planning and Land Use, Energy Conservation Incentives, and Green Building and Energy Efficiency Standards.

2.05a Planning and Land Use

The joint urban development policies of the cities, County, and LAFCO recognize the benefits of energy conservation in promoting sound urban growth management policies. The cities are responsible for planning for and accommodating urban growth and development. The County's role has been and continues to be that of supporting the cities in such efforts by not acting as a promoter of urban sprawl and by restricting land use and development outside urban areas and Urban Service Areas (USAs) to rural, open space, and agricultural uses. These policies have been in effect since the early 1970s and they continue to serve the County and larger region well by using energy efficiently and minimizing carbon emissions. To integrate sustainability as a core function within County operations and to coordinate and support cross-departmental efforts, the Board of Supervisors adopted the Sustainability Master Plan in January of 2021.

County policies strongly support increasing the proximity of housing to jobs by promoting infill development or "compact" urban development as urban areas redevelop. Accordingly, there has been relatively little need for urban expansion into unincorporated areas of the County to accommodate population and housing growth. These County policies both advance energy conservation and are consistent with the goals of SB 375, which are to coordinate land use, transportation, and housing policy and planning in pursuit of development patterns that emit fewer greenhouse gases than has been the pattern in the past.

County General Plan policies also promote making more efficient use of existing urban areas. As with many metropolitan areas that experienced significant growth after 1950, Santa Clara County contains underutilized lands, parking lots, and other properties within the core of existing urban areas. These areas, particularly those that can support and utilize transit, should be redeveloped for residential or mixed-use to the most appropriate and efficient densities possible.

Among the variety of programs or specific land use policies that contribute to energy conservation, the County supports and encourages the surrounding cities in the following ways:

- Transit-oriented land use and densities (e.g., San José has transit corridor and urban core minimum density policies, as opposed to maximum density limits). The Valley Transportation Authority (VTA) is currently working to utilize Senate Bill 791 by developing surplus agency-owned land into housing.
- Streetscape and similar policies of the County, cities, and the VTA, illustrate how major arteries and thoroughfares can be

retrofitted, redesigned, and planned to promote shared access for bus ways, bicycling, multi-level mixed uses, and pedestrian improvements. A successful instance of multi-jurisdictional collaboration in this regard has been the Grand Boulevard Initiative, an effort to revitalize the El Camino Real corridor.

2.05b Conservation Incentives for the Building Industry and Residents

Through the General Plan and other publications, the County promotes broader public understanding of the importance of conservation on a variety of subjects, such as natural resources, trees, land, energy, and open space. Energy saving incentives are primarily the domain of the utility companies, such as PG&E, which provides a significant rebate program for energy efficient appliances, insulation, and related activities.

The County offers incentives for energy efficiency through the Bay Area Regional Energy Network (BayREN) program to provide local energy efficiency and electrification resources for homeowners, renters, multifamily property owners, businesses, and jurisdictions in the county. Since its inception in 2013, the program has accelerated the County's transition to carbon neutrality, upgraded over 3,000 single and multifamily homes, and paid over $2.7 million in rebates to residents and property owners.

Energy conservation in the building industry has widened its focus from simply retrofitting to green construction. The County promotes energy efficiency improvements in older housing stock through the housing rehabilitation and financial assistance programs it provides to support lower income housing— but the area where the County is making greatest strides is in mandatory green building standards because it can directly affect building standards through its own codes and ordinances.

2.05c Promoting Green Building and Greater Efficiency Standards

The County began efforts to promote green building over fifteen years ago, culminating with the adoption of significant new requirements for green building in single-family residential construction in 2008. Those new standards became mandatory for new single-family residences and major renovations ("rebuilds") in 2009. Since September of 2015, the County now follows the green building requirements for multi-family residential and non-residential buildings, as set forth in the California Green Building Standards Code (CalGreen) standards.

In addition to its Building Ordinance requirements, the County promotes green building information through handouts, displays, and its websites. The County's green building requirements include:

- Standards for use of passive solar heating, extended overhangs where consistent with building codes and zoning setbacks, and similar practices;
- Use of tree planting and conservation through landscaping plans to assist in energy conservation;
- Use of solar photovoltaic;
- Efficient building framing design to reduce waste and incorporate framing concepts with other efficiency standards and methods;
- Recycling of construction waste;
- Water use reduction;
- Use of renewable materials;
- Efficient appliances, heating/ventilation/AC, and lighting standards;

- Materials such as paints, adhesives, and finishes that improve indoor air quality, reduce hydrocarbon emissions, and improve the health of occupants.

In 2021, the County adopted all electric Reach Codes, requiring new buildings in unincorporated areas to use electricity (not natural gas) for water heating, space heating, cooking, clothes drying, indoor and outdoor fireplaces, and decorative appliances. The Reach Codes also require infrastructure for charging electric vehicles. These regulations go further than State requirements related to climate change. Within unincorporated areas, 43% of total GHG emissions are attributed to commercial and residential natural gas use and these requirements will ensure that no new emissions from natural gas use in new buildings are added to the atmosphere. This ordinance will also improve indoor air quality and safety, reduce new building construction costs, and help transition the County's building stock to the State's planned phase-out of natural gas infrastructure.

Enhanced energy conservation standards are not limited to green building. To increase native plant landscapes and prioritize water efficiency, the County of Santa Clara has implemented the state Model Water-Efficient Landscape Ordinance (MWELO) standards through a locally adopted ordinance. This policy prioritizes a holistic approach to the design, construction, and maintenance of landscaping to integrate with the local ecology and protect the watersheds. MWELO emphasizes the natural functions of the landscape to promote resiliency. The County's MWELO applies to residential development, which includes any landscaping over 500 square feet in area or earthwork subject to a Grading Permit.

Additional information regarding green building requirements is provided in section 2.06k, describing governmental factors and constraints to housing. Green building requirements add an increment of cost in terms of design, consulting services, material choices, and equipment. The long-term advantages significantly outweigh costs over the life of a building and help to reduce the County's carbon footprint.

2.06 Governmental Factors Influencing Housing

2.06a Introduction and Overview

State law requires that the Housing Element contain an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. This analysis is also required to discuss local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code Section 65585. For the purposes of this discussion, 'land use control' is a term used to refer to any policy, regulation, or similar exercise of local land use authority.

The primary purpose of including a discussion of potential or actual governmental constraints in the Housing Element is to provide a means for identifying regulations and procedures that may unduly restrict housing potential within the jurisdiction. Such analysis helps to assess ways the jurisdiction may facilitate housing development and improve supply. The purpose is not to place housing needs above all other matters of public policy concerns but rather to balance those with other concerns including public health and safety issues, conservation, and open space.

2.06b Land Use Controls

Land use controls include the General Plan and its control over residential densities, the Zoning Ordinance, the County's Subdivision Ordinance, County regulation of building sites, and specific development standards, such as parking requirements and height limits, any growth control measures employed, policies and regulations regarding accessory dwelling units, junior accessory dwelling units, SB 9 (2021) 'urban primary units,' and density bonuses. Discussion of specific standards is found in Section 2.06f, after an overview of the principal land use control mechanisms adopted by the County regarding residential development.

In alignment with the provisions and purpose of the Housing Crisis Act of 2019 (Government Code 66300 et seq.), any County-adopted rezoning or development controls shall not impose any new governmental constraints to the development of housing unless those increased constraints are offset by the removal or reduction of other constraints. A "new governmental constraint" is a County-imposed requirement, including but not limited to process, fees, or design, that increases the cost of development, not including mitigation measures adopted in compliance with CEQA or a requirement adopted to specifically protect against a threat to health or safety. The County complies with these requirements, and has not rezoned or changed the designation of any parcels or districts to a reduced intensity since the adoption of the Housing Crisis Act. Any changes the County makes to zoning or land use designations in the future shall be done within the requirements of State law.

2.06c Santa Clara County General Plan: Charting a Course for Santa Clara County's Future, 1995-2010

The General Plan governs unincorporated residential land use and development potential in a variety of ways. The fundamental policies that most affect residential land use are:

- The countywide growth management policies shared by the County, cities, and LAFCO, also referred to as the "joint urban development policies," and
- The Land Use Plan and policies also referred to as the "Land Use Element."

The joint urban development policies stipulate that urban types and densities of development for all land use categories should be located within cities or their USAs. Outside of the USAs of the 15 cities within the county, these policies stipulate that the County will allow only non-urban land uses and densities of development, such as agriculture, low-density residential, and open space uses. The goal is to direct new urban development in existing urban areas, preserve rural character, maintain and enhance agriculture, conserve open space and natural resources, minimize exposure to extreme natural hazards, and limit demand for new public services and infrastructure. These policies have been mutually agreed upon and implemented by the cities, County, and LAFCO since the early 1970s and are the fundamental growth management strategies guiding long-term land use for the urban areas and the rural unincorporated areas outside the USAs.

These policies are also consistent with SB 375, passed in 2008, and its Bay Area implementation, the *Sustainable Communities Strategy*, adopted by the MTC and ABAG in June 2013. These are also broadly consistent with *Plan Bay Area 2050*, the long-range Strategic Plan for the region.

For urban unincorporated areas, inside cities' USAs, the County's General Plan policies promote eventual annexation of such unincorporated urban pockets. The General Plan also requires new unincorporated development in USAs to conform to the General Plan of each respective city, conferring to the city authority for allowable uses and densities of development to determine the appropriate level of residential use within USAs. For example, where a city's General Plan land use element allows high-density, multi-family housing on an unincorporated urban parcel, the parcel may be annexed and redeveloped to meet the city's General Plan intention, through the necessary city approval processes.

The following are case studies that demonstrate implementation of agreements and policies between the County and the Cities that facilitate annexation and appropriate development of urban unincorporated areas.

Case 1: Communications Hill

Planning for the urban island of Communications Hill, the City Council of the City of San José adopted the Communications Hill Specific Plan in April 1992. The Specific Plan permits up to 4,000 dwelling units, primarily at a minimum density of 24 units per acre. The City of San José's Housing Element for 2007-2014 credits the site as having a total capacity of 5,421 housing units, of which over 2,500 have already been constructed. About one-third of the site's original 500+ acres have already been annexed and developed. The majority of the remaining 335 acres of the site is vacant and unincorporated.

The City of San José's 2040 General Plan made no changes to the Communications Hill Specific Plan.

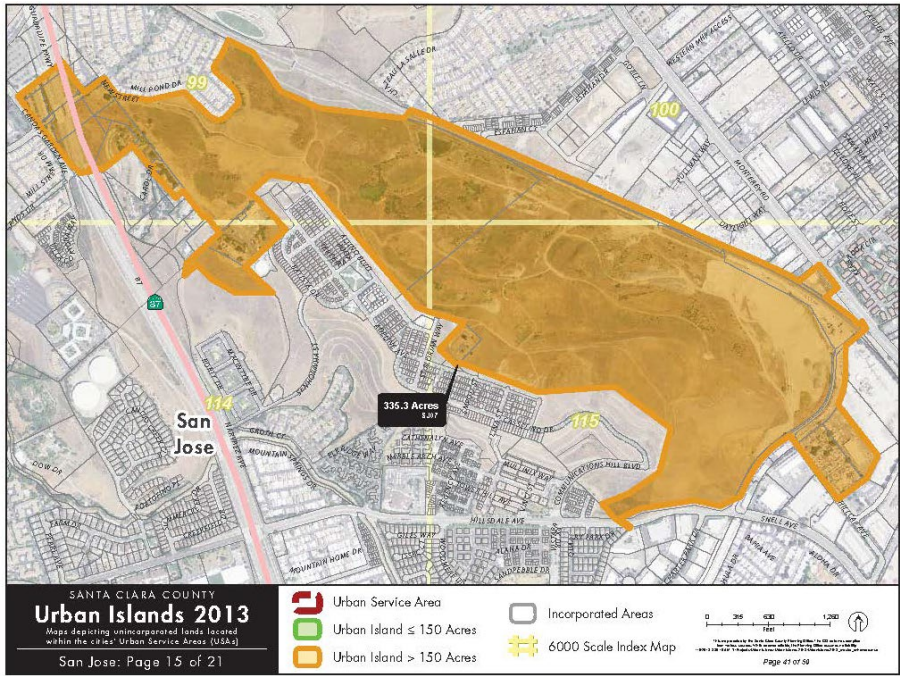


Figure 2.35. Urban Islands – Communications Hill

Case 2: Cambrian Park

The Cambrian Park Plaza project is within the unincorporated urban island of Cambrian Park in south San José. The project area covers just over 18 acres and is a mixed-use project planned for over 500 residential units that include senior and assisted living. It also has over 4 acres of open space and over 50,000 square feet of retail planned. The City of San José has filed for annexation of the project area, which was approved by the City Council in September 2022.

Figure 2.36: Urban Islands – Cambrian Park

As illustrated by the above two case studies, the County's policies and procedures help facilitate annexation and appropriate development of urban unincorporated areas. This is accomplished by requiring new development to conform to city general plans, mandating referrals to the city to enable annexation prior to any significant development. In the case of whole urban island annexations, subsidizing mapping and state filing fees are other incentives. In these ways, the County makes it possible for such sites to be developed to their greatest potential, involving only one jurisdiction, and in ways that consider and complement the development patterns and land uses of the surrounding area already located within city limits.

The lands outside the cities' USAs include the mountainous areas of the Diablo and Santa Cruz Mountain ranges, the agricultural lands of the south valley surrounding Morgan Hill and Gilroy, and the rural residential community of San Martin, located between Morgan Hill and Gilroy in the South County. To maintain rural densities of residential development and effectuate the goals and policies of other General Plan elements, the "Hillside," "Ranchlands," "Agriculture," and "Open Space Reserve" land use designations require a minimum lot size of at least 20 acres per dwelling unit for purposes of subdivision and lot line adjustments. "Rural Residential" allows densities of between 5-20 acres per dwelling, depending on average slope. These minimum lot sizes govern the creation of new parcels by means of subdivision and the adjustment of parcels by means of lot line adjustments.

The Stanford Community Plan (SCP) is an area plan adopted as part of the County General Plan. The SCP and the Stanford 2000 General Use Permit (2000 GUP) guide future use and development of Stanford lands in a manner that incorporates key County General Plan principles. Through the SCP and 2000 GUP, housing development is linked with academic land use (refer to Section 2.06u). The SCP is being updated to address the changing needs of the residents and workers on campus and the residential capacity on campus is being updated to include the following:

- Minimum residential density on Academic Campus (High-density housing for faculty, staff, and students) has been increased from 15 dwelling units per acre to 30 dwelling units per acres.
- At least 50% of the housing planned on the identified sites is anticipated to be affordable housing.

Constraints Analysis

The fundamental policies of the General Plan governing rural land use and densities do not unduly constrain residential development in

rural unincorporated areas. Most new residential development in rural areas occurs on existing lots of record, not on lots created by subdivision under the current County Land Use Element. Furthermore, the County's policies and its Zoning Ordinance do not preclude residential development of substandard lots (those less than the minimum allowed lot sizes under current zoning) solely based on being substandard. The low densities of development prescribed for rural areas are based on the prevalence of numerous physical development constraints throughout the rural areas, such as high fire hazard, seismic and geologic factors, significant slopes, and accessibility limitations. These areas are also important for purposes of habitat preservation, water supply reservoir protection, water quality, scenic resources, significant flood zones, and agricultural land uses. The densities prescribed by the General Plan are intended to accomplish a variety of related conservation goals and objectives.

The County's fundamental growth management policies rely on the Cities to develop a plan for annexation of the unincorporated urban islands and plan for residential development within those islands on sites suitable for housing. This policy has been effective in the past, as described in the above case studies. However, the County's reliance on the Cities to annex and plan for housing in the unincorporated urban islands leaves the County constrained in its ability to plan for housing when a city does not have a plan for annexation in place.

Implementation Measure

The County will be amending its General Plan policies and strategies (County General Plan Book B, Part 4 Urban Unincorporated Area Issues & Policies. Strategy No. 2: *Ensure Conformity of Development with Cities' General Plans)* to allow the County to plan for housing in the unincorporated urban islands during each RHNA cycle (See policy HG1-8 in Chapter 3 and Program 2.02 in Chapter 4).

2.06d Santa Clara County Zoning Ordinance

The Zoning Ordinance was updated through a comprehensive reorganization and evaluation of its regulations in 2003. No substantive changes were involved with the Zoning Ordinance Revision project that affected residential minimum lot sizes, development standards, or process and permit requirements.

The Zoning Ordinance controls residential development potential primarily through the individual zoning districts, minimum lot size standards, and use regulations defining types of residential development allowed. One set of zoning districts is applied to lands inside USAs, including the Urban Residential Base Districts, and another set of districts is applied to lands outside USAs, including the Rural Base Districts.

Urban Residential Base Districts

Within USAs, the primary residential zoning districts are the R1, R1E, R2, and R3 districts. R1 and R1E are single-family districts. R2 is the Two-Family Residence district, which allows duplexes and single-family homes. R3 is Multi-Family Residential, allowing apartments and other forms of multi-family dwellings, as well as single-family and duplex units. RHS is the Urban Hillside Residential zone that is applied to some hillside lands within USAs; it is also a single-family district. There are two zones specifically for residential use on Stanford University lands, the R1S and R3S zones, which are low-density campus residential and medium-density campus residential zones, respectively.

Most urban areas zoned for residential use have base zoning districts of R1 and R1E. The County assigns a lot size "combining district" to an area's base zoning district to reflect the general pattern of existing lot sizes found when those lots generally exceed 5,000 square feet in size. The lot size combining districts most commonly applied to

single family zones (R1 and R1E) are the "-6" (6,000 square feet minimum lot size), "-8" (8,000 square feet lot size), "-10" (10,000 square feet lot size), and "-20" (20,000 square feet lot size) combining districts. R2 allows standard duplex or two-family residences with a 5,000 square feet minimum lot size, and R3 zoning permits multi-family residences of three units or more depending on the density permitted by the applicable city's general plan. New residential uses in commercial and industrial zoning districts are generally not allowed.

Most residential areas within USAs are already subdivided and built out to maximum allowed densities. However, urban infill subdivisions do occur as opportunities arise, governed by city general plan densities. The County typically approves two to three such urban infill subdivisions per year.

In unincorporated urban zoning districts, the base zoning districts permit one primary dwelling per lot "by right." ADUs and Junior ADUs are permitted by right in all urban and single-family residential zones (refer to section 2.06h for additional discussion). Urban Primary Units, additional units allowed by SB 9, are permitted by right in areas delineated under State law. Residential accessory structures are also permitted by right in residential zoning districts, but occupancy or habitation is prohibited within accessory structures.

Rural Base Districts

Like urban districts, in unincorporated rural zoning districts, the base zoning districts permit one primary dwelling per lot by right. ADUs and Junior ADUs are permitted by right in all rural and single-family residential zones (refer to section 2.06h for additional discussion). Urban Primary Units, additional units allowed by SB 9, are permitted by right in areas delineated under State law. Residential accessory structures are also permitted by right in residential zoning districts, but occupancy or habitation is prohibited within accessory structures.

Rural area base zoning districts include Hillsides (HS), Exclusive Agriculture (A), Agricultural Ranchlands (AR), and Rural Residential (RR). The Agricultural Ranchlands (AR) zoning district permits up to two primary residences per legal lot by right, but only on lots of 10 acres or more, provided one such dwelling is related to the agricultural use of the property. While single-family residences are allowed in these zones, only Rural Residential (RR) zoning district has the primary purpose to provide housing. The other rural area base zoning districts are intended to preserve natural resources such as sensitive habitats and agricultural lands, and reduce development in areas susceptible to fire, geologic, and flooding hazards. Density of development in these zones is consistent with the densities defined by the General Plan and Zoning Ordinance as described in the previous section describing the General Plan. In other words, the rural area zoning districts further implement the density controls provided by the General Plan for lands outside USAs.

In addition to the residential densities above, all four rural zoning districts allow for agricultural employee housing and temporary agricultural residences by way of a ministerial non-discretionary Planning Clearance or with a Special Permit, depending on the scale and base zoning. Please refer to section 2.06s for a more detailed discussion on these forms of housing in the county.

Constraints Analysis

The allowable uses and minimum lot sizes for each zone are delineated in the Zoning Ordinance, which implements policies established in the General Plan. Single-family residences are permitted by right in all urban residential zones and all rural base zones. The use regulations and minimum lot sizes of the County Zoning Ordinance do not unduly constrain housing development.

Implementation Measure

No changes are recommended or necessary to the County's Zoning Ordinance to accommodate projected housing demand. However, with ongoing improvements, clarifications, and updates to the Zoning Ordinance on an annual or bi-annual basis, the County reviews applicable provisions for opportunities to address potential constraints to housing. For example, when recent provisions for ADUs were under review, the County evaluated possible ordinance revisions and standards to ensure that they were practical, necessary, and appropriate. During such Zoning Ordinance amendments, the County considers revisions that could reduce regulatory requirements and facilitate establishment of ADUs and other new forms of housing.

2.06e Regulation of Building Site Approval

Building Site Approval (BSA) is generally required as a prerequisite to the issuance of a building permit for new primary residential development on vacant lots and for additions of over 500 square feet to existing residences on parcels that are not approved building sites. BSA is applicable to vacant, rural sites, specifically properties located within the A, AR, HS, RR, R1E, and RHS zoning districts. BSA is the land development application process used by the County to determine whether, and under what specific conditions, a parcel of land may be improved for residential use. BSA has been required by the County since 1965 for lots not created by subdivision processes that conferred site approval through the subdivision approval and subsequent recording of a parcel or tract map. At issue are parcels created by deed transaction or other means of land division for which site approval and accompanying improvement requirements have not been imposed. Numbered lots in a numbered subdivision tract map are approved building sites. Whole parcels shown on parcels maps for subdivision purposes are also recognized as approved building sites, if there is no formal pronouncement on the map negating the status of a lot as an approved building site. Some lots created by subdivision were exempted from site approval requirements through the land development process in place up to the late 1970s and early 1980s. Since that time, all lots approved by subdivision maps are required to demonstrate site suitability and conformance to development standards that enable them to function as approved building sites.

Constraints Analysis

BSAs ensure that a parcel proposed for residential development has safe and adequate access for emergency vehicles, an adequate water supply for potable water and for fire suppression, capacity for sanitary waste disposal, and other matters related directly to public health and safety standards. Drainage, road right-of-way (ROW) dedication and improvement requirements, and geologic hazard issues are also addressed through the site approval process. Although such requirements and exactions (a ROW dedication, for example) may impose costs to the residential development proposed, no residential development for unapproved sites would be feasible without such improvements. In summary, the site approval process functions as a means of ensuring that a subsequent building permit can be issued in conformance with all applicable standards and codes to facilitate housing production with adequate infrastructure for health and safety.

Implementation Measure

No further change to BSA procedures or requirements is necessary or appropriate to accommodate projected need for housing development on rural, unimproved parcels.

2.06f Specified Development Standards

Development standards, such as maximum building height, parking space requirements, and similar standards, are contained within the Zoning Ordinance. The primary residential development standards in the unincorporated county are discussed below.

The Zoning Ordinance provides for Floor Area Ratio (FAR) or lot coverage requirements in specific, limited zoning districts. The purpose of FAR and lot coverage is to limit house size or mass. In most zoning districts, the amount of floor area feasible for any given development is defined only by the setbacks, height, and story limitations.

In most zoning districts there are no open space requirements, however, in the "-os" Housing Opportunity Sites combining district, created for the sixth cycle planning period's sites inventory, all buildings shall provide either a patio or balcony for each unit, or commonly accessible open space(s) (including courtyards, parklets, playgrounds, usable landscaped areas, rooftop common areas, and sports courts) equal to a minimum of ten percent of the lot size. This requirement alone, with a variety of options, many of which could be located within the building setback areas, is unlikely to reduce the maximum size of a multi-family residential structure.

Projects within the "-os" combining district are exempt from any development standards of the base zoning district, including FAR and lot coverage, and instead have the following objective development standards:

- Minimum setbacks of 10 feet on all sides.
- Maximum height of 135 feet, 150 feet, or 270 feet, depending on the development category, with no maximum of stories.
- Minimum density as required by Government Code § 65583.2(h), specifically including 20 units per acre for all sites that are required to accommodate housing for very low- and low-income households.
- Equitable distribution and characteristics between affordable and market rate units.
- Architectural variation to delineate building entrances and in wall planes over 100 feet in length.
- Onsite laundry facilities accessible to all units.
- Secured storage space accessible to all units.
- Onsite bicycle storage, no less than one space per four units.
- 1 guest parking space and 1 short-term drop-off/delivery space for projects with more than 25 units, with 1 additional space of each type required for every 600 residential units.
- Mixed-use residential development on Housing Opportunity Sites is generally limited to locating any non-residential uses on the ground floor and rooftop level and must comply with all requirements of Government Code § 65583.2(h), specifically including that residential use shall occupy at least 50% of the total floor area of a mix-used project.

All development standards applicable to the Housing Opportunity Sites are objective and were designed to ensure high-quality and equitable housing, and to provide basic amenities to all residents, while avoiding any subjective findings that may impose potential constraints on the project. These standards were conceived with multi-family development on these specific sites in mind, and taken all together, the maximum density can be easily achieved on any of the Housing Opportunity Sites while complying with the objective development standards.

Furthermore, should it be desired by a developer of one of these sites, any of the development standards may be modified pursuant

to a development agreement approved by the County Board of Supervisors.

There are two combining districts used in unincorporated urban areas that have an FAR requirement, "–n1" in Los Altos, and "–n2" in the Burbank neighborhood of San José.

The –n1 combining district within the USAs of Los Altos and Los Altos Hills, FAR requirements fall into two categories:

- Lots of 10,000 square feet (net) or less have an FAR limit of 35%.
- Lots larger than 10,000 square feet have a FAR of 3,500 square feet plus one additional square foot of floor area per 10 square feet of lot area over 10,000 square feet, to a maximum of 5,700 square feet.

The –n2 combining district in Burbank has an FAR limit of 50%.

In December 2021, by way of a new combining district called the Coyote Valley Climate Resilience Combining District ("-cv"), the County adopted development standards for all new development within the unincorporated agricultural area known as Coyote Valley. The new standards include a maximum lot coverage of 7,500 square feet for all non-agricultural structures and a maximum development area of one acre, unless there is onsite agriculture, in which case development area is allowed up to two acres.

In May 2022, the County adopted objective development standards for Stanford University's Upper San Juan neighborhood through the adoption of an "-n3" combining district, for the purpose of preserving the area's unique characteristics. The -n3 combining district requires single-family development to not exceed 20% of lot coverage and a maximum of 35% lot coverage for two-family and multi-family developments.

In all districts that are restricted by FAR or lot coverage, additional allowances are made so that property owners can accommodate ADUs, JADUs, and SB 9 urban primary units (where authorized) even if the property is already at or near its maximum allowed development.

The following table sets forth the primary development standards for each zoning district. The maximum density can be easily achieved in each of the County's zoning districts, given the relatively large minimum parcel sizes and objective development standards that are commensurate with the minimum parcel sizes. A small percentage of parcels on steep slopes and in rural areas are unable to fully realize their maximum allowed density due to site-specific constraints, typically involving the topography or other environmental constraints. The County Zoning Ordinance allows an applicant to seek a variance in situations where site-specific constraints can be accommodated through modified development standards without creating an adverse impact to public health and safety.

To further demonstrate that the maximum density can be achieved in each of the County's zoning districts, below is a list of the minimum lot sizes for each zoning district, its corresponding setbacks, and a discussion of how the maximum density can be achieved.

Rural Zones (A, AR, HS, RR) have a range of minimum lot sizes (Table 2.21) with the smallest being 5 acres. These zones have minimum side, rear, and front setbacks of 30 feet (Zoning Ordinance provisions also allow setback reductions for "substandard" lots). On a 5-acre lot, these setbacks leave a remainder of roughly 4 acres (175,000 square feet) to develop three dwelling units: a single-family residence, ADU, and Junior ADU. With the ADU size limitation being 1,200 square feet , and the Junior ADU limitation of 500 square feet , that leaves over 173,000 square feet to accommodate the development of a single-family residence and its associated

improvements (driveways, septic systems, etc.). The County regularly processes applications that are able to develop three residential units and their associated improvements on parcels 5-acres or larger.

RHS has a range of minimum lot sizes with the smallest being 1 acre. The setbacks for this zone is 30 feet from the side, rear, and front property lines. On a 1-acre lot, these setbacks leave a remainder of roughly 20,000 square feet to develop three dwelling units: a single-family residence, ADU, and Junior ADU. With the ADU size limitation being 1,200 square feet, and the Junior ADU limitation of 500 square feet, that leaves over 18,300 square feet to accommodate the development of a single-family residence and its associated improvements (driveways, septic systems, etc.). The County regularly processes applications that are able to develop three residential units and their associated improvements on parcels 1-acre or larger.

A1, R1E, R2, R1 have a range of minimum lot sizes with the smallest being 5,000 square feet. These zones have front and rear setbacks of 25 feet with side setbacks that increase with the minimum lot size (i.e., a property with a minimum lot size of 10,000 square feet has a side setback of 10 feet, a property with a minimum lot size of 20,000 square feet has a side setback of 15 feet, etc.). Lots with that have a minimum size of 5,000 square feet have a side setback of 5 feet. With the 25-foot front and rear setback and 5-foot side setback, this leaves roughly 2,000 square feet for a single-family residence that can be up to two stories and 35 feet tall. ADUs and Junior ADUs have a rear and side setback of 4 feet. On a 5,000 square feet parcel, this leaves roughly 3,000 square feet to accommodate an ADU and Junior ADU. The County regularly processes applications for the development of a single-family residence, ADU and/or Junior ADU on lots 5,000 square feet or larger in these zones.

R3 has a density as determined by the applicable city's general plan. The intent is that the density will be consistent with the surrounding city's requirements, preparing for eventual annexation into the city. The City of San José has a variety of general plan designations in the R3 zone, the majority of which is Mixed Use Neighborhood (MUN). One hundred percent residential development in the MUN areas has a density of 30 dwelling units per acre. The majority of parcels in this zone are approximately 6,000 square feet , which would allow for four dwelling units pursuant to the City of San José General Plan MUN requirements.

Setbacks in this zone consist of 20 feet in the front, 10 feet on the sides, and 15 feet in the rear. The maximum height is 45 feet with 4 stories. With these applicable setbacks, this leaves approximately 2,500 square feet to accommodate the allowed four units. As such the R3 development standards do not restrict the property from achieving its maximum density.

R1S has a density of 8 units per acre pursuant to Zoning Ordinance Section 2.30.030. However, each lot can *also* have an ADU and Junior ADU. The majority of parcels in this zone are 0.25 acres, which allows for two dwelling units, plus an ADU and a Junior ADU, which totals to four units.

The setbacks in this zone are a 25-feet in the front, 5-feet on the sides, and 25-feet in the rear. This leaves approximately 6,000 square feet to accommodate the two primary units. The ADU and Junior ADU have side and rear setbacks of four feet, which leaves approximately 7,000 square feet to accommodate the ADU and Junior ADU. As such, the R1S development standards allow the properties to achieve their maximum density.

Furthermore, the side and rear yard setbacks may be modified through a discretionary review process, Architecture and Site Approval (ASA) which is meant to provide setback flexibility so the property can reach its allowed maximum density.

R3S has a density of 15 units per acre. However, there are no set setbacks or height limitations as they are determined by the ASA process to provide setback and height flexibility so the property can reach its allowed maximum density.

Table 2.21: Residential Development Standards

BASE ZONING DISTRICT	MAXIMUM DENSITY[17]	SETBACK (MIN)			BLDG. HEIGHT (MAX)	
		FRONT	SIDE	REAR	DWELLING	ACCESSORY BUILDINGS
A	3 units per 5 acres (A-5ac), 20 acres (A-20ac), or 40 acres (A-40ac), depending on lot size combining district.[18]	30′	30′	30′	35′ (2 Stories)	In rural districts (generally) 35′ if greater than or equal to 2.5 Ac., otherwise 12′.
AR	3 units per 20 to 160 acres, depending on slope.	30′	30′	30′	35′ (3 Stories)	In rural districts (generally) 35′ if greater than or equal to 2.5 Ac., otherwise 12′.
HS	3 units per 20 to 160 acres, depending on slope and optional clustering.[19]	30′	30′	30′	35′ (3 Stories)	In rural districts (generally) 35′ if greater than or equal to 2.5 Ac., otherwise 12′.
RR	3 units per 5 acres (RR-5ac) or 20 acres (RR-20ac).	30′	30′	30′	35′ (2 Stories)	In rural districts (generally) 35′ if greater than or equal to 2.5 Ac., otherwise 12′.
RHS	3 units per 1 acre to 10 acres, depending on slope.	30′	20′	25′	35′ (3 Stories)	In urban districts (generally) 12′ (plus gable allowance)
A1, R1E, R2, R1	3 units per 5,000 sq. ft., or as determined otherwise by lot size combining district.	25′	5′ (or by combining district)	25′	35′ (2 Stories)	In urban districts (generally) 12′ (plus gable allowance)
R3	Per the density allowed by the applicable city general plan.	20′	10′	15′	45′ (4 stories)	In urban districts (generally) 12′ (plus gable allowance)
R1S	24 units per acre.	25′	5′ (or by ASA)	25′ (or by ASA)	′35 (2.5 Stories)	In urban districts (generally) 12′ (plus gable allowance)
R3S	15 units per acre.	Determined by ASA.				

[17] Maximum density is described here as a measure of total units allowed per the minimum parcel size in each zoning district. Single-family homes are permitted to have two additional units per parcel (one ADU and one JADU), therefore, zoning that allows one single-family unit is described here to allow three total units per minimum parcel size. Parcels that are eligible to utilize SB 9 are allowed an additional, fourth unit. In certain cases, the Zoning Ordinance also establishes a minimum residential density.

[18] In Urban Service Areas, density is determined by the corresponding city's general plan designation for the property.

[19] Cluster subdivisions may be proposed in HS, in which case the maximum density is 3 units per 20 acres, depending on slope density, and with 90% of the remaining land area preserved in permanent open space

The following table describes standard parking space requirements for residential uses. Despite trends toward the increasing size of residential development and vehicle ownership per household, minimum parking space requirements have not been increased, thereby minimizing development limitations.

In December of 2023, the County reduced the number of parking spaces required for multi-family development from 1.5 spaces per dwelling unit to 1 space per dwelling unit, across all zoning districts.

Table 2.22: Parking Requirements

HOUSING TYPE	MINIMUM PARKING REQUIREMENT
Single Family Residences	2 spaces / dwelling unit (1 shall be covered)
Two-Family	2 spaces / dwelling unit (1 per unit shall be covered)
Multiple Family Dwelling Unit	1 space / dwelling unit
Accessory Dwelling Unit (ADU) Standard (attached or detached) Movable Tiny Home Junior ADU	 1 space / dwelling unit 1 space / dwelling unit None
Caretaker's Residences	2 / residence
Home Occupations General Expanded	 None 1 in addition to total residential Requirement
Recreational Vehicle Parks	1.5 per recreational vehicle space, plus 1 per employee
Residential–Communal Institutional	1 for each guest room, plus 1 for each employee (may be reduced if occupants normally do not have cars)
Rooming Houses, Fraternities, and Sororities	1 space / guest room, plus 1 space / employee

In most zoning districts, no guest parking spaces are required, however, the "-os" Housing Opportunity Sites combining district requires guest parking in certain instances, as described above.

Currently, the County Zoning Ordinance does not differentiate parking requirements in dwellings based on the number of bedrooms. In transit rich areas, parking requirements have been reduced or eliminated for ADUs and SB 9 urban primary units in alignment with state law, and for multi-family developments that qualify for parking exceptions or reductions.

Accessible parking requirements are required by law and typically apply to non-residential and multi-family residential projects. Accessible parking requirements typically do not affect single-family residential development.

Table 2.23: Accessible Parking Requirements

TOTAL NUMBER OF PARKING SPACES	NUMBER OF ACCESSIBLE SPACES REQUIRED
One-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
200-300	7
301-400	8
401-500	9
501-1,000	2% of total
1,001 +	20, plus 1 per 100 over 1,000

The County's land development requirements for on- and off-site improvements vary by zoning district and area. For new non-residential land uses or subdivisions in an A, A1, R1E, R1, or R2 residential zoning district, the street dedication is typically a 30-foot half-street on the frontage of each parcel. Street and related improvement requirements are determined either by the County's Roads and Airports Department for streets that are or will become part of the County-maintained road system, or by the County's Land Development Engineering section of the Department of Planning and Development for private roads.

Additionally, the County Ordinance Code requires:

- Local streets shall have a right-of-way (ROW) width of 60 feet.
- Urban area streets with dedicated ROW of 40 feet will not require additional dedication, but may require road improvements (e.g., install drainage or close a sidewalk gap in front of the property.
- Private driveways serving a single residence may be 12 feet in width with one 3-foot shoulder. Driveways serving more than two residences must be 18 feet with two 3-foot shoulders.
- In some instances, such as cluster subdivisions, the street, court, parking, and turnaround areas may be varied, to minimize improvement requirements.
- All dwellings must have approved water sources and sanitary wastewater treatment and disposal plans, including onsite wastewater treatment systems if necessary. All dwellings must typically connect to sanitary sewer and public water, if available.

All dwellings that do not have access to adequate piped water supplies must have adequate storage of water, including above ground storage tanks and sprinkler systems when required to meet increasingly stringent fire protection requirements in wildland areas. All dwellings in urban areas must have access to public fire hydrants and minimum pressure and flow standards. Residential sprinklers as required by current ordinance or code adoption. Dwellings in the Wildland Urban Interface zone are subject to current Building Code Requirements for exterior fire protection. Roads and longer driveways over 150 feet must meet minimum width and clearance standards as well as loading capacity, grade, turnouts, and turnarounds to be accessible to emergency vehicles.

For certain parcels located in the County's rural resource areas, for example Hillsides (HS) zoning, the permit review process can take longer if the applicant is subject to State fire access requirements or State drinking water requirements.

Constraints Analysis

The basic development standards applicable to residential use and development are consistent with those applied by most local jurisdictions; however, they do constitute an undue constraint on housing development. Parking requirements add an additional cost to development of any housing, a cost which is compounded for multi-family development. Minimum lot sizes and required setbacks beyond those necessary for fire safety also represent a constraint on the number, size, and types of units which can be developed. Height, FAR, and lot coverage standards similarly provide this constraint. Additionally, the County's current Zoning Ordinance and development guidelines limit multi-family development to relatively low densities. Other standards described above are directly related to public health, safety, and general welfare objectives of the Zoning Ordinance and other County Ordinance Code provisions.

Implementation Measure

The County will review and update parking standards to allow more flexibility for a variety of housing types particularly in urban areas that are within walking distance from High-Capacity Transit Corridors. The County has implemented Program 2.02 – Planning for

Housing Development in Unincorporated USAs and Stanford University Lands, which created a new combining district to rezone sites listed in this Housing Element's sites inventory and a streamlined, non-discretionary permit review for multi-family and/or mixed-use development with a certain percentage of affordable units. This new process will remove as many constraints as possible for the approval of new multi-family development on these properties.

2.06g Growth Control Measures

Growth control measures are defined as programs and/or ordinances that place limits on population and dwelling units within a jurisdiction during a particular period. Within such period, the jurisdiction will typically implement those limitations on growth by establishing a cap on the number of building permits that may be issued annually for construction of new residential units. The County of Santa Clara does not employ any growth control measures that place numerical limits upon the number or type of building permits that may be issued in a given period.

2.06h Accessory Dwelling Units & Junior Accessory Dwelling Units

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are an important part of providing an adequate and affordable housing supply. The County recognizes that ADUs and JADUs can be particularly important to augment urban housing supply in a largely built-out metropolitan area, such as the urban areas of Santa Clara County. Regulations governing ADUs and JADUs are set forth in Section 4.10.015 of the County Zoning Ordinance. The regulations allow for ADUs (which includes Movable Tiny Homes or "MTHs") and JADUs on properties with single-family residences in accordance with Government Code Sections 65852.2 and 65852.22. ADUs and JADUs are permitted by right and do not require land use entitlements.

ADUs and JADUs are permitted in all zones within the unincorporated county except for Light Industrial (ML), Heavy Industrial (MH), Open Space and Field Research (OS/F), and Special Conservation Areas (SCA), as these zones do not permit single-family residences. In the past, JADUs were not permitted, and ADUs (formerly known as secondary dwelling units) were regulated and limited in size depending on its location in an urban zoning district or a rural zoning district.

Since the 2014 Housing Element update, the Zoning Ordinance has been revised according to State law and allows for conforming ADUs and JADUs as a matter of right, reducing the regulatory burden on property owners and streamlining the approval process in terms of both cost and time. Furthermore, the County has applied the standards of ADUs and JADUs similarly across all sections of the County to ensure equitable access to housing type and size, with respect to ADUs and JADUs where lot coverage constraints do not exist. Additionally, the County has allowed JADUs to be attached to either a primary residence of an ADU, which surpasses the state's requirement and increases the opportunities to develop these types of units.

Within the unincorporated county, ADUs can be a maximum of 1,200 square feet, with a 400-square foot attached garage and 400-square foot attached deck. ADUs can be either attached or detached from the primary residence. The ADU, whether attached or detached, must be setback four feet from the side and rear property lines, with a front setback that is the same as the primary residence. Height requirements for ADUs are the same as the primary residence if all primary residential setbacks are adhered to. If the ADU encroaches into the primary residence setbacks (remaining four feet away from

the side and rear property lines), the maximum height requirement is 16 feet. There are exceptions to setback and height requirements for the conversion of legal structures into ADUs. The County does not require owner-occupancy of the primary residence or ADU, and has made this amendment permanent, which exceeds the state law requirements.

JADUs can be a maximum of 500 square feet and must be attached to either the main residence or a detached ADU. JADUs share the same setback and height restrictions as an ADU. JADUs must contain cooking facilities and may share sanitation facilities with the existing dwelling unit. Owner-occupancy of at least the primary residence or the JADU on site is also required for all properties containing a JADU, as required by state law.

The County will continue to consider additional minor modifications to certain standards for ADUs and JADUs to provide greater flexibility and facilitate additional units as part of routine Zoning Ordinance review, and in accordance with any future amendments necessitated by State law.

2.06i Senate Bill 9/Urban Primary Units

In 2021, the State adopted SB 9 to add Government Code Sections 65852.21 and 66411.7 (as well as amend Section 66452.6) to allow the development of two residential units on a lot within a single-family residential zone and/or the subdivision of a lot within a single-family residential zone by right if certain conditions are met. On January 24 and February 7 of 2022, the County amended its Zoning Ordinance (adding Section 4.10.387 and amending other sections) and Subdivision Ordinance (adding Sections C12-5.23 and C12-44 and amending Section C12-77) to reflect these changes, and to apply objective development standards allowed by the State.

SB 9 is intended to streamline and remove barriers to housing production in urban, primarily infill, development sites. For areas that are unincorporated, the parcel must be wholly within an urban area as designated by the U.S. Census Bureau. There are two designated urban areas within Santa Clara County: the San José Urban Area, which includes the thirteen northern cities, much of the Stanford lands, and unincorporated "urban islands," and the Gilroy-Morgan Hill Urban Area, which includes those two cities as well as the rural community of San Martin between them. Properties with historic or conservation designations are not included, nor are properties on prime farmland or wetlands, or that contain habitat for protected species. Applicants with parcels with fire, flooding, or geologic hazards or identified as containing hazardous waste must show that these hazards are properly mitigated to use SB 9. Areas outside of the USAs must also show adequate access to water and wastewater management. Protections are built into the State law for renters, including a bar on short-term rentals to retain affordable housing. Applicants for subdivisions must state their intention to use the property as their primary residence for a minimum of three years, a provision designed to limit the involvement of large developers.

The County Zoning Ordinance mirrors state requirements that each Eligible lot be allowed to develop two residences, each at least 800 square feet in size. One of these residences is only restricted in size by the existing FAR, lot coverage, setbacks, and height requirements of the underlying zoning district, while the second unit may be up to 1,600 square feet in size, which is double the minimum standard. If a property owner does not split a lot, the owner may also add an ADU and Junior ADU. Objective standards adopted by the County focus on preserving privacy and neighborhood character, including minimum lot frontages, minimal design standards in design review districts, and restrictions on second story windows, balconies, and rooftops. Alternatives and exemptions from standards are included

to ensure that all eligible parcels can utilize SB 9, unless the Building Official can make a written finding that the project would have a specific, adverse impact upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid. Like ADUs, the County has applied an equitable approach to the size of an Urban Primary Unit of 1,600 square feet across all zoning districts that are permitted to utilize SB 9 for development. This ensures that all have access to the same building structure type and size and that units are more likely to be affordable to rent to the public.

Unlike larger subdivisions, SB 9 development projects are exempt from the County Inclusionary Housing Ordinance. Parking requirements are reduced to one space per residence or eliminated for properties near High-Capacity Transit Corridors.

Constraints Analysis

The largest constraints on SB 9 development are the requirements in the State law regarding which parcels are eligible, which largely align with the County's General Plan and joint development policies regarding preservation of habitat for protected species and agricultural lands, and carefully vetting growth in hazard zones. Parcels in the urban islands and most of the rural community of San Martin are eligible if they are in single-family zones and do not have site-specific disqualifiers. The basic development standards applicable to SB 9 development in the unincorporated county are consistent with those found in the State Government Code and do not constitute an undue constraint on housing development. Standards described above are directly related to public health, safety, and general welfare objectives of the Zoning Ordinance and other County Ordinance Code provisions. Additional FAR allowances and exemption from the County's Inclusionary Housing Ordinance were included in the County's ordinances to ensure these measures are not constraining factors. SB 9 allows for higher-density development in infill areas and will allow for additional housing development. In no cases will it reduce the density or number of units allowed prior to SB 9's adoption.

Implementation Measure

The County will review implementation of SB 9-related measures in Fiscal Year 2023-2024 and again in 2025-2026 and further amend the County Zoning Ordinance and Subdivision Ordinance as necessary to ensure eligible property owners can utilize SB 9 without undue constraints. Any changes to State law impacting SB 9 development will also be reviewed as they are adopted.

2.06j Density Bonuses

State Government Code Sections 65915 through 65918 address density bonuses and other incentives to providing affordable housing. "Density bonus" is a term generally used to refer to an allowance granted by the local jurisdiction to a developer to build more units per acre than otherwise permitted under the General Plan or zoning regulations. State law requires, in certain instances, a city or county to grant a density bonus when certain affordability provisions are met, namely, when a specified percentage of affordable housing is proposed and will be maintained as such for a period of 55 years. [20] The city or county is required to grant the concession or incentive proposed by the developer unless it finds that the proposed concession or incentive does not result in identifiable and actual cost reductions, would cause a public health

[20] Guide to the California Density Bonus Law, Revised 2021, by Jon Goetz and Tom Sakai, accessed 9/8/22 https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law_2021.pdf

or safety problem, would cause an environmental problem, would harm historical property, or would be contrary to law. [21]

The County's Zoning Ordinance provides for a density bonus in accordance with State laws under Section 4.20.030. The County's regulations refer to and rely upon existing State laws, including California Government Code Sections 65915 through 65918 and California Health and Safety Code Sections 50052.5 and 50053, rather than adopting extensive and complex provisions in the County's Zoning Ordinance, as density bonus laws are frequently updated. These regulations were adopted as part of the County's comprehensive Zoning Ordinance revision in 2003, which both simplified density bonus provisions and brought them into compliance with State laws. In June 2014, the County amended the density bonus requirements to ensure that they reflected the 2005 update to State density bonus laws. Additionally, the County will implement Program 2.18 – Facilitate State Permit Streamlining Laws, which will establish application requirements, eligibility criteria and decision making and processing criteria for applications associated with State Density Bonus Law.

Pursuant to the County's Inclusionary Housing Ordinance, at least 16 percent of new units in multi-family development shall be made available to rent or purchase at an Affordable Housing Cost to lower, very low, or extremely low-income households earning no more than eighty percent (80%) of the Area Median Income. The Applicant for a multi-family development providing Inclusionary Units upon the same site as the Market Rate Units may, at the Applicant's sole option, submit a written request for density bonus, waivers or incentives pursuant to California Government Code Section 65915 et seq. and Section 4.20.030 of the County Code, if the multi-family development includes the provision of affordable Inclusionary Units within the development that meets the minimum thresholds for density bonus pursuant to California Government Code Section 65915 et seq. The incentives requested by the Applicant of the multi-family development shall be included in a proposed Affordable Housing Plan, and any incentives authorized by the County pursuant to Section 4.20.030 of the County Ordinance Code shall be included in the Affordable Housing Plan, if approved by the County, for the development.

Constraints Analysis

The use of the density bonus provisions of the Zoning Ordinance in urban unincorporated county projects has been limited. Most urban residential areas were fully subdivided and developed by the 1970s. Hence, the major subdivision tracts of 100-300 single-family residential lots that might have taken advantage of density bonuses were approved before density bonus provisions of State law took effect. Where urban area multi-family dwellings are permitted uses and eligible for redevelopment, and therefore might take advantage of density bonus provisions, the typical development process involves annexation to an adjacent city if the property is contiguous with existing city boundaries. Consequently, the remaining urban unincorporated areas, which are predominantly single-family tracts, do not produce development proposals capable of utilizing density bonus provisions. New single-family residential subdivisions of 10-20 parcels do not occur, given the larger minimum lot sizes within rural areas and limited number of larger parcels in urban areas. Developers have not elected to pursue density bonus opportunities because the number of units involved in a typical subdivision of two or three lots does not provide the economies of scale necessary to incorporate more affordable units or benefit from density bonuses sufficiently to be profitable.

[21] Ibid.

In the rural areas, major subdivisions of five lots or more are infrequent. Those that might qualify to take advantage of the County's density bonus allowance are even more rare. As stated above, given the allowable densities in rural areas, minimum lot sizes, and lack of public services, new residential development typically is for above-moderate income households, and the cost of including affordable housing is not covered by the additional density that might be available through density bonus.

Implementation Measure

To expand opportunities and locations for development of affordable housing, the County adopted an Inclusionary Housing Ordinance that requires a 16 percent requirement for affordable units and allows for paying in-lieu fees in certain circumstances. Since the County has largely conferred the planning and multi-unit housing project development in urban areas to cities, the density bonus provisions of cities are those applicable to most of such projects. As detailed in Programs 2.23 and 2.24, the County will streamline the permitting process for multi-family units by providing the public with checklists and information about the processing online, and will create an administrative permit system for applications which meet basic objective standards, including at least the minimum required affordable housing units.

2.06k Green Building Requirements

Currently, the County's Ordinance Code incorporates and requires conformance with the State of California's 2022 Building Code, Mechanical Code, Plumbing Code, Electrical Code, Green Building Standards Code and Energy Code. Codes establish the minimum acceptable standards for construction of all kinds, including code requirements for energy conservation and fire protection in most rural areas. Costs associated with meeting code requirements for energy conservation are typically recouped through energy savings over a short time.

The County adopted the California Green Building Standards Code (CalGreen) regulations in 2014 to require minimum green building standards for single-family residential development, in particular new homes and rebuilds, effective September 2015. CalGreen Tier 1 requirements apply to all new single-family and duplex residential buildings over 3,000 SF, and new multi-family or non-residential construction of buildings over 25,000 SF.

In 2021, to further reduce carbon emissions and air pollution, the County adopted amendments (Reach Codes) to the 2019 California Green Building Standards and 2019 California Energy Code to require electrification (electricity as the only source of energy) of new buildings, with certain exceptions, and increase the electric vehicle infrastructure in new construction. Pairing electrification of vehicles and buildings with the high amounts of renewable energy generation is considered a lower-cost and lower-risk emission-reduction strategies. Since 2017, unincorporated Santa Clara County communities have been able to receive 100 percent carbon-free electricity.

Green building is "*a holistic approach to design, construction, and demolition that minimizes the building's impact on the environment, the occupants, and the community*" (California Building Standards Commission). Green building is also an important part of the Santa Clara County Climate Change and Sustainability program. The County is committed to energy efficiency, resource conservation, waste reduction, and the health and productivity of building occupants.

The overall costs associated with utilizing green building concepts and materials have been estimated as typically 5-7% of total construction costs for non-residential uses, such as office buildings. The cost for residential development may vary depending on house

size. Green building requirements may also contribute to meeting future greenhouse gas emission reductions and lowering the carbon footprint of an individual residence.

Constraints Analysis

Although green building requirements may add certain upfront costs to housing production, both in terms of services and design, there are a variety of ways green building requirements reduce the overall cost of construction and maintenance over the life of a building. For example, in terms of energy efficiency requirements alone, high-efficiency heating and appliance choices can pay off through lower utility costs in as little as five years. In terms of water use efficiency and savings, there can be similar short-term and lifetime benefits. Insulation, lighting choices, and material choices can improve indoor air quality and comfort as well as benefit the environment. A study conducted by Silicon Valley Clean Energy (SVCE) and Peninsula Clean Energy found that the construction of all-electric buildings, including single-family homes, are typically less expensive to build without the cost of natural gas plumbing, metering, and venting. Green building has become an integral, mainstream aspect of development in recent years, due to its environmental benefits and market value. Green building is now generally viewed as an indispensable part of the State's efforts to meet AB 32 goals for greenhouse gas emission reductions and addressing impacts of climate change.

The County anticipates meeting or exceeding the minimum State requirements for energy and environmental design in building structures.

Implementation Measure

The County will continue to monitor and adopt CalGreen standards as the baseline requirements are raised. The County is continuing to develop its regulations to promote energy conservation and green building beyond the CalGreen standards, in both the private sector and in County Government buildings.

2.06l Site Improvement Requirements

Site improvement requirements include streets, driveways, parking and turnaround areas, road construction standards, undergrounding of utilities, water service connections or on-site water wells and storage tanks, drainage, stormwater treatment, and similar requirements. It also includes providing septic tanks and leach fields or sanitary sewer connections. Such site improvements are typically addressed and imposed as components of either subdivisions, grading or drainage permits, or building site approval processes. They are also imposed through ministerial approvals, such as a building permit, where applicable and required by County codes. In some urban unincorporated areas, where road and utility improvements already exist, there may not be significant on-site improvements required on an individual, parcel-by-parcel basis for new residential development.

In rural areas, where urban services are not provided and there may not yet exist any road, infrastructure, or utility improvements to facilitate development, site improvements can represent a significant component of overall development costs. For example, the cost of road or driveway access improvements can be substantial when developing remote, rural, hillside parcels.

A private driveway serving one or two parcels must be 12 feet wide, with one three-foot shoulder. Access roads serving three developed parcels or more must be 18 feet wide with two three-foot shoulders for a total of 24 feet of pavement surface. Additionally, access roads in the State Responsibility Area and/or the Very High Fire Hazard Severity Zone, as designated by the California Department of Forestry and Fire Protection (CAL Fire), must comply with the State

Minimum Fire Safe Regulations, which includes requirements for two ten-foot-wide travel lanes and limits to the length of dead-end and one-way roads. Grade limitations are also imposed for the purpose of ensuring that emergency vehicles can gain access to a given site.

The County adopted a periodic update to the Fire Code based on the 2022 California Fire Code that went into effect on January 1, 2023. The updates included administrative and operational requirements in alignment with the requirements of neighboring jurisdictions, creating a more consistent application of the California Fire Code throughout Santa Clara County and enabling the County to enforce these provisions should the need arise in the unincorporated areas. Amendments include requirements for fire apparatus access roads, fire water supplies, fire sprinklers, fire extinguishing systems in chemical fume hoods, energy storage systems, fire site safety during construction, and hazardous materials use and storage. The amendments require that all access roads have a 20-foot drivable width and clarify when sprinkler systems must be installed. According to these updates, no final inspection or certificate of occupancy can occur prior to clearance that fire protection facilities and access have been installed. When access roads cannot be installed because of topography, waterways, non-negotiable grades, or other similar conditions, an approved alternative means of fire protection shall be provided.

There can also be drainage improvements on rural properties not served by a storm drainage system to ensure no harmful off-site impacts or additional drainage problems are created by new impervious surfaces and buildings. Stormwater treatment improvements may be required to meet the permitting requirements of the State Regional Water Quality Control Board. Sediment and erosion control plans are required for all construction projects larger than 500 square feet and review is based on standards for the applicable drainage basin (San Francisco Bay or Monterey Bay).

Constraints Analysis

Basic site improvements of the type discussed in this section are necessary pre-requisites to residential development. The individual standards and requirements are not deemed excessive. They provide the basis for meeting the fundamental public health, safety, and welfare objectives of the Zoning Ordinance, Ordinance Code, and other development-related standards of the County. The County reviews these standards regularly and reduces them where appropriate. County requirements are in line with State requirements as well as federal and international standards. These constraints encourage housing to be developed in already urbanized areas where services are currently in place and hazard risks are greatly reduced, which also support other County and State priorities discussed in this chapter. While these constraints are the minimum necessary, they are not without a cost. The grading, pavement, and retaining walls necessary for access roads and driveways, especially in areas of wildfire risk, can cost millions of dollars. Similarly, the development of onsite wastewater treatment systems (aka septic systems) requires costly testing to site in addition to construction costs. Because of their relation to public health and safety, these are not constraints the County can reduce beyond encouraging development to be sited in areas which already have adequate access and can be serviced by existing sanitary sewers. However, this does not impede the ability for the County to meet its RHNA as the County's sites inventory is located within the city's Urban Service Areas which can provide services to those sites.

Implementation Measure

Given the recent update to the County Fire Code, and the lack of sites inventory locations in the rural unincorporated areas, no

additional implementation measures are forthcoming. The County Fire Code will be reviewed and updated every three years in line with the California Fire Code and International Fire Code updates.

2.06m Building Permit and Inspection Fees

The County has, since the mid-1990s, adopted a full cost-recovery policy for fees imposed to cover direct services to customers. This policy reflects a perspective that development should not be subsidized by County General Fund monies and that fees cannot exceed the cost of services.

The County adopts the current version of the California Building and Residential Codes every three years, including supplements and errata. The building codes of the County are based on the International Building and Residential Codes (IBRC), as compiled and published by the International Code Council. The IBRC are further modified in the County's Ordinance Code with additions, deletions, and amendments.

Typical building permit and inspection fees charged by the County for residential development are based on a formula that factors construction type, floor area, and valuation. Most new residential development in the unincorporated county is that of single-family residences and ADUs; few multi-family housing developments are in the unincorporated county other than at Stanford University. As part of the County's SB9 implementation effort, County staff used Assessor's Office data to determine the median size of a single-family dwelling and found it to be approximately 1,500 square feet. [2]

Fees are collected at the time of application submittal and itemized in the receipt provided at the time of application. County building permit fees are updated on an annual basis, as necessary. Additional fees are also imposed to recover the costs of permitting, inspecting, and administering permits for violations of building and housing codes when required by citations or notices of violation.

Comprehensive Planning Fee Surcharge

In 2010, the County updated its Comprehensive Planning Fee (CPF) surcharge on building permits of $25,000 valuation or greater to the rate of $0.00123 per dollar valuation of a project, with a maximum fee of $7,000.00 per permit, regardless of valuation. The fee indirectly benefits individual project applicants by enabling the County to maintain the General Plan.

Impact and Additional Fees

The County does not assess any impact fees for residential development, beyond a limited option to pay an Inclusionary Housing fee in lieu of constructing affordable units. This is the case for both single-family residential development (which are exempt from the County's Inclusionary Housing Ordinance) and multi-family residential development, in both urban and rural parts of the unincorporated county. Other entities and special districts do collect additional fees, such as the school impact fee and the Santa Clara Valley Habitat Conservation Plan development fee as appropriate for the particular development.

Building Permit Review and Processing Times

Typical building permit review and processing times can vary depending on the size and complexity of the project, and on available staff. For a typical single-family residence that is not subject to a prerequisite building site approval process, standard plan check and review time is four weeks for the initial plan review. Subsequent reviews to address any comments from the first round of review take

[2] San Martin Advisory Committee Staff Report, July 27, 2022 meeting, Item No. 5 http://sccgov.iqm2.com/citizens/FileOpen.aspx?Type=1&ID=12852&Inline=True

approximately two weeks. Express plan check and permit issuance is available for small projects that are typically additions of less than 500 square feet. Express plan check service is appointment-based and enables the applicant to submit a building permit application with the goal of obtaining a permit in one business day.

Constraints Analysis

Building permit and inspection fees, including associated surcharges, do not impose an undue burden or constraint to housing development. As a percentage of total construction costs for a typical 3,500-square-foot home with a 500-square-foot attached two-car garage, building permit and inspection fees represent only approximately 2.25% of costs.

Implementation Measure

Each year, the County evaluates and adjusts fees as necessary to comply with the full cost recovery mandate set by the Board of Supervisors. Fees may be adjusted downward as necessary to reflect real processing costs.

The Department of Planning and Development recommends no changes to current fees for building permit plan check, review, and inspection. The Department continually reviews and implements procedural improvements as appropriate that may enable applicants to obtain services faster and with fewer complications. For example, for new homes that could require building site approval or other land use processes as a pre-requisite, the Department implemented a new checklist procedure to ensure that applicants are informed of the sequence of applications and help avoid situations where building permit applications are inadvertently submitted prior to obtaining necessary land use approvals, or where the proposed project scope would make the project site subject to annexation by an adjacent city. These changes have significantly reduced complications and the need to extend building permit approvals or re-apply and pay new fees for building permit approvals that expire prior to obtaining pre-requisite land use approvals, such as site approval or Williamson Act compatible use determinations.

2.06n Land Use and Development Application Fees

Since the mid-1990s, the County has adopted a full cost-recovery policy for fees imposed to cover direct services to customers. This policy reflects a perspective that development should not be subsidized by County General Fund monies and that fees cannot exceed the cost of services.

The land use and development application fees listed below are collected by the Department of Planning and Development for necessary zoning and land use approvals. These are distinct from the building permit and inspection fees. State law requires land use and development fees to be commensurate and reasonably related to the cost of providing services. Permit processing fees charged by the County are in conformance with this requirement. For certain application types, there is a minimum fee for initial application costs, and if processing costs exceed the initial fee or deposit, the applicant is charged for the total cost of processing the application prior to issuance of the permit.

Table 2.24: Land Use and Development Application Fees

APPLICATION TYPE	FEE AS OF 12/07/2021
Architecture & Site Approval	$9,198*
Building Site Approval (inside USA)	$4,860*
Building Site Approval (outside USA)	$10,984*
Certificate of Compliance	$1,488
Design Review-No Hearing- Tier I- Gross Floor Area=<5,000	$995
Design Review-ZA Hearing- Tier II- 5,001<Gross Floor Area=<12,500	$3,963
Design Review – PC Hearing- Tier III- Gross Floor Area>12,500	$8,932
Environmental Assessment	$4,069*
Petition for Categorical Exemption/ Use of prior CEQA document	$532
Geologic Report review (letter report)	$621
Geologic Report review (in-depth report)	$1,634
Grading Approval	$3,587
Grading Approval filed concurrently w/ other land development permit	$2,364
Special Permit (agricultural and temporary)	$5,973*
*Subdivision (minor, 4 lots or fewer)	$12,078*
*Subdivision (major, 5 lots or more)	$16,562*
*Use Permit (standard)	$9,258
Variance (standard)	$2,030
Zone Change	$6,651
Notes: *1) *Asterisk indicates minimum fee for initial filing of application. Full cost of the fee is assessed at the completion of processing and charged to applicant.* *2) There are also final inspection fees for Fire Marshal and Land Development Engineering.*	

Single Family Dwelling Development Cost Example

The first example of land use approval costs represents a typical rural area land development scenario, to provide a better understanding of the application fees associated with development of a new single-family dwelling used as a primary residence. Where the parcel is not an approved building site, it is not uncommon for the project to involve Building Site Approval and a Grading Approval and permit. Combined fees for these typical land use applications are $14,411, including a petition for exemption from CEQA. These fees are based on typical processing costs and are in addition to the building permit fees discussed in the previous section. They represent the most common fees associated with residential development in rural areas. Neither a Building Site Approval nor Grading Approval would require a public hearing.

In areas subject to Design Review requirements, a Design Review process is required for a new single-family residence. The Design Review would be processed concurrently or bundled with Building Site Approval and Grading Approvals, if also necessary. Design Review zoning applies to most rural hillside lands immediately adjacent to and visible from the urban area or valley floor areas of the County. It may also be required as a condition of subdivision approval.

The Design Review process is intended to achieve excellence in residential design and make sure development blends with the natural hillsides as much as possible. Standards can require low reflectivity of painted surfaces and landscaping to blend with the natural hillsides and mitigate for visual impacts and may affect the placement of a home on a site for visual mitigation. The process allows for a residence that is 5,000 square feet or less to be processed without a public hearing. For structures that trigger design review that exceed 5,000 square feet in size up to 12,500 square feet in size, a public hearing by the Zoning Administrator is required. Design Review residences that exceed 12,500 square feet in size require a Planning Commission public hearing. Minor projects, such as additional to an existing residence or accessory structures, may apply for an exemption or for administrative review without a public hearing. Decisions of the Zoning Administration Hearing Officer may be appealed to the Planning Commission, and Planning Commission decisions to the Board of Supervisors. Companion land use actions (i.e., Grading and Building Site Approval) are completed concurrent with Design Review and are referred to as Concurrent Land Use applications by the County Zoning Ordinance. Generally, Design Review takes 2-4 months. Design Review rarely results in project denial because the process is intended to identify and resolve issues that would result in an unacceptable final project design. Conditions of approval often include grading quantities, architectural refinements/limits, landscape requirements, and protection of existing vegetation.

Costs commonly associated with Design Review process include the County application fee ($3,963) and consultant fees for design and modification of site improvements. Additional costs are often offset by savings associated with reduced grading, since Design Review (especially in conjunction with Grading review) often results in less grading on the site.

Multifamily Dwelling Development Cost Example

This second example of land use application costs represents a four-unit apartment project in an urban area zoned for multifamily development, in R1S, R3S, or R3. The project would require Architecture and Site Approval (ASA). There is no mandatory pre-application meeting requirement as there is for a non-residential Use

Permit or Subdivision. Accompanying the submittal is a form indicating that the density of the proposed development conforms to the applicable city General Plan. The ASA process is designed to ensure conformance with applicable development standards and reasonable conditions of approval. Generally, ASA addresses the adequacy of parking and driveways, landscaping, site layout, and design of the structure. ASA may also evaluate the relationship of the lot and its development with adjacent uses. Standard ASA fees are $9,197, plus $531 for the processing of a Categorical Exemption under CEQA.

Constraints Analysis
Each annual budget cycle, fees are assessed relative to service costs. In the current fee evaluation process, certain fees will be reduced to address the general or average cost of processing, while other lesser fees will become minimum deposit fees without being raised, to enable compliance with full cost recovery mandates. Fees may not be significantly increased except for the amount necessary to cover inflation in personnel costs. Fees for service is now a common means for local governments to address the costs of development-related services without relying on General Fund revenues. Fees are set by the Board of Supervisors to recover full costs of the services provided, thereby avoiding reliance on General Fund revenues to the greatest extent feasible. Reducing fees would necessitate increased reliance on General Fund revenues for planning and land use approval services.

Implementation Measure
Each year, the County evaluates and adjusts fees as necessary to comply with the full cost recovery mandate set by the Board of Supervisors. Fees may be adjusted downward as necessary to reflect real processing costs.

No changes to current land use and planning application fees are proposed to facilitate or accommodate projected housing demand or substantially reduce costs of development.

2.06o Impact Fees and Exactions

A development impact fee is a monetary exaction other than a tax or special assessment that is charged by a local governmental agency to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project (Gov. Code § 66000(b)). The legal requirements for enactment of a development impact fee program are set forth in Government Code §§ 66000-66025 (the "Mitigation Fee Act"). [22]

Two typical fees or exactions charged on housing development are permit processing fees for planning and land use entitlements and impact fees or exactions imposed to defray all, or a portion, of the public costs related to the development projects. [23] The County does not impose development impact fees of its own upon private residential development. Local school districts collect impact fees when a building permit for a new residence is being processed and provide documentation of payment to the County prior to the issuance of permits. Certain ADUs are exempt from this impact fee under State law. No other impact fees are levied upon private single-

[22] A Short Overview of Development Impact Fees, by Peter N. Brown City Attorney, City of Carpinteria and Graham Lyons, Deputy City Attorney, City of Carpinteria, Dated February 27, 2003, http://www.ca-ilg.org/sites/main/files/file-attachments/resources__overviewimpactfees.pdf accessed 8/16/22

[23] Fees and Exactions, https://www.hcd.ca.gov/fees-and-exactions accessed 8/16/22

family residential development in the unincorporated area. Projects which create three or more housing units (not counting ADUs or Junior ADUs, or units developed following an SB 9 urban lot split) are subject to the County's Inclusionary Housing Ordinance, which requires one out of every six units to be deed restricted affordable, or for the applicant to pay an in-lieu fee to the County's Office of Supportive Housing. This minimal application of impact fees helps reduce housing costs and it contrasts with the practices of most cities and many counties, which impose impact fees for libraries, parks, and a variety of other services to ensure new development pays a share of the costs of new facilities or upgraded facilities incurred due to new development.

2.06p Permit Process and Procedures

The County seeks to be as transparent as possible with applicants on permit processing and procedures. This includes posting checklists of required submittal materials on the Department of Planning and Development website, with helpful descriptions of required items and helpful links to examples, ordinance sections, fee schedules and guidelines to provide direction and context to the applicants. Throughout the processing of applications, the County complies with the State's Housing Accountability and Permit Streamlining Acts.

Ministerial projects are reviewed by the County's subject matter experts for compliance with relevant State and County requirements (such as the California Building Code, County Grading Ordinance, and the County Zoning Ordinance) and permits issued unless the project does not comply.

In the unincorporated areas, the County allows many types of housing without a land use entitlement. Where applicable, the entitlements that may be required include Building Site Approval, Design Review (in certain districts), Grading Approval (should the project exceed a specified amount of earthwork), Architecture and Site Approval (for some multi-family housing), and in rare cases, a Use Permit (when housing is proposed in a zone that is not a residential zone by nature). Accessory Dwelling Units do not require site approval or design review, although may be subject to grading approval. Multi-family housing in the Housing Opportunity Sites combining district (those properties listed in the Housing Element sites inventory) have the option of proceeding without any land use entitlements if certain conditions are met, including an affordability requirement.

Processing of land use and development applications that are not permitted by-right require a discretionary land use application administered by the Department of Planning and Development. In 2023 that process includes the following basic steps:

Application Submittal – Intake of development application, receipt of fee or fees, review of submitted application materials to determine if submittal is acceptable for distribution to reviewing departments/agencies.

Application Review – Referral to reviewing departments/agencies, receipt of comments. Review of development application for completeness within 30 days of submittal in accordance with Assembly Bill 884. If incomplete, letter sent indicating necessary revisions for re-submittal.

California Quality Act (CEQA) Compliance & Staff Report Preparation – When the application is deemed complete, preparation of environmental review, as applicable, in addition to the preparation of preliminary conditions and staff evaluation documents.

Public Hearing – Upon completion of review process, development applications requiring public hearing are scheduled for hearing before the hearing authority.

Hearing Authority Decision – Granting authority approves, denies, or approves permit application, with conditions, as appropriate.

Appeal – 15 calendar day appeal period following action by granting authority, after which, if no appeals are filed, land use entitlement becomes effective, and applicant may submit building permits for plan check.

Throughout the application review process, the County complies with the Permit Streaming Act and CEQA timeline requirements to ensure timely processing of applications. Other steps taken to ensure timely application review may include:

- Use of pre-application meeting requirements, intended to review prospective applications for completeness and feasibility prior to formal application submittal (example: use permit, subdivision, lot line adjustment).
- An optional pre-screening meeting available to property owners considering applying for a land use permit. Pre-screening meetings are scheduled approximately four weeks from the customer's submittal of development materials. Costs are as listed in the current fee schedule. The pre-screening can give customers insight regarding next steps and identifies challenges an applicant might need to address.
- Tracking of compliance with initial 30-day Permit Streamlining Act review period for completeness determination after initial submittal or any formal re-submittal.

Typical timelines for land use entitlement and planning permits are indicated in the table below. These processing times are general averages. Where circumstances vary and projects may be more complicated or require more than one resubmittal, processing times may increase. The County does not require any period of time to elapse between the approval of a project and the submittal of development permit applications, although applicants are advised to wait until the 15-day appeal period has passed.

Table 2.25: Land Use and Development Application Processing Timelines

APPLICATION TYPE	TYPICAL PROCESSING TIME
Architecture & Site Approval (residential)	2-4 months
Building Site Approval (inside USA)	3-9 months
Building Site Approval (outside USA or > 30% slopes)	12-24 months
Certificate of Compliance	3-6 months
Design Review	3-4 months
Design Review Exemption	3-4 weeks
Environmental Assessment	2-3 months
Environmental Impact Report	6-12 months
Geologic Report review (letter report)	1 month
Geologic Report review (in-depth report)	1-2 months
Grading Approval	2-4 months
Grading Small	4-6 weeks
Special Permit (agricultural and temporary)	2-4 months
*Subdivision (minor, 4 lots or fewer)	2-6 months
*Subdivision (major, 5 lots or more)	6-12 months
*Use Permit (standard)	3-6 months
Variance (standard)	2-3 months
Zone Change (conforming with General Plan)	6-8 months

Constraints Analysis

A great deal of attention is often focused on permit processing and expediting such procedures as a primary means of facilitating development approvals, reducing processing costs, and speeding residential development to construction phases. Some aspects of the typical development processing and review procedure are under the control of the local government, and some are not. Departments must assure that enough adequately trained staff are assigned to manage the workload of application processing. Adequate

coordination and internal review are also critical to ensuring that initial completeness reviews are performed within the 30-day period prescribed by State Permit Streamlining Act requirements. However, lack of competently prepared, legible, and adequate plans and supporting documents can lengthen review times, and the state of these documents is not within the control of the local government. In addition, depending on site-specific environmental factors and constraints, environmental assessment for potential adverse impacts and mitigation may be either simple or complex and time consuming.

County staff routinely monitors processing times to promote compliance with Permit Streamlining Act provisions. Changes to reduce permitting requirements, such as reduced requirements for minor grading projects, have also been implemented to reduce permitting costs and time consumed.

The Department of Planning and Development, including Planning, Development Services, and Fire Marshal Offices, has implemented three components of development review to potentially streamline and improve land use and permit review. First is a "developer's roundtable" with staff to dialogue and discuss common issues that hamper efficient development review. Second, as described previously, the Department also offers an optional pre-screening meeting available to anyone considering applying for a land use permit. One benefit of pre-screening meetings is that applicants are subsequently more likely to have complete submittals and are better prepared to manage the application process. The Department also offers in-person and virtual meetings with anyone interested in developing a property to explain the application process as well as potential constraints prior to application submittal. Finally, in 2020 the Department implemented a new type of ministerial nondiscretionary application called a Planning Clearance, an administrative level permit that is processed in 1-4 weeks. Currently, movable tiny homes and small scale agricultural and temporary agricultural housing are able to be processed through a Planning Clearance.

There are no constraints related to the timing of development permit applications following planning approvals, as there is no required waiting period. The County of Santa Clara generally does not impose restrictive requirements that delay property owners and project applicants from applying for building permits once a land use entitlement is granted. Almost all land use entitlements related to housing are valid for four years (five years in rare cases), and eligible for up to a two-year extension at the discretion of the approving authority (i.e., the Director of the Department of Planning and Development, the Zoning Administrator, the Planning Commission, or the Board of Supervisors). When the County applies timing conditions, they are generally items to be met prior to permit issuance or prior to final inspection, and do not require separate actions prior to application in almost all cases.

It should be noted that since 2020, the County has discouraged applicants from submitting "at-risk" applications, where a permit moves forward with all parties involved understanding that a land use entitlement is required but has not yet been approved. The County does not consider this policy to be a barrier to development, as there are often changes to the design of projects in rural areas that are required prior to the land use entitlement being approved, which would render the at-risk building permit application moot.

The County analyzed recent land use entitlements related to housing that were approved in relation to when the following development applications were submitted. There have been few, if any, multi-family developments in the unincorporated county since 1970, so timelines for that housing type is not known. The County instead

analyzed available data for single-family development. As of February 13, 2024, of the last 150 land use entitlements that were approved, 123 of them (82.0%) have resulted in development permit applications. A majority of these development permit applications (109, or 72.7% of the entitlements approved) were submitted within one year of the prerequisite land use entitlement being approved, 49 of which were submitted within the first month of entitlement approval. Of the 150 approved entitlements, 27 have not yet materialized into development applications, 9 of which are currently still within the first year since the entitlement was approved. Additional analysis is summarized in the table below.

Table 2.26: Time Between Approval of Housing-Related Land Use Entitlements and Building Permit Application

TIME BETWEEN APPROVAL OF HOUSING-RELATED LAND USE ENTITLEMENTS AND BUILDING PERMIT APPLICATION *(ANALYZING MOST RECENT 150 APPROVALS, AS OF FEBRUARY 13, 2024)*														
TIME SINCE ENTITLEMENT APPROVAL	**WITHIN 1ST MONTH**		**1 MO. - 1 YR.**		**1-2 YRS.**		**2+ YRS.**		**NO APPLICATION SUBMITTED***		**EXPIRED**		**TOTAL**	
Building Permit Applications Submitted	49	32.7%	60	40.0%	9	6.0%	5	3.3%	24	16.0%	3	2.0%	**150**	**100%**

** Not yet expired, but no building permit application submitted since land use entitlement approval; expiration is generally four years from approval of these entitlements. Of the 24, 9 are still within 1 year of approval, 11 are between 1-2 years, and 4 are already beyond 2 years.*

There are several reasons why an applicant may be delayed in applying for their development permits after receiving their land use entitlement approval. In four instances, there were appeals of the decision by either the applicant or a neighbor which delayed the project advancing. In five cases, the applicant chose to modify their project significantly after receiving their approval. In one case, an applicant chose to annex into a sanitary district rather than develop an onsite wastewater treatment system, a process governed by the Santa Clara County Local Agency Formation Committee (LAFCO) and not by the Department of Planning and Development.

In five cases, applicants began their work after receiving their land use entitlement approval and without seeking their development permits, in violation of the County Ordinance Code. The County Ordinance Code does not allow for permits to be issued on a property with a violation except when the permits do not expand an existing use or add a new use; the permits are immediately necessary to protect public health, safety, or welfare; the permits will allow for the full abatement of all existing violations on the premises; or the property owner enters into a compliance agreement with the County concerning the correction or legalization of the violations.

Additionally, based on anecdotal reporting from property owners, some applicants who have received their land use entitlements have subsequently faced financial or other hardships that have prevented them from moving forward with their projects. Some property owners have reported having difficulty hiring surveyors or other experts needed to finalize plans, including the onsite wastewater

treatment system. Others elect to delay their application until they have completed conditioned requirements, even those requirements could be handled concurrently with their permit review. Finally, some owners seek a land use entitlement to increase their asking price for the land and have no intention of developing the property themselves.

Implementation Measure

Improving customer service and reducing processing times are a high priority of the Department and will continue to be the primary focus of the Department's improvement efforts. The Department continues to evaluate other areas of its Zoning Ordinance and Ordinance Codes to streamline permit reviews through the new Planning Clearance application. The County will also implement Program 2.19 - Streamline Multi-Family Housing Development which removes permit processing constraints in zones which permit multi-family housing. Delays experienced between land use entitlement approval and development permit application are not within the control of the County, and therefore no program is proposed to remedy them.

2.06q Code Enforcement

The County's Department of Planning and Development is responsible for enforcement of the Zoning Ordinance, Building Code, and Fire Codes as they apply to land use and development. Code enforcement is performed through building plan checks and inspections, in response to complaints regarding alleged violations submitted for review, through routine observation and field visits, and coordinated agency efforts such as abatement procedures. Code enforcement is a necessary and important aspect of local land use and permitting authority. It also helps to ensure that violations do not contribute to neighborhood or community deterioration that adversely affect housing stock, new housing opportunities, and housing needs.

The Code Enforcement Division has a Program Manager who supervises a team of code enforcement officers who are assigned code enforcement cases throughout the unincorporated county and a Permit Technician that is specifically dedicated to assist the Code Enforcement Division.

The Department utilizes a database for managing and tracking violation complaints to ensure timely reporting and actions and all staff in the Department can access and view violation reports, inspections, and all images taken at inspections sites. An administrative hearing process was developed during the 2015-2022 Housing Element cycle and is still implemented with the goal of promoting code compliance in the most timely and efficient manner. County Ordinance C1-71 was further amended in January 2021 to clarify that while a permit shall not be issued on a property that has a confirmed active violation, until and unless the violation is removed and abated directly or through a Compliance Agreement, the Department Director has discretion to issue a permit where (1) the permit does not expand an existing use or add a new use, (2) the permit is immediately necessary to protect public health, safety, or welfare, or (3) the permit will allow for full abatement of all existing violations on the premises. . County Ordinance Code section C1-71 will continue to be amended during this code cycle to allow for flexibility of permits to be issued where violation(s) exist on the parcel.

Constraints Analysis

Public outreach and communication regarding code enforcement generally have a positive net effect on housing and neighborhood preservation. The County continues to evaluate various means of improving code enforcement efforts and abatement of violations.

Implementation Measure
No reduction in code enforcement efforts or resources is recommended during the current cycle of the Housing Element Update. The County and the Department should continue to implement planned improvements to the code enforcement program.

2.06r Regulations Influencing Housing for Persons with Disabilities

Government constraints or factors influencing housing for persons with disabilities derive from the Americans with Disabilities Act (ADA), Chapter 11A or Chapter 11B of the California Building Code (CBC), and Federal Housing Administration (FHA) for accessibility.

A privately funded single-family residence project (new or addition/remodel) is not subject to accessibility requirements but a property owner can voluntarily incorporate such features as ramps or other improvements. All multi-family residential structures must meet the applicable accessibility requirements (ADA, FHA, CBC 11A or 11B) depending on its funding. It is recommended that applicants meet with the County Building Division to understand the necessary requirements for accessibility and other code requirements when developing housing projects.

The County Zoning Ordinance includes the following definition of "family" which explicitly includes "necessary domestic help" to accommodate those with disabilities – "*Family: One or more persons occupying a premises and living as a single, nonprofit household, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary domestic help*." The purpose of the definition of "family" is to distinguish private residential dwelling units from hotels, bed and breakfasts, inns, clubs, and fraternity or sorority houses. Families are also allowed to rent out rooms to two persons who are not part of their family structure.

This definition does not pose a constraint on housing for persons with disabilities because it allows for necessary domestic help and does not include any requirement for a specific type of relationship between residents within a residential unit, be it a single-family residence, multi-family housing development, or "group home." For clarification, the reference to "nonprofit households" does not address the type of legal entity occupying the household, but rather clarifies that the group of individuals occupying the home is not doing so for a profit-seeking purpose (e.g., a hotel).

Where accessibility improvements are involved or required, they are reviewed and approved through the normal permitting process.

Special needs housing involving multi-family buildings or more institutional settings is more likely to be developed in the cities or unincorporated urban pockets because of the available sewer and water services and transportation accessibility.

For some populations of people with disabilities, "group homes" provide a desirable type of housing as they typically offer a variety of support and services to their residents. Our Zoning Ordinance does not define "group homes" and refers to such uses as Community Care Facilities. The County's Community Care use classification is defined as "Limited" when a development provides for six or fewer residents. Group homes or other Community Care – Limited uses are allowed as a matter of right, with no requirements restricting concentration of uses, discretionary requirements, and parking requirements other than those required under the building code for group home occupancies and accessibility requirements. Group homes or other forms of Community Care facilities providing for more than six residents are allowed under the "Expanded" subcategory, subject to issuance of a Use Permit. Community Care

Facilities are allowed in all zoning districts except for OS/F (Open Space and Field Research) and SCA (Special Conservation Areas).

"Limited" projects may be sited on any parcel in the unincorporated county outside of the OS/F and SCA zones. For "Expanded" projects, there is a supplemental finding requirement that the new facility would not lead to an undue concentration of group homes in the vicinity. There is no standard of separation from other existing facilities specified in the Zoning Ordinance, and to date the County has not denied any application due to concerns regarding the proximity to other Community Care facilities. Standard Use Permit findings and criteria would provide an evaluation of whether the proposed location of the use is appropriate relative to necessary support services and is otherwise appropriate for the site. Parking requirements for residential community care facilities such as group homes are specified in Ch. 4.30 of the Zoning Ordinance, requiring one space per six beds or residents, and one per employee. If either a Community Care facility or an Expanded Care facility is applied for, the structure is subject to accessibility requirements. By December 2026, the County will adopt revisions to the Zoning Ordinance and other County codes to allow "Expanded" projects in all zones that have similar residential uses, with objective standards and permit processes that are equivalent to similar residential uses.

For any parking facility serving the public, accessible parking spaces shall be provided. Of the required accessible spaces, at least one shall be van accessible. Standards for accessible parking spaces are found in 4.30.070 of the County Zoning Ordinance. Additionally, Electric Vehicle Charging Stations (EVCS) shall comply with accessibility standards (e.g., stall size, spacing, signage, accessible route, etc.).

The County does not require licensing for Community Care facilities, but State licensing requirements apply.

Reasonable Accommodation

The County's approach is to seek reasonable accommodations whenever possible under Federal and State law. Aside from Federal and State accessibility regulations, the Zoning Ordinance provides for procedures which allow for exemptions from setback requirements or other development standards, permit requirements or building regulations to allow for accessibility devices and structures. The County has a process to address reasonable accommodation requests for persons with disabilities. The Zoning Administrator of the County of Santa Clara reviews and either denies, approves, or conditionally approves such request where the proposed building or improvements necessitate relief from a standard of the Zoning Ordinance, such as a setback. The reasonable accommodation procedures are intended to allow exceptions or modifications without application or consideration of a Variance or other defined discretionary approvals. Reasonable accommodation requests are not subject to the more restrictive nature of a Variance procedure and findings, including noticing and public hearing, rights of appeal, and fees. There are no fees charged for the reasonable accommodation review process.

The criteria and factors considered by the Zoning Administrator in processing a reasonable accommodation request are:

- Existing, applicable policies or regulations,
- Availability of solutions not requiring an exception or modification of standards,
- How the request directly relates to the needs of the owner/occupant with disabilities, and
- The exact nature of the exception or modification proposed.

In evaluating a proposed request for reasonable accommodation, the Zoning Administrator uses the above criteria and factors to

determine whether the need expressed by the applicant can be met without granting undue relief from a Zoning Ordinance standard. If it is determined that the request necessitates deviation from some standard, such as a setback, the Zoning Administrator is authorized to approve the request, provided that the applicant provided the information validating the need of the owner or occupant with disabilities, and the request is not so extreme as to have an actual detrimental impact on an adjacent property.

To date, there have only been a small number of inquiries regarding the possibility of obtaining a reasonable accommodation request since it was instituted in 2003. Only one request has been filed; that request was filed in January 2009 and granted in February 2009. The County expects more reasonable accommodation requests in the future for modifications to buildings for accessibility, such as ramp and porch improvements, window and door modifications, and similar construction, as the overall population ages.

To further ensure the County is removing barriers that may make it more challenging for people with disabilities to develop housing, Program 2.33 – Reasonable Accommodation Policy will be implemented by December 2024, to review and further amend findings required to grant a reasonable accommodation.

Constraints Analysis
The County's permit requirements, procedures, and reasonable accommodation request process offer opportunities for homeowners to accommodate the special housing needs of those with disabilities. The procedures are prescribed, and processing time is approximately two to three weeks depending on possible need for further information and resubmittal. Staff works closely with applicants to ensure there is adequate information in each request to assess whether or not a reasonable accommodation can be supported. However, the findings currently required may pose an unnecessary constraint. Therefore, the County will review and amend its required findings for granting a reasonable accommodation (refer to Program 2.33).

Implementation Measure
No changes are necessary to County requirements or procedures to accommodate housing needs for persons with disabilities, however, to increase the visibility of the reasonable accommodation option, Staff will propose options to the Board to codify this process within the Zoning Ordinance.

Additionally, the County is implementing Program 2.20 – Tracking and Ongoing Compliance with State Housing Laws, which includes updating the County's Zoning Ordinance, and any other relevant County codes and policies, on a regular basis so they continue to be in line with state law. The County will include an assessment of the regulations for group homes for seven or more persons in relation to state law as a part of Program 2.20.

2.06s Regulations Influencing Housing for Agricultural Workers

Agricultural workers are a specific subset of the population with special housing needs. The 2023 Farmworker Health Study published by UC Merced found that nearly all (92 percent) agricultural workers in the State are renters, and that these workers face a host of substandard housing issues ranging from inadequate drinking water, plumbing, heating and cooling systems, or are in need of major repairs due to problems such as termite infestation or water damage. Agricultural workers also face issues of overcrowding, with more than a quarter reporting that they live in a house with six or more than six people and sleep in a room with three or more people.

The State has set forth regulations relating to employee housing and labor camps in the California Health and Safety Code sections

17021.5, 17021.6, and 17021.8, which supersede any local ordinances. Housing that accommodates six or fewer employees must be treated as a single-family residence in terms of how they are permitted both in location and in processing. Medium-scale projects that include group quarters of up to 36 beds or up to 12 single-family units are classified as an agricultural use and cannot be subject to any requirements which other agricultural uses in the same zone would not be subject to.

The County makes special provision for agricultural employee housing, especially smaller-scale projects that do not qualify as employee housing under state law. In 2020, the County updated its Zoning Ordinance to re-classify agricultural employee housing as either *Small-Scale Permanent, Seasonal,* or *Large-Scale Permanent*. *Small-scale permanent* housing can include up to six family units or 18 beds in group housing. *Large-scale permanent* projects are those consisting of more units or beds than small-scale. *Seasonal* projects consist of multiple movable tiny homes and are onsite for no more than 180 days. The County also created a *Temporary Agricultural Residenc*e category, which allows for a single recreational vehicle or movable tiny home per property to provide temporary housing to a person engaged in an on-site agricultural operation, for up to five years.

The County streamlined the permitting process for all four of these housing categories. *Small-Scale Permanent* and *Temporary Agricultural Residences* are allowed subject to a non-discretionary Planning Clearance, with a cumulative cap of 100 units and 50 units, respectively. *Large-Scale Permanent* and *Seasonal* projects are allowed subject to a Special Permit.

Agricultural employee housing is contingent on the owner of each parcel submitting an annual verification form to the Department of Planning and Development by January 31 of each year, to verify and provide substantial evidence that any permanent agricultural employee housing was occupied by agricultural employees for a majority of the year and verify that any seasonal units will be removed from the property outside of the designated occupancy dates. A deed restriction is recorded on any property for any permanent agricultural employee housing to provide notice to subsequent property owners that such housing is to be used only for agricultural employee housing. A property owner shall also affirmatively disclose the existence of any such deed restriction before transfer of ownership of such a property.

The nature of commercial agriculture in Santa Clara County has evolved significantly over the decades since it was known primarily as an agricultural economy, nicknamed the "Valley of Heart's Delight." Santa Clara County, once the fruit capital of the world with over one hundred thousand acres planted in fruit and nut trees, has seen a significant loss of agricultural land since the 1940s. Recognizing the rapid conversion of prime farmland within the county over the past two decades, the County of Santa Clara adopted the Santa Clara Valley Agricultural Plan in January 2018 to identify and prioritize key strategy areas, policies, and programs that support and encourage existing and future agricultural operations. One key strategy and action was to facilitate construction of more workforce housing for both seasonal and year-round farmworkers.

The diversity of Santa Clara County's crops, the labor-intensive nature of such crops, and the overall high cost of housing in the region compound the need for agricultural employee housing as a basis for maintaining agriculture within the county. Santa Clara County's land values will continue to rise, encouraging high-value specialty crop production, which tends to favor crops that are highly perishable and need sufficient personnel to be harvested and moved to market in a timely manner. Such crops require significant hand-

scale labor for planting, pruning, weeding, and harvesting and are typically not well-suited to mechanization. As farms become more vertically integrated, with on-site value-added operations such as packing and shipping facilities, agricultural processing, and on-site sales, the need for agricultural labor may increase, becoming more stable and year-round rather than seasonal.

Constraints Analysis

Despite there being only three units developed in the two years since the amendments were made to streamline agriculture employee housing, interest in the new process has increased significantly during this time. According to the Santa Clara County 2021 Crop Report, there are approximately 8,000 agricultural workers in the county supporting a $340 million industry that provides food to the local residents, region, and beyond. As the County implements additional measures to preserve agricultural lands, the need for agricultural worker housing is unlikely to diminish.

Interested property owners regularly call in or schedule meetings with planners to go over their options under the revised provisions and inquire about the process, with approximately four to six inquiries per month. Property owner interest has consistently centered on the *Small-Scale Permanent* category, which prior research indicated would be the most relevant and functional category in most circumstances. However, all four types of housing allowed under the approved amendments have been the subject of inquiries by property owners.

At least three property owners have initiated projects under the *Large-Scale Permanent* category, primarily with the intent to house seasonal workers operating under H-2A work visas, hosted by farm labor contractors. In at least one case, land was purchased with the explicit intent of pursuing such a project. The primary challenge *Large-Scale Permanent* projects face is approval for drinking water. A water supply for any development consisting of five or more service connections is classified as a "state small water system" and water supply to a project serving 25 or more people per day, for at least 60 days per year, is classified as a "public water system." Both water system classifications trigger oversight authority by the State's Regional Water Quality Control Board, which in recent years has required that an applicant first attempt to obtain an urban service area connection prior to its consideration of an application. In most cases, an urban service area connection would necessitate city annexation. The Department is in discussion with staff from the Local Agency Formation Commission (LAFCO) of Santa Clara County regarding options and annexation. A smaller number of inquiries have been received regarding the *Seasonal* and *Temporary Agricultural Residence* categories. Both categories make use of movable tiny homes, which are required to connect to a permanent onsite wastewater treatment system (OWTS) under our County Local Agency Management Program (LAMP). Most prospective applicants are dissuaded from pursuing the *Seasonal* or *Temporary Agricultural Residence* categories once it is explained that they would first need to develop a permanent OWTS.

As evidenced by a six-month delay for the three-unit project discussed above, the *Small-Scale Permanent* category also faces challenges with establishing OWTS. At least a dozen prospective applicants have presented preliminary plans to develop agricultural employee housing, have been informed of the requirement to first obtain Department of Environmental Health approval for an OWTS and drinking water supply, and have not yet submitted a complete application. As a result of the amendments approved by the Board, the newly established planning process has been effectively streamlined, allowing review and approval to be expedited through a ministerial evaluation of objective standards and requirements. However, the overall permitting process, namely the path to getting

clearance for an OWTS and water supply, as well as the review and requirements by subject matter experts, continues to present significant delays and challenges in the path from proposal to final approval. It is important to note that the challenges related to water supplies are also challenges that originate at the state law level.

Implementation Measures

The Department is working with all relevant agency reviewers and subject matter experts to identify opportunities for further streamlining of the regulatory requirements and permitting process for agricultural employee housing. The County will continue to implement the new streamlined permitting process and monitor its effectiveness. Where potential streamlining opportunities require additional code amendments, the Department will coordinate with the relevant agencies to present such opportunities to the Board. On August 29, 2023, the Board of Supervisors directed the preparation of an Agricultural Worker Housing Workplan to facilitate and further support agricultural worker housing production.

Please see the implementation programs in Chapter 4 for multiple efforts aimed at further alleviating constraints on the development of housing for agricultural workers.

Please see Section X.6 of the Assessment of Fair Housing (Appendix L) for analysis of the housing need experienced by agricultural workers in the unincorporated county.

2.06t Regulations Influencing Additional Special Needs Housing

Regulations for Special Needs Housing includes populations such as the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. Cal. Gov't Code § 65583(a)(7). This section discusses housing for persons within these categories, and tools within the County Code to assist with residential modifications to enable a person to continue living in place. [24]

Special needs housing includes community care facilities, assisted living centers, emergency shelter housing, and homelessness-related services. Community care facilities, also referred to as "group homes," are defined as uses permitted in all urban base zoning districts that permit residential uses and all rural base districts. Small-scale ("Limited") community care facilities, serving or housing six or fewer individuals, are permitted as a matter of right, while those serving more than six individuals ("Expanded") are permitted subject to a conditional Use Permit. The use regulations of the County Zoning Ordinance are consistent with State laws.

Emergency shelters, homeless shelters, and combined shelter/service centers for the elderly and persons with disabilities are typically developed within city jurisdictions, where there are available sewer and water services, as well as public transportation, paratransit (on-demand transportation for those with special needs), and access to other important services. Emergency Shelter is permitted in Rural Residential (RR), Multifamily (R3), Commercial (CG and CN),

[24] The County has not identified any special needs in the unincorporated areas specific to large families or those with a female head of household, as per Government Code 65583(a)(7).

Administrative/Professional Office (AO), and Industrial (MH and ML) zones as well as the Public Services and Supportive Housing (-ps) combining district. Small scale (14 or fewer beds) emergency shelters are allowed "by right," and large-scale shelters are allowed with a Use Permit approval. Religious and Non-profit institutions may also operate small-scale emergency shelters as an ancillary use "by right." Emergency, homeless, and transitional shelters are not typically located in the rural unincorporated areas. Rural hillside and agricultural areas are not served by municipal sewer service, have no or very limited access to transit and social services, are far removed from other emergency response services and medical centers, schools, and amenities, and do not promote the societal integration of the populations served.

The focus of the County is to fund programs that provide emergency, transitional, and special needs housing within the urban areas of the 15 cities within Santa Clara County, which is where the needs and opportunities are greatest. The County devotes significant resources to the operation of emergency shelter housing throughout the urban areas, operating or assisting with a total of 211 shelters within Santa Clara County, including three major shelters in Sunnyvale, Gilroy, and San José. Funding assistance is also provided for many other resources aimed at preventing homelessness.

In the last Housing Element, the County identified funding as a significant constraint to combat homelessness. Since then, County voters approved an unprecedented affordable housing bond measure of $950 million in 2016, which the County has used to fund affordable housing projects, including 830 new homes in nine developments, which will serve more than 1,600 people, with another 1,280 affordable homes under construction. The County's role has expanded from providing permanent housing, emergency housing, and homeless shelter/service centers, to also include advocacy and tenant/landlord support services. Under what is called the "Community Plan to End Homelessness," the County gave itself a deadline of 2025 to double its temporary shelter capacity, house 20,000 people through supportive housing, cut the annual inflow of people becoming unhoused by 30%, expand homelessness prevention programs to serve 2,500 people yearly, and address racial inequities that disproportionately affect people of color.

Constraints Analysis

The County General Plan, zoning regulations, and permitting requirements to accommodate certain special needs housing types described above do not constitute an undue burden or constraint on the production or supply of special needs housing. Within urban areas, the use classifications and regulations for special needs housing types are intentionally like those of the adjacent cities. The key issues or factors which pose constraints to meeting special needs housing continue to be the availability of suitable land, funding for programs and grants, ongoing need for intergovernmental coordination to provide such housing and related services, and providing the kinds of ongoing services needed to prevent re-occurrences of homelessness.

Implementation Measure

No changes to General Plan land use policies, zoning regulations, permitting procedures or development standards are necessary or appropriate to facilitate or accommodate special needs housing for the unincorporated areas.

2.06u State Required Permitting

The State has adopted several measures where local jurisdictions must approve projects which meet certain criteria, including SB 9, SB 35, SB 330, and the State ADU ordinances. The County is not yet subject to SB 35, but should it become so will fully comply with the

State's requirements. For SB 330, the County will revert to the State preliminary application, with no growth controls and only objective standards reviewed for qualifying applications. The County has adopted local implementing ordinances for SB 9 and ADUs, to incorporate the State's requirements and add minimal objective standards as allowed by the State. Should any of these State laws be amended, or new laws of a similar vein be adopted, the County will defer to State requirements when in conflict with the local County ordinances.

Constraints Analysis
The County permitting requirements to accommodate these housing application types described above do not constitute an undue burden or constraint on the production or supply of qualifying housing. Projects not qualifying for state required permitting often require discretionary approvals, such as Architecture & Site Approval for multi-family housing projects.

Implementation Measure
The County will create transparent processes, fees, and checklists for all State required permitting and make these available to public (Program 2.18). In addition, the County will work to streamline all multi-family housing developments through a streamlined permitting process with limited objective standards that will be applied first to properties on the sites inventory list and eventually to all zoning districts which allow multi-family housing development (Program 2.19). Lastly, the County will implement Program 2.20 - Tracking and Ongoing Compliance with State Housing Laws, which includes updating the County's Zoning Ordinance, and any other relevant County codes and policies, on a regular basis so they continue to be in line with state law.

2.06v Inclusionary Housing

The County adopted a countywide Inclusionary Housing Ordinance (IHO) in October of 2020 to foster a sufficient supply of housing for persons at all economic levels and relieve the burden placed on the housing market throughout Santa Clara County. The IHO applies to any application that creates three or more dwelling units. Of the proposed dwelling units, sixteen percent (16%) shall be made available for rent or for sale to at an affordable Housing cost to moderate, lower, very low, or extremely low-income households. The County adopted Inclusionary Housing Ordinance Guidelines in November of 2021 which serves as a guiding document for the implementation of the IHO.

Inclusionary Housing in the Stanford Community Plan Area
Applications within the Stanford Community Plan Area (SCPA) may bank the inclusionary for sale affordable units to be developed as rental inclusionary units at a later date. Applications within the SCPA may also construct the inclusionary units on site, off-site, convert an existing unit to an inclusionary unit, or transfer required inclusionary units to another residential development within the SCPA.

Inclusionary Housing outside the Stanford Community Plan Area
Required inclusionary units may be developed on-site, off-site, converted from an existing unit, or the applicant may choose to pay an in-lieu fee for developments that result in a fraction of a unit (a development that has less than 7 units).

Constraints Analysis
The intent of the program is to promote affordable housing development. To date, the County has not processed any residential development applications outside or within the SCP that would be subject to the IHO, therefore the County has not seen the IHO act as a constraint of proposed development projects. Additionally, the

development of ADUs, agricultural employee housing, student housing, residential community care facilities, and units created pursuant to SB9 are not subject to the IHO which limits constraints on building these types of units on properties. Lastly, the IHO offers a variety of options for the development of the required inclusionary unit(s) (on-site, off-site, conversion of units, etc.) which provides flexibility for the creation of the unit. As such, the IHO provides minimal constraints on housing supply and affordability.

Implementation Measures
The County will continue to implement the IHO as written and may perform future revisions if the County finds areas of improvements needed to achieve the IHO goals of affordable housing development.

2.06w Summary of Stanford University Constraints

Stanford University is the only significant unincorporated urban area that is excluded from countywide urban development policies that call for annexation of urban development into the adjacent city. Such exclusion is based upon a 1985 land use policy agreement among Stanford, the County of Santa Clara, and the City of Palo Alto (the "Tri-Party Agreement").

Current County policies governing development at Stanford do not constrain affordable housing development. Through the Stanford Community Plan (SCP) and the 2000 General Use Permit (2000 GUP), the University is required to develop housing of a variety of types in conjunction with new academic building development. The SCP stipulates that Stanford will supply its own urban services for academic development, which includes housing for academic faculty and staff, and that lands with non-academic uses will be annexed into Palo Alto. Stanford University has sited housing development adjacent or in close proximity to the academic programs that they support. Upon approval of an updated SCP that is being processed in parallel with this Housing Element Update, SCP policies are being amended to promote the construction of housing near transportation, the campus, and services/amenities.

Constraints Analysis
The County requires a linkage between academic development and housing, to balance housing, jobs, and available transportation. The linkage is expressly defined in the SCP and the 2000 GUP. Within University lands located in the unincorporated county, there is capacity to meet at least half (1,680 units) of the housing needs of this Housing Element Update. The County is currently updating the SCP, which would require Stanford to provide housing, both affordable and market-rate, on campus or on contiguous Stanford-owned land grant properties.

Beginning with Annual Report No. 12 (2013) Table C-2 of each Annual Report includes a column that indicates the RHNA units provided in each reporting period since the adoption of the 2000 GUP. [25] This helps the County track the RHNA units constructed on the Stanford Campus in relation to the remaining capacity under the GUP.

Implementation Measures
The revised SCP policies will require development of housing in the Academic Campus land use designation at minimum densities of 30 dwelling units per acre (currently the required density is a minimum of 15 dwelling units per acre) to enhance access to affordable

[25] Annual Reports for Stanford University can be found here: https://plandev.sccgov.org/policies-programs/stanford-university/2000-general-use-permit/annual-reports.

housing. In addition, a streamlined approval process for on-campus housing within a half mile of a public transit station or high-capacity transit stop is being developed as part of the SCP, consistent with Senate Bill (SB) 35, along with objective design standards for the three sites on the Stanford campus identified in the Housing Element, to further facilitate streamlined review of housing projects while addressing neighborhood compatibility.

2.06x Summary of Rural Unincorporated Area Constraints

Since its inception, the County General Plan has been built around a longstanding vision for rural unincorporated areas to remain rural. As such, **none of the sites selected to meet the County's RHNA are located in the rural unincorporated areas.** The selected sites are all located within a city's urban service area or on Stanford Campus, which is an area planned to provide infrastructure and utilities to properties it encompasses. Refer to the Housing Element Update EIR Section 4.16 and Appendix C for more information regarding the utility services planned for the selected sites.

Unincorporates areas consisting of steep hillsides, open spaces, farmland, and rangeland, are considered rural and are intended to remain in non-urban uses and densities, deemed inappropriate and unsuitable for urban development. Moreover, these areas have significant physical and environmental constraints to development; they are often prone to natural hazards, such as wildfire, flooding, and geological hazards, contain protected habitat species, protected waterways, and protected scenic vistas, and have limited viable water supply and steep slopes.

These areas are often void of sidewalks, public transit, and other amenities that would serve typical residential development, such as schools and grocery stores. Supportive infrastructure is prohibitively costly for development on certain parcels. Higher density housing is dependent on provision of urban services like sewer and water, which are available only in cities and Urban Service Areas. Very low- and low-income households particularly benefit from other urban services and amenities like schools, transportation, and retail establishments, none of which are provided in the rural areas. Local, regional, and state planning policies and incentives such as *Plan Bay Area 2050* and transit-oriented development enabling legislation focus development in areas where there is already existing infrastructure, proximity to transit and work centers, and where environmental impacts can be minimized. As such, the County's policies for the rural unincorporated areas are aligned with broader regional and state goals.

In rural unincorporated areas, new residential uses are limited to one primary, single-family dwelling per lot (except for agricultural employee housing and accessory dwelling units), and densities for subdivision purposes are low. With the addition of Senate Bill 9 (SB9), the minimum lot size of qualifying parcels is reduced to 1,200 square feet. Under SB 9, eligible parcels in the unincorporated county must be designated as wholly within an urban area according to the U.S. Census Bureau and be residentially zoned (Parcels in R1, R1E, RHS, R1S, RR, or A1 Zoning Districts) and not be located within a hazardous area. [26] Over two-thirds of the land in the county (including parcels within the 15 cities and towns) would not be eligible under the provisions of SB 9. In rural zoning districts, allowable densities range between 5 and 160 acres per lot.

In rural unincorporated areas of the County, several factors present constraints to housing development, but constitute appropriate

[26] County of Santa Clara website; SB9 information page; https://plandev.sccgov.org/senate-bill-9 accessed 11/17/22

policy and regulatory approaches to development in the variety of steep, vulnerable, protected, and hazardous areas that make up over two-thirds of the land area of the County. Protection of the rural districts does not present an undue burden or constraint upon housing for the urban area population, which as a matter of policy should be located within existing urban areas to the greatest extent possible to avoid sprawl and other unintended consequences. To summarize:

- Countywide, longstanding development policies require that urban scale development occur only in cities and not in rural unincorporated areas.
- Regional land use, housing, and transportation policies as reflected in the region's Sustainable Communities Strategy focus growth in the urban core of the Bay Area, and particularly in urban areas near transit.
- The vast majority of rural unincorporated development is single-family residential on existing lots of record, agricultural uses, or open space.
- Rural areas do not have access to municipal sewers or water systems, and most areas rely upon on-site wells and small private water systems. Limited groundwater supplies, soils, slopes, and high groundwater conditions limit the feasibility of development. Multi-family housing development is not consistent with the density policies for rural areas and typically could not be approved without urban infrastructure.
- Steep terrain, limited road access, and prevalent natural hazards make most of the county's vast rural hillside areas infeasible and unsuitable for housing at urban densities.

2.06y Summary of Urban Unincorporated Area Constraints

The unincorporated urban islands or pockets in Santa Clara County are mostly comprised of residential neighborhoods that were developed prior to the County's first General Plan, during a time when the County approved urban subdivision tracts in unincorporated areas. These urban pockets are scattered over a 250 square mile area. The best means of improving the efficiency of urban service delivery and making more logical political boundaries is to annex the islands into their surrounding cities. Better municipal organization, logical boundaries, and improved service efficiency promotes the provision of an affordable housing supply. To that end, utilizing the streamlined annexation provisions of state law, the cities of Santa Clara County have successfully annexed 16 islands during the fifth Housing Element cycle, from 2015 to May 2021. The City of San José alone has annexed 11 of those islands during this time.

Constraints to the development of affordable housing in urban unincorporated areas include:

- Urban unincorporated islands are largely built-out and devoted to single-family residential uses. Large-scale redevelopment of established neighborhoods with higher density uses would be difficult to coordinate and is therefore unlikely.
- Selected areas may be eligible for higher density development in accordance with city general plans, but most areas designated for multi-family residential uses have been annexed already or must be annexed into cities prior to redevelopment of any kind, consistent with joint city/County policies and as a means of accessing sewer and water services.
- While there are islands that remain unincorporated, County-approved development in these pockets must be consistent with the General Plans of the cities surrounding them to assure

compatibility with the larger, surrounding city neighborhood of which they are a part. Annexation promotes the attainment of higher density housing, planned unit developments, and other urban development that better ensures affordable housing opportunities.

The longstanding joint city/County policies are founded in cooperative planning, intended to be respectful of city general plans and interests, and provide greater opportunities for infill development than if the islands remained unincorporated.

2.06z Summary of County-Owned Lands Constraints

County-owned properties provide important but somewhat limited housing development opportunities. The sale of surplus properties to non-government entities for use in housing or mixed-use developments is one means of facilitating housing development. Another means is through County retention of land rights and partnership with a private developer to create new housing or mixed-use developments. In either case, the use of land for development (for a non-governmental purpose) is governed by the applicable city general plan when located within a city's Urban Service Area.

Analysis of the constraints affecting development of individual County-owned properties for affordable housing projects is more difficult than analyzing the constraints affecting residential development on privately-owned lands because:

- Opportunities for the development of County-owned lands is limited by the small number of properties and the financial considerations involved in determining the disposition of those properties.
- For those projects that may require city approvals, the parcels involved may not initially have residential designations in the cities' general plans and/or necessary pre-zoning that would indicate how many residential units the cities would allow to be built on them.
- The residential land use designations the cities would apply to County-owned lands proposed to be used for housing are likely to be "planned unit development" designations that allow for a relatively wide range of densities and development types and as such lack specificity and predictability.

The use of surplus County-owned properties does not involve significant constraints to housing development. Rather, it promotes housing development if the property is located within city Urban Service Areas and meets the needs of both the County and city within which development is proposed.

2.07 Non-Governmental Factors Influencing Housing Production

2.07a Overview

Housing supply and costs are influenced by many factors beyond the control of local government. State and national economic conditions have considerable bearing on the pace of local development, the availability of construction lending and financing, and mortgage interest rates. Many of the costs associated with home building, such as construction labor and materials, are outside of the County's control. The County can, and does, provide assistance in constructing low- and moderate-income housing through land-cost write-downs and construction loans through the Community Development Block Grant and other programs. However, to a great extent, the costs associated with producing and acquiring housing are beyond the direct control or influence of County government.

There may be significant capacity under existing General Plan and Zoning designations for housing, but cities and the County must rely on the housing market to create most new housing or spur rehabilitation. Several non-governmental factors that can constrain housing development are discussed in the sections below.

2.07b The Regional Housing Market and National Economy

Following a decade of economic prosperity and sustained global growth, the COVID-19 pandemic triggered widespread economic uncertainty and consumer panic. While the national, state, and regional economies have mostly rebounded from the pandemic shock, the recovery is still resulting in sweeping economic fluctuations. After gradually returning to pre-pandemic levels by the end of 2020, the stock market slid during the first half of 2022 over fears of inflation, labor scarcity, global supply issues, political instability, and vulnerabilities to climate-induced disasters. Average long-term U.S. mortgage rates have risen due to inflation worries. As published by Freddie Mac on August 25, 2022, the 30-year rate rose to 5.55% from 2.87% the year prior and reached 7.08% by November 10, 2022.

Despite the pandemic upheaval, the San Francisco Bay Area continues to be one of the costliest housing markets in the state and the nation. According to Zillow statistics, the average price of a single-family house in San José was $1.45 million in June of 2022, up 18.5% from $1.22 million in June 2021. Even though the high-income tech industry and limited availability of housing continues to drive up home and rental costs, the housing market has recently experienced a cooling due to the increase in borrowing interest rates.

Historically, highly profitable venture capital firms and software companies in Silicon Valley have created a prosperity that has driven prices higher in the most desirable housing areas. However, a disparity in wealth of white collar vs. blue collar workers exists in the county. As the National Low Income Housing Coalition reports, software developers (with a median hourly wage of $71.47) represent only a small fraction of employees in the largest occupations in Santa Clara County. Collectively, there are many more workers (janitors, farm laborers, retail salespersons, fast food staff, etc.) who make less than $20 per hour. The resultant wage gaps between income and housing costs have pushed affordable housing out of reach for many renters and potential buyers. To afford a two-bedroom rental home in Santa Clara County, with a fair market monthly rent of $2,418, the average worker would need to make at least $46.50 an hour.

One of the County's hurdles to processing housing permits stems from a dwindling inventory of easily buildable lots, which is pushing residents to build on hillsides, prime farmland, and areas where a high groundwater level creates additional challenges for establishing onsite wastewater treatment systems. As climate change and drought have contributed to the increasingly common danger of wildfire, feasible lots in areas less threatened by fire are in increasingly short supply. Additionally, several areas of the county are impacted by flooding, with 50-year and 100-year storm levels occurring more often after drought periods and resulting in major flooding and destruction of residential neighborhoods and preservation land.

2.07c Home and Land Costs

In the Bay Area, the costs of housing have long been among the highest in the nation. The average home value across Santa Clara

County was estimated at $1,695,548 [27] by the end of 2020, per data collected by the Santa Clara County Associated of Realtors. This average increased to $1,995,986 by the end of 2021. [28]

Aside from the prices of homes in Santa Clara County, the cost of land is a critical component of the overall price of housing, especially new construction. The price of unimproved land varies greatly within Unincorporated Santa Clara County, depending on location, existing infrastructure, and the existence of or difficulty in obtaining Building Site Approval or other entitlements necessary for development of the site. Urban unincorporated areas also vary greatly, and most are already developed with single-family homes. In terms of cost, areas of unincorporated East San José are very different from the unincorporated areas of Los Gatos, Los Altos, and Cupertino. According to LandWatch, an online rural real estate listing platform, in 2021 there were more than 22,700 acres of land for sale (farms, ranches, and other) in Santa Clara County, with an average cost of approximately $4 million per transaction. [29]

Rural area parcels vary greatly in price depending on whether building site approval has been obtained, the remoteness of the site, whether the property has a view, and the property's proximity to desirable communities like Monte Sereno, Los Gatos, or Saratoga, among others.

2.07d Construction and Labor Costs

Construction and labor costs are also significant components of housing cost. These costs include site improvements (not land costs) necessary to prepare a site for development, as well as the actual costs of labor and materials for the dwelling. As part of the County Inclusionary Housing In-Lieu fee analysis, Keyser Marston Associates produced a 2020 report on the costs of providing affordable units. The report concluded in part that the average cost of home sales has increased. Below is a table from the report showing the median and average cost of a new home based on the sale of homes the unincorporated Santa Clara County between the years of 2016-2019. [30]

Table 2.27: Median and Average Characteristics of Home Sales in Unincorporated Santa Clara County

YEAR SOLD	BEDS	BATHS	SIZE (SF)	LOT SIZE (ACRES)	SALE PRICE	PRICE PER SF
Median of Sales in						
2016	4	4	3,922	0.39	$2,221,500	$536
2017	4	4	3,751	0,40	$2,300,000	$654
2018/2019	5	5	4,158	0.75	$2,562,500	$709
Average of Sales in						
2016	5	5	4,415	1.25	$2,854,000	$658
2017	4	4	3,991	2.04	$2,739,000	$726
2018/2019	5	5	4,939	1.67	$3,391,000	$781

Source: CoreLogic, May 2019. Reflects homes built since 2000.

The median size home in urban areas over the last several years has slightly increased from 4,000 to almost 5,000 square feet, which

[27] Year End 2020: Santa Clara County": Single-Family Residence, accessed 9/12/22 https://www.sccaor.com/pdf/stats/2020.pdf
[28] Year End 2021: Santa Clara County: Single-Family Residence, accessed 9/12/22 https://www.sccaor.com/pdf/stats/2021.pdf

[29] LandWatch, Santa Clara County Land Information, accessed 9/13/22 https://www.landwatch.com/california-land-for-sale/santa-clara-county
[30] Inclusionary Housing and Supplemental Housing Mitigation Fee Ordinance prepared by Keyster Marston Associates (2020), available here.

means that a typical 4,500 square foot home in the unincorporated county could cost approximately $3,150,000 to construct ($700/sq.ft.). This does not include the cost of the underlying land.

Few multi-family units are built in unincorporated Santa Clara County, due to the lack of sewer and water services. According to analysis by the UC Berkeley Terner Center for Housing Innovation, the per-square-foot hard costs for constructing multifamily projects in California climbed 25 percent over the course of 2008-2018, reaching $222 per square foot on average statewide. In the Bay Area, including Santa Clara County, the average cost in 2018 was $380 per square foot, representing an increase of 119 percent from 2008. [31]

2.07e Availability of Financing

The COVID-19 pandemic has significantly altered the financial landscape for development and real estate within Santa Clara County. Since the start of the pandemic in early 2020 and the increasing prevalence of remote working in Silicon Valley, the general population has had an increase in demand for single-family residences in the county. The demand of single-family residences has led to a significant increase in home prices due to historically low mortgage interest rates, consistently decreasing until 2022.

Construction costs have also seen a significant increase due to labor costs as well as high demand of lumber. The Federal Reserve has steadily raised interest rates to combat high inflation of 8.2% in mid-2022 [32] thereby slowly making it more expensive for developers and homebuyers to borrow.

The County's ability to mitigate for these effects is somewhat limited. However, in 2016 the voters of Santa Clara approved a $950 Million Affordable Housing Bond with up to $50 million set aside for homeownership programs. Launched in 2017, the County in partnership with Housing Trust Silicon Valley administers a $25 Million Empower Homebuyers SCC program that offers down payment assistance to eligible first-time homebuyers.

2.07f Conclusion Regarding Non-Governmental Factors

Non-governmental factors in housing costs and production are ultimately the primary factors that determine price, availability, and affordability. In metropolitan areas that are largely built-out, redevelopment and infill development are a major source of new housing development opportunities. Urban land markets tend to place a premium on land the closer it is to central business districts, with good access, or in areas where higher densities are available.

[31] https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf

[32] U.S Department of Labor (https://www.dol.gov/general/topic/statistics/inflation), accessed November 17, 2022

Chapter 3: Fifth Cycle Performance Review and Sixth Cycle Housing Strategies and Policies

The purpose of this chapter is two-fold: to review the County's performance in meeting the fifth cycle Housing Element goals and to introduce the County's sixth cycle strategies and policies.

3.01 Review of County's Fifth Cycle RHNA Assignment Performance

The County's actual housing production during the fifth cycle, from 2015-2022, exceeded the RHNA assignment and projections for the planning period.

Table 3.1 summarizes the County's fifth cycle RHNA targets, projected development, and actual production from 2015-2022. ABAG's RHNA process for the fifth cycle allocated a housing need of 277 units to unincorporated Santa Clara County. A total of **3,214** units have been permitted as of December 31, 2022, over 1,000 percent above the assigned 277 units. Roughly eighty percent of the approved units were constructed in a series of high-density development projects on Stanford University campus in 2019. These units consisted of much-needed moderate-income housing to meet the University's faculty and graduate student housing demand.

During the fifth cycle, housing demand increased for the unincorporated county. The increase in housing permits can, in part, be attributed to the passing of new State legislation allowing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in all areas zoned to allow single-family or multifamily uses, and other streamlining provisions. Following these laws coming into effect on January 1, 2020, there was a rise in ADU permit applications, and a related rise in permitting, to roughly three times the rate of applications preceding these laws.

Table 3.1: RHNA, Projections, and Achieved Housing Production

	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Fifth Cycle, 2015-2022					
RHNA Assignment	22	13	214	28	277
Projected	440	87	0	1555	2,082
Achieved	86	0	2,597	531	3,214
Sixth Cycle, 2023-2031					
RHNA Assignment	828	477	508	1,312	3,125
Projected	975	637	1,186	3,945	6,745

3.02 Recent Unincorporated County Housing Development Activity

The purpose of this section is to document how the County met its RHNA target for the 2015-2022 planning period, as measured by permits issued during that period for different dwelling types.

3.02a Single-Family Residential Units

All primary single-family dwelling development is assumed to have been constructed and/or sold at market rates and are assumed to be affordable only to those with above-moderate incomes. Many single-family residences built within unincorporated urban pockets are new units that are replacing units that already existed, however, the statistic provided for single family dwellings is a 'gross' figure, consistent with the reporting standard for HCD's Annual Housing Element Progress Report.

3.02b Graduate Student Housing Development at Stanford University

Stanford University currently provides graduate student housing for 75% of its graduate students, and most graduate students occupy their apartments year-round for multiple years while they obtain their degrees. Additionally, the University houses approximately 97% of its undergraduates on campus. Of the graduate students at Stanford, an estimated 93% do not have children, including 70% in single households and 23% in couple households. Approximately 7% of graduate students are estimated to have one or more children under the age of 18.

From January 2015 to December 2022, the County reported the construction of 2,597 moderate-income units on Stanford lands. According to Stanford University Graduate Student Housing Affordability Analysis Report (prepared by Keyser Marston Associates in May 2022), rents for 85% of graduate student housing spaces are within a range affordable to households with low- or moderate-incomes. Monthly rents for apartments at Stanford range from $1,473 to $3,616 per month, depending on the number of bedrooms in the apartment and the size of the household sharing the apartment. Using this analysis and the determination of affordability categories in the HCD Official State Income Limits for 2022, the 493 studios for graduate students built since January 2015 would be affordable to low-income households. The remaining 892 two-bedroom apartments would be affordable to moderate-income households.

3.02c ADU Development

During the 2015-2022 planning period, 276 accessory dwelling units (ADUs) were permitted in unincorporated county, an average of 34.5 per year. In 2019, the State legislature passed multiple new laws streamlining the construction of ADUs and Junior ADUs (JADUs). These laws went into effect on January 1, 2020, and the County accordingly modified its Zoning Ordinance to reflect the updated State laws, effective March 10, 2020. These amendments resulted in a significant rise in ADU and JADU permit applications. From 2015 through 2019, the County approved roughly 21 ADU permits per year on average. In the three years since the ADU regulations were changed, 2020 through 2022, the County has approved increasingly more ADU permits each year: 40, 54, and 79, respectively. Looking forward, the County anticipates that the level of ADU permit applications will fluctuate over time and the best rate to project through the 2023-2031 planning period is the average taken from 2018 through 2022, approximately 45 permits per year, yielding a projected 360 units in total during the sixth cycle planning period.

Table 3.2: Accessory Dwelling Permit issued 2015-2021

YEAR	ADU PERMITS ISSUED
2015	20
2016	13
2017	16
2018	22
2019	32
2020	40
2021	54
2022	82
8-year average	***34.875***
2018-2022 average	***46***

3.02d Agricultural Employee Housing Development

From 2015-2021, there were no agricultural employee housing permits issued in unincorporated county. In December 2020, the County significantly updated its Zoning Ordinance provisions for agricultural employee housing to streamline the planning approval and expand options for such housing. Since the adoption of these changes, three permits have been issued for new single-family units of small-scale permanent agricultural employee housing.

Although not consisting of dwelling units for the purposes of reporting on RHNA progress in Annual Progress Reports, the County approved a 200-bed project for agricultural employees during the planning period, with building permits finalized in 2021. In addition, on August 29, 2023, the Board of Supervisors directed the preparation of an Agricultural Worker Housing Workplan to facilitate and further support agricultural worker housing production.

3.03 Review of County's Investment in Countywide Housing Efforts During Fifth Cycle and Beyond

In December 2014 the Board of Supervisors affirmed the County's role in promoting affordable housing, especially for vulnerable populations, and therefore the County must take an active role in developing, financing, and supporting various types of affordable housing for the populations the County serves. The Board further established that the County's priorities were to:

- Increase the supply of housing that is affordable to extremely low-income (ELI) households;
- Increase the scope and breadth of supportive housing for special needs populations, including homeless and chronically homeless people; and,
- Improve coordination and collaboration among the County, the cities, other governmental agencies, and the affordable housing community.

Since 2015 the Board of Supervisors has approved approximately $1 billion in funds to support 66 housing development projects in 10 cities, yielding 6,231 multifamily residential units.

Concurrently, in an effort to accelerate the pace of development, the County has made available County owned properties for the production of affordable and supportive housing and worked with

other governmental agencies to identify underutilized parcels that could be made available for housing. The County of Santa Clara has a variety of County-controlled and County-owned properties, some of which are suitable for residential development. Many of the County-controlled and County-owned properties suitable for residential are located within cities and the County's development of these properties to provide housing units does not count towards the County's RHNA assignment. Nevertheless, the County has invested in numerous projects that create affordable housing in incorporated cities as a part of its longstanding commitment to providing all county residents with appropriate housing options. The County has established a process to give community stakeholders and other jurisdictions an opportunity to work in partnership with the County to develop County-controlled and -owned sites for affordable housing. The benefit of this collaborative approach includes a more streamlined entitlement process and the opportunity to leverage local funding available for housing production.

In 2019, the County Office of Supportive Housing (OSH) created a pool of prequalified affordable housing developers who could respond to solicitations to develop affordable housing on County-owned land. This Developer Qualified Pool (DQP) consists of 16 experienced developers that are aligned with the County's goals of increasing affordable housing for Santa Clara County's most vulnerable and poorest residents. As County-controlled properties become available, the County issues a Request for Offers to accept development proposals from the DQP. The following five projects have been approved for development on County-owned sites, within city jurisdictional boundaries, utilizing the pool of selected developers:

231 Grant Avenue - Palo Alto

OSH is partnering with Mercy Housing and Abode Communities to develop 110 affordable rental workforce apartments for teachers, school employees, and their families. The project is being developed with a donation by Meta (formerly Facebook) and in partnership with the City of Palo Alto and five local school and community college districts. In January 2022, the Board of Supervisors approved the project and construction started in August 2023. Please visit the 231 Grant | Mercy Housing California & Abode Communities project website for more information.

Mitchell Park - Palo Alto

Located at 525 East Charleston Road, this project is a partnership with Eden Housing to develop 50 affordable rental apartments and 2,750 square feet (sq. ft.) of service space for AbilityPath – a nonprofit that provides support services to individuals with special needs and developmental disabilities in the greater Bay Area. This development includes 25 apartments and services for individuals with intellectual and/or developmental disabilities and their families. Land use entitlements were approved by the Palo Alto City Council on March 8, 2022, and on July 25, 2023 Eden Housing received an allocation of tax

credits. Construction is expected to begin January 2024. Please visit the Eden Housing project website for more information.

The Hub - San José
Located at 1510-1540 Parkmoor Avenue, this project is a partnership with Allied Housing to develop affordable rental apartments, including units for transitioned age foster youth, and The Hub, a youth-led community center dedicated to supporting current and former foster youth. Allied Housing has secured all necessary entitlements and financing. Construction is scheduled to being November 2023.Please visit the Abode Services project website and The Hub Youth Center website for more information.

Distel Circle - Los Altos
Located at 330 Distel Circle, this project is a partnership between OSH, the City of Los Altos, and EAH Housing to develop affordable rental apartments. The development includes 90 housing units. Land use entitlements were approved by Los Altos in September 2022. The developer is in the process of submitting tax credit application for funding. Please visit the EAH Housing project website for more information.

East Santa Clara – San José
Located at 725 East Santa Clara Street, this project is a partnership between OSH and Eden Housing and The Core Companies to develop affordable housing in accordance with the East Santa Clara Master Plan. Please visit the County project website for more information on the East Santa Clara Master Plan. **Additional Sites to be Developed During Sixth Cycle**

In addition to these sites, the County has identified three additional sites within incorporated areas that together could yield the production of a minimum of 617 units of affordable, workforce and supportive housing during the 6th Cycle Housing Element.

Retaining Ownership of Property in Housing Development Projects

The County Board of Supervisors has directed County Administration to, when possible and feasible, negotiate and incorporate County ownership of property into multifamily affordable housing transactions. Towards that directive, the County maintains ownership of property for the purposes of affordable and supportive housing by: 1) Negotiating property acquisitions as part of developer-led housing development projects, and 2) County-led efforts to increase the production of housing through proactive acquisitions of private properties or by using existing underutilized County-owned properties. In both cases, the County enters a long-term ground lease with the developer and all obligations to maintain and operate the site are the responsibility of the developer.

At present, using a combination of funds from the County's 2016 "Measure A" Affordable Housing Bond, the State program *No Place Like Home*, and the County General Fund, the County has invested in, and OSH is managing, the following 68 projects:

- 22 developments funded by the 2016 Measure A Housing Bond, wherein the land is owned by the County and the housing development is managed/operated by a housing developer;
- 11 properties for which the County has approved Housing Bond funds and the Administration has negotiated an option to acquire;
- 15 properties for which the County has approved Housing Bond funds but the properties are not directly controlled by the County;
- 21 properties acquired by the County and funded by the Housing Bond, where the County is either already working with a development partner or will be issuing a request for offer to select a development partner; and
- 34 County-owned properties not funded by the Housing Bond, which are currently used for supportive housing and/or are under consideration to be used as supportive housing.

Additionally, the County distributes federal funding through a variety of housing programs (see Chapter 4 for a summary of the housing programs the County offers). The County's many housing programs affirmatively further fair housing and support the provision of housing, particularly affordable housing, across the entirety of Santa Clara County and not only those unincorporated areas within County's planning jurisdiction. The County will be continuing the above approach to housing investments and policies in the sixth cycle, serving the entirety of Santa Clara County and not only unincorporated areas.

3.04 2015 Housing Element Update Program Outcomes

Housing Element law requires an analysis and evaluation of programs implemented during the prior planning period as part of the 2023-2031 update process. A description of program outcomes from 2015-2023 for the programs identified during the previous housing cycle is captured in Appendix K and references the housing program numbers for the 2015-2023 cycle. Most of the programs listed in the 2015 Update were successful in meeting their objectives, and in general the County was highly engaged and productive in creating housing opportunities countywide, including by developing County-owned lands, funding development of affordable housing in the incorporated cities, and offering robust housing-related services to county residents. As County agencies evolve, many of the programs have been closed out and/or consolidated into new programs.

3.05 Sixth Cycle Housing-Related Strategies and Policies

This section lists the strategies and policies of the County's General Plan related to housing, including new strategies that are being added for the sixth cycle. This section is an update and continuation of the County's 2015 Update. In addition, this section lists the implementation programs relevant to each strategy and policy, with more detailed program descriptions provided in Chapter 4.

The Housing Element Update is a part of and is required to be consistent with the County's General Plan, including the countywide growth management policies, health and transportation elements, and relevant portions of other elements. However, with a RHNA assignment that has increased by 1,028 percent from the previous cycle, the County will need to make a few significant changes to the County's General Plan policies, namely, to enable the County to plan for development within urban unincorporated islands inside of an adjacent city's USA. Nevertheless, this 2023 Housing Element Update will ensure that the General Plan goals, strategies, and policies related to the promotion of compact, urban development and preservation of open space and prime farmland will continue to be promoted in a purposeful manner.

The strategies and policies of the 2015 Update have been reviewed in accordance with current State requirements as part of the 2023 Update. There are modest changes to the 2015 Update policies and strategies, and the addition of a significant set of new policies and a new strategy addressing the impacts of climate change on housing in the county. Furthermore, the 2023 Update adds new policies to address the Federal program of Affirmatively Furthering Fair Housing (AFFH) in accordance with new State law requirements.

The policies delineated below are organized according to overall strategies or topics that provide a broad policy direction.

3.05a Strategies

Over the last two Housing Element cycles, the County has focused on increasing the housing supply countywide in the urban areas as well as on the Stanford University campus. Market-rate housing development has largely been led by individual cities, through development within urban unincorporated county islands that are annexed into adjacent cities. Concurrently, through the direction of the Board of Supervisors and implemented by OSH, the County has focused its efforts on assisting with the development of primarily extremely low-income and low-income units. The provision of adequate housing for a growing and diverse population requires a complex, comprehensive approach beyond development alone. To successfully address current and projected housing needs, the location, the type, and the price of new housing are all key factors. Accordingly, the primary objective of the strategies and policies of the County's Housing Element is to achieve and maintain a balanced housing supply countywide while affirmatively furthering fair housing and remedying past harms. A balanced housing supply is defined here as one that is affordable and accessible to all residents, adequate to meet the overall demand, and appropriately distributed across the county. A balanced housing supply depends upon maintenance, preservation, improvement, and development of housing.

The below strategies will guide the County as it progresses toward achieving balance in its housing supply. They ensure increased housing opportunities for households at all economic levels and do so while balancing other economic, social, and environmental objectives that enjoy broad popular support in Santa Clara County. In doing so, the strategies and the policies that seek to balance the practical and constitutional limits on local governments while taking into account

the genuine and universal need of all our residents for just and affordable housing.

To ensure that these strategies meet the needs of the community, substantial outreach was conducted (see Chapter 1, Section 1.08). The outreach led to the creation of new strategies and policies to address concerns raised by local housing advocates and the community at large. Existing policies were modified, where appropriate. The categorization of policies under strategies, and in some cases, the creation of a policy cluster headed by a new strategy, was guided by the results of the outreach.

Brief descriptions of the County's ten strategies are below, followed by detailed tables linking each strategy—explained in further detail—to policies and implementing programs.

Strategy No. 1: Plan for a Balanced, Countywide Housing Supply
Support every Santa Clara County jurisdiction in developing diverse housing types within existing and new communities to meet the needs of all households, affordable housing production goals, State Housing Element requirements, and regional land use and transportation planning objectives.

Strategy No. 2: Promote Cooperation and Collaboration on Residential Development
Explore every feasible opportunity to assist developers in building more affordable housing projects. By working with neighborhood residents, community organizations, and the private sector to promote a diverse housing supply, the County can capitalize on all the ideas, expertise, and untapped resources within the county.

Strategy No. 3: Provide Financial Assistance for Extremely Low-Income Housing
Housing in the county, and in the Bay Area in general, is expensive to build and these costs have been increasing over the last decade. To ensure that the housing needs of all residents are met—and with a focus on extremely low-income housing—the County will continue to work with developers and use "Measure A" Housing Bond funds to make housing projects financially feasible.

Strategy No. 4: Remove Unnecessary Barriers to Housing
Utilize expedited project review, adaptable development standards, funds for affordable housing programs, additional density bonuses, and other measures to reduce housing development costs.

Strategy No. 5: Ensure Support for Fair Housing Law and Practices
Discriminatory housing practices are still a challenge for low-income, disabled, and racial/ethnic minority households. This discrimination further restricts access to permanent housing and temporary housing. This strategy focuses on furthering fair housing efforts and educating residents on tenant and landlord rights and responsibilities.

Strategy No. 6: Provide for Special Needs Households
To create a balanced housing supply, the County must include housing suitable for to meet the needs of households with special needs. This includes housing for people of all ages who have physical or intellectual challenges, or those with extremely low or no income. The policies pertaining to housing for special needs households encourage a closer partnership between developers and the County and cities to ensure that new housing is built to accommodate different type of households.

Strategy No. 7: Address Homelessness Consistent with Housing First Principles

The County and cities are experiencing a crisis of homelessness, and there is a need to prioritize and increase programs and efforts to provide immediate shelter and assistance in attaining permanent housing. Homeless shelters shall continue to be supported by service providers with the full range of assistance needed by the homeless. Temporary emergency shelters shall be used only as part of a continuum of care that leads to permanent housing.

Strategy No. 8: Maintain and Expand the Supply of Farm Worker Housing

The State considers housing for farm workers to be one form of special needs housing. Farm worker housing is vital to a viable agricultural economy and healthy communities in the county. This strategy focuses on addressing farm worker housing needs, particularly for year-round farm workers and their families.

Strategy No. 9: Conserve and Rehabilitate the Existing Housing Stock

Preserving and rehabilitating existing homes is an effective way to sustain the supply of affordable housing. The policies in this strategy encourage replacement of older, affordable housing lost through redevelopment or conversion to market rate housing. The policies also promote timely neighborhood improvements to prevent decay. The reuse and repurpose of underutilized buildings should be encouraged with adequate improvements to meet building and safety codes.

Strategy No. 10: Plan for Climate Change Impacts on Existing and Future Housing Stock

Santa Clara County is already experiencing the effects of the climate crisis. The County needs to ensure that existing and future housing stock is resilient to the impacts of climate change and extreme weather events. Policies under this strategy promote greater energy efficiency and resiliency in new and existing housing stock.

These strategies are designed not only to implement policies and programs that will effectively address countywide housing needs, but also to promote the other land use and development objectives expressed elsewhere in the General Plan, thereby supporting the housing-related goals in the Vision Statement of the General Plan and indirectly supporting other community goals. The strategies also span the entire County, though individual implementation measures may apply to only the unincorporated areas, to the County as a governmental entity, or countywide.

3.05b Completed Policies & Programs

The strategies and policies of the 2015 Update have been reviewed in accordance with the State requirements as part of the 2023 Housing Element Update. Changes to the 2015 Update primarily focuses on consolidating and updating policies and programs to reflect the County's current organizational structure and its focus on ending and preventing homelessness in Santa Clara County. The main changes include removing programs where funding sources for affordable housing production have been consolidated into a single over-the-counter Notice of Funding Availability, organizing the County's homelessness policies to be more consistent with the 2020-2025 Community Plan to End Homelessness, and introducing new policies and programs that address the County's commitment to affirmatively further fair housing. Appendix K provides an assessment of the status, progress, and accomplishments of each of the policies and programs in the 2015-2022 Housing Element.

Notable accomplishments during fifth Housing Element cycle include:

- The voter-approved $950 million 2016 "Measure A" Affordable Housing Bond, which is projected to fund 120 new affordable housing developments over ten years, including 4,800 new units dedicated to extremely low-income and very low-income households. As of November 1, 2022, the Board of Supervisors has approved 47 developments that will yield over 4,000 affordable and supportive housing.
- Streamlined housing development funds into one over-the-counter Notice of Funding Availability, which allowed the County to fund over 50 new development projects across ten of the fifteen incorporated cities in the county.
- Merged the County's Office of Affordable Housing and Office of Homelessness Concerns to form the Office of Supportive Housing, which positioned the County to rapidly scale the production of supportive housing, adding more than 2,700 units and housed over 21,000 people since 2015.

3.05c Ongoing and New Policies and Implementation Measures by Strategy

In this section, each Strategy is discussed in turn, and the associated Policies and Implementation Measures are listed. Housing Policies are identified by an indicator of "HG" followed by the associated Strategy number and then the policy number. Policies with subparts are indicated with a hyphenated suffix—for example, HG1-1 is a subpart of Housing Policy HG1. Implementation Measures are labeled by the associated Strategy number, followed by an "(i)" and a letter—for example, HG1(i) A. Programs associated with each Implementation Measure are listed beneath each Measure. The full program descriptions are provided in Chapter 4.

Strategy No. 1: Plan for a Balanced Countywide Housing Supply

A balanced housing supply is one that is adequate to meet housing needs and is affordable and accessible to all residents. "Balanced" refers not only to a sufficient amount of housing at various income levels, but also refers to a variety of housing types appropriate for a range of needs, and a variety of locations that complement transit opportunities and concentrations in employment. "Balance" goes beyond mere parity between the quantity of housing and the number of jobs. The housing stock must reflect household income and lifestyle profiles. The existing housing crisis in the State and in the Bay Area underscores the urgent need to provide a balanced housing supply in the county, ensuring that new housing projects fill in the gaps in the housing market, as well as encouraging the creation of diverse, walkable neighborhoods where in there is a mix of population, ages, and incomes. The County will support the production of housing of diverse size and type that is affordable to extremely low-income, very low-income, low-income, moderate-income, and special needs populations.

The County is obligated by State housing law to support equity and ensure that it plans for, to the extent feasible, housing opportunities in the unincorporated area that are affordable to moderate-, low-, very low-, and extremely low-income households. For a variety of reasons, the majority of those opportunities will continue to be more commonly found in the urban unincorporated areas inside city USAs. The County's General Plan goal is to have all unincorporated areas within USAs annexed by the respective cities to ensure all urban areas are managed by cities, and therefore the cities are authorized to plan the future growth of these USAs.

However, given the new housing allocation methodology utilized by ABAG – allocating units partly based on existing population within jurisdictions – the County will update its General Plan to allow the County to plan for housing in these urbanized islands when cities do not have a plan for annexation. The polices under this strategy are set forth below.

POLICIES		IMPLEMENTATION MEASURES
HG1-1	Planning for the supply and diversity of housing types in urbanized areas of the County shall include consideration of both current and projected employment, household income needs, and a variety of housing types.	**HG1(i) A** Maintain and, where necessary, strengthen County and cities' joint land use policies and agreements that direct urban development to areas within city urban service areas. *Program 2.10: Joint Urban Development Policies* *Program 4.03: Coordinated Annexation and RHNA Transfer* **HG1(i) B** Encourage public support of city efforts to create a balanced housing supply, which includes housing affordable to special needs, farmworkers, and extremely low-income households. *Program 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA)* *Program 2.27: Replacement Housing Policy* **HG1(i) C** Continue to implement new homeownership programs that provide an opportunity for lower-income households that would otherwise struggle to afford a home, furthering the equity and sustainability of homeownership. *Program 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA)* *Program 1.02: Limited Equity Housing Cooperative Projects (LEHCs)* *Program 1.03: Homeownership Projects* *Program 1.04: Empower Homebuyers SCC* *Program 1.05: Mortgage Credit Certificate Program (MCC)*
HG1-2	Housing at urban densities shall generally be built within the cities and their urban service areas, not in rural areas.	
HG1-3	Focus the County's limited housing production resources on special needs populations, farmworkers, and extremely low-income households.	
HG1-4	Encourage homeownership opportunities for lower-income households.	
HG1-5	Prioritize suitable County-owned, underutilized parcels within cities and Urban Service Areas for affordable, supportive, and workforce housing development.	
HG1-6	Ensure housing development projects within unincorporated Urban Service Areas contain an equitable mix of housing typology and housing options for different household income levels.	
HG1-7	Work with local transit authorities to locate housing within one-quarter mile walking distance to a transit station or stop to provide connectivity to services (such as schools, grocery stores, parks, etc.), and to prioritize constructing	

	multi-modal transportation networks (sidewalks, bicycle lanes, trails, etc.), and other amenities within existing unincorporated neighborhoods.	*Program 1.06: Below Market Partnership Program* *Program 1.32: Community Development Corporation Grant Program*
HG1-8	Until a city annexes the unincorporated islands within its USA, the County will plan for housing development in these areas, as necessary to address Housing Element law during a planning cycle and Regional Housing Needs Allocations (RHNA).	**HG1(i) D** Continue consideration of County owned lands suitable for the construction of extremely low-income housing and prioritize the development of County-owned sites suitable for housing development and when possible adjacent to transit. *Program 1.07: County-Led Housing Development* *Program 1.17: Permanent Supportive Housing for Persons with a Serious Mental Illness* *Program 2.01: Housing Suitability and Prioritization Tool for County-Owned Properties* *Program 2.07: Housing Adjacent to Transit* *Program 2.26: Mid-Cycle Review* *Program 3.01: SCC Mental Health Department Evans Lane Wellness and Recovery Center* **HG1(i) E** Amend General Plan and Zoning Ordinance to Plan for Housing in Unincorporated USAs and Stanford University Lands. *Program 2.02: Planning for Housing Development in Unincorporated USAs and Stanford University Lands* *Program 2.18: Facilitate State Permit Streamlining Laws* *Program 2.19: Streamline Multi-Family Housing Development* *Program 2.22: Objective Standards for Multi-Family Housing* *Program 2.25: Incentivize Lot Consolidation*
HG1-9	Ensure that place-based neighborhood improvements to infrastructure and services are focused on the areas which have been historically underserved.	**HG1(i) F** Coordinate improvements and services with other County agencies and Departments. *Program 2.29: Place-Based Planning and Neighborhood Improvements*
HG1-10	Promote access to racially concentrated areas of affluence to a wide range of residents.	**HG1(i) G** Seek opportunities for the County to work with institutional landowners to develop housing affordable to a wide range of income levels and backgrounds. *Program 2.30 – Explore Housing Opportunities in the RCAA*

Strategy No. 2: Promote Cooperation and Collaboration on Housing Development

There are numerous housing agencies and advocacy groups within the county with opportunities to cooperate and collaborate to address housing issues, thus saving time and money, and expediting the introduction of innovative ideas and best practices throughout the housing community. The County and cities are well-positioned to work jointly to promote interjurisdictional and public/private efforts to expand the housing supply, and within County Departments, there are several agencies that either rely upon or provide housing services. For example, the County's Office of Supportive Housing (OSH) has a mission to increase the supply of housing and supportive housing that is affordable and available to extremely low-income and/or special needs households. Additionally, the County administers the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME Program). The County CDBG program is administered for the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga, while it manages the HOME program for the cities of Cupertino, Gilroy, and Palo Alto.

There are many instances of collaboration between County and city governments to attain balance in the county's housing supply. The primary existing mechanism is the set of 40-year-old joint growth management policies of LAFCO, the cities, and the County that focus urban growth inside cities' Urban Service Areas (USAs). These growth management policies are designed to place most of the County's housing growth in the cities of the County, and results in most of the high density and affordable housing being created primarily in the cities. In November of 2016, Santa Clara County voters approved Measure A – the $950 million affordable housing bond (Housing Bond). The Housing Bond provides the County with an unprecedented opportunity to partner with cities, residents, and the affordable and supportive housing community to significantly address the housing needs of the community's poorest and most vulnerable residents. The County, through the Office of Supportive Housing, has accelerated the production of affordable, supportive, and workforce housing throughout the County in partnerships with cities and other governmental entities through its implementation of the Housing Bond.

POLICIES		IMPLEMENTATION
HG2-1	The County and the cities should work cooperatively to ensure that there is a balanced housing supply sufficient to achieve countywide economic, social, and environmental objectives. Further opportunities for inter-agency, intergovernmental, interregional, and public/private cooperation should be sought out and encouraged.	**HG2(i) A** Maintain intergovernmental agreements to address countywide housing objectives and to ensure an adequate supply of affordable housing countywide. *Program 1.08: Joint Development Memoranda of Understanding (MOU)* *Program 1.09: Housing Trust of Silicon Valley* *Program 1.10: Santa Clara County CDBG and Housing Coordinators' Convening* *Program 1.16: Collaborate with the Santa Clara County Housing Authority (SCCHA)* **HG2(i) B** Establish and expand intergovernmental processes to more effectively define and achieve local and regional housing objectives. *Program 1.10: Santa Clara County CDBG and Housing Coordinators' Convening* *Program 2.08: Santa Clara County Association of Planning Officials* *Program 2.24: Apply for Prohousing Designation* **HG2(i) C** Continue to support cross-agency integration of housing services within the County Departments through internal agency agreements. *Program 1.11: Internal County Coordination of Housing Funds and Services* *Program 2.08: Santa Clara County Association of Planning Officials* *Program 2.24: Apply for Prohousing Designation*
HG2-2	Intergovernmental and public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing that meets changing demographic needs in Santa Clara County.	
HG2-3	Housing resources should be combined, and their use coordinated, among County Departments.	

Strategy No. 3: Provide Financial Assistance for Extremely Low-Income Housing

Extremely low-income (ELI) households are those households with an income less than 30% of the area median income (AMI). In a high-cost and low-vacancy housing market, such as Santa Clara County, financial assistance to home builders, buyers, and renters is necessary to ensure that housing affordable to ELI and special needs households is built. However, public funds for this purpose are limited. Therefore, publicly funded housing programs should give priority to housing for ELI households. The goal of any public housing assistance program should be to ensure the availability of housing that is suitable and affordable to those not provided for by the current market.

By ensuring that a sufficient amount of new housing will be affordable to ELI households, the policies in this Strategy will also help to achieve the vision of the General Plan for social diversity and economic growth. Effective partnerships between home builders and local government will ensure that affordable housing is built in ways which also support the full range of land use objectives supported by Santa Clara County residents.

POLICIES		IMPLEMENTATION
HG3-1	Local funds for housing shall be targeted to households earning less than 30% of the County median income and special needs populations.	**HG3(i) A** Participate in intergovernmental efforts to secure Federal and State legislation, which will ensure adequate funding for, and tax and other incentives for, the construction and preservation of extremely low-, very low-, low- and moderate-income ownership and rental housing. *Program 1.12: Coordinate with Bay Area Housing Finance Authority* *Program 1.13: Supportive Housing and Innovation Fund* *Program 1.16: Collaborate with the Santa Clara County Housing Authority (SCCHA)*
HG3-2	The provision of permanent supportive housing for extremely low-income households shall be given high priority in housing assistance programs.	**HG3(i) B** Continue to use suitably located surplus publicly owned lands for housing affordable to extremely low-, very low-, and low-income households through the sale or lease of such land to a government entity, or to nonprofit or private home builders with appropriate terms and conditions guaranteeing long term affordability. *Program 1.16: Collaborate with the Santa Clara County Housing Authority (SCCHA)* *Program 2.01: Housing Suitability and Prioritization Tool for County-Owned Properties* *Program 1.07: County-Led Housing Development*

Strategy No. 4: Remove Unnecessary Barriers to Housing

Another important means by which County and city governments can cooperatively encourage affordable housing is to work with developers to reduce the costs of development. Lengthy project review times and important, but increasingly complex, development requirements (such as green building requirements), are costly for developers, who then pass additional costs to the future occupant.

State housing law requires each jurisdiction, as part of their Housing Element Update process, to review their development standards and review procedures for opportunities to remove unnecessary constraints. Over the last Housing Element cycle, the County has taken several steps to allow for more housing opportunities, as well as improving the permit review and approval process, primarily investing in new technological systems that improve the permitting and recordkeeping process. As part of the County's commitment to keep improving the permit process, there is a continuous review of processes to seek improvements and revisions to ordinances to facilitate the building of housing.

With new State laws in response to the housing crisis that allow for the development of Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs) and second primary units (Senate Bill 9 or SB9 units – referred to as Urban Primary Units in the County ordinances) in areas zoned for single-family development, it is imperative that the County continue to streamline the regulatory and permit review process for these types of development.

To reaffirm this intent, the County continually reviews development trends, policy interpretation implications, and new State laws. If necessary, the County's policies and standards are revised to ensure that housing and development objectives are met and are aligned with State objectives.

Policies		Implementation
HG4-1	The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing.	**HG4(i) A** Identify and utilize a forum for sharing of best practices for removing governmental and nongovernmental constraints to housing development. *Program 1.10: Santa Clara County CDBG and Housing Coordinators' Convening* *Program 2.08: Santa Clara County Association of Planning Officials* *Program 2.26: Mid-Cycle Review* **HG4(i) B** Implement Inclusionary Housing Fee Program for affordable housing project types. *Program 2.03: In Lieu Fee Program for State Density Bonus and Affordable Housing*
HG4-2	Review and reduce, where appropriate, regulations and processing procedures regarding the development of ADUs, JADUs, and SB9 Units.	

HG4-3	Update parking standards to allow more flexibility for a variety of housing types.	**HG4(i) C** Monitor and modify development standards as needed, including the trends of ADU, JADU, and SB 9 development, to ensure development standards are objective, up to date with current State law, reported to the State Department of Housing and Community Development annually, and remove barriers to housing development. *Program 2.06: Streamline ADU Processing* *Program 2.09: Digital Tracking System for ADU, JADU, & SB9 Units.* *Program 2.18: Facilitate State Permit Streamlining Laws* *Program 2.19: Streamline Multi-Family Housing Development* *Program 2.20: Tracking and Ongoing Compliance with State Housing* *Program 2.22: Objective Standards for Multi-Family Housing* *Program 2.30 – Explore Housing Opportunities in the RCAA* **HG4(i) D** Create opportunities for adaptive reuse of non-residential buildings where single-family residential uses are allowed in the County Zoning Ordinance. The County will remove barriers related to development standards, such as providing exceptions to setbacks, building heights, and parking requirements, when a non-residential building is converted to a single-family residence. *Program 2.11: Update the Zoning Ordinance for Re-use of Non-Residential Buildings to Residential.* *Program 2.19: Streamline Multi-Family Housing Development* *Program 2.25: Incentivize Lot Consolidation* *Program 2.26: Mid-Cycle Review* **HG4(i) E** Ensure access for all by reviewing application requirements and design requirements, globally and/or through an accommodation process. *Program 2.28: Reasonable Accommodation Policy*

Strategy No. 5: Ensure Support for Fair Housing Law and Practices

Illegal housing discrimination limits access to an already inadequate supply of affordable housing, which further exacerbates the imbalance between available housing and household needs, particularly for those of modest means. Discriminatory acts can be so subtle that many victims cannot readily detect them.

Ensuring equal access to housing for all residents is a responsibility of government. The County's goal is to promote equal housing opportunities and to eliminate discriminatory housing practices. Despite the escalating costs of enforcement, County anti-discrimination programs have been effective. By ensuring equal access to housing, the County will achieve its housing goals and the objective of social equity and harmonious diversity expressed in the vision of the County General Plan.

Fair housing challenges often occur within an existing landlord / tenant relationship. Such challenges include unanticipated rent increases, changes in the terms of occupancy, evictions, lack of information regarding recourse for tenants, maintenance and condition of the leased property, late rental payments, and occupant behavior. Introducing financial assistance to rehabilitate properties and/or counseling services to address issues such as rent increases can help to resolve such tenant and landlord disagreements.

The County provides funding to several non-profit organizations that assist tenants and landlords. Funding is limited and these organizations are often understaffed. Consistent and adequate funding would increase the likelihood of both eliminating discrimination and improving tenant/landlord relations. In addition to aiding improvements in tenant and landlord relations. The efforts to resolve tenant/landlord problems should be continued and, where necessary, reinforced.

In 2018, the State passed Assembly Bill (AB) 686 as the Statewide framework to Affirmatively Furthering Fair Housing (AFFH). AB 686 requires that a local jurisdiction promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. This law is an important tool to address systemic racism in housing and achieve positive impacts for all. AB 686 applies to all public agencies in all activities related to housing and community development. In response to the new law, the County has added new polices and implementation programs to meet AB 686 under this strategy.

Racially and ethnically concentrated areas of poverty (R/ECAPs) have become a policy focus for the federal Department of Housing and Urban Development (HUD). R/ECAPs are neighborhoods where residents are largely people of color and have lower incomes. State statute requires the Housing Element's Assessment of Fair Housing to analyze R/ECAPs as well as racially concentrated areas of affluence (RCAAs). In contrast to R/ECAPs, RCAAs are neighborhoods where the population is disproportionately white and affluent.

"Burdened Households" are those with burdened with a rent cost that is 30 percent or more of their monthly income.

The policies and implementation programs set forth below continue existing policies and include new policies that work towards AFFH goals and serve county residents in all R/ECAPs countywide (i.e., not just in unincorporated areas).

Policies		Implementation
HG5-1	The County shall continue its work to enforce laws and foster policies and programs aimed towards preventing discrimination against people of protected status under Federal and State law.	**HG5(i) A** Facilitate access to Federal and State home rehabilitation loans or grants to qualifying persons of extremely low-income. *Program 1.04: Empower Homebuyer SCC* **HG5(i) B** Fair housing services shall continue to offer standardized protection and outreach services throughout the County. *Program 1.14: Fair Housing Assistance Program* *Program 1.15: Fair Housing Audit & Education Program* **HG5(i) C** Fair housing services provided shall be respectful of language, culture, and special needs. *Program 1.20: San Andreas Regional Center* *Program 1.14: Fair Housing Assistance Program* *Program 3.01: SCC Behavioral Health Services Department Evans Lane Wellness and Recovery Center* **HG5(i) D** Continue to support organizations active in ensuring the rights of all persons to obtain and retain housing. *Program 1.19: Eviction Diversion Program* *Program 1.14: Fair Housing Assistance Program* *Program 1.15: Fair Housing Audit & Education Program* *Program 2.12: Monitor R/ECAP and Burdened Household Areas* **HG5(i) E** Maintain tenant/landlord dispute mediation services in all areas of the County. *Program 1.18: Tenant/Landlord Dispute Mediation Services* *Program 4.01: Dispute Resolution Program*
HG5-2	Fair housing services shall be available in all parts of the County.	
HG5-3	The rights of tenants and landlords shall be recognized and protected, and opportunities for mediation of disputes shall be provided.	
HG5-4	Reduce displacement of low-income household tenants and increase tenant protections prior to eviction proceedings.	

HG5-5	Identify and increase access to services and other opportunities for residents of historically disinvested low-income communities (R/ECAPs and Burdened Households) across unincorporated county.	**HG5(i) F** Identify R/ECAP and communities with Burdened Households and identify areas of improvement that will increase access to amenities and resources such as (but not limited to) transit, parks, fresh groceries, and health improvement facilities. *Program 2.12: Monitor R/ECAP and Burdened Household Areas* *Program 2.23: Tracking Housing Conditions*
HG5-6	Support cities in improving opportunities within neighborhoods and areas identified as R/ECAPs and/or neighborhoods with a majority of Burdened Households.	
HG5-7	Promote residential racial and ethnic integration and reduce displacement by increasing the supply of affordable housing in High Opportunity Areas, in areas with ongoing displacement, and in areas where residents are at risk of displacement.	

Strategy No. 6: Provide for Special Needs Housing

Many Santa Clara County households encounter extraordinary difficulty in finding both affordable and accessible housing. In addition to the housing constraints already imposed by limited income, there are additional burdens faced by special needs and vulnerable populations, such as the elderly, large families, female-headed households, at-risk youth, victims of domestic violence, agricultural employee families (addressed specifically in Strategy No. 8), the homeless (addressed specifically in Strategy No. 7), and by those that are differently abled. These types of households are identified as special needs households. The needs of these groups call for specific program responses.

Community input showed significant interest and concern for the housing needs of all special needs populations. The input affirmed the need for policies promoting housing with support services. In addition, the community emphasized the need to adopt new policies that facilitate aging in place, such as incorporating Universal Design27F27 in building codes. The community input also sought collaborative efforts by and among all cities, County agencies, and nonprofit housing-related organizations to ensure housing resources are well advertised and better utilized to prevent homelessness, address special needs, and provide paths to permanent housing.

Because homes for special needs households often require design features not typically required by other households, housing suitable for special needs households is rarely provided by the private market without some public assistance. The County and cities can encourage the production of special needs housing by identifying the scope of need in each community and using housing funds to enable builders to construct the needed extremely low-income (ELI) units in coordination with County's direct referral services to ensure access to vulnerable and special needs populations. Through reducing constraints, local governments can improve the economics of such projects without compromising standards for health and safety (this approach is implemented through Strategy No. 4 addressing constraints to housing production).

[27] *Universal Design is a building concept that incorporates products, general design layouts, and characteristics into residences in order to make the residence usable by the greatest number of people, respond to the changing needs of the resident, and improve the marketability of the residence.*

The latest U.S. Census continues to indicate a growing elderly population in the county. Since 2000, the population share of residents in unincorporated county 65 years and older has increased to 15% of the total population and is projected to increase to over 20% by 2030 and reach 25% around 2045. This is a higher percentage of elderly population than the State of California (11 %), and country (13 %) as a whole. As such, planning for the senior population will be a growing need for the County to address. It is imperative that new housing suitable to the needs of a variety of senior households be integrated into every community.

The following policies continue existing policies identified in the previous Housing Element, while adding new policies to help the County update its understanding of the demand for special needs housing in the county, including senior housing.

POLICIES		IMPLEMENTATION
HG6-1	Encourage the development of affordable housing that is suitable for a variety of special needs populations.	**HG6(i) A** Advocate for the expansion of Federal and State programs and funding to assist local government in developing special needs housing not provided through the private market. *Program 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA)* *Program 1.12: Coordinate with Bay Area Housing Finance Authority* *Program 1.16: Collaborate with the Santa Clara County Housing Authority (SCCHA)* *Program 1.17: Permanent Supportive Housing for Persons with a Serious Mental Illness* *Program 3.01: SCC Behavioral Health Department Evans Lane Wellness and Recovery Center* **HG6(i) B** Develop and implement policies and ordinances that create housing that is adaptable to the needs of physically, developmentally, and emotionally challenged persons. *Program 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA)* *Program 1.20: San Andreas Regional Center* *Program 2.13: Universal Design in Housing Development* *Program 3.01: SCC Behavioral Health Services Department Evans Lane Wellness and Recovery Center* **HG6(i) C** Maintain existing programs to provide "Housing for All Ages," including housing for multigenerational households. *Program 1.31: Minor Home Repair and Maintenance Program*
HG6-2	An adequate supply of affordable housing suitable for individuals at all stages of life should be available in every community.	
HG6-3	Expand the Home Repair and Modification Program to include the retrofit of existing housing units to become ADA compliant.	
HG6-4	Incorporate Universal Design Principles into existing residential building standards.	

		Program 2.16: Expand Home Repair and Modifications to Include ADA Upgrades *Program 2.17: Training and Support to Homeowners Aging in Place* **HG6(i) D** Maintain existing programs to provide housing suitable for families with children in need. *Program 1.11: Internal County Coordination of Housing Funds and Services* **HG6(i) E** Support implementation of housing-related policies in the county. *Program 1.24: Community Plan to End Homelessness* *Program 3.01: SCC Behavioral Health Services Department Evans Lane Wellness and Recovery Center* *Program 2.27: Replacement Housing Policy*

Strategy No. 7: Address Homelessness Consistent with Housing First Principles

Homelessness is a persistent and chronic problem for many individuals, but its effects touch whole communities. The countywide unhoused population remained between 7,200 and 7,500 people from 2007 to 2017, when there was a significant jump. From 2017 to the present, the unhoused population has increased. In a survey conducted in 2022, the unhoused population had grown to 10,000. Families with children, seniors, individuals with disabilities, veterans, youth, and young adults are all represented in the county's diverse unhoused population.

The growing income gap between higher-income and lower-income populations in the county and the lack of housing development particularly at the lowest income levels contribute to the homelessness crisis. According to the Public Policy Institute of California, families at the highest income levels in the Bay Area (the 90th percentile) have more than 12 times the income of families at the bottom (the 10th percentile).28F28 Those at the lower end of the income level have not shared in the region's significant economic growth. In Santa Clara County, between 2000 and 2015, workers with earnings in the 10th percentile saw their income decline by 12%.29F29

In 2015, the community came together to create a roadmap for ending homelessness in Santa Clara County. The 2015-2020 Community Plan to End Homelessness centered around a collective impact response and the proven Housing First model. The Plan helped 8,884 households resolve their homelessness, doubled the number of supportive housing units, and increased temporary and emergency shelter capacity. Following a robust community

[28] Public Policy Institute of California, "Income Inequality in California." 2020. https://www.ppic.org/publication/income-inequality-in-california/

[29] Bay Area Equity Atlas, "Earned income growth for full-time wage and salary workers: Santa Clara County, CA, 2000–2015." https://bayareaequityatlas.org/indicators/income-growth#/?geo=04000000000006085

engagement process and coordination, the County and its partners updated the roadmap for ending homelessness in the 2020-2025 Community Plan to End Homelessness, focusing on three core strategies: 1) Address the root causes of homelessness through system and policy change; 2) Expand homelessness prevention and housing programs to meet the need; and 3) Improve quality of life for unsheltered individuals and create healthy neighborhoods for all. The Community Plan to End Homelessness continues to guide the County, cities, non-profit agencies, and community members on decisions about funding, programs, and needs for addressing the root causes of homelessness in the county.

POLICIES		IMPLEMENTATION
HG7-1	Expand homelessness prevention programs to support individuals and families most at risk of becoming homeless.	**HG7(i) A** Transition the Homelessness Prevention System Pilot into an ongoing housing intervention within the Supportive Housing System and continue to secure public and private funding to aid 2,500 households annually. *Program 1.11: Internal County Coordination of Housing Funds and Services* *Program 1.21: Homelessness Prevention System* *Program 1.22: Emergency Assistance Network* *Program 1.24: Community Plan to End Homelessness* **HG7(i) B** Continue to collaborate with affordable housing developers, non-profit agencies, county departments, local and regional partners to expand affordable and supportive housing. *Program 1.23: City Revenue Agreements* *Program 1.24: Community Plan to End Homelessness* **HG7(i) C** Continue to support community-based organizations that provide services to the unhoused population. *Program 1.24: Community Plan to End Homelessness* *Program 1.25: Temporary Housing Programs* *Program 1.28: Lived Experience Advisory Board (LEAB)* **HG7(i) D** Coordinate with cities to construct service enriched emergency shelters consistent with the Community Plan to End Homelessness's goal to double the number of temporary shelter beds by 2025.
HG7-2	Expand supportive housing programs, including permanent supportive housing and rapid rehousing programs.	
HG7-3	Improve the quality of life of unsheltered individuals by expanding the capacity of temporary housing programs and providing basic needs services to individuals experiencing unsheltered homelessness.	
HG7-4	Continue to use hotels and motels to provide interim housing options for unsheltered households and seek additional Homekey funding from the State for capital improvements and to support ongoing operating funding.	

		Program 1.24: Community Plan to End Homelessness *Program 1.27: Service Enriched Shelter Forgiveness Loan Program* **HG7 (i) E** Coordinate a Homekey Round 3 strategy with cities that focuses on expanding temporary and interim housing options to reduce unsheltered homelessness. *Program 1.26: Homekey Application Strategy*
HG7-5	Continue to incentivize the construction of new service enriched emergency interim housing by partnering with cities.	**HG7 (i) F** Promote the County's Service Enriched Emergency Interim Housing Challenge Grant by partnering with cities to help achieve the goals contained in the Community Plan to End Homelessness to double the number of temporary shelter beds. *Program 1.24: Community Plan to End Homelessness*
HG7-6	Continue to support feedback mechanisms that provide those with lived experience the opportunity to inform and shape improvements to the Supportive Housing System and the delivery of services.	**HG7(i) G** Raise the voices of people with lived experience and share power with unhoused and recently housed neighbors by including them in the decision-making process when making decisions about homelessness-related policies. *Program 1.24: Community Plan to End Homelessness* *Program 1.28: Lived Experience Advisory Board (LEAB)*

Strategy No. 8: Maintain and Expand the Supply of Agricultural Employee Housing

Santa Clara County has a long history as a significant producer of agricultural products. Once known as the Valley of the Heart's Delight, the region still produces over $320 million of agricultural products per year.30F30 The County is proud of its agricultural heritage and desires to promote food security by ensuring viable agricultural production including access to affordable and safe housing for agricultural workers and their families. The provision of affordable and safe agricultural employee housing can also promote the continuation of the county's agricultural tradition by making the farms throughout the County more productive and more competitive. Moreover, through the development and implementation of the Santa Clara Valley Agricultural Plan (Ag Plan), it has become clear that the County's agricultural lands and the workers who steward them play an essential role in mitigating and adapting to climate change.

Agricultural employee households are considered a special needs household in State planning guidelines. Providing housing for agricultural employees continues to be a priority for the County and for communities and organizations countywide. Prioritizing

[30] Source: Santa Clara County 2021 Crop Report

agricultural employees extends to individuals who seasonally migrate to the County for employment at local farms and in processing plants, as well as to a substantial and growing portion of agricultural employees who are permanent, year-round County residents and who often live with their families. Year-round crops need year-round their employees will be available during crucial periods of high-labor needs. These dynamics are particularly true during times of labor shortages and a competitive job market. A large supply of seasonal workers is also necessary for the labor-intensive work of planting and harvesting highly perishable seasonal crops. Migrant and seasonal agricultural workers are often more challenged than year-round workers to find adequate housing and are more likely to endure long commutes from their place of residence to their place of work. By providing adequate opportunities for agricultural employee housing in Santa Clara County, the County's agricultural industry can gain a competitive advantage, especially for seasonal workers during periods when agricultural workers are scarce. Importantly, the term agricultural employee also includes the significant population of self-employed farm and ranch operators, permanent County residents who also face significant housing challenges.

In 2018, the County adopted the Ag Plan, recognizing the need to ensure that the region's agricultural economy continues to thrive, and that it is integrated into the County's efforts to tackle climate change and regional resilience. The plan identifies the development of new agricultural employee housing as a crucial aspect to improving the agriculture-supportive infrastructure of the region. In response to the plan, the County updated its Zoning Ordinance to expand options for agricultural employee housing and streamline the planning approval process. The Ag Plan also calls for the facilitation of construction of more agricultural employee housing by identifying opportunities, including siting and funding options, for such projects.

The policies under this strategy continue existing policies identified in the 2015 Update, while adding new policies that work in conjunction with policies identified under Strategy No. 1 (Plan for a Balanced Countywide Housing Supply).

POLICIES		IMPLEMENTATION
HG8-1	Facilitate agricultural employee housing by improving the permitting process.	**HG8(i) A** Convene other jurisdictions for capacity-building and conduct a farmworker housing needs assessment. *Program 2.04: Assess Farmworker Housing Needs and Collaborate with Other Jurisdictions*
HG8-2	The County shall promote and support programs that maintain and expand appropriately located housing suitable for and affordable to farmworker households. Such support shall prioritize the needs of seasonal workers.	**HG8(i) B** Identify and pursue additional opportunities to support the development of agricultural employee housing. *Program 2.14: Expanded Streamlining of Agricultural Employee Housing* *Program 2.20: Tracking and Ongoing Compliance with State Housing Laws* *Program 4.02: Agricultural Worker Housing Workplan*

HG8-3	Seek new funding sources to support the construction of farmworker housing.	**HG8(i) C** Monitor new State and Federal Funding regarding farmworker rental and homeownership programs and collaborate with housing developers to identify sites suitable for farmworker housing. *Program 1.29: Farmworker Affordable Homeownership and Farmworker Housing Pilot Program.* *Program 4.02: Agricultural Worker Housing Workplan*

Strategy No. 9: Conserve and Rehabilitate the Existing Housing Stock

One means of ensuring the availability of affordable housing is by maintaining the existing supply of older, less costly units. Rehabilitation programs assist lower income owners and tenants in upgrading their housing and maintaining its affordability. Older single-family houses provide starter homes for many first-time home buyers, and many older apartments and duplexes provide safe, decent, and affordable housing for low-income seniors, students, and an increasing number of families with children.

These more affordable housing opportunities can and have been lost through demolition and rebuilding of newer, larger homes. It is appropriate and necessary that some areas in every community evolve to different uses as time goes by. However, communities must address the resulting displacement of existing long-term lower income rental residents out of the area. Programs to rehabilitate existing homes should ensure that low-income households can continue to live in their existing communities. Additionally, the rehabilitation of owner-occupied housing could be a means for seniors to be able to age in place.

Funds from Federal and State housing programs have been used to assist qualified low- and moderate-income homeowners and rental property owners in rehabilitation and maintenance efforts. Many of these neighborhoods are also in need of public infrastructure improvements, such as street repaving, sidewalk repairs, and installation or repair of storm drains, curbs, and gutters. Community development funds have been used to make public improvements of this sort. These improvements in turn provide residents with a safer living environment, as well as an increased pride in their neighborhood and homes. They further encourage an increase in private investment in the area.

Those programs should be continued and, as resources permit, expanded to ensure that the maximum number of units affordable to lower income residents remain available in those areas.

When rental units are rehabilitated, owners or landlords will frequently raise rents either to cover costs or because the upgraded units command higher rent on the market. The County and the cities

should make every effort to ensure that public grants or low interest loans for the purposes of rehabilitation do not result in the displacement of lower income tenants or the loss of below market rate housing. Monitoring of rental costs has also proven to help with tracking the increasing cost of housing in the county.

The polices under this strategy maintain the County's goal to facilitate the preservation of the existing housing stock, while also ensuring that displacements due to such improvements are limited.

Policies		Implementation
HG9-1	The conservation and rehabilitation of the existing housing supply shall be encouraged and facilitated.	**HG9(i) A** Maintain ongoing programs for monitoring the physical condition of neighborhoods to assist in guiding rehabilitation program efforts, scheduling infrastructure maintenance activities, and to provide accurate information for Federal and State programs. Expand monitoring component to include rent price information. *Program 1.31: Minor Home Repair and Maintenance Program* *Program 2.05: Rent Price Monitoring Program* *Program 2.21: Streamlined Rehabilitation and Replacement* *Program 2.27: Replacement Housing Policy*
HG9-2	Publicly assisted housing rehabilitation efforts should not have the effect of reducing the available supply of housing for extremely low-income households.	
HG9-3	The inventory of land zoned and suitable for residential development shall be maintained.	
HG9-4	Support retaining existing deed restricted affordable and supportive housing units.	**HG9(i) B** Maintain existing County and cities' joint land use policies and agreements that direct urban development to areas within city USAs and preserve rural areas for rural development. *Program 2.10: Joint Urban Development Policies* **HG9(i) C** Strengthen the County's loan portfolio management system to track when existing affordable and supportive housing projects are eligible for syndication of their tax credits and work towards extending affordability terms. *Program 1.30: Asset Management Portfolio Expansion*

Strategy No. 10: Plan for Climate Change Impacts on Existing and Future Housing Stock

Santa Clara County is already experiencing the effects of the climate crisis.[31] The County needs to ensure that future housing stock is resilient to the impacts of climate change. It also needs to ensure that the current housing stock are periodically upgraded to reduce the impacts of climate change and extreme weather events. The policies under this strategy promote greater energy and water efficiency in new and existing housing stock and promote the development of resiliency against extreme weather in future housing stock.

The County's Climate Roadmap 2030 and its Sustainability Master Plan (adopted in 2021) provide the larger vision and broad goals for climate smart housing. The policies below complement Strategy 2.1 and Strategy 6.3 of the Sustainability Master Plan. These polices will ensure that existing and future housing stock are contributing to lowering our greenhouse gas (GHG) footprint and protecting our existing housing stock from extreme weather events and natural disasters.

Policies		Implementation
HG10-1	Promote energy and water efficiency and electrification in new and existing residential buildings to reduce energy costs, conserve water, provide quality and resilient housing, improve safety, and comfort, and reduce greenhouse gas emissions.	**HG10(i) A** Adopt new energy efficiency, electrification, water conservation and building performance standards for existing and new buildings. *Program 2.15: Adoption of "Reach" Codes* **HG10(i) B** Maintain low-density land use and zoning designations for properties within hazard areas. *Program 2.10: Joint Urban Development Policies* **HG10(i) C** Encourage retrofitting of existing homes. *Program 1.31: Minor Home Repair and Maintenance* *Program 2.21: Streamlined Rehabilitation and Replacement.*
HG10-2	Continue to limit development of new housing in areas likely to face high risk to climate related disasters, such as, wildfires and floods.	
HG10-3	Facilitate programs and assistance to upgrade existing housing stock to better withstand extreme weather events, while keeping energy efficiency in mind.	

[31] See Silicon Valley 2.0 Climate Adaptation Guidebook for more on the County's efforts to demonstrate the effects of climate change locally

Chapter 4: County Housing Strategies, Policies, and Programs

4.01 Overview

Chapter 4 delineates housing policy programs to be implemented during the 2023-2031 Housing Element planning period. These programs are associated with the Strategies and Policies covered in Chapter 3. This chapter organizes the implementation programs by the lead responsible County agency. The numbering of these programs reflects the lead agency, followed by the program number.

Section 4.02 lists all County programs and cross-references the relevant Strategies and Policies from Chapter 3. Programs that are new for this Housing Element cycle are marked as (New). Section 4.03 provides a detailed discussion of each program. Several programs address the contributing factors listed in the Assessment of Fair Housing (AFH) and each program discussion includes a reference to the relevant contributing factor(s). Appendix N lists proposed goals and actions recommended in the AFH and cites the appropriate programs that addresses each goal.

4.02 List of Implementation Programs

Table 4.1: List of Implementation Programs

PROGRAM NUMBER	PROGRAM	COMPLETION DATE	TIMEFRAME	STRATEGY & POLICY
1. Office of Supportive Housing (OSH)				
1.01	Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA)	Ongoing	Continuous	HG1-3, HG1(i) B, HG1(i) C, HG6-1, HG6(i) A, HG6(i) B
1.02	Limited Equity Housing Cooperative Projects (LEHCs)	2029	Long Term	HG1-4, HG1(i) C
1.03	Homeownership Projects	2026	Medium Term	HG1-4, HG1(i) C
1.04	Empower Homebuyers SCC	2027	Medium Term	HG1-4, HG1(i)C, HG5-5, HG5(i) A
1.05	Mortgage Credit Certificate (MCC) Program	2024	Short Term	HG1-4, HG1(i)C,
1.06	Below Market Partnership Program	2026	Medium Term	HG1-4, HG1(i)C,
1.07	County-Led Housing Development	Ongoing	Continuous	HG1-5, HG1(i)D, HG3-1, HG3(i) B
1.08	Joint Development Memoranda of Understanding (MOU)	2030	Long Term	HG2-1, HG2(i) A
1.09	Housing Trust of Silicon Valley	Ongoing	Continuous	HG2-1, HG2(i) A
1.10	Santa Clara County CDBG and Housing Coordinators' Convening	Ongoing	Continuous	HG2-2, HG2(i) A, HG2(i) B, HG4-1, HG4(i) A
1.11	Internal County Coordination of Housing Funds and Services	Ongoing	Continuous	HG2-3, HG2(i) C, HG 6-2, HG6(i) D, HG7-1, HG7(i) A
1.12	Coordinate with Bay Area Housing Finance Authority	Ongoing	Continuous	HG3-1, HG3(i) A, HG6-1, HG6(i)A
1.13	Supportive Housing and Innovation Fund	Ongoing	Continuous	HG3-1, HG3(i) A
1.14	Fair Housing Assistance Program	Ongoing	Continuous	HG5-1, HG5-2, HG5(i)B
1.15	Fair Housing Audit & Education Program	Ongoing	Continuous	HG5-1, HG5-2, HG5(i) B, HG5(i) D
1.16	Collaborate with the Santa Clara County Housing Authority (SCCHA)	Ongoing	Continuous	HG2-1, HG2(i) A, HG3-1, HG3(i) A, HG3(i) B, HG6-1, HG6(i) A,
1.17	Permanent Supportive Housing for Persons with a Serious Mental Illness	Ongoing	Continuous	HG1-5, HG1(i) D, HG6-1, HG6(i) A
1.18	Tenant/Landlord Dispute Mediation Services	Ongoing	Continuous	HG5-3, HG5(i) E
1.19	Eviction Diversion Program	Ongoing	Continuous	HG5-4, HG5(i) D
1.20	San Andreas Regional Center	Ongoing	Continuous	HG5-5, HG5(i) C, HG6-2, HG6(i)B
1.21	Homelessness Prevention System (New)	Ongoing	Continuous	HG7-1, HG7(i) A

1.22	Emergency Assistance Network	Ongoing	Continuous	HG7-1, HG7(i) A
1.23	City Revenue Agreements (New)	Ongoing	Continuous	HG7-2, HG7(i) B
1.24	Community Plan to End Homelessness (New)	December 2025	Short Term	HG6-1, HG6(i) E, HG7-3, HG7(i) A, HG7(i) B, HG7(i) C, HG7(i) D, HG7(i) F, HG7(i) G
1.25	Temporary Housing Programs	Ongoing	Continuous	HG7-3, HG7(i) C
1.26	Homekey Application Strategy (New)	Ongoing	Continuous	HG7-3, HG7(i) E
1.27	Service Enriched Shelter Forgiveness Loan Program (New)	Ongoing	Continuous	HG7-5, HG7(i) D
1.28	Lived Experience Advisory Board (LEAB) (New)	Ongoing	Continuous	HG7-6, HG7(i) C, HG7(i) G
1.29	Farmworker Affordable Homeownership and Farmworker Housing Pilot Program (New)	Ongoing	Continuous	HG8-3, HG8(i) C
1.30	Asset Management Portfolio Expansion (New)	Ongoing	Continuous	HG9-4, HG9(i) C
1.31	Minor Home Repair and Maintenance Program	Ongoing	Continuous	HG6-2, HG6(i) C, HG9-1, HG9-4, HG9(i) A, HG10-3, HG10(i) C
1.32	Community Development Corporation Grant Program (NEW)	Ongoing	Continuous	HG1-4, HG(i) C
1.33	Expand Access to UPLIFT Program	Ongoing	Continuous	HG7-6, HG7(i) C
2. Department of Planning and Development (DPD)				
2.01	Housing Suitability and Prioritization for County-owned Properties (New)	June 2025	Short Term	HG1-5, HG1(i) D, HG3-2,, HG3(i)B
2.02	Planning for Housing Development in Unincorporated USAs and Stanford University Lands (New)	November 2024	Short Term	HG1-8, HG1(i) E
2.03	In-Lieu Fee Program for State Density Bonus and Affordable Housing	Ongoing	Continuous	HG4-1, HG(i) B
2.04	Assess Farmworker Housing Needs and Collaborate with Other Jurisdictions	December 2026	Medium Term	HG8-1, HG8(i) A
2.05	Rent Price Monitoring Program	Ongoing	Continuous	HG9-1, HG9(i) A
2.06	Streamline ADU processing	December 2026	Medium Term	HG4-2, HG4(i) C
2.07	Housing Adjacent to Transit (New)	Ongoing	Continuous	HG1-7, HG1(i) D
2.08	Santa Clara County Association of Planning Officials	Ongoing	Continuous	HG2-1, HG2-2,HG2(i) B, HG2(i) C, HG4-1, HG4(i) A
2.09	Digital Tracking System for ADUs, JADUs & SB9 Units	January 2026	Short Term	HG4-2, HG4(i) C
2.10	Joint Urban Development Policies	Ongoing	Continuous	HG1-1, HG1(i) A, HG9-3, HG9(i) B, HG10-2, HG10(i) B
2.11	Update Zoning Ordinance for Re-use of Non-Residential Buildings to Residential (New)	December 2028	Long Term	HG4-1, HG4(i) D
2.12	Monitor R/ECAP and Burdened Household Areas (New)	Ongoing	Continuous	HG5-5, HG5-6, HG5(i) D, HG5(i) F
2.13	Universal Design in Housing Development (New)	December 2027	Medium Term	HG6-4, HG6(i) B
2.14	Expanded Streamlining of Agricultural Employee Housing	December 2026	Medium Term	HG8-1, HG8(i) B
2.15	Adoption of "Reach" Codes (New)	Ongoing	Continuous	HG10-1, HG10(i) A

2.16	Expand Home Repair and Modifications to Include ADA Upgrades (New)	Ongoing	Continuous	HG6-4, HG6-(i) C
2.17	Training and Support to Homeowners Aging in Place (New)	January 2028	Medium Term	HG6-3, HG6(i) C
2.18	Facilitate State Permit Streamlining Laws (New)	December 2025	Short Term	HG1-8, HG1(i) E, HG4-1, HG4(i) C
2.19	Streamline Multi-Family Housing Development (New)	January 2028	Medium Term	HG1-8, HG1(i) E, HG4-1, HG4(i) C, HG4(i) D
2.20	Tracking and Ongoing Compliance with State Housing Laws (New)	Ongoing	Continuous	HG4-2, HG4(i) C, HG8-1, HG8(i)B
2.21	Streamlined Rehabilitation and Replacement (New)	Ongoing	Continuous	HG9-1, HG9(i) A, HG10-3, HG10(i) C
2.22	Objective Standards for Multi-Family Housing (New)	December 2026	Medium Term	HG1-8, HG1(i) E, HG4-1, HG4(i) C
2.23	Tracking Housing Conditions (New)	December 2026	Medium Term	HG5-1, HG5-5 HG5(i) F
2.24	Apply for Prohousing Designation (New)	December 2026	Medium Term	HG2-3, HG2(i) B, HG2(i) C
2.25	Incentivize Lot Consolidation (New)	Ongoing	Continuous	HG1-8, HG1(i) E, HG4-1, HG4(i) D
2.26	Mid-Cycle Review (New)	December 2027	Medium Term	HG1-1 to HG1-8, HG4-1, HG4-2, & HG4-3, HG4(i) A, HG4(i) D, HG1(i) D
2.27	Replacement Housing Policy (New)	December 2025	Short Term	HG1-3, HG1-6, HG1(i) B, HG6(i) E, HG9-1, HG9-2, HG9(i) A
2.28	Reasonable Accommodation Policy (New)	December 2024	Short Term	HG4-1, HG4(i) E
2.29	Place-Based Planning and Neighborhood Improvements (New)	January 2031	Long Term	HG1-9, HG1(i) F, HG9(i) A
2.30	Explore Housing Opportunities in the RCAA (New)	December 2030	Long Term	HG1-10, HG1(i) G, HG4-1, HG4(i) C
3. Department of Behavioral Health				
3.01	SCC Behavioral Health Services Department Evans Lane Wellness and Recovery Center	Ongoing	Continuous	HG1-5, HG1(i) D, HG5-5, HG5(i) C, HG6-1, HG6(i) A, HG6(i) E
3.02	Substance Use Recovery Residences	Ongoing	Continuous	HG6-1, HG6(i) (B)
4. Office of County Executive				
4.01	Dispute Resolution Program	Ongoing	Continuous	HG5-3, HG5-4, HG5(i) E
4.02	Agricultural Worker Housing Workplan (New)	December 2024	Short Term	HG8-1, HG8(i) B, HG8-3, HG8(i) C
4.03	Coordinated Annexation and RHNA Transfer (New)	Ongoing	Continuous	HG1-1, HG1(i) A

4.03 Program Descriptions

This section describes the programs listed in Section 4.02 of this chapter, organized by the lead agencies responsible for implementation.

4.03a Office of Supportive Housing Programs

The Office of Supportive Housing's (OSH's) 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 countywide. One of OSH's primary aims is to support the County of Santa Clara's mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness. OSH's major activities include efforts to organize and operate homeless services countywide, including homelessness prevention, crisis response, and Permanent Supportive Housing and Rapid Rehousing programs (collectively, the Supportive Housing System). In addition, OSH strives to increase the supply of housing by funding and spurring the development of housing for low-income households, with a particular focus on extremely low-income households. OSH is the lead department within the County implementing the 2016 "Measure A" Affordable Housing Bond, a $950M general obligation bond, serves as the collaborative applicant for the Santa Clara County Continuum of Care, and serves as the primary convener of housing staff across the County in collaboration with cities on joint housing and homelessness concerns. The 2020-2025 Community Plan to End Homelessness serves as our community's roadmap to ending homelessness and serves as the basis of OSH's annual workplan.

Collectively, Programs 1.01 – 1.33 provide a wholistic approach to addressing the housing and homelessness issues facing Santa Clara County communities. While some programs are new, continued programs have been modified to reaffirm the County's commitment to create an environment that brings stakeholders together to streamline housing producing, that address displacement and impediments to fair housing, and leverages limited resources to maximize the assistance that is provided to special needs populations across the county. Most importantly, these programs have been designed to address the disproportionate housing needs of households who are cost burdened, at highest risk of displacement, and housing insecure. At a time when over half of U.S. renters across the Country cannot afford to pay their rent, the County of Santa Clara through OSH has designed priorities, strategies, and actions to address these contributing factors.

Program 1.01- Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA).

In December 2014, the County of Santa Clara's Board of Supervisors affirmed the County's role in promoting affordable housing, especially for vulnerable populations. Housing special needs populations is a county service and therefore the County must take an active role in developing, financing, and supporting various types of affordable housing for the populations that the County serves. The Board further established that the County's priorities were to:

- Increase the supply of housing that is affordable to extremely low-income (ELI) households;
- Increase the scope and breadth of supportive housing for special needs populations, including homeless and chronically homeless persons; and
- Improve coordination and collaboration among the County, the cities, other governmental agencies, and the affordable housing community.

These priorities have assisted the County in directly addressing contributing factors to fair housing issues including but not limited

to a lack of affordable, accessible housing in a range of unit sizes. ELI and very low-income (VLI) households are significantly more likely to be cost burdened in the county than other income groups. Unfortunately, the county's rental market has fallen short in meeting the affordability needs of these households. The most impactful tool for the County to address the disproportionate housing needs includes a local ballot measure intended to raise funds to accelerate the development of affordable and supportive housing.

In November 2016, Santa Clara County residents approved the 2016 "Measure A" Affordable Housing Bond (Housing Bond), a $950 million general obligation bond that will create new affordable rental and homeowner housing opportunities. The Housing Bond has provided the County with an unprecedented opportunity to partner with cities, residents, and the affordable and supportive housing community to significantly address the housing needs of the community's poorest and most vulnerable residents. The bond proceeds are projected to fund 120 new affordable housing developments over ten years, including 4,800 new units dedicated to extremely low-income and very low-income households. The Housing Bond is part of an ongoing effort to:

- Increase affordable housing opportunities for our community's most vulnerable and poorest residents; and
- Prevent and reduce homelessness throughout Santa Clara County.

The SHDF NOFA includes funding sources for the development of new, permanent affordable and supportive housing for the community's most vulnerable populations. Special needs groups include but are not limited to unhoused individuals, seniors, transition aged youth, agricultural workers, and people with a disabling condition. As a funder of affordable and supportive housing throughout the County, OSH works closely with the affordable housing development community and local jurisdictions to facilitate the development of housing from identifying properties through the entitlement process and financing stages to the lease up process for special needs units. This over-the-counter process will continue to consolidate all County-controlled housing production funds into one primary procurement method to accelerate housing development. Central to this work is the partnership and collaboration that OSH has with the affordable housing development community and the 15 incorporated cities in the county. Together we manage a countywide housing development pipeline. Since 2015, the County has funded the development of 7,183 housing units across the county of which 2,997 are set aside for homeless individuals or families that may also be seniors, transition aged youth, veterans, agricultural workers and/or those with a disabling condition.

Table 4.2: SHDF NOFA

GEOGRAPHIC SERVICE AREA	LEAD AGENCY
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing
FUNDING SOURCE	
The funding sources in the NOFA include:	

- 2016 "Measure A" Affordable Housing Bond (Housing Bond): A $950 million general obligation bond approved by the voters in 2016.
- No Place Like Home (NPLH): As an alternative county, the County of Santa Clara received a direct allocation of NPLH funds to administer locally. To date the County has received funding over four funding rounds totaling $106,085,749.
- Housing Funds for Persons with Intellectually and Developmentally Disabilities (I/DD): $40 million in County General fund support the construction of extremely low-income and very low-income housing for to develop persons with intellectual and/or developmental disabilities and their families.
- Stanford Affordable Housing Fund (SAHF): A special revenue fund to account for in-lieu fees received from Stanford University for General Use Permit (GUP). Funding affordable housing projects within 6-mile radius of boundary of the Stanford campus.
- HOME Investment Partnership Program (HOME): A special revenue fund to account for the HOME Investment Partnerships Program awarded by the U.S. Department of Housing and Urban Development. Approximately $1 million is available annually.
- Community Development Block Grant (CDBG): A U.S. Department of Housing and Urban Development Block Grant awarded to eligible communities for housing and community development activities. As an Urban County, the County receives and annual allocation of funds directly from HUD. Additional revenue is generated from loan repayments of outstanding loans and from interest earned on funds.

Permanent Local Housing Allocation (PLHA): Funds are used to for the development of new affordable housing for households earning up to 60% AMI.

PROGRAM OBJECTIVES

- Approve funding to support at least 18 new housing development sites resulting in 1,657 units of affordable and supportive housing for special needs populations by June 30, 2025, targeting areas of high median income or highest resource opportunity areas. OSH will proactively meet with the cities in the County to facilitate the land use approval process with an emphasis on leveraging land use streamlining legislation like SB 35 and AB 2161, provide predevelopment and acquisition funding, as well as facilitate applications for funding through the State of California's Housing and Community Development Super NOFA. Through these partnership meetings, OSH staff provides technical assistance to staff, makes connections to other cities facing similar challenges, and attends City Council meetings as requested.
    - On December 5, 2023, the Board approved funding for six entitled multifamily rental housing developments totaling 716 new apartments.
    - Concurrently, the Office of Supportive Housing is underwriting six additional multifamily rental housing developments that are working on seeking their entitlements. These recommendations are expected to be presented to the Board of Supervisors by September 2024.
- Over the 2023-2031 period, OSH will meet monthly with the cities of Campbell, Cupertino, Los Gatos, Morgan Hill, Mountain View, Santa Clara, and San José to provide technical assistance, coordinate interest from the development community, and chart a land use and financing plan for properties that have been identified by the County in these cities that can be developed for extremely low income and special needs affordable housing. Collectively the intent is to develop a clear land use approval process and reduce the time it takes to get through the approval process, work together to identify funding opportunities and submit joint application as applicable, and engage collaboratively with the affordable housing development community to reduce costs and deliver housing more quickly. OSH expects the outcomes of these convenings to lead to the production of additional affordable housing by working together to develop a regional housing development pipeline. OSH will track the outcomes of these meetings to demonstrate the impact and benefit of working collaboratively to remove the governmental constraints associated with building affordable and supportive housing for special needs populations
- Over the 2023-2031 period, bi-annually convene affordable housing development partners to discuss financing opportunities and co-create a housing development pipeline, discuss land use streamlining opportunities, and work together to strategically position projects so that they are not competing with each other for scarce resources. OSH expects the outcomes of these convenings to give developers the opportunity to learn about the County's priorities and processes, reduce uncertainty, and foster an environment that will yield more affordable housing units. We expect to have at least 20 different developers in attendance at each convening.
    - On November 30, 2023, the County in partnership with SV@Home convened a Developer Roundtable to discuss upcoming funding applications and opportunities.
- Over the 2023-2031 period, annually seek approval for funding for at least six new development proposals for affordable and supportive housing to the Board of Supervisors.

- By fall of every year, underwrite six housing development projects and schedule a 1:1 meeting with each developer to confirm funding assumptions and review all related due diligence items.
- Draft staff analysis and deliver presentation to the OSH Director prior to presenting the list of projects for the Board's approval.
- Once the Board approves the funding, issue funding commitment letter, negotiate term sheet, and identify any pre-development funding that may needed.

- Annually review the SHDF Guidelines to ensure that the current underwriting criteria is consistent with State and Federal capital funding sources for housing development. Outreach to the development community for input and host at least one listening session to discuss possible changes. Seek approval from the Board of Supervisors to formalize changes.

POLICIES AND IMPLEMENTATION

- HG1-3: Focus the County's limited housing production resources on special needs populations, farmworkers, and extremely low-income households.
- HG1(i) B: Encourage public support of city efforts to create a balanced housing supply, which includes housing affordable to special needs, farmworkers, and extremely low-income households.
- HG1(i) C: Continue to implement new homeownership programs that provide an opportunity for lower-income households that would otherwise struggle to afford a home, furthering the equity and sustainability of homeownership.
- HG6-1: Encourage the development of affordable housing that is suitable for a variety of special needs populations.
- HG6(i) A: Advocate for the expansion of Federal and State programs and funding to assist local government in developing special needs housing not provided through the private market.
- HG6(i) B: Develop and implement policies and ordinances that create housing that is adaptable to the needs of physically, developmentally, and emotionally challenged persons.

CONTRIBUTING FACTORS

- Availability of affordable units in a range of sizes
- Lack of access to opportunity due to high housing costs
- Location and type of affordable housing
- Loss of affordable housing

Program 1.02 - Limited Equity Housing Cooperative Projects (LEHCs)

This program focuses on extremely low-income households, particularly those that face displacement due to economic pressures. A significant portion of these households have historically faced severe obstacles in accessing homeownership, which may reinforce their current economic status. ELI households have substantially lower rates of homeownership than overall households and other special needs households. LEHCs have aspects of both homeownership and rental projects and are a unique opportunity to provide equity to extremely low-income households and others who may not otherwise be able to achieve homeownership. LEHC developments are cooperatively owned by a resident board of directors (Cooperative Board). Residents pay affordable monthly dues or "rent" to the Cooperative Board and receive a modest equity share at the end of their residency. Projects are expected to include on-site services and would likely require Project Based Vouchers to support ongoing operations.

The Supportive Housing Development Fund Notice of Funding Availability (Program 1.01) includes the opportunity for developers to submit a funding application for Project Type 5 which promotes

opportunities for "Limited Equity Housing Cooperative projects as defined under the California Business and Professions Code." The County anticipates funding at least one project in the planning period.

This program aims to overcome one or more contributing factors that create, contribute to, perpetuate, or increase the severity of one or more fair housing issues. Specifically, the County intends to demonstrate the opportunities that LEHCs can provide those that face displacement due to economic pressures and lack access to opportunity due to high housing costs. OSH intends to fund one project during the planning period to help determine the impact a program like this can have to directly address the high levels of displacement of low-income residents, who are disproportionately likely to be Black, Vietnamese, Latinx, or have disabilities.

Table 4.3: LEHCs

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	2016 "Measure A" Affordable Housing Bond

PROGRAM OBJECTIVES

- By June 2024, identify at least one County-owned site to pilot a LEHC project, targeting areas of high median income or highest resource opportunity areas. This process includes reviewing the County's portfolio of properties to determine which is best suited for this pilot project without jeopardizing the overall housing production goals for any given site.
- Launch the community engagement strategy in partnership with the City of San José's Housing Department in Summer 2024.
    - Identify key stakeholders and hold three listening sessions with ELI households who are interested in developing a vision for the site and the pilot LEHC project.
    - Work with the Santa Clara County Housing Authority to apply by December 2026 for funding or vouchers to support the rental subsidy needed to make the LEHC project feasible.
- Identify a development partner using the County Developer Qualified Pool and select a partner by Summer 2024. The following provides a timeline to help achieve this goal:
    - Circulated internal draft of Request for Offer in March 2024
    - Issue Request for Offer by June 2024
    - Evaluate proposals and select development partner by September 2024
    - Receive Board approval by October 2024
    - Initiate Community Engagement and design work by November 2024.
- Receive entitlements from the City of San José by December 2025.
- Seek financing in 2026 and start construction by 2027.
- Complete project by 2029.

POLICIES AND IMPLEMENTATION
• HG1-4: Encourage homeownership opportunities for lower-income households. • HG1(i)C: Continue to implement new homeownership programs that provide an opportunity for lower-income households that would otherwise struggle to afford a home, furthering the equity and sustainability of homeownership.
CONTRIBUTING FACTORS
• Displacement of residents due to economic pressures • Lack of access to opportunity due to high housing costs

Program 1.03 - Homeownership Projects

This program helps to support the production of new for-sale homes. Possible projects in this program may have a similar scale to multifamily affordable apartments, but smaller developments are also eligible. Within each proposed project, a minimum of 33% of the homes shall be sold to very low-income households, up to 33% to moderate-income buyers, and the balance to low-income buyers. In the case of common interest developments, each unit would be separately owned and would be a member of a Homeowners Association which would be responsible for the maintenance of common elements and facilities. In November 2021, the Supportive Housing Development Fund Notice of Funding Availability (Program 1.01) was amended to include Project Type 6 which promotes opportunities for "*Homeownership projects which commit a minimum of 33% of the units for very low income (VLI) households, a maximum of 33% of the units for moderate-income households, and the balance of the units for households at 80% AMI or below.*" **As noted above, lower income households are less likely to achieve homeownership.**

Table 4.4: Homeownership Projects

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	2016 "Measure A" Affordable Housing Bond
PROGRAM OBJECTIVES		
• Complete construction of a total of 18 new for sale affordable homeownership units by December 2026. targeting areas of high median income or highest resource opportunity areas. Implementing actions include providing financing to close the funding gap and working with the developer to remove any land use barriers by working closely with the local jurisdiction's planning staff. • Implement the approved $1M funding for Habitat for Humanity East Bay/Silicon Valley and assist with the completion of the 4th and Reed Homeownership project consisting of 4 new homeownership units by August 2024. On May 16, 2023, the Board approved up to $1,000,000 for this project. The project has secured all financing and is getting prepared to start construction. Construction is expected to be completed by Spring 2025.		

• Implement the approved funding for Habitat for Humanity Easy Bay/Silicon Valley and assist with the completion of the Jackson Avenue Townhomes project consisting of 14 new for sale affordable townhomes by March 2026. On November 1, 2022, the Board approved up to $4,000,000 for this project. Construction is expected to be completed by Spring 2026.
POLICIES AND IMPLEMENTATION
• HG1-4: Encourage homeownership opportunities for lower-income households. • HG1(i)C: Continue to implement new homeownership programs that provide an opportunity for lower-income households that would otherwise struggle to afford a home, furthering the equity and sustainability of homeownership.
CONTRIBUTING FACTORS
• Location and type of affordable housing • Availability of affordable units in a range of sizes

Program 1.04 - Empower Homebuyers SCC

Empower Homebuyer Santa Clara County (Empower) was created to increase homeownership opportunity for low-income and moderate-income households. Empower is a loan program to help low- and moderate-income first-time homebuyers purchase a home by assisting them with the required down payment, which is usually 20% of the purchase price. The Housing Trust Silicon Valley (HTSV) administers the Empower Program from FY2019-FY2023 on the County's behalf. The program offers up to $250,000 for low-income to moderate-income first-time homebuyer to put towards the cost of down payment on a qualified property in the county. The loans bear zero interest and are deferred up to 30 years. The borrower shall repay the original amount of their loan plus a share of the appreciation of their home when the loan matures, or when the borrower decides to sell their home or refinance their mortgage. The program increases homeownership opportunities to low-income individuals and families, of which may consist of individuals with special needs. A secondary aim of this program is to help in eliminating lending discrimination that is a prevalent problem faced by lower income households of color.

Table 4.5: Empower Homebuyers SCC

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, including areas of high income, RCAAs, and/or high resource opportunity areas.	Office of Supportive Housing	2016 "Measure A" Affordable Housing Bond
PROGRAM OBJECTIVES		
• On June 27, 2023, the Board of Supervisors approved modifications to the program. OSH then worked closely with HTSV to make the necessary operational changes to the program.		

- Approved program changes took place in October 2023 and this has yielded additional loans being issued. HTSV has been proactively reaching eligible households to make them aware of the changes to the program. The additional outreach is intended to increase the number of loans issued.
- Implementing actions include hosting 50 educational workshops or other similar events to educate homebuyers, realtors, lenders, and other interested parties about the program.
- OSH anticipates issuing 50 first-time homebuyer loans by 2027, targeting areas of high median income or highest resource opportunity areas.

POLICIES AND IMPLEMENTATION

- HG1-4: Encourage homeownership opportunities for lower-income households.
- HG1(i)C: Continue to implement new homeownership programs that provide an opportunity for lower income households that would otherwise struggle to afford a home, furthering the equity and sustainability of homeownership.
- HG5-5: Identify and increase access to services and other opportunities for residents of historically disinvested low-income communities (R/ECAPs and Burdened Households) across unincorporated county.
- HG5(i) A: Facilitate access to Federal and State home rehabilitation loans or grants to qualifying persons of extremely low-income.

CONTRIBUTING FACTORS

- Lack of access to opportunity due to high housing costs
- Location and type of affordable housing

Program 1.05 - Mortgage Credit Certificate (MCC) Program

Mortgage Credit Certificates (MCCs) provide financial assistance in the form of individual federal income tax credits to first-time homebuyers of single-family homes, townhomes, and condominiums. The MCC Program grants a federal income tax credit on the annual mortgage interest paid, thereby reducing overall federal income taxes. The credit may not exceed 20% of the interest paid on the borrower's first mortgage. The County's current tax credit rate of 15% was set in January 2001. In Santa Clara County, the MCC tax credit rate has varied from 10% to 20%, based on past performance, the potential demand for MCCs, and the likely amount of tax credit allocation awarded by the California Debt Limit Allocation Committee (CDLAC). Since 1994, the County has offered a Reissue of Mortgage Credit Certificate (RMCC) Program for existing MCC holders wishing to retain their tax credit following refinancing. The Program generates revenue through homebuyer application and participating lender fees. The Mortgage Credit Certificate Program was authorized by the Tax Reform Act of 1984. Federal law limits the dollar amount of tax-exempt authority that can be used in each State to issue private activity bonds (including MCCs). CDLAC is granted sole authority for allocating the annual ceiling on private activity bond allocations in the State of California. The Program provides financial assistance in the form of individual federal income tax credit to low-income individuals and families, of which may consist of individual(s) with special needs.

Table 4.6: Mortgage Credit Certificate (MCC) Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas (excluding the cities of Monte Sereno, Saratoga, and Los Altos Hills).	Office of Supportive Housing	California Debt Limit Allocation Committee (CDLAC) Bond Allocation

PROGRAM OBJECTIVES

- By December 2025, the County will issue 4 MCCs, and by December 2026 the County will issue the remaining 3 MCCs, targeting areas of high median income or highest resource opportunity areas.
- Proactively promote the availability of the remaining MCCs in partnership with the County's preferred lending pool and cities Below Market Rate housing programs.
- The County will prioritize its remaining MCCs for agricultural workers and other lower income households with incomes at 50% AMI or below. These MCCs will help lower income homebuyers afford homes that would otherwise need to be sold to households with higher incomes. Specifically, MCCs will allow a lower income buyer to be able to devote more of their annual income towards qualifying for a first mortgage, because this can be offset by the buyer's tax savings. This allows potential buyers with lower incomes to afford a sales price that they would not otherwise be able to afford without the benefit of the MCC.
- Between 2015-2022, the County planned to issue approximately 130 MCCs annually for low- and moderate-income households. However, 92 MCCs were issued for low-and moderate-income households. CDLAC has not made new funding available for the Mortgage Credit Certificate Program since 2020. Currently, the County only has the authorization to issue 10 more MCCs.
    - In 2016, the County issued 24 MCCs
    - In 2017, the County issued 28 MCCs
    - In 2018, the County issued 13 MCCs
    - In 2019, the County issued 10 MCCs
    - In 2020, the County issued 9 MCCs
    - In 2021, the County issued 8 MCCs
    - In 2022, the County issued 1 MCC
    - In 2023, the County issued 3 MCCs

POLICIES AND IMPLEMENTATION

- HG1-4: Encourage homeownership opportunities for lower-income households.
- HG1(i) C: Continue to implement new homeownership programs that provide an opportunity for lower income households that would otherwise struggle to afford a home, furthering the equity and sustainability of homeownership.

CONTRIBUTING FACTORS

- Access to financial services

Program 1.06 - Below Market Partnership Program

Homeownership has long been associated with many secondary benefits, including housing security, educational achievement, and the ability to build wealth. However, there are many barriers to purchasing a home within Santa Clara County. As of August 2022, the median home price in the county exceeded $1.4 million, putting the dream of homeownership out of reach for more than half of the County's residents. In addition to the extremely high cost of homes, many other market factors and industry standards compound the issue, including significant down payment and credit requirements and a highly competitive market where successful offers must also waive significant contingencies, offer quick closes, bid above assessed value, and compete against all-cash offers to be seriously considered by home sellers. These factors are challenging for all buyers and commonly become insurmountable barriers for low- and very low-income households. The Below Market Rate Partnership Program is intended to promote affordable homeownership opportunities, particularly for very low- and low-income households. This program will provide deferred subordinate loans to eligible households purchasing a home within Santa Clara County. Deferred subordinate loans are mortgages under which no principal or interest payments are due during the term of the loans, and the loans have a junior lien priority to the borrower's first mortgage. The County has received an award of CalHome funding that will be leveraged to supplement local funding in partnership with other governmental agencies who operate within Santa Clara County and nonprofit organizations which have experience operating homeownership programs. Eligible homes under the Program include single-family homes, townhomes, condominiums, manufactured homes, mobile homes, and ADUs or JADUs located within the county.

Table 4.7: Below Market Partnership Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	CalHome and 2016 "Measure A" Affordable Housing Bond
PROGRAM OBJECTIVES		
• By January 2031, issue 100 deferred subordinate loans to eligible low-income households, targeting areas of high median income or highest resource opportunity areas. To achieve this goal, OSH will coordinate with the other cities in the county who administer Below Market Rate programs. • On June 27, 2023, received approval from the Board of Supervisors for version 2 of the Below Market Rate Partnership Program policies and procedures. • In September 2023, the County started to administer the program and developed a workflow with Partner Agencies. • In December 2023, the County issued loans to the first two households under this new program in partnership with the City of Morgan Hill, for a total of $185,000 in Housing Bond funds. Both homes were sold to low-income households. • In 2024 OSH will continue to work with partner agencies to expand implementation of the program. This includes meeting with the cities in the county that have current BMR programs and who are interested in leveraging the County's newly established program that targets lower income households. Since this is a newer program OSH expects to see a steady increase in subordinate loans every year. • In 2025 OSH will convene the cities in the county who administer BMR programs who have not engaged with the Below Market Partnership Program with the goal of establishing commitments from at least three cities.		

POLICIES AND IMPLEMENTATION
• HG1-4: Encourage homeownership opportunities for lower-income households. • HG1(i) C: Continue to implement new homeownership programs that provide an opportunity for lower income households that would otherwise struggle to afford a home, furthering the equity and sustainability of homeownership.
CONTRIBUTING FACTORS
• Availability of affordable units in a range of sizes • Lack of access to opportunity due to high housing costs • Location and type of affordable housing • Loss of affordable housing

Program 1.07 County-Led Housing Development

The County has a variety of County-controlled and County-owned properties, some of which are suitable for residential development. The County has established a process to give the community an opportunity to work in partnership with the County to develop these sites with affordable housing. Because the majority of these sites are located in the incorporated urban areas of the county, the Office of Supportive Housing works closely with the housing and planning staff of each city to develop a land use path for each site that is owned or controlled by the County before it is released through a solicitation process. This predevelopment work establishes early partnerships with the host city, their elected officials and the immediate community to shape the future design and target population for the property. The intent of this strategy is to accelerate the construction of affordable and supportive housing by removing governmental constraints that are often impediments to housing.

Streamlined Solicitation Process

On September 4, 2019, the County of Santa Clara Office of Supportive Housing issued a Request for Qualifications to create a pool of prequalified affordable housing developers who could respond to solicitations to develop affordable housing on County-owned land. This Developer Qualified Pool (DQP) consists of 16 experienced developers that are aligned with the County's goals of increasing affordable housing for Santa Clara County's most vulnerable and poorest residents. As County-controlled properties become available, the County issues a Request for Offers to accept development proposals from the DQP. The County has selected a developer from the DQP for five county-owned sites in incorporated cities. The sites are summarized below:

Grant Avenue Educator Workforce Housing – Palo Alto: The County is partnering with Mercy Housing and Abode Communities to develop 110 affordable rental workforce apartments for teachers, school employees, and their families. The project is being developed in partnership with Meta (formerly Facebook), and five local school and community college districts.

Mitchell Park Place – Palo Alto: The County is partnering with Eden Housing to develop 50 affordable rental apartments. This development includes 25 apartments and services for individuals with intellectual and/or developmental disabilities and their families.

The Hub – San José: The County is partnering with Allied Housing to develop affordable rental apartments, including units for transitioned age youth, and The Hub, a youth-led community center dedicated to supporting current and former foster youth. The Planning application under review proposes 81 housing units.

Distel Circle – Los Altos: The County and the City of Los Altos are partnering with EAH Housing to develop 90 affordable rental apartments.

East Santa Clara – San José: The County is partnering with Eden Housing and The Core Companies to develop affordable housing in accordance with the East Santa Clara Master Plan.

Building on this moment, it is the County's intention to scale this program and accelerate the production of housing on County-owned sites with an emphasis on parcels in high opportunity areas.

Specifically, the County will be focusing its efforts in the cities of Cupertino, San José and Gilroy for the first half of the 6th Cycle Planning Period to position 3 County-controlled sites for development into affordable, workforce and supportive housing. Examples of this partnership include working closely with the City of Cupertino to ensure the county-controlled site is listed as a housing opportunity site in Cupertino 6th Cycle Housing Element. The sites are summarized below:

Wolfe Road – Cupertino: The County is in control of a 5-acre site in the City of Cupertino to explore the development of affordable, supportive and workforce housing.

Senter Road – San José: The County acquired a 6.2-acre site in the City of San José to explore the development of affordable, supportive and homeownership housing.

East 8th and Alexander – Gilroy: The County and the City of Gilroy are currently exploring the possibility of developing affordable housing on this County-owned site.

Table 4.8: County-Led Housing Development

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	The funding sources vary. For a full list of funding sources used by the County, please refer to Program 1.01.
PROGRAM OBJECTIVES		

• Complete construction of 240 affordable, workforce and supportive housing units for special needs populations by January 2026 through the Grant Avenue Educator Workforce Housing Development, Mitchell Park Place and the Hub Housing Development.
  ○ Construction for the Grant Avenue Educator Workforce Housing started July 2023
  ○ Construction for the Mitchell Park Place started February 2024
  ○ Construction for the Hub Housing Development started November 2023		

- Complete construction on the Distel Circle project in Los Altos by December 2026 which will result in 90 units of affordable and supportive housing in a high opportunity area of the county. OSH is proactively tracking funding opportunities to help the developer fill financing gaps. Most recently on May 21, 2024, the Board approved allocation additional funding that will allow the project to apply for tax credits in August 2024.
- Complete construction on the East Santa Clara site in San Jose by 2031 that will result in a three phased development totaling 214 units. The County, through OSH, has selected Eden and the Core Companies to serve as co-developers. OSH worked closely with the development partners and the City of San José to submit an SB 35 streamlining Land Use application for the project. Entitlements are expected to be received through a ministerial process by December 2024. OSH will then return to the Board of Supervisors to pursue approval of any remaining financing commitments needed by the County for the project.
- By September 2024, initiate the community engagement process for the County-owned sites in Cupertino, San José, and Gilroy, in partnership with city partners that could yield a minimum of 617 new housing units that would be completed by 2031.
    - On February 6, 2024, the Board approved the selection of Eden Housing as the developer for the Cupertino site. One-on-one stakeholder engagement has started, and entitlements are expected to be obtained by January 2025. The Cupertino site is located in a high resources area and may include educator workforce housing, special needs housing, and housing for families. The final target population will be determined by January 2025 when the project is expected to received final land use approvals. OSH worked proactively with the City of Cupertino to list the property on the City's opportunity sites as part of their 6th cycle housing element update.
    - By June 2024, issue a Request for Offer to select an affordable housing development team for the Senter Road site in San José and the 8th and Alexander site in Gilroy. The Gilroy site will focus on affordable workforce housing for ag workers and homeless families. With all County-led sites, OSH can ensure that the County is addressing the disproportionate housing needs of lower income households of color.
- By October 2024, select a development partner for the Gilroy and San José sites. Implementing actions include the issuance of the Request for Offer by June 2024 and convening a panel to review the proposals submitted by August 2024. Negotiate terms with the developer by September 2024.
- By March 2025, execute Development and Disposition Agreements with the future selected development partners.
- By June 2025, present recommendations to the Board of Supervisors for financing opportunities for the Cupertino, Gilroy, and San José sites.

POLICIES AND IMPLEMENTATION

- HG1-5: Prioritize suitable county-owned underutilized parcels within Cities and Urban Service Areas for affordable, supportive and workforce housing development.
- HG1(i) D: Continue consideration of publicly owned lands suitable for the construction of extremely low-income housing and develop a priority of county-owned sites suitable for housing development.
- HG3-1: Local funds for housing shall be targeted to households earning less than 30% of the County median income and special needs populations.
- HG3(i) B: Continue to use suitably located surplus publicly owned lands for housing affordable to extremely low-, very low-, and low-income households through the sale or lease of such land to a government entity, or to nonprofit or private home builders with appropriate terms and conditions guaranteeing long term affordability.

CONTRIBUTING FACTORS

- Availability of affordable units in a range of sizes
- Lack of access to opportunity due to high housing costs
- Location and type of affordable housing
- Land use and zoning laws

Program 1.08 - Joint Development Memorandum of Understanding (MOU)

One of the contributing factors to fair housing issues is a lack of regional cooperation. To remove this impediment and accelerate the development of housing, the County developed a strategy that includes partnering with cities and other governmental agencies to achieve our common goals of building more affordable and supportive housing throughout the County. To date the most notable example includes a partnership between the County, the City of Los Altos, and the Midpeninsula Regional Open Space District. Through this partnership the City of Los Altos approved its first 100% affordable housing development which will include 90 new units of deed restricted affordable housing. While each MOU is slightly different, the County has also teamed up with Destination: Home, which offers cities planning grants to help fill gaps within their teams. By working with cities, the County can leverage resources and work more effectively with affordable housing developers and address community opposition together.

Since 2020, the County has proactively been coordinating with local jurisdictions and other government agencies to develop new ways to partner to achieve common housing goals. The County has set a goal of developing at least one Housing Bond funded development in each of the 15 incorporated cities. As of November 2022, the County is still working with the remaining cities and the Joint Development Memoranda of Understanding is an opportunity to help facilitate those conversations.

Table 4.9: Joint Development Memorandum of Understanding (MOU)

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	These are no cost MOUs; In-kind County staff time

PROGRAM OBJECTIVES

- By December 2024, wrap up conversations with Palo Alto, Campbell, Cupertino, and/or San José about the possibility of developing housing production strategies that can be memorialized in an MOU. Implementing actions include quarterly check-in meetings to discuss the benefits and possible terms of the MOU. Most importantly, the conversations will be guided by each jurisdiction's 6th Cycle Housing Element Update. OSH will then pursue approval by each City Council and the Board of Supervisors. Assuming that an MOU is negotiated, OSH would then leverage the work captured under Program 1.01- Supportive Housing Development Fund Notice of Funding Availability to approve funding for the identified sites and projects.
- By December 2024, conclude conversation with the Valley Transportation Authority about the possibility of amending the existing cost sharing agreement to add the Housing Sites at Hostetter Station as the fifth partnership site. To achieve this program objective, OSH will identify a potential funding source that can be leveraged in partnership with the VTA and pursue approval by the Board of Supervisors to execute an amendment to the MOU by June 2025. Once the MOU is amended OSH will work with VTA to take the following actions:
    - By January 2026, issue a Request for Offer to select a development partner.
    - By March 2026, kick off the community engagement process to solicit input from the community that will inform the design of the affordable and supportive housing project.
    - By December 2026, seek approval from the VTA Board for the final housing development project.
    - By June 2027, seek approval from the Board of Supervisors for additional project financing.
    - By February 2028, submit applications for funding including but not limited to federal and/or state tax credits.

○ By November 2028, start construction. • By November 2030, complete the project and start operations.
POLICIES AND IMPLEMENTATION
• HG2-1: The County and the cities should work cooperatively to ensure that there is a balanced housing supply sufficient to achieve countywide economic, social, and environmental objectives. Further opportunities for inter-agency, intergovernmental, interregional, and public/private cooperation should be sought out and encouraged. • HG2(i) A: Maintain intergovernmental agreements to address countywide housing objectives and to ensure an adequate supply of affordable housing countywide.
CONTRIBUTING FACTORS
• Availability of affordable units in a range of sizes • Lack of access to opportunity due to high housing costs • Lack of affordable, accessible housing in a range of unit sizes • Lack of affordable, integrated housing for individuals who need supportive services • Lack of local or regional cooperation • Land use and zoning laws; Location of accessible housing • Location and type of affordable housing

Program 1.09 - Housing Trust of Silicon Valley

Housing Trust Silicon Valley (Housing Trust) is a nonprofit Community Development Finance Institution (CDFI) that makes loans to create and preserve affordable rental housing, housing for the homeless and persons with special needs, and provides loans for first-time homebuyers. Housing Trust is a unique public-private partnership created through the collaboration of the Silicon Valley Leadership Group, County Board of Supervisors, and the County Collaborative on Housing and Homelessness. In response to community need, Housing Trust provides affordable housing opportunities through a variety of programs, including the Multifamily Lending Program and First Time Homebuyer Assistance Programs.

Table 4.10: Housing Trust of Silicon Valley

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	Loans from local corporations, financial institutions, foundations, and capital grants from the Federal Community Development Financial Institution (CDFI) Fund, California Department of Housing and Community Development, County and City governments.

PROGRAM OBJECTIVES

• On June 27, 2023, the Board approved an amended contract with Housing Trust to continue supportive the County in administering Empower Homebuyer program. This agreement is connected with Program 1.04 - Empower Homebuyers SCC. Together these two programs help the County make homeownership for households who need downpayments assistance. Most recently after receiving feedback from the community and with the increase in interest rates, OSH worked with HTSV to modify program guidelines to remove barriers to entry into the program.
• By June 2026, amend existing agreement related to the Supportive Housing Fund to continue to offer below rate predevelopment and/or acquisition loans.
  ○ Schedule meeting with HTSV after June 30, 2025, to evaluate the status of the county's revolving funds and how much of the funding is obligated in a loan agreement versus how much of the funding has been expended to cover administrative costs.
  ○ By June 30, 2026, develop recommendations relating to the future of the fund and how to continue leveraging the funding to support the construction of new affordable and supportive housing.
• By December 2026, OSH will pursue approval from the Board of Supervisors to extend the existing agreement.

POLICIES AND IMPLEMENTATION
• HG2-1: The County and the cities should work cooperatively to ensure that there is a balanced housing supply sufficient to achieve countywide economic, social, and environmental objectives. Further opportunities for inter-agency, intergovernmental, interregional, and public/private cooperation should be sought out and encouraged. • HG2(i) A: Maintain intergovernmental agreements to address countywide housing objectives and to ensure an adequate supply of affordable housing countywide.
CONTRIBUTING FACTORS
• Availability of affordable units in a range of sizes • Lack of access to opportunity due to high housing costs • Location and type of affordable housing • Loss of affordable housing

Program 1.10 - Santa Clara County CDBG and Housing Coordinators' Convenings

Participate and host monthly meetings to discuss topics intended to further the goals of additional affordable and equitable housing. Involvement of the 15 incorporated cities further the regional approach to further housing objectives and address fair housing issues. Primary contributing factors to fair housing issues include community opposition and a lack of regional cooperation. These convenings offer the County and the 15 incorporated cities a forum to collectively discuss issues that include but are not limited to land use and zoning laws, integrated housing for individuals who need supportive services, and development of local housing strategies that increase access to safe and stable housing.

Historically these convenings have afforded collaboration, support and technical assistance to help expand inclusionary housing and commercial linkage fee policies, coordinating efforts around tenant protection ordinances (i.e., source of income), emergency shelter crisis and joint funding applications. During the 6th cycle Housing Element planning period, the County anticipates a regional approach to implementing goals that various cities have included in their

respective Housing Element update. For instance, the County is currently working with the City San Jose to provide input and feedback on two tenant protection ordinances related to anti-displacement and tenant preferences.

Table 4.11: Santa Clara County CDBG and Housing Coordinators' Convenings

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	N/A; In-kind County staff time
PROGRAM OBJECTIVES		
• Over the 2023-2031 period, host monthly meetings and introduce new topics intended to partner and provide technical assistance to the 15 incorporated cities within the county address housing and homelessness concerns, and will specifically discuss targeting areas of high median income or highest resource opportunity areas in each respective city, and as outlined in each city's respective housing element. The objective of these convenings is intended to increase regional collaboration and to create a space where local jurisdictions can learn from each other. OSH's goal is to build a network of city staff that can work collaboratively to achieve a common goal of addressing the needs of the county's most vulnerable populations and find ways to support each other's efforts. OSH's role in these convenings is to provide technical assistance, share funding opportunities, serve as the lead application for new funding opportunities, and increase coordination amongst the cities in the county. • Ensured that every eligible city in Santa Clara County (San José, Palo Alto, Mountain View, Sunnyvale, and Milpitas) accesses the Permanent Local Housing Allocation in December 2023. An implementing action includes to continue to serve as the PLHA consortium lead. Currently the County is the consortium lead for the cities of Cupertino, Gilroy, and Santa Clara. To facilitate this partnership, OSH has developed a menu of services consistent with the Santa Clara County PLHA plan priorities. OSH will provide technical assistance to cities interested in pursuing joint funding application. The remaining cities participate directly through the County. • Coordinate discussion related to nexus studies, inclusionary housing, and tenant protections. One potential outcome of these conversations may include sharing costs of these studies at the regional level. • Work with the Town of Los Gatos and the City of Saratoga to identify at least one affordable housing development in their jurisdiction by December 2025 and/or efforts to address the growing housing insecurity amongst older adults. • Work together to develop a robust housing production and preservation strategy. OSH will achieve this objective by meeting with each city to discuss potential sites that are prime for the development of affordable and supportive housing. In addition, OSH will work closely with the cities of Mountain View and San Jose to develop an engagement plan related to the creation of a county-wide preservation strategy by December 2025.		
POLICIES AND IMPLEMENTATION		
• HG2-2: Intergovernmental and public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing that meets changing demographic needs in Santa Clara County. • HG2(i) A: Maintain intergovernmental agreements to address countywide housing objectives and to ensure an adequate supply of affordable housing countywide. • HG2(i) B: Establish and expand intergovernmental processes to more effectively define and achieve local and regional housing objectives. • HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing. • HG4(i) A: Identify and utilize a forum for sharing of best practices for removing constraints to housing development.		
CONTRIBUTING FACTORS		

- Lack of access to opportunity due to high housing costs
- Lack of local or regional cooperation
- Land use and zoning laws
- Location and type of affordable housing
- Location of employers
- Availability of affordable units in a range of sizes
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Location of accessible housing
- Displacement of residents due to economic pressures;
- Loss of affordable housing; Private discrimination

Program 1.11 Internal County Coordination of Housing Funds and Services

To end homelessness in our community, we must address its root causes. This program includes coordination with various county departments and agencies to leverage critical housing dollars for the county's most vulnerable residents. Strategy 1 of the 2020-2025 Community Plan to End Homelessness is focused on addressing the root causes of homelessness through systemic and policy change including any regulatory barriers that prevent people from accessing critical supportive services. This plan sets a five-year goal of reducing new unhoused individuals and families in a given year by 30%. The system we live in has created social, economic, and racial disparities and it will take monumental shifts in policies and priorities to make effective change. While eliminating these disparities across our community will take more than the five years covered by the Community Plan, we can make substantial progress towards this important goal by implementing the strategies below, which are targeted to address the entrenched economic and societal causes of homelessness through transformational systemic and policy change.

Examples of the implementing programs under the Community Plan and subject to internal County coordination include but are not limited to the following:

Permanent Supportive Housing for Public Safety and Justice:
Through programming coordinated by the County of Santa Clara Behavioral Health Services Department, the County seeks to interrupt the complex feedback loop between homelessness and incarceration by connecting high-needs incarcerated individuals who would otherwise exit to homelessness without permanent supportive housing. The program employs a range of medical, behavioral health, and housing-related supports to reduce the rate of incarceration of individuals with serious mental illness and to address the social and health factors that can lead to further involvement with the justice system. This program serves 90 individuals annually with serious mental illness and a history of chronic homelessness who would otherwise exit jail to the streets or emergency shelters.

Rapid Rehousing for Public Safety and Justice: In partnership with the County of Santa Clara Office of Reentry Services, the County of Santa Clara Office of Supportive Housing offers a rapid rehousing program to address a significant risk factor for long-term homelessness in Santa Clara County by providing much needed linkages to housing and case management for persons experiencing homelessness who are reentering society after involvement with the criminal justice system. This includes leveraging AB 109 funds.

- Bringing Families Home: A common challenge among families involved in the child welfare system is the issue of housing instability. To be considered for family reunification, parents must be able to provide a safe and stable, though not necessarily long-term or permanent, living environment for the child. Temporary living arrangements, such as emergency shelters, transitional housing, and staying with friends and family, often cannot provide the type of stability that the child welfare system requires. This instability has been shown to cause stress within families, which can persist for at least six months following reunification, and can increase the risk factors resulting in reentry to the child welfare system. In Santa Clara County, the Bringing Families Home program, a partnership between the Office of Supportive Housing and the Department of Family and Children Services, addresses these risk factors by providing stable housing to promote family reunification.
- Funded through a state legislative initiative targeted to families with connections to child welfare, the program provides rapid rehousing, including a rental subsidy and housing location services, to families at any point in the reunification process. This includes families with a child currently placed out of the home or families who have recently reunified who may be precariously housed, to assist them in achieving housing stability faster, exiting the child welfare system more quickly, and preventing re-entry.

Table 4.12: Internal County Coordination of Housing Funds and Services

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	California Department of Social Services (CalWorks Homeless Assistance, Bringing Families Home, Home Safe), Family Unification Program, CalAim, AB109 Housing Funds, Mental Health Services Act Funding, U.S. Department of Housing and Urban Development Continuum of Care.
PROGRAM OBJECTIVES		
• Serve 1,000 justice involved people annually receiving housing assistance services through a partnership with the Office of Diversion and Reentry Services at the Reentry Resource Center. These programs include the Rapid Rehousing Exceptions Program and the Emergency Assistance Program. The County has an agreement with HomeFirst Services. In calendar year 2023, the program served 342 reentry clients with Emergency Financial Assistance. • Serve 250 households annually through the Wellness and Housing Stabilization Program in partnership with the Behavioral Health Services Department. This program is intended to serve households receiving specialty mental health services who are at imminent risk of becoming homeless. o On August 15, 2023, the Board approved a contract with Abode Services relating to providing homelessness prevention services for 235 individuals and families who are at risk of homelessness and currently enrolled in specialty mental health services. OSH will seek approval of the continuation of this program on an annual basis as part of the County's budget process.		

- Over the 2023-2031 period, attend monthly meetings with various County Departments to coordinate the programming of new housing funds and services. The purpose of these meetings is to continue to establish shared goals that are consistent with the Board's priorities to address the disproportionate housing needs of ELI and VLI households of color. Annually report to the Board of Supervisors on the progress of these efforts.
- Identify primary points of contacts for each program. Given staff turnover, OSH will update contact information for each program on an annual basis to ensure continuity of the program without any disruption. This again is intended to remove governmental constraints that can limit access to housing and critical safety net services.
- Continue to provide education and training material to County departments about how to access housing services for homeless individuals and families including those at risk of becoming homeless.
- Remove regulatory barriers to providing housing and supportive services for persons with disabilities. through implementation of the CalAIM ECM and Community Supports By August 2024, negotiate amendments with the Managed Care Plans for Round 2 of one time Housing and Homelessness Incentive Program funds.

POLICIES AND IMPLEMENTATION

- HG2-3: Housing resources should be combined, and their use coordinated amongst County Departments.
- HG2(i) C: Continue to support cross-agency integration of housing services with the services provided by other County Departments through internal agency agreements.
- HG6-1: Encourage the development of affordable housing that is suitable for a variety of special needs populations.
- HG6(i) D: Maintain existing programs to provide housing suitable for families with children in need.
- HG7-1: Expand homelessness prevention programs to support individuals and families most at risk of becoming homeless.
- HG7(i) A: Transition the Homelessness Prevention System Pilot into an ongoing housing intervention within the Supportive Housing System and continue to secure public and private funding to aid 2,500 households annually.

CONTRIBUTING FACTORS

- Lack of assistance for transitioning from institutional settings to integrated housing
- Lack of affordable, integrated housing for individuals who need supportive services
- Inaccessible government facilities or services

Program 1.12 - Coordinate with Bay Area Housing Finance Authority

The Bay Area Housing Finance Authority (BAHFA) is the first regional housing finance authority in California. Established by California State Legislature AB 1487 (2019, Chiu) to support the production and preservation of affordable housing by placing new revenue options on the ballot, BAHFA has the potential to raise hundreds of millions of dollars to help address affordable housing and housing stability in the Bay Area. One of the contributing factors to fair housing issues in Santa Clara County includes a loss of affordable housing and lack of financial resources to support the preservation of existing housing. This program is intended to position the County to participate in regional discussions. The County will continue to provide information to BAHFA as it relates to the County's housing development pipeline and lessons learned in the implementation of the 2016 "Measure A" Affordable Housing Bond and will participate in regional discussions about housing needs.

Table 4.13: Coordinate with Bay Area Housing Finance Authority

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	N/A
PROGRAM OBJECTIVES		

• Participate in BAHFA convenings related to future ballot measures that would increase available resources for the production and preservation of housing.
• Seek endorsement of the BAHFA Regional Housing Bond by the Board of Supervisors by September 2024 and develop an expenditure plan by February 2025.
  ○ Convene at least one community engagement meeting in each supervisorial district in partnership with the cities within the district.
  ○ Leverage Program 1.10 - Santa Clara County CDBG and Housing Coordinators' Convenings to prioritize projects that serve ELI and VLI households who are severely cost burdened and at risk of displacement due to gentrification.
• Bi-annually provide an updated housing development pipeline for Santa Clara County.		

POLICIES AND IMPLEMENTATION		
• HG3-1: Local funds for housing shall be targeted to households earning less than 30% of the county median income and special needs populations. • HG3(i)A: Participate in intergovernmental efforts to secure federal and state legislation which will ensure adequate funding for, and other incentives, for the construction and preservation of extremely low-, low-and moderate-income ownership and rental housing. • HG6-1: Encourage the development of affordable housing that is suitable for a variety of special needs populations. • HG6(i) A: Seek expanded state and federal programs and funding to assist local government in developing special needs housing not provided through the private market.		
CONTRIBUTING FACTORS		
• Access to financial services • Loss of affordable housing		

Program 1.13 - Supportive Housing and Innovation Fund
Established in 2018 with a $50 million gift from Cisco, the Supportive Housing and Innovation Fund provides the private sector with a means to strategically partner with local government, leverage public funding, and share in a joint approach towards ending homelessness in our community. In late 2019, Apple also announced a $50 million contribution to the fund. The Office of Supportive Housing works in partnership with Destination: Home to implement the "Supportive & ELI Housing Development" program by vetting development proposals early and often to ensure that development proposals are being planned consistent with the County's supportive and affordable housing production goals. Through this partnership the County has an opportunity to incentivize the development of affordable and supportive housing in high opportunity areas.

Table 4.14: Supportive Housing and Innovation Fund

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	Private philanthropy

PROGRAM OBJECTIVES

- In March 2023, provided Destination: Home with a list of eligible housing sites they will consider for funding. The housing sites are consistent with Program 1.01- Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA).
- In September 2023, identified new funding applications for housing sites identified in partnership with Destination Home. Continue to provide housing development pipeline information and early input to developers seeking funding through the Supportive Housing and Innovation Fund on a quarterly basis.
- Work with Destination: Home to raise $25M in private philanthropy funding by 2026.
    - Destination Home will meet with at least four private philanthropic partners to raise private funding to supplemental local government funding. OSH will provide data and information about the Countywide housing development pipeline to demonstrate the use of the funds to support the construction of affordable and supportive housing.

POLICIES AND IMPLEMENTATION

- HG3-1: Local funds for housing shall be targeted to households earning less than 30% of the county median income and special needs populations.
- HG3(i) A: Participate in intergovernmental efforts to secure federal and state legislation which will ensure adequate funding for, and tax and other incentives for, the construction and preservation of extremely low-, low- and moderate-income ownership and rental housing.

CONTRIBUTING FACTORS

- Availability of affordable units in a range of sizes
- Lack of access to opportunity due to high housing costs
- Location and type of affordable housing
- Loss of affordable housing

Program 1.14 - Fair Housing Assistance Program

Community input received through the planning process for, identified priority needs, and five-year goals established in the 2020-2025 Urban County Consolidated Plan drive how the County will allocate its federal CDBG public service funding. Community engagement through this planning process made it clear that fair housing is a priority need in the Urban County (i.e., Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga, and the unincorporated areas of the County, including those in San José). As such, the County prioritizes fair housing education and services to help lower-income families and individuals in the Urban County to obtain and keep their housing and redress fair housing claims.

The County will utilize its CDBG public service funding to enable a community-based organization to provide tenant-landlord and fair housing services to Urban County residents. These services will

include three key types of programs: education for community members and service providers; investigation of fair housing violation claims; and advocacy on behalf of lower-income, special needs, and disabled community members so they may obtain disability-related accommodations, preserve their housing subsidies, and/or resolve disputes to obtain new or keep their existing housing. The Fair Housing Assistance Program will also provide a forum for local governments and community-based organizations to share information about new and proposed tenant protections and programs that further fair housing.

Table 4.15: Fair Housing Assistance Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	Community Development Block Grant Funds

PROGRAM OBJECTIVES

- Annually pursue approval by the Board of Supervisors to allocate CDBG funding to service provider Project Sentinel to enable it to assist Urban County residents by providing the following:
    - Serve a minimum of 67 lower-income persons with fair housing complaint investigation, information and referral, and/or advocacy services and 50 community members through outreach and education, and will specifically target areas of high median income or highest resource opportunity areas in unincorporated County and in each respective city, and as outlined in each city's respective housing element.
- Between the summer of 2024 and spring of 2025, engage community members and community-based organizations through the 2025-2030 Consolidated Planning process about priority needs; evaluate CDBG public service allocations; and incorporate modifications to this program as needed.
- On an annual basis have a service agreement in place each July to enable the community-based organization to provide this program's specified services. Action to achieve this goal include completion of a competitive procurement process by Fall 2024 for a new five-year agreement that would start July 1, 2025 (FY 2026).
- Over the 2023-2031 period, meet on a quarterly basis with the community-based organization awarded the service agreement to review and, if necessary, collaborate to amend their community engagement and client services plans to help ensure that they achieve service agreement deliverables.
- Over the 2023-2031 period, host meetings and meet on a quarterly basis with other local governments and community-based organizations, including non-profit legal services providers, to share information about fair housing and other tenant protections and programs that help lower-income tenants obtain and keep housing.

POLICIES AND IMPLEMENTATION

- HG5-1: The County shall continue its work to enforce laws and foster policies and programs aimed towards preventing discrimination against people of protected status under federal and state law.
- HG5-2: Fair housing services shall be available in all parts of the county.
- HG5(i) B: Fair housing services shall continue to offer standardized protection and outreach services throughout the county.
- HG5(i) C: Fair housing services provided shall be respectful of language, culture, and special needs.
- HG5(i) D: Continue to support organizations active in ensuring the rights of all persons to obtain and retain housing.

CONTRIBUTING FACTORS
• Access to transportation for persons with disabilities • Availability, type, frequency, and reliability of public transportation • Lack of access to opportunity due to high housing costs • Displacement of residents due to economic pressures

Program 1.15 - Fair Housing Audit & Education Program
Fair Housing audits are conducted regularly by Project Sentinel, a long-standing fair housing organization serving Santa Clara County residents, to monitor the presence and prevalence of housing discrimination based upon protected classes under both Federal and State fair housing laws.

Project Sentinel's Civil Rights Investigation Coordinators train testers in all classes of fair housing protection and design specific tests to conduct audits. Testers are dispatched to residential sites and conduct phone inquiries about available units, posing as home seekers of different protected classes to uncover disparate treatment. Audit results from tests performed help to determine whether a property provider is discriminating against a certain group of people, such as people with disabilities who use service animals. They can also help to determine if new multi-family housing meets accessibility standards, or if families with children are denied housing opportunities in contravention of fair housing and other tenant protection laws.

Audit results are then used to evaluate and/or address claims of fair housing and tenant protection violations, as well as shape outreach-education campaigns. Social media campaigns, flyers, brochures, and educational presentations and workshops are formulated to address forms of housing discrimination. The education of property owners and property managers, along with residents, is key to elevating awareness about fair housing protections to remedy housing discrimination.

This program, as well as the previous one (program 1.14, Fair Housing Assistance Program), serve many special needs populations, including people with disabilities, veterans, victims of domestic violence, immigrants, seniors, and those with criminal histories. This program's outcomes compliments and informs Program 1.14 activities, including community engagement.

The County does not currently fund this Project Sentinel program. Through the Urban County's 2025-2030 Consolidated Planning process, the County will engage community members and community-based organizations to learn if this program is a priority need and, if it is so identified, pursue monetary and non-monetary resources to support this program

Table 4.16: Fair Housing Audit & Education Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	Community Development Block Grant Program Funds (Fair Housing Services Funds)

PROGRAM OBJECTIVES

- Project Sentinel will train testers, conduct audits, design effective outreach campaigns, and educate residents, housing providers and property managers about fair housing protections.
- Project Sentinel will represent, and/or coordinate experienced legal representation of, bona fide plaintiffs where investigation has produced evidence of a meritorious fair housing case.
- During 2023-2031, this program will conduct 32 audits, work on 48 cases, provide education material to 450 people, and assist with or file 3 enforcement cases when warranted by evidence of discrimination, and will specifically target areas of high median income or highest resource opportunity areas.
- During community engagement for the Urban County's 2025-2030 Consolidated Plan, the County will engage with community members about whether the work under this program is a priority need in the Urban County.
- If identified as a priority need during the 2025-2030 Consolidated Planning process, the County will pursue state and federal funding and non-monetary resources to support this program.

POLICIES AND IMPLEMENTATION

- HG5-1: The County shall continue its work to enforce laws and foster policies and programs aimed towards preventing discrimination against people of protected status under federal and state law.
- HG5-2: Fair housing services shall be available in all parts of the county.
- HG5(i) B: Fair housing services shall continue to offer standardized protection and outreach services throughout the county.
- HG5(i) D: Continue to support organizations active in ensuring the rights of all persons to obtain and retain housing.

CONTRIBUTING FACTORS

- Private discrimination
- Lending discrimination
- Lack of local public fair housing enforcement
- Lack of local private fair housing outreach and enforcement

Program 1.16 – Collaborate with the Santa Clara County Housing Authority (SCCHA)

The Santa Clara County Housing Authority (SCCHA) was established by the County Board of Supervisors to administer a federal rent subsidy program administered under the Federal Housing Act of 1937. SCCHA's mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County to achieve financial stability and self-reliance. SCCHA has constructed, rehabilitated, and/or served as developer for over 30 affordable housing developments. SCCHA currently owns 31 housing projects serving families, seniors, persons with disabilities, and the homeless within the county.

As a Moving to Work (MTW) demonstration agency, SCCHA also strives to meet the following three MTW statutory goals established by Congress:

- Decrease administrative costs and increase cost effectiveness in housing program operations,
- Promote participants' economic self-sufficiency, and
- Expand participants' housing choices.

SCCHA utilized its MTW flexibility to facilitate expansion and improve program efficiencies, such as streamlining the Section 8 Project Based Voucher Program (PBV) competitive process and raising the maximum share of units that can be project-based, from 20% to 40% of SCCHA's total authorized units. The PBV is a component of the Housing Choice Voucher Program (HCV). SCCHA may allocate up to 40% of its voucher assistance authority to specific housing units. In the Project Based Voucher (PBV) program, rental subsidies are attached to contracted units for a period of typically 20 years. Eligible low-income tenants typically pay about one third of their monthly income for rent.

SCCHA's designation as an MTW demonstration agency has afforded our community the opportunity to establish a preference for chronically homeless individuals and families. One of the County's housing priorities is to increase supportive housing for chronically homeless and other special needs populations. In order to be successful, special needs populations require that affordable housing and ongoing support services be provided in a coordinated manner. While the County and its partners should support increasing affordable housing for all residents, special needs populations (e.g., extremely low-income seniors, extremely low-income individuals with a serious mental illness, and chronically homeless persons) will likely access supportive housing only through carefully planned programs.

In 2011, SCCHA established the Chronically Homeless Direct Referral Program (CHDR) and allocated 200 Section 8 Housing Choice Vouchers to CHDR. In 2012, SCCHA allocated an additional 100 vouchers to CHDR, and in 2016 it allocated an additional 500 vouchers to CHDR. Today, this partnership includes a Special Needs Direct Referral program and a streamlined procurement process in alignment with the County's Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA) (Program 1.01). Most recently the SCCHA has been focused on exploring a combination of placed based investments and mobility programs.

Table 4.17: Collaborate with the Santa Clara County Housing Authority (SCCHA)

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	U.S. Department of Housing and Urban Development

PROGRAM OBJECTIVES

- Over the 2023-2031 period, participate in monthly Section 8 coordination and operation meetings with SCCHA and the City of San José's Housing Department to address barriers that voucher holders experience, streamline the lease up process, and explore policy changes that increase housing choice in high resources areas of the county. The purpose of these meetings is to ensure that households who are severely cost burdened are being connected to housing opportunities and will specifically discuss targeting areas of high median income or highest resource opportunity areas.
- In December 2023, developed a strategic spending plan for future rental subsidies and housing production pipeline consistent with the negotiated Memorandum of Understanding between the County and SCCHA. OSH and SCCHA in partnership with Destination Home and other key stakeholders will seek approval from the U.S. Department of Housing and Urban Development for a new 2025 – 2026 Move to Work Activity that will allow SCCHA to launch a new shallow subsidy program targeting ELI and VLI households who are cost burdened in existing affordable housing developments. The intent of the program is to ensure that households are not paying more than 30% of their income but that the development has enough funding to operate decent and stable housing.
- Work with SCCHA on the development of a Mobility Program in alignment with HUD's Mobility Demonstration Program that will be submitted to HUD in June 2024 with implementation beginning in January 2025. Because lower income households face greater instances of housing insecurity, this strategy is intended to better leverage rental subsidies to give families the opportunity to live in healthier communities with greater access to education and employment.

POLICIES AND IMPLEMENTATION

- HG2-1: The County and the cities should work cooperatively to ensure that there is a balanced housing supply sufficient to achieve countywide economic, social, and environmental objectives. Further opportunities for inter-agency, intergovernmental, interregional, and public/private cooperation should be sought out and encouraged.
- HG2(i) A: Maintain intergovernmental agreements to address countywide housing objectives and to ensure an adequate supply of affordable housing countywide.
- HG3-1: Local funds for housing shall be targeted to households earning less than 30% of the County median income and special needs populations.
- HG3(i) A: Participate in intergovernmental efforts to secure Federal and State legislation which will ensure adequate funding for, and tax and other incentives for, the construction and preservation of extremely low-, very low-, low- and moderate-income ownership and rental housing.
- HG3(i) B: Consider using suitably located surplus publicly owned lands for housing affordable to extremely low-, very –low-, and low-income households through the sale or lease of such land to a government entity, or to nonprofit or private home builders with appropriate terms and conditions guaranteeing long term affordability.
- HG6-1: Encourage the development of affordable housing which is suitable for a variety of special needs populations.
- HG6(i) A: Advocate for the expansion of Federal and State programs and funding to assist local government in developing special needs housing not provided through the private market.

CONTRIBUTING FACTORS

- Access to publicly supported housing for persons with disabilities

- Impediments to mobility
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes

Program 1.17 - Permanent Supportive Housing for Persons with a Serious Mental Illness

The current capacity levels for the Behavioral Health Services Department (BHSD) intensive outpatient programs (e.g., FSP, IFSP, etc.) can be used as an initial estimate of need for permanent supportive housing (PSH) program "slots." Across all BHSD divisions, intensive outpatient programs have the capacity to serve about 1,700 individuals or households per year. BHSD and contractors estimate that about 90% of intensive outpatient program participants were homeless when referred to the program, had recently experienced homelessness, or have experienced multiple episodes of homelessness in their lives.

BHSD's goal is to provide 1,500 units of PSH over the next two and a half years. This strategy goal is consistent with the needs of intensive outpatient program participants, could reduce unnecessary utilization and management of temporary shelter and treatment

- Develop or support the development of RCFs that will increase the system capacity by 171 b

programs and improve health outcomes for program participants, and aligns with the 2020-2025 Community Plan to End Homelessness. Some PSH capacity will be met by leasing existing housing units, while others will be met by developing new housing units. Housing units include apartments, shared single-family residences, and semi-congregate settings. Since licensed residential care facilities (RCFs) serve a subset of individuals who need PSH, RCFs are separated from other housing units. BHSD estimates that approximately 20% of PSH clients would need an RCF.

Of the 1,500 PSH units needed, the Administration has developed the following goals:

- Expand tenant based rental assistance programs to serve an additional 785 individuals or households;
- Construct at least 219 apartments that will be used as PSH for persons with a serious mental illness; and

Table 4.18: Permanent Supportive Housing for Persons with a Serious Mental Illness

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	No Place Like Home, 2016 "Measure A" Affordable Housing Fund, California's Community Care

PROGRAM OBJECTIVES
• By June 2024, enter into an agreement with a rental subsidy provider to expand tenant based rental assistance programs to serve an additional 785 individuals or households. Specifically targeting areas of high median income or highest resource opportunity areas. • OSH will work closely with the County Administration and the Behavioral Health Services Department to understand the implementing actions of Proposition 1 which combine SB 326 (changes to the Mental Health Services Act) and AB 532 (The Behavioral Health Infrastructure Bond Act of 2023). By gaining a better understanding of the changes, OSH will be better prepared to identify funding opportunities that will yield additional PSH units for persons with a serious mental illness and the critical services needed to remain housed.
POLICIES AND IMPLEMENTATION
• HG1-5: Prioritize suitable county-owned underutilized parcels within Cities and Urban Service Areas for affordable, supportive and workforce housing development. • HG1(i) D: Continue consideration of publicly owned lands suitable for the construction of extremely low-income housing and develop a priority of county-owned sites suitable for housing development. • HG6-1: Encourage the development of affordable housing which is suitable for a variety of special needs populations. • HG6(i) A: Seek expanded Federal and State programs and funding to assist local governments in developing special needs housing not provided through the private market.
CONTRIBUTING FACTORS
• State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings • Lack of affordable, integrated housing for individuals who need supportive services • Access to publicly supported housing for persons with disabilities

Program 1.18 - Tenant/Landlord Dispute Resolution Services

Community engagement for the 2020-2025 Urban County Consolidated Plan identified vital legal services and homelessness prevention as priority needs in the Urban County. In light of this, the County prioritizes CDBG public services funding for programs, including the Tenant-Landlord Services program, that address these needs in the Urban County (i.e., Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga, and the unincorporated areas of the County, including those in San José).

The County currently funds Project Sentinel to provide services to Urban County residents through the Tenant Landlord Dispute Resolution Services program. This program helps lower-income families and individuals by providing them with information and referral, housing-related education and counseling services, and dispute resolution services that seek to prevent tenant displacement and homelessness. Specific services to be provided include the following:

- Providing information and referral services to approximately 600 callers on an annual basis.
- Opening and processing approximately 74 cases on an annual basis.
- Providing housing-related education and counseling, intervention, and dispute resolution to improve quality of life and prevent homelessness.

- Maintaining housing stability for individuals/families at risk of homelessness/eviction by intervening in disputes and helping negotiate a resolution.
- Empowering people through education and counseling to advocate on behalf of themselves.
- Educating tenants and housing providers to understand housing law.
- Intervening with lending institutions to assist households to avoid foreclosure.
- Working with housing industry groups to educate owners and managers on their obligations under fair housing and other tenant protection laws.

Services are provided to the following communities: Campbell, Los Gatos, Saratoga, Monte Sereno, Morgan Hill, and unincorporated San José areas.

Table 4.19: Tenant/Landlord Dispute Resolution Services

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	Community Development Block Grant Funds
PROGRAM OBJECTIVES		
• Annually, through FY 2025, and consistent with Board of Supervisors' direction, allocate CDBG public service funds to service provider Project Sentinel to enable it to assist Urban County residents by: Over the 2023-2031 period, host monthly meetings and introduce new topics intended to partner and provide technical assistance to the 15 incorporated cities within the county address housing and homelessness concerns, and will specifically discuss targeting areas of high median income or highest resource opportunity areas in each respective city, and as outlined in each city's respective housing element, as well as unincorporated County areas. • Between the summer of 2024 and spring of 2025, engage community members and community-based organizations through the Urban County's 2025-2030 Consolidated Planning process about priority needs; evaluate CDBG public service allocations; and incorporate modifications to this program as needed. • On an annual basis have a service agreement in place each July to enable the community-based organization to provide this program's specified services. • Over the 2023-2031 period, meet on a quarterly basis with the community-based organization awarded the service agreement to review and, if necessary, collaborate to amend their community engagement and client services plans to help ensure that they achieve service agreement deliverables. • Over the 2023-2031 period, host meetings and meet on a quarterly basis with other local governments and community-based organizations, including non-profit legal services providers, to share information about fair housing and other tenant protections and programs that help lower-income tenants obtain and keep housing.		
POLICIES AND IMPLEMENTATION		
• HG5-3: The rights of tenants and landlords shall be recognized and protected, and opportunities for mediation of disputes shall be provided. • HG5(i) E: Maintain tenant/landlord dispute mediation services in all areas of the county.		
CONTRIBUTING FACTORS		
• Displacement of residents due to economic pressures		

Program 1.19 - Eviction Diversion Program

The Eviction Diversion program is a collaboration between the County of Santa Clara; the City of San José and other cities in the county; community-based organizations, like Sacred Heart Community Services and Destination: Home; non-profit mediation services and legal services providers; and the Santa Clara County Superior Court to help community members at-risk of homelessness preserve their existing housing or transition to alternate housing opportunities. The goal of the program is to help tenants secure resources (e.g., case management, rental and other assistance resources, legal assistance, etc.), and help tenants and landlords access dispute resolution assistance, to prevent homelessness or help tenants transition to other housing opportunities. One of the County's goals and strategies to affirmatively furthering fair housing includes collaboratively working with the Santa Clara County Superior Court and other partners to facilitate access to resources for vulnerable tenants engaged in eviction provisions.

The Eviction Diversion Program workshops coincide with the Superior Court's unlawful detainer (eviction) calendar. Through these workshops, tenants are connected with resources (e.g., case management, rental and other assistance resources, legal assistance, etc.) to help them respond to and address landlords' claims for back-rent owed and lack of compliance with rental rules. Tenants and landlords are also connected to dispute resolution assistance to aid these parties in developing workable solutions (e.g., payment plan for owed rent, unit repairs, etc.) that help keep tenants housed or transition to alternate housing opportunities. Through the Eviction Diversion program, cities and service providers meet on a monthly basis to provide eviction diversion and other resource updates and share best practices.

Table 4.20: Eviction Diversion Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	Homeless Housing, Assistance and Prevention (HHAP)
PROGRAM OBJECTIVES		
• In January 2023, launched program to support the disproportionate housing needs of households at greatest risk of housing insecurity. • In June 2023, provided assistance to 60 households and complete first phase of the program. • By June 2025, secure additional funding to initiate a continuation of the program to serve 50 households a year, targeting areas of high median income or highest resource opportunity areas in each respective city, and as outlined in each city's respective housing element. Implementing actions include seeking funding as part of the County's Fiscal Year 2025 – 2026 Budget process.		
POLICIES AND IMPLEMENTATION		
• HG5-4: Reduce displacement of low-income household tenants and increase tenant protections prior to evictions proceedings.		

• HG5(i) D: Continue to support organizations active in ensuring the rights of all persons to obtain and retain housing.
CONTRIBUTING FACTORS
• Displacement of residents due to economic pressures • Private discrimination

Program 1.20 - San Andreas Regional Center

The San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation that is funded by the State of California to serve individuals with an intellectual and development disability (I/DD) as required by the Lanterman Developmental Disabilities Act. SARC serves residents in four counties, including Santa Clara County, and provides comprehensive support services, such as: case management, supported living or independent living, health and clinical supports, adaptive equipment and environmental modifications, day activities, and vocational services and supports. On Jun 15, 2020, the County and SARC entered a Memorandum of Understanding (MOU) to further coordinate funding and onsite services to help individuals obtain and retain permanent housing.

The MOU with SARC describes each organization's respective roles and responsibilities relating to: a) helping OSH clients experiencing homeless or who formerly experienced homelessness and who have reported an I/DD to access SARC's services; b) helping SARC's clients who are experiencing or are at-risk of homelessness to access supportive housing or homelessness prevention services; and c) ensuring that individuals or families who move into County-funded housing units for individuals with an I/DD receive the services they need to obtain and maintain their housing, and live as independently as possible. One of the contributing factors to fair housing issues is access to publicly supported housing for persons with disabilities. This partnership aims to remove housing barriers and provide households with access to affordable, integrated housing.

Table 4.21: San Andreas Regional Center

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	N/A
PROGRAM OBJECTIVES		
• By July 2024, convene a debriefing session with SARC and Alta Housing about the lease up process for Wilton Court in Palo Alto. • By July 2025, revisit SARC MOU to develop an annual report that summarizes the services delivered through the MOU and additional services provided to Santa Clara County residents. • Construct approximately 55 dedicated affordable housing units for persons with an intellectual and development disability by 2029. ○ Over the 2023-2031 period, quarterly track progress of the projects approved by the Board of Supervisors as part of this partnership to ensure construction is completed.		
POLICIES AND IMPLEMENTATION		

- HG5-5: Identify and increase access to services and other opportunities for residents of historically disinvested low-income communities (R/ECAPs and Burdened Households) across unincorporated county.
- HG5(i) C: Fair housing services provided shall be respectful of language, culture, and special needs.
- HG6-2: An adequate supply of affordable housing suitable for individuals at all stages of life should be available in every community.
- HG6(i) B: Develop and implement policies and ordinances that create housing that is adaptable to the needs of physically, developmentally, and emotionally challenged persons.

CONTRIBUTING FACTORS

- Access to publicly supported housing for persons with disabilities
- Lack of affordable, integrated housing for individuals who need supportive services
- Regulatory barriers to providing housing and supportive services for persons with disabilities
- State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings

Program 1.21 – Homelessness Prevention System

As a component of the Supportive Housing System, the Homelessness Prevention System pilot brings together a network of community partners to provide flexible financial assistance and resources for households in crisis, channeling support to families and individuals most at risk of losing their housing and preventing them from entering the homeless system. Under the leadership and coordination of Destination: Home, the Homelessness Prevention System pilot re-envisions the community's approach to preventing homelessness. In Year 1, the annual budget was $1.6M and helped serve 215 households. In Year 6, the annual budget is $16.9M and the system has the capacity to serve 1,600 households. Over the past five years, the HPS Pilot has served 12,367 individuals from 4,455 households at imminent risk of homelessness.

This pilot program streamlines access to essential resources for families in crisis, targets resources to those most at risk of homelessness, and uses data to measure the collective impact of the prevention system. The agencies participating in the Homelessness Prevention System pilot use a standard assessment tool to target resources to households with the highest risk of homelessness. The use of a single intake assessment allows the system to better identify which households are most likely to experience homelessness, and to prevent it. As a coordinated system with standardized data collection requirements, the Homelessness Prevention System pilot will provide a rich source of information about the nature of housing crises in Santa Clara County and which tools are most effective at permanently stabilizing housing for at-risk families.

Table 4.22: Homelessness Prevention System

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	Homeless Housing, Assistance and Prevention (HHAP), County General Fund, Permanent Local Housing Allocation (PLHA) private philanthropy funding and American Rescue Plan Act (ARPA) funding.
PROGRAM OBJECTIVES		
• In March 2023, amended the existing contract to add additional funding to support more families in need. • In July 2023, increased system capacity to serve 1,700 households. It is estimated that a total of 13,600 households will be assisted during between 2023 and 2031. • Issued a Joint Request for Proposals in January 2024 to select a system administrator and network partners. • In May 2024, received approval from the Board of Supervisors to continue the program to serve households with housing insecurity who are at risk of becoming homeless. • By July 2024, launch new County-led Homelessness Prevention System with the capacity to serve 2,500 households by combining efforts into one overarching prevention strategy • Over the 2023-2031 period, annually work with Destination Home to host quarterly investor briefing sessions to secure additional resources for all homelessness prevention programs.		
POLICIES AND IMPLEMENTATION		
• HG7-1: Expand homelessness prevention programs to support individuals and families most at risk of becoming homeless. • HG7(i) A: Transition the Homelessness Prevention System Pilot into an ongoing housing intervention within the Supportive Housing System and continue to secure public and private funding to provide assistance to 2,500 households annually.		
CONTRIBUTING FACTORS		
• Displacement of residents due to economic pressures		

Program 1.22 – Emergency Assistance Network

The Emergency Assistance Network (EAN) agencies in Santa Clara County provide eligible households with emergency financial assistance in order to prevent homelessness. Eligible households include those who are at imminent risk of becoming homeless and have income below 50% of Area Median Income, those who have not received emergency financial assistance in the previous 12 months, and households who have sufficient household income to maintain housing after receiving emergency financial assistance. In addition to financial assistance, the EAN provides emergency aid for rent, food, work-related transportation, medical expenses, or utilities. The EAN plays a critical role in providing low-income individuals and families with emergency funds to pay for rent, utilities, and other housing costs to prevent homelessness. In addition, households are connected to other service providers that can help individuals and families on the path toward self-sufficiency.

Table 4.23: Emergency Assistance Network

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	County General Fund
PROGRAM OBJECTIVES		
• In March 2023, amended existing contracts to increase funding and issue Request for Proposals as required by the County for contracts that exceed a 5-year term. • In June 2023, made recommendations to the Board of Supervisors. • In July 2023, launched new five-year contracts serving up to 1,840 households annually. • In June 2024, approved agreements with the EAN's to serve households in Fiscal Year 2024-2025. While the funding to support these programs is ongoing, OSH will seek annual approval from the Board of Supervisors to formally approve annual agreements with the EANs.		
POLICIES AND IMPLEMENTATION		
• Policy HG7-1: Expand homelessness prevention programs to support individuals and families most at risk of becoming homeless. • HG7(i) A: Transition the Homelessness Prevention System Pilot into an ongoing housing intervention within the Supportive Housing System and continue to secure public and private funding to provide assistance to 2,500 households annually.		
CONTRIBUTING FACTORS		
• Access to financial services • Displacement of residents due to economic pressures		

Program 1.23 – City Revenue Agreements

In order to expand the capacity of the Supportive Housing System, the County has pooled resources from various cities. These partnerships increase efficiency and reduce the duplication of services throughout the county. The funded services continue to prevent and reduce homelessness throughout Santa Clara County. The programs supported by these revenue funding sources are aligned with the goals of the 2020-2025 Community Plan to End Homelessness and promote racial equity in homeless services by increasing the availability of community-based supportive services throughout the County.

Table 4.24: City Revenue Agreements

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	Funding from cities varies

PROGRAM OBJECTIVES

- In May 2023, presented cities with a menu of options of services they can fund.
- By September 2023, finalized list of services for each housing intervention type.
- By December 2023, received confirmation from interested cities.
- In the first half of 2024, presented funding recommendations through the County's budget process.
- By July 2024, begin to administer expanded programs.
- Starting in July 2023, provide supportive services for 180 chronically homeless households from San José. Assuming funding continues annually through 2031, this Revenue Agreement with the City of San José would serve 1,620 chronically homeless households from San José. Implementing actions include seeking approval from the San José City Council as part of their annual budget approval process and subsequent approval from the County Board of Supervisors. These actions will continue annually through 2031.
- Starting in July 2023, serve 400 homeless households from San José through a centralized hotline for individuals and families seeking shelter services or shelter diversion services. Assuming funding continues annually through 2031, this Revenue Agreement with the City of San José would serve 3,600 homeless households from San José. Implementing actions include seeking approval from the San José City Council as part of their annual budget approval process and subsequent approval from the County Board of Supervisors. These actions will continue annually through 2031.
- Starting in July 2023, serve 20 households from the City of Santa Clara and 20 households from the City of Mountain View with permanent supportive housing services and rental assistance. Assuming funding continues annually through 2031, these Revenue Agreements with the cities of Santa Clara and Mountain View would serve 360 households. Implementing actions include seeking approval from the San José City Council as part of their annual budget approval process and subsequent approval from the County Board of Supervisors. These actions will continue annually through 2031.
- Starting in July 2023, serve 133 vehicle dwellers from the City of Mountain View by providing homeless households a temporary, overnight, safe location to park, as well as case management support. Assuming funding continues annually through 2031, this Revenue Agreement with Mountain View would serve 1,197 vehicle dwellers. Implementing actions include seeking approval from the San José City Council as part of their annual budget approval process and subsequent approval from the County Board of Supervisors. These actions will continue annually through 2031.

POLICIES AND IMPLEMENTATION

- HG7-2: Expand supportive housing programs, including permanent supportive housing and rapid rehousing programs.
- HG7(i) B: Continue to collaborate with affordable housing developers, non-profit agencies, county departments, local and regional partners to expand the capacity of the supportive housing system.

CONTRIBUTING FACTORS

- Lack of affordable in-home or community-based supportive services

Program 1.24 - Community Plan to End Homelessness

The 2020-2025 Community Plan to End Homelessness will serve as our roadmap for ending homelessness in Santa Clara County and is organized around three main strategies: (1) Address the root causes of homelessness through system and policy change, (2) Expand homelessness prevention and housing programs to meet the need, and (3) Improve quality of life for unsheltered individuals and create healthy neighborhoods for all. The strategies included in this plan are grounded in evidence-based practices, lessons learned over the past five years, and robust conversations and input from more than 8,000 members of our community, including people with lived experience of homelessness, subject matter experts, key stakeholders, and community members. In addition, this plan sets aggressive targets designed to reverse the current growth in homelessness we are experiencing and bring us one step closer to our collective goal of eliminating homelessness in our community.

The plan's focused goals are: (1) house 20,000 people through the supportive housing system, (2) achieve a 30% reduction in the annual inflow of people becoming homeless, (3) double temporary housing and shelter capacity to reduce the number of people sleeping outside, and (4) expand the Homelessness Prevention System and other early interventions to serve 2,500 households per year. The first two strategies of the plan seek to end and prevent homelessness for as many people as possible over the next five years. However, the reality is that many people will remain unhoused due to an extreme housing crisis and increasing income inequality. To address this immediate crisis in our community and ensure healthy neighborhoods for all, we must begin by doubling our temporary housing and shelter capacity to serve 2,000 additional households each night; increase investment in health, safety, and other basic services to better meet the needs of people living in unsheltered conditions; and build connections to housing programs and safety net services offered throughout the county.

Implementation of the strategies in the Community Plan to End Homelessness will raise the voices of people with lived experience and share power with our unhoused and recently-housed neighbors. We will focus on policies and programs that reduce racial inequity, in an effort to reverse the disproportionately high rates of people of color who are unhoused. The County through its administration of Homeless Housing, Assistance and Prevention (HHAP) Rounds 3 and 4 funding have set various goals related to *"Underserved Populations and Populations Disproportionately Impacted by Homelessness" that are connected to each of the HHAP goals.*

The focus of this program is to report outcomes for the implementing programs that help the County and overall community meet the goals of the 2020-2025 Community Plan to End Homelessness. For instance, one goal is to "expand the Homelessness Prevention System and other early interventions to serve 2,500 households per year" and one of the implementing actions is Program 1.21 – Homelessness Prevention System.

With this program as a roadmap, it is intended to work together and through a series of interrelated programs in the Housing Element to accomplish its goals. Such programs include 1.11, 1.17, 1.23, 1.26, 1.27, and 1.28, which should be considered alongside and in conjunction with 1.24.

Table 4.25: Community Plan to End Homelessness

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	HUD Continuum of Care, County General Fund, 2016 "Measure A" Affordable Housing Bond

PROGRAM OBJECTIVES

- House approximately 3,200 people annually through implementation of the Community Plan to End Homelessness. Assuming the current reduction rate and the number of people served annually, we project housing 25,600 people between 2023 – 2031.
    - On February 2024, published the 2023 Community Plan to End Homelessness Progress report. Since 2020, our progress is as follows:
        - 13, 817 people have been connected to stable housing.
        - 19,575 people were placed in temporary housing and shelter.
        - 28,235 people received homelessness prevention assistance.
- Annually convene the strategy leads to develop annual focused implementation plans. These plans cannot be set in advance because there are a lot of factors that are taken into consideration when developing priorities. The purpose of this plan is to shape and guide our work through a collective impact model. Seek approval from the Continuum of Care Executive Board on the priorities for annual workplans. This includes, but is not limited to, the supportive housing system improvement work, supporting the work of the Lived Experience Advisory Board to improve service delivery, and the coordinated entry redesign work. Collectively these efforts are intended to continuously improve how unhoused individuals and families are served through the Santa Clara County Supportive Housing System.
- In March 2023, issued Annual Progress Report for Year 3.
- In March 2023, received notification from the U.S. Department of Housing and Urban Development on new grant applications that will increase the system capacity and allow the County to administer new programs.
- In August 2023, issued the Mid-Year Progress Report for Year 4.
- In January 2024, received notification from the U.S Department of Housing and Urban Development on new grant applications that resulted in $7.9M more in funding over the prior year.
- In March 2024, issued Annual Progress Report for Year 4. See above for latest progress report outcomes.
- By September 2024, issue the Mid-Year Progress Report for Year 5.
- By March 2025, issue the Annual Progress Report for Year 5.
- In 2025, initiate the process to update the Community Plan to End Homelessness. Seek approval from the Continuum of Care Board on the community outreach and stakeholder engagement plan. Once a draft is developed, seek endorsement from the Board of Supervisors, the 15 incorporated cities, the Santa Clara County Housing Authority, the Valley Transportation Authority, the Santa Clara Valley Water Board, the various School and College Districts and other governmental and non-governmental partners.
- By September 2025, complete the draft 2026-2031 Community Plan to End Homelessness, and adopt by January 2026.
- In 2026, once the new Community Plan to End Homelessness is in place, will seek approval from each city on the development of a local implementation plan. OSH will offer technical assistance and support to each city either directly or through a consultant.

POLICIES AND IMPLEMENTATION
• HG6-1: Encourage the development of affordable housing that is suitable for a variety of special needs populations. • HG6(i) E: Support implementation of housing-related policies in the county. • HG7-2: Expand supportive housing programs, including permanent supportive housing and rapid rehousing programs. • HG7-3: Improve the quality of life of unsheltered individuals by expanding the capacity of temporary housing programs and providing basic needs services to individuals experiencing unsheltered homelessness. • HG7(i) A: Transition the Homelessness Prevention System Pilot into an ongoing housing intervention within the Supportive Housing System and continue to secure public and private funding to aid 2,500 households annually. • HG7(i) B: Continue to collaborate with affordable housing developers, non-profit agencies, county departments, local and regional partners to expand the capacity of the supportive housing system. • HG7(i) C: Continue to support community-based organizations that provide services to the unhoused population. • HG7(i) D: Coordinate with cities to construct service enriched emergency shelters consistent with the Community Plan to End Homelessness's goal to double the number of temporary shelter beds by 2025. • HG7(i) F: Promote the County's Service Enriched Emergency Interim Housing Challenge Grant by partnering with cities to help achieve the goals contained in the Community Plan to End Homelessness to double the number of temporary shelter beds. • HG7(i) G: Raise the voices of people with lived experience and share power with unhoused and recently housed neighbors by including them in the decision-making process when making decisions about homelessness-related policies.
CONTRIBUTING FACTORS
• Admissions and occupancy policies and procedures, including preferences in publicly supported housing • Quality of affordable housing information programs • Inaccessible government facilities or services • Lack of local or regional cooperation

Program 1.25 – Temporary Housing Programs

While supportive housing programs—and building more units to increase the system's capacity—are central to the community's mission to end homelessness, the reality remains that individuals currently experiencing homelessness need programs and services that address their immediate needs. The supportive housing system includes a range of crisis response strategies, which help to identify and engage with at-risk or homeless households, prevent homelessness before it begins whenever possible, and provide shelter and other basic needs to individuals and families experiencing homelessness. For many households, these programs are the first step back to stable housing, and each component of this housing crisis response system works in alignment with the community's supportive housing programs and other permanent housing resources to help clients achieve long-term housing stability. The County manages 37 programs providing a variety of services and contracts for 22 shelters countywide.

Table 4.26: Temporary Housing Programs

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	Homeless Housing, Assistance and Prevention (HHAP) and County General Fund

PROGRAM OBJECTIVES

• By June 2024, the County will enter into new agreements to expand existing basic needs services and temporary housing programs.
• Complete construction of the Palo Alto and San José Interim Housing sites that will result in a total of 308 new shelter units by 2027.
  ○ Construction of the Palo Alto Interim Housing site started in October 2023
  ○ Construction of the San José Interim Housing site started in April 2023
• Given the recent budget reductions at the State level it does not appear that the County will receive funding for the Santa Clara Homekey project. The Office of Supportive Housing will need to identity a different funding source or find different opportunities to expand temporary housing options.

POLICIES AND IMPLEMENTATION
• HG7-3: Improve the quality of life of unsheltered individuals by expanding the capacity of temporary housing programs and providing basic needs services to individuals experiencing unsheltered homelessness. • HG7(i) C: Continue to support community-based organizations that provide services to the unhoused population.
CONTRIBUTING FACTORS
• Displacement of residents due to economic pressures

Program 1.26 - Homekey Application Strategy

In July 2021, the County of Santa Clara challenged the 15 cities in our community to identify 10 possible Homekey sites that could be submitted as part of Round 2 funding. One of the biggest gaps we have in our Supportive Housing System is a lack of accessible shelter beds throughout the County. However, we have developed a strategy that places people who are enrolled in a housing program into interim housing while they are in housing search. Homekey has afforded our community with the opportunity to scale this work. Collectively, Santa Clara County has been awarded a total of $222,104,646 in Homekey funding across 10 projects in Rounds 1 and 2 resulting in the following:

- 270 hotel rooms converted into 224 permanent affordable and supportive housing units; with 21 of those units for transitional housing;
- 283 hotel rooms rehabbed and used for emergency internal housing that will later be converted to permanent housing; and
- 412 new units of emergency interim housing using modular construction (LifeMoves at Mountain View, Palo Alto, and San José).

As new funding becomes available and is more competitive, the County and cities need to work collaboratively to develop a strategy for Round 3 that fills any remaining gaps and that is consistent with

the Community Plan to End Homelessness strategies and goals. This strategy also affords the County to serve a lead local coordinator in addressing contributing factors to fair housing issues by ensuring the equitable distribution of shelters across the county that are close to transit, amenities, employment, and schools.

Table 4.27: Homekey Application Strategy

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	State Homekey Funds, local city funding, Homeless Housing, Assistance and Prevention (HHAP)
PROGRAM OBJECTIVES		

• In January 2023, hosted community meetings across the County about the next round of Homekey funds.
• Submitted two new projects Countywide for Homekey Round 3 in partnership with the cities of Santa Clara and San José.
• Given the structural deficit at the State level, it is unlikely that the County or the City of San José will receive an award of Homekey Round 3. As such, our current focus is to ensure all Round 2 Homekey sites are delivered.
  ○ Construction of the San José Interim Housing site started in April 2023.
  ○ The Crestview hotel conversation began construction July 2023 and is expected to complete construction August 2024.
  ○ The Palo Alto Homekey Emergency Interim Housing began site work and construction in October 2023.
  ○ The Pacific Motor Inn Interim to Permanent Housing project began construction in January 2024.		

POLICIES AND IMPLEMENTATION		
• HG7-3: Improve the quality of life of unsheltered individuals by expanding the capacity of temporary housing programs and providing basic needs services to individuals experiencing unsheltered homelessness. • HG7(i) E: Continue to support community-based organizations that provide services to the unhoused population.		
CONTRIBUTING FACTORS		
• Displacement of residents due to economic pressures		

Program 1.27 - Service Enriched Shelter Forgivable Loan Program

While the County continues prioritizing permanent housing developments and programs, the County recognizes the need to sustain and expand the emergency shelter and transitional housing system. Over the last three years, the County took extraordinary measures to increase operational funding for existing and new emergency shelter and transitional housing programs. These measures ensured that all major shelter and transitional housing facilities in Santa Clara County were available for use. One of the

goals of the 2020 – 2025 Community Plan to End Homelessness includes doubling temporary housing and shelter capacity to reduce the number of people sleeping outside. The purpose of the Service Enriched Shelter Forgivable Loan Program is to provide capital funding and operating subsidies to non-profit organizations, as sole applicants or in partnership with cities or other entities, to create new service-enriched shelters. Applicants are required to demonstrate cost savings and time advantages as compared to traditional shelter construction. The Service Enriched Shelter Forgivable Loan Program has been designed and is proposed as an over-the-counter application process whereby applications can be accepted and assessed on an ongoing basis. This enables prospective respondents to obtain a commitment early on and affords the County the opportunity to manage the production pipeline and leverage the State Homekey Program and other funding sources.

Table 4.28: Service Enriched Shelter Forgivable Loan Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	County General Fund
PROGRAM OBJECTIVES		

• Complete construction of the Palo Alto and San José Interim Housing sites that will result in a total of 308 new shelter units by December 2027.
  ○ Construction of the Palo Alto Interim Housing site started in October 2023
  ○ Construction of the San José Interim Housing site started in April 2023
• In March 2023, identified at least three new sites for funding and develop pathway for project approvals and funding.
  ○ Annually determine if additional funding can be set aside to reach the County's goal of a $40 million investment that would incentivize the construction of service enriched housing. Seek approval from the Board of Supervisors as part of the County's Fiscal Year 2027-2028 budget cycle to secure new funding.		

POLICIES AND IMPLEMENTATION		
• HG7-5: Continue to incentivize the construction of new Service Enriched Emergency Interim Housing by partnering with cities. • HG7(i) D: Coordinate with cities to construct service enriched emergency shelters consistent with the Community Plan to End Homelessness' goal to double the number of temporary shelter beds by 2025		
CONTRIBUTING FACTORS		
• Access to transportation for persons with disabilities • Impediments to mobility		

Program 1.28 - Lived Experience Advisory Board (LEAB)

Santa Clara County's Lived Experience Advisory Board (LEAB) is a leadership development body consisting of members who are

currently or previously unhoused. The LEAB serves as a platform for people who have experienced homelessness, especially people of color and LGBTQI+ persons, to provide meaningful input to improve the Santa Clara County's supportive housing system. The County's Continuum of Care and Destination: Home, among others, consult with the LEAB to center input from people who are currently or formerly unhoused in development of planning, like the 2020-2025 Santa Clara County Community Plan to End Homelessness and procurement processes. The LEAB's consultation and advocacy work relating to improving the Santa Clara County's supportive housing system serves community members with special needs, including community members who are low-income people of color, seniors, unhoused or at risk of becoming unhoused, female-headed households, large families, those with limited English proficiency, children and youth, and individuals with mental or physical health disabilities.

The LEAB's strategies include:

- Provide leadership opportunities for people with lived experience of homelessness to shape how we address homelessness in our community.
- Center the voices of people who have lived experience of homelessness, especially people of color, in the policy and program design decisions of the supportive housing system.
- Within the supportive housing system, incentivize hiring of people who have lived experience of homelessness to reflect the client population— especially people of color and LGBTQI+ persons.
- Provide opportunities for people who have lived experience of homelessness to provide peer-to-peer support.

Table 4.29: LEAB

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	U.S. Department of Housing and Urban Development, Continuum of Care Funding
PROGRAM OBJECTIVES		
• In January 2023, kicked-off Supportive Housing System Improvement work including the work of LEAB. • By June 2024, develop a toolkit for the establishment of Tenant Association's for every 100% Permanent Supportive Housing Development. • OSH will continue to work with the LEAB to make improvements to the supportive housing system. The County will continue its commitment of inviting LEAB members and others with lived expertise of homelessness to participate in funding decisions and policy changes. • Seek approval from the Board of Supervisors by June 30, 2024 to increase the County's support for the various participation stipends that are offered to LEAB.		
POLICIES AND IMPLEMENTATION		
• HG7-6: Continue to support feedback mechanisms that provide those with lived experience of homelessness the opportunity to inform and shape improvements to the Supportive Housing System and the delivery of services. • HG7(i) C: Continue to support community-based organizations that provide services to the unhoused population.		

• HG7(i) G: Raise the voices of people with lived experience and share power with our unhoused and recently housed neighbors.
CONTRIBUTING FACTORS
• Lack of affordable in-home or community-based supportive services

Program 1.29 - Farmworker Affordable Homeownership and Farmworker Housing Pilot Program

Building on the progress made through the housing needs survey conducted during the 2015-2022 Housing Element planning period, the County is exploring the development of several new programs designed to 1) assist agricultural operators and landowners in providing housing for extremely low- and very low-income farmworkers, and 2) provide funding for either the rehabilitation of owner-occupied homes, mortgage assistance, and/or new home construction. HCD published a Notice of Funding Availability in January 2023 that included the Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program. Eligible project types include both traditional homeownership and cooperative housing. In all cases, resale restrictions are required for a minimum of 20 years. Deferred FWHG loans are issued to buyers and a portion of the loans is forgiven each year, with loans being fully forgiven after 20 years. In addition to single-family homes, FWHG funding may also be used to develop projects involving multiple homeownership units, including single-family subdivisions for lower-income agricultural employees and their families.

The Farmworker Affordable Homeownership component of the Program will first leverage funding from Program 1.06 – Below Market Partnership Program. Specifically, $1 million in funding is set aside for mobile homes and manufactured housing. The County will work with the cities of Gilroy, Morgan Hill, and other stakeholders in South County to market the program to the farmworker community. The focus of this component of the program is primarily focused on individual households.

The Farmworker Housing Pilot component of the Program will focus on providing financing to help agricultural operators and landowners provide housing for "very low-income" farmworkers by creating new housing, rehabilitation or repairing existing housing, or replacing existing dilapidated mobile home units that have been used as farmworker housing at any time in the past. The focus of this component of the program is primarily focused on operators and landowners.

Together these two components are expected to meet an existing housing gap that cannot be achieved through high density multi-family housing development. In addition, on August 29, 2023, the Board of Supervisors directed the preparation of an Agricultural Worker Housing Workplan and, as a result of the Workplan, additional agricultural worker housing programs may be launched by the County. The intent of this pilot program is to issue a total of 10 loans by 2031 and then determine the viability of scaling the program in future planning periods.

Table 4.30: Farmworker Affordable Homeownership and Farmworker Housing Pilot Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas located in Morgan Hill, Gilroy, and the southern boundaries of the City of San Jose.	Office of Supportive Housing	Joe Serna Jr. Farmworker Housing Grant Program, 2016 "Measure A" Affordable Housing

PROGRAM OBJECTIVES

- Monthly monitoring of new funding available and quarterly meetings with potential developers interested in developing Farmworker Affordable Homeownership units.
- By July 2024, develop program guidelines for the Farmworker Housing Pilot Program and share the draft with partners so that they can provide input and feedback.
- By July 2024, soft launch of focused community engagement. Note that OSH will seek the list of stakeholders that are engaging in the countywide ag worker housing survey. OSH is participating in four community outreach events taking place in June 2024 with growers and seasonal and year-round ag workers. Through this effort OSH will be providing housing navigation services to ag workers to ensure they are provided with a safe and stable housing
- By December 2024, circulate draft program guidelines for Farmworker Affordable Homeownership Program. Seek approval from the Board of Supervisors by April 2025.
- By July 2025, soft launch of Farmworker Affordable Homeownership Program.
- By December 2025, issue first loan and serve 10 households by 2031, targeting areas of high median income or highest resource opportunity areas located in Morgan Hill, Gilroy, and the southern boundaries of the City of San Jose.
- Ongoing: the County will continue to work with non-profit organizations to provide funding resources, as appropriate, and assistance with the production of housing for ownership and multifamily farmworker housing opportunities, focusing these efforts to areas that have access to transit, medical services, and education opportunities.
- Ongoing: On an annual basis, the County will review the progress of this program, assessing the number of applications, building permits issued and loans made for farmworker housing.

POLICIES AND IMPLEMENTATION

- HG8-3: Seek new public and private funding sources to support the construction of farmworker housing.
- HG8(i) C: Monitor new State and Federal Funding regarding farmworker rental and homeownership programs and collaborate with housing developers to identify sites suitable for farmworker housing.

CONTRIBUTING FACTORS

- Lack of access to opportunity due to high housing costs
- Land use and zoning laws
- Location and type of affordable housing
- Location of employers

Program 1.30 - Asset Management Portfolio Expansion

The County, as a lender, is responsible for overseeing and monitoring the operation and financial performance of the affordable and multifamily rental projects that have been developed with financial and other forms of support from the County of Santa Clara. These projects serve a variety of low-income populations: families, seniors, disabled individuals, veterans, chronically homeless people, transition-age youth, and people with HIV/AIDS, among others. With the passage of the 2016 "Measure A" Affordable Housing Bond, the County's portfolio of loans is expected to grow substantially once the measure is fully implemented. It continues to be important that the County adequately service each loan, monitor each site for compliance, and closely review annual audits to ensure the County is receiving its fair share of residual receipts. There are several goals central to this program which ensure that all projects financed by the County are:

- Serving the intended low-income populations with affordable rents;
- Well-managed and provide decent, safe, and sanitary housing; and
- Financially sound and sustainable in the long term.

In performing its duties, the Office of Supportive Housing through the Asset Management Team acts as a steward of public resources and works to mitigate risk to the County's investments wherever possible. Furthermore, through this effort the County will preserve existing deed-restricted affordable housing by negotiating to extend the County's affordability restrictions in its existing portfolio.

The County, as a leader in advancing affordable housing production and preservation will work collaboratively with the 15 incorporated cities in the county to centralize efforts to preserve affordable housing that is at risk of conversion to market rate housing. For instance, in 2016 the County worked closely with the City of Sunnyvale and the Santa Clara County Housing Authority to develop a relocation strategy for households at risk of displacement from a housing development site with an expired restrictive covenant. Through this partnership, the County was able to find alternative housing options for several households that were not able to afford the new market rate rents. Successful management of the County's Loan Portfolio will result in additional financial resources through loan repayments that can potentially be used to preserve housing at risk of conversion through partnerships with other key regional stakeholders.

Table 4.31: Asset Management Portfolio Expansion

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	All housing production funds. See Program 1.01 for a list of funding sources
PROGRAM OBJECTIVES		
• Selected a new vendor in June 2023 that will manage the data related to the County's single-family and multifamily loan portfolio. • By June 2024, generate first draft of compliance reports and fund balance statements. • Conduct annual monitoring and site visits of at least 25% of the County's property portfolio annually.		

• Service a total of 209 permanent deferred interest multifamily loans through 2031. • Over the 2023-2031 period, annually review the Subsidized Affordable Housing At Risk Report prepared by the California Housing Partnerships. • By June 2025, create a Housing Preservation Fund that can be funded through loan repayments the County anticipates receiving from residual receipt payments. Seek Board approval for new program by December 2025.
POLICIES AND IMPLEMENTATION
• HG9-4: Support retaining existing deed restricted affordable and supportive housing units. • HG9(i) C: Strengthen the County's loan portfolio management system to track when existing affordable housing projects are eligible for syndication of their tax credits and work towards extending affordability terms.
CONTRIBUTING FACTORS
• Displacement of residents due to economic pressures; Loss of affordable housing

Program 1.31 – Minor Home Repair and Maintenance

The County will continue to provide funding to assist low-income owner-occupied residents with minor home repair and maintenance services. The County proposes to continue its partnership with Rebuilding Together Silicon Valley (RTSV), who offers repair and rehabilitation assistance to low-income, urban County residents who are owner-occupants, particularly the elderly and disabled. All repairs are provided free of charge to the homeowner. Primary efforts include the "Safe At Home Program" and "Rebuilding Days." Program assistance addresses home safety repairs, fall prevention, accessibility and mobility, aging in place, weatherization, and home and fire safety of owner-occupied residences. The County plans to continue funding RTSV to further several goals in the 2020-2025 Urban County Consolidated Plan that identify the County's housing and community development priorities: preventing and reducing homelessness, preserving existing affordable housing, and providing essential services to special needs populations. This program expects to complete repairs on 45 homes per year during the 2023-2031 planning period.

Table 4.32: Minor Home Repair and Maintenance

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Urban County participating jurisdictions	Office of Supportive Housing	Community Development Block Grant Program
PROGRAM OBJECTIVES		
• Over the 2023-2031 period, annually, by April, present funding recommendations to the Housing and Community Development Advisory Committee (HCDAC) to approve the continued funding of this program. • Annually, by June, present funding recommendations to, and seek approval from, the Board of Supervisors. • Annually, by July, begin offering services to the eligible households.		

- Both the HCDAC and the Board of Supervisors approved OSH's request for Fiscal Year 2024-2025 and the application has also been submitted to the U.S. Department of Housing and Urban Development. As in prior years, this program will begin offering services on July 1, 2024.
- Provide minor home repair and maintenance services to 45 households annually and approximately 400 between 2023 and 2031.

POLICIES AND IMPLEMENTATION

- HG6-2: An adequate supply of affordable housing suitable for individuals at all stages of life should be available in every community.
- HG6(i) C: Maintain existing programs to provide "Housing for All Ages," including housing for multigenerational households.
- HG9-1: The conservation and rehabilitation of the existing housing supply shall be encouraged and facilitated
- HG9-4: Support retaining existing deed restricted affordable and supportive housing units.
- HG9(i) A: Maintain ongoing programs for monitoring the physical condition of neighborhoods to assist in guiding rehabilitation program efforts, scheduling infrastructure maintenance activities, and to provide accurate information for Federal and State programs. Expand monitoring component to include rent price information.

CONTRIBUTING FACTORS

- Lack of assistance for housing accessibility modifications

Program 1.32 – Community Development Corporation Grant Program

CDCs have three distinguishing characteristics: (1) nonprofit status under section 501(c)(3) of the Internal Revenue Code; (2) involvement in community development projects, usually with an emphasis on affordable housing expansion; and (3) a governing board composed in significant part of community members.

CDCs devote themselves to revitalizing the areas in which they are located. In most cases, these areas are low-income neighborhoods that have experienced significant disinvestment. While all CDCs aim to improve the quality of neighborhood life, they may do so in a variety of ways, including by producing housing, promoting commercial development, regenerating open spaces, and/or administering support programs (such as employment services). Experts in community development have explained that one of CDCs' main advantages over entities with similar missions is their ability to play multiple roles, including that of community organizer and project developer, when leading community development initiatives.

The County of Santa Clara's (County) Community Development Corporation Grant Program (Grant Program) helps community-based organizations play more substantial roles in acquiring, developing, rehabilitating, and/or managing properties to increase affordable rental and/or ownership housing opportunities (collectively, "affordable housing development"). Grant recipients are 501(c)(3) nonprofit corporations whose missions are to revitalize, build community among, and/or enhance the quality of life of residents in specific communities, neighborhoods, or small cities. Selected organizations would also be committed to including residents in decision-making at program-/project-, strategic, and organizational levels. All recipients must use grant funds to increase their ability to undertake affordable housing development activities; however, the organizations may also undertake development activities that would increase economic, cultural, health, or social service resources in their communities. The capacity building grants would expand the network of community-based organizations capable of affordable housing development while giving residents more opportunities to shape the future of their communities

Table 4.33: Community Development Corporations

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting areas of high median income or highest resource opportunity areas.	Office of Supportive Housing	County General Fund
PROGRAM OBJECTIVES		
• Work closely with the three Round 1 CDC Grantees (SOMOS Mayfair, African American Cultural Center, and the South Bay Community Land Trust to implement. • By December 2025 assist the African American Cultural Center with securing all the necessary funding for their signature project located at 2001 the Alameda in San José. • By June 2024, complete workplan for SOMOS Mayfair to help them acquire their first property. • By July 2025 select Round 2 CDC grant recipients, targeting areas of high median income or highest resource opportunity areas in each respective city, and as outlined in each city's respective housing element.		
POLICIES AND IMPLEMENTATION		
• Encourage homeownership opportunities for lower-income households. • HG1(i) C: Continue to implement new homeownership programs that provide an opportunity for lower-income households that would otherwise struggle to afford a home, furthering the equity and sustainability of homeownership.		
CONTRIBUTING FACTORS		
• Availability of Affordable Units in a Range of Sizes • Displacement of Residents Due to Economic Pressures • Loss of Affordable Housing		

Program 1.33 – Expand Access to UPLIFT Program

The Universal Pass for Life Improvement From Transportation (UPLIFT) Program provides quarterly Valley Transportation Authority (VTA) transit passes for adults experiencing homelessness or who are at risk of losing their housing due to lack of transportation. The goal of UPLIFT is to help people get housing or employment by improving access to public transit. The program, a partnership between and subsidized by the County of Santa Clara, VTA, and the City of San José, is operated at no cost to the clients or referring organizations. Since the inception of the UPLIFT Program in 2008, the program has provided VTA transit passes for thousands of people experiencing homelessness or are at-risk of homelessness. These individuals receive ongoing case management from partner agencies, including shelter providers, homeless services agencies, community re-integration programs, vocational services providers, behavioral healthcare providers, and others.

The UPLIFT Program has seen growth in demand throughout the years. The number of partner agencies has increased from 28 in 2008 to 44 in 2023.

In addition to providing the valuable service of transportation, the UPLIFT Program also provides service to connect people to the community's Coordinated Assessment System by requiring partner agencies to refer Clients who are literally homeless to the community queue for permanent housing programs.

Table 4.34: Expand Access to UPLIFT Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Office of Supportive Housing	County General Fund Revenue from the City of San José
PROGRAM OBJECTIVES		
• Serve 2,500 homeless individuals and families quarterly. • In July 2023, updated the UPLIFT User Guide to ensure partners agencies are able to train new staff on the County's process for accessing passes for their respective organization. • By July 2028 renegotiate an agreement with VTA relating to continued expansion of the UPLIFT Program		
POLICIES AND IMPLEMENTATION		
• HG7-6: Continue to support feedback mechanisms that provide those with lived experience the opportunity to inform and shape improvements to the Supportive Housing System and the delivery of service. • HG7(i) C: Continue to support community-based organizations that provide services to the unhoused population.		
CONTRIBUTING FACTORS		
• Access to transportation for persons with disabilities		

4.03b Department of Planning & Development Programs

The Department of Planning and Development (DPD) balances the need for development with the environmental, social, safety, and other needs of the community and its residents. DPD meets these needs by adopting and enforcing community standards, ordinances, and codes approved by the Board of Supervisors. Additionally, DPD issues and monitors permits for various activities including activities as broad as parades, construction of new buildings, and mining to ensure compliance with standards and applicable laws. DPD also investigates any reported violations of codes and offers assistance and paths to compliance.

Program 2.01 - Housing Suitability and Prioritization Tool for County-Owned Properties

The County has prioritized facilitating the construction of more affordable housing countywide, including evaluating opportunities for building affordable housing on County-owned properties. The County continues to examine opportunities to increase construction of seasonal and permanent farmworker housing to maintain the agricultural economy's viability.

To assist in this effort, the County applies a GIS tool to identify and facilitate low- and middle-income housing development opportunities for County-owned parcels as well as any identified opportunities to support housing development at higher densities in unincorporated county Urban Service Areas (USAs). To help identify and prioritize housing sites on County-owned parcels, the DPD developed an Affordable and Farmworker Housing Prioritization Assessment (AFHPA) tool for all County-owned parcels. The tool will be utilized to rank County-owned parcels on their suitability for housing. It will help other departments, such as the Office of Supportive Housing and the Facilities and Fleet Department, identify and prioritize County-owned parcels for housing development. The process for County-Led Housing Development is detailed in Program 1.07.

Table 4.35 Housing Suitability and Prioritization Tool for County-Owned Properties

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By April 2023, the AFHPA tool was introduced to the Facilities and Fleet (FAF) Department and Office of Supportive Housing (OSH). • By June 2023, training was completed to utilize the tool and housing sites were subsequently identified. • By September 2024, initiate the community engagement process for the County-owned sites in Cupertino, San José, and Gilroy, in partnership with city partners that could yield a minimum of 617 new housing units that would be completed by 2031. • On February 6, 2024, the Board approved the selection of Eden Housing as the developer for the Cupertino site. One-on-one stakeholder engagement is underway, and entitlements are expected to be obtained by January 2025. The Cupertino site is located in a high resources area and may include educator workforce housing, special needs housing, and housing for families. The final target population will be determined by January 2025 when the project is expected to received final land use approvals. OSH worked proactively with the City of Cupertino to list the property on the City's opportunity sites as part of their 6th cycle housing element update that was recently certified by State HCD. • By June 2024, issue a Request for Offer to select an affordable housing development team for the Senter Road site in San José and the 8th and Alexander site in Gilroy. The Gilroy site will focus on affordable workforce housing for ag workers and homeless families. With all County-led sites, OSH can ensure that the County is addressing the disproportionate housing needs of lower income households of color. • By October 2024, select a development partner for the Gilroy and San José sites. Implementing actions include the issuance of the Request for Offer by June 2024 and convening a panel to review the proposals submitted by August 2024. Negotiate terms with the developer by September 2024. • By March 2025, execute Development and Disposition Agreements with the future selected development partners. • By June 2025, present recommendations to the Board of Supervisors for financing opportunities for the Cupertino, Gilroy, and San José sites.		
POLICIES AND IMPLEMENTATION		
• HG1-5: Prioritize suitable County-owned underutilized parcels within Cities and Urban Service Areas for affordable, supportive, and workforce housing development.		

- HG1(i) D: Continue consideration of publicly owned lands suitable for the construction of extremely low-income housing and develop a priority of County-owned sites suitable for housing development.
- HG3-2: The provision of permanent supportive housing for extremely low-income households shall be given high priority in housing assistance programs.
- HG3(i) B: Consider using suitably located surplus and publicly owned lands for housing affordable to extremely low-, very low-, and low-income households through the sale or lease of such land to a government entity, nonprofit, or private home builders with appropriate terms and conditions guaranteeing long term affordability

CONTRIBUTING FACTORS

- Availability of affordable units in a range of sizes
- Lack of access to opportunity due to high housing costs
- Location and type of affordable housing
- Land use and zoning laws

Program 2.02 - Planning for Housing Development in Unincorporated USAs and Stanford University Lands

Since its inception, the County General Plan has been designed around foundational policies that aim to curtail sprawl and carbon emissions by focusing growth within urban, incorporated areas and urban parts of the unincorporated county, specifically within Urban Service Areas (USAs). To facilitate more cohesive development patterns between incorporated and unincorporated urban areas, the County's General Plan sets forth three important strategies: 1) Promote Eventual Annexation, 2) Ensure Conformity of Development with Cities' General Plans, and 3) Provide Services as Efficiently and Equitably as Possible. These strategies guide County policy in urban unincorporated areas, which are presumed to eventually require annexation. The major exception to this is the Stanford University academic campus, which the County, the City of Palo Alto, and Stanford University agreed in 1985 would remain unincorporated.

Following from these strategies are a series of general land use management policies (see General Plan Book B, *Urban Unincorporated Area Issues and Policies*, U-LM 5 through 10) that require the County to only accept an application for new residential development on a parcel eligible for annexation if the applicable city has stated that annexation has been considered and denied, and require major development applications to conform with city General Plan designations and accompanying standards and policies. In effect, these policies have resulted in the County conferring long-range land use planning for these areas to the applicable city, by following the city's lead for urban unincorporated areas and seeking conformance with city planning wherever possible.

Given the 2023-2031 RHNA target of 3,125 units for unincorporated areas, and specifically the ABAG methodology that includes unincorporated USAs in the analysis used to assign units to the County, the County must plan for housing in unincorporated USAs to accomplish the RHNA assignment and avoid conflicts with existing land use policies.

To plan for and facilitate major residential development in unincorporated USAs, the County was required to amend the above-mentioned General Plan policies. As a result of the amendments, the General Plan no longer requires multi-family and mixed used development in the Housing Opportunity Sites combining district to be in conformance with the city's long-range land use planning for

selected sites, and the County Zoning Ordinance has been updated to restrict development on the County's sites inventory (including Stanford University Lands) to multi-family residential and limited mixed uses. This rezoning program, completed in December 2023, conforms with the provisions of California Government Code Section 65583.2 subdivision (c) and removes constraints to the development of such parcels. Section 3.75.040 of the County Zoning Ordinance now provides housing opportunity sites with the option to pursue a streamlined project review and approval by way of a Planning Clearance, which conforms with the definition of "use by right" in California Government Code Section 65583.2 subdivision (i). Section 5.20.240 of the County Zoning Ordinance defines Planning Clearance as "a ministerial, nondiscretionary process for uses that require adherence to the Zoning Ordinance but for which no discretionary permit is required." To qualify for such processing, projects must meet objective eligibility criteria, including conditions and requirements for minimum levels of affordability. Minimum affordability requirements were included to both meet the County's RHNA and promote housing mobility. While most major transit lines in the County (BART, CalTrain, Valley Transportation Authority (VTA) light rail) stop within incorporated cities, a small number are within or adjacent to unincorporated parcels. Through its housing inventory for the Sixth Cycle Housing Element Update and related rezoning the County has increased the allowable development for unincorporated parcels adjacent to the Palo Alto CalTrain station and the Hostetter VTA light rail station to encourage denser housing development near these transit hubs, built at all levels of affordability, and is committed to further supporting housing adjacent to transit (Program 2.07). The rezoning program will also allow for greater residential development along major bus routes in unincorporated pockets of San José and at the former Pleasant Hills Golf Course.

While the County's Zoning Ordinance was amended and compliant with State law in December 2024, in October 2024, the County adopted clarifying text edits to the Zoning Ordinance Chapter 3.75 to respond to HCD's comments.

As such, any future development on these sites would be required to comply with the combining district. If the developer proposes a specified number of affordable units, then the project will be reviewed and processed with a streamlined, nondiscretionary permit, as required under California housing law. If the application does not include the percentage of affordable units specified in the zoning ordinance to qualify for the streamlined, nondiscretionary permit, then a discretionary review of either Architecture and Site Approval (ASA) or a Use Permit is required, which can take 2 to 6 months. Although the discretionary review process is longer, it still allows for development to take place within the planning period.

All development standards applicable to the Housing Opportunity Sites are objective and were designed to ensure high-quality and equitable housing, and to provide basic amenities to all residences, while avoiding any subjective findings that may impose potential constraints on the project. All "-os" development standards may be modified pursuant to a development agreement approved by the County Board of Supervisors. Details can be found in Section 2.06f of this Housing Element and in Zoning Ordinance Chapter 3.75.

Of the sites selected for inclusion in this sixth cycle planning period analysis, only the Stanford University *Escondido Village* site is both considered non-vacant and was previously selected as a housing site (in the fourth cycle planning period). The two other Stanford sites *(Quarry Arboretum* and *Quarry El Camino*) were previously identified in the fourth and fifth cycles and were not developed during the fourth or fifth cycles.

Development on Stanford lands within the three locations identified in the Housing Sites Inventory follow the same process as other sites rezoned with the "-os" combining district. Should Stanford wish to, it may apply for the streamlined, nondiscretionary Planning Clearance, provided the application conforms with the objective standards established in the County's updated Zoning Ordinance, as amended in December 2023 and November 2024. Stanford University may also pursue a discretionary review process through ASA (a separate Use Permit for structures on Stanford lands is not required because the existing zoning and existing General Use Permit allow for a variety of housing types and other uses pertinent to a large academic institution across the majority of the academic campus). While academic building space on campus is limited based on a General Use Permit, the County does not place any limitations on the amount of housing units or square footage of housing that Stanford may construct, whether within the three housing inventory sites or elsewhere on the academic campus.

Stanford University will determine the timing of any application submittal based on an assessment of housing needs at that time; however, the Stanford Community Plan (updated in 2023) is clear in its requirements for Stanford to provide adequate housing to students, educators, staff, and other workers, commensurate with the University's plans for expansion. Streamlined, nondiscretionary permits could be issued in as few as 30 days after the application is submitted, while projects requiring an ASA could take up to 6 months for approval.

The County holds monthly meetings with representatives of Stanford University and will use these in part to discuss any constraints or barriers Stanford University encounters when developing housing on these three sites. If these constraints or barriers persist, the County will explore options to remove them as part of the mid-cycle review process.

If an applicant chooses to develop housing on one of the County's inventory sites (including Stanford) through the *discretionary approach*, the process will typically include the following steps:

1. Submittal of application materials.
2. Staff's review of submitted materials (typically within 30 days).
3. A review letter issued by staff either requesting more information or deeming the application complete.
4. When the application is deemed complete, the application is scheduled for a public hearing before either the County Zoning Administrator for ASA permits, or the Planning Commission for Use Permits.
5. Once the Zoning Administrator or Planning Commission approves the application, the developer must wait an additional 15 days until the appeal period is completed. If an appeal is received, the appeal will be heard by either the Planning Commission (ASA permits) or Board of Supervisors (Use Permits).
6. If no appeal is received, the developer may submit their building permits for construction.
7. County staff will then review each building permit and provide comment on deficient areas or issue the permits.
8. Following issuance of the permits, County staff will conduct applicable inspections throughout the construction until the development is formally completed and ready for occupancy.

If an applicant chooses to develop housing on one of the County's inventory sites (including Stanford) through the

***streamlined approach*, the process would typically include the following steps:**

1. Submittal of application materials.
2. Staff review of submitted materials (typically within 30 days).
3. A review letter issued by staff either requesting more information or deeming the application complete.
4. When the application is deemed complete, the developer may proceed directly to submit their building permits for construction.
5. County staff will then review each building permit and provide comment on deficient areas or issue the permits.
6. Following issuance of the permits, County staff will conduct applicable inspections throughout construction until the development is formally completed and ready for occupancy.

The County is committed to conducting a mid-cycle review of the Housing Element (refer to Program 2.26). Given that Stanford lands have been assigned a significant portion of the County's projected development to meet its RHNA requirements, the County will pay particular attention to Stanford's development applications in the mid-cycle review. Should it become evident that Stanford will not produce the number of units that the County has projected before the end of the sixth cycle, the County will pursue additional strategies, which may include selecting additional sites and removing any additional barriers to housing development.

Table 4.36: Planning for Housing Development in Unincorporated USAs and Stanford University Lands

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated USAs in Santa Clara County, within or adjacent to highest resource opportunity areas.	Department of Planning and Development	General Fund
PROGRAM OBJECTIVES		

• In December 2023, the County reviewed and amended: (1) the relevant strategies, policies, and implementation provisions of the County General Plan; (2) the relevant Zoning Ordinance provisions that implement these General Plan policies; and (3) the applicable zoning and land use designations for sites within urban USAs that have been identified for housing development to meet the County's obligation under RHNA during a housing planning cycle pursuant to California Government Code Section 65583.2 subdivision (c).
• In November 2024, the County adopted clarifying amendments to the relevant Zoning Ordinance provisions pursuant to California Government Code Section 65583.2 subdivision (c).
• Throughout the planning period, the County will meet monthly with representatives of Stanford University and explore options to overcome constraints and barriers to housing development.
• The County estimates receiving an application for housing on the Stanford sites that qualifies for the streamlined, ministerial process, by June 2026, in which case the following projected schedule may apply, in accordance with the Permit Streamlining Act and Assembly Bill 2234:
  ○ By July 2026 (30-day review), staff review of submitted materials and issuance of complete letter/incomplete letter.
  ○ By September 2026 (60-day resubmittal), receive resubmittal from applicant addressing County comments.		

- By October 2026 (30-day review), deem application complete and issue conditions of approval.
- By November 2026, submit plan check application for building permit review.
- By December 2026, issue building permits.

- By December 2025, and annually thereafter, the County will monitor the production of new housing units, evaluating the trend of development and levels of affordability in relation to the realistic capacity of sites analyzed and overall RHNA obligation for the planning period.
  - The Zoning Ordinance allows for the number of units which satisfies the County's assigned RHNA (3,125 units) in or adjacent to highest resource opportunity areas. In addition, the County has gone above and beyond the assigned RHNA by analyzing additional units (6,566 units) through its certified EIR and the County's Zoning Ordinance allows for housing projects to be approved up to a total of 6,566 units (210% of the RHNA) above the County's RHNA through a ministerial process. Refer to Table 2.18 in Chapter 2 for a breakdown of number of units by income type. Additionally, the County's RHNA requires 828 very low-income units and 477 low-income units to promote housing mobility and the County has gone above this by requiring in its Zoning Ordinance a minimum 1,075 very low-income units and 622 low-income units in or adjacent to highest resource opportunity areas.
- By January 2026, the County commits to reaching out to landowners in the designated housing sites, located in or adjacent to the highest resource opportunity areas, if housing projects have not been submitted to encourage participation in the ministerial review process.
- If the County does not receive an application from Stanford by June 2026, the County will work with Stanford to facilitate the submittal of a housing development application. The County would pursue additional actions, including but not limited to, the selection of additional housing sites on Stanford Campus, rezoning, and/or permit processing improvements. See Program 2.26 (Mid-Cycle Review).
- By January 2027, the County will adopt any necessary changes to policies or ordinances that remove unreasonable constraints or barriers to housing development on sites listed in the Housing Inventory for the sixth cycle, pursuant to pursuant to California Government Code Section 65583.2 subdivision (c). See Program 2.26 (Mid-Cycle Review).

POLICIES AND IMPLEMENTATION

- HG1-8: Until a city annexes the unincorporated islands within its USA, the County will plan for housing development in these areas, as necessary to address Housing Element law during a planning cycle and Regional Housing Needs Allocations (RHNA).
- HG1(i) E: Amend General Plan and Zoning Ordinance to Plan for Housing in Unincorporated USAs

CONTRIBUTING FACTORS

- Availability of affordable units in a range of sizes
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Land use and zoning laws
- Location and type of affordable housing
- Location and type of affordable housing
- Loss of affordable housing

Program 2.03 – In-Lieu Fee Program for State Density Bonus and Affordable Housing

One way the County is increasing housing mobility is by encouraging the use of density bonuses and requiring affordable housing to be included in multi-family projects. On October 3, 2020, the County adopted a Countywide Inclusionary Housing Ordinance for residential development of three units or more within the unincorporated lands of Santa Clara County. Any project subject to the inclusionary requirement can avail itself of existing density bonus provisions in Section 4.20.030 of the County's Zoning Ordinance (amended in 2020), consistent with the State density bonus requirements (California Government Code Section 65915, *et. seq.),* if eligible. Eligible projects can request a density bonus, waivers, or reductions in development standards that would physically prevent the project from being built, and incentives and concessions related to reduced development standards for parking, height, and setback requirements. As the County inclusionary requirement is set at 16%, it is likely that many projects providing inclusionary units on sites pursuant to the requirements of the Inclusionary Housing Ordinance could be eligible for density bonuses and related incentives.

The County has not yet processed any projects of this type. The County's Zoning Ordinance will be updated to include density bonus provisions, as needed.

Table 4.37: In-Lieu Fee Program for State Density Bonus and Affordable Housing

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated USAs in Santa Clara County, targeting areas of high median income, or highest resource opportunity areas, and the County's identified housing opportunity sites.	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• The County will continue to comply with density bonus laws if and when an application is presented. The County will ensure developers of three or more units will deed restrict one sixth of all units for affordability or collect in-lieu fees to be used to support affordable housing efforts. • By December 2027, the County aims to permit 2 housing projects from its housing opportunity sites in the highest resource opportunity areas.		
POLICIES AND IMPLEMENTATION		
• HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints and provide new opportunities to fund the construction of affordable housing. • HG4(i) B: Inclusionary Housing Fee Program for Affordable Housing project types.		
CONTRIBUTING FACTORS		
• Location and type of affordable housing • Land use and zoning laws		

- Lack of affordable, accessible housing in a range of unit sizes
- Availability of affordable units in a range of sizes

Program 2.04 – Assess Farmworker Housing Needs and Collaborate with Other Jurisdictions

In 2020, as an implementation measure of the Santa Clara Valley Agricultural Plan, the County adopted Zoning Ordinance amendments to streamline the planning approval process for agricultural employee housing. In furtherance of this effort, there are two components of this program.

First, the County will collaborate with other jurisdictions in the region to both: (a) share best practices from the County's streamlining efforts thus far, and (b) grow the collective understanding of challenges facing farmworkers in the region and the capacity to address those challenges. With support and partnership of ABAG, this work began in 2022 and is expected to continue through 2025.

Second, the County has found that additional work, beyond streamlined planning approval, is required to facilitate the development of agricultural employee housing and better meet the housing needs of farmworkers. Therefore, the County will conduct a comprehensive Farmworker Housing Needs Assessment.

The Housing Element currently relies upon data from Federal, State, and regional sources. Local data on farmworker housing is either imperfectly aligned with data needs or exists only in anecdotal form. A more thorough and localized Farmworker Housing Needs Assessment will provide the County with a deeper understanding of the number of farmworkers that are present in the county and at what time of year; an understanding of the types and conditions of housing in which they live based on how they self-report this information; and an improved ability to address farmworker housing needs by creating affordable housing options.

In 2018, the Department conducted extensive public outreach and analysis on this topic through the development of the Santa Clara Valley Agricultural Plan. This effort included distributing farmworker housing needs surveys to farm industry and farmworker community representatives and evaluating related studies associated with nearby counties. This effort was not, however, a comprehensive Farmworker Housing Needs Assessment.

Farmworkers are considered a special needs population as they are challenged with finding affordable housing in and near their places of employment. This program will directly benefit this population.

This program will be closely coordinated with Program 2.04 and associated programs, including an Agricultural Worker Housing Workplan (Program 4.02) that the Board of Supervisors directed the preparation of at its meeting on August 29, 2023.

Lastly, on an annual basis, the County will identify new opportunities for facilitating the development of farmworker housing, for example in partnership with nonprofit developers (among others); see Program 1.29 for additional objectives related to funding resources and assistance with the production of housing.

Table 4.38: Assess Farmworker Housing Needs and Collaborate with Other Jurisdictions

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated USAs in Santa Clara County	Department of Planning and Development	General Fund

PROGRAM OBJECTIVES

- By December 2024, the County will work begin working annually with ABAG and other jurisdictions in the region to share best practices and build capacity to address farmworker housing needs.
- By December 2025, the County will complete a comprehensive Farmworker Housing Needs Assessment.
- By December 2026, the County will pursue ordinance and policy amendments, as appropriate, to address farmworker housing needs.
- Throughout the planning period, the County will coordinate efforts to address farmworker housing needs across departments, including but not limited to the following related program objectives:
    - Program 1.01 – *Supportive Housing Development Fund Notice of Funding Availability*: pursue approval of funding for new development proposals involving farmworker housing.
    - Program 1.05 – *Mortgage Credit Certificate (MCC) Program*: prioritize remaining MCCs for agricultural workers.
    - Program 1.07 – *County-Led Housing Development*: pursue approval of new farmworker housing within County-led development.
    - Program 1.29 – *Farmworker Affordable Homeownership and Farmworker Housing Pilot Program*: issue a total of 10 loans to farmworker households by 2031.
    - Program 2.01 – *Housing Suitability and Prioritization Tool for County-Owned Properties*: pursue approval of new farmworker housing on County-owned properties.
    - Program 2.14 – *Expanded Streamlining of Agricultural Employee Housing*: pursue Zoning Ordinance amendments to further streamline the production of agricultural employee housing.
    - Program 4.02 – *Agricultural Worker Housing Workplan*: develop a comprehensive approach to addressing farmworker housing needs in the county.
- Ongoing: the County will partner with developers to assist with farmworker housing site identification, work with growers to identify strategies, and periodically meet with developers and the agriculture industry to identify the constraints and solutions to development of farmworker housing, focusing these efforts to areas that have access to transit, medical services, and education opportunities.
- Ongoing: On an annual basis, the County will review the progress of this program, assessing the coordination across departments, outreach programs and policy changes.

POLICIES AND IMPLEMENTATION

- HG8-1: Facilitate agricultural employee housing by improving the permitting process.
- HG8(i) A: Convene other jurisdictions for capacity-building and conduct a farmworker housing needs assessment.

CONTRIBUTING FACTORS

- Location and type of affordable housing
- Land use and zoning laws
- Lack of access to opportunity due to high housing costs

- Lack of local or regional cooperation
- Location of employers

Program 2.05 – Rent Price Monitoring Program

At every Annual Housing Element Progress Report update, staff conducts research on the respective rental rates for various types of units throughout the unincorporated county compared to nearby jurisdictions. Rental rates continue to rise for the unincorporated county, as well as the region. The data presented each year serves to monitor existing conditions and bring awareness to the costs of housing in our community. Through the Annual Housing Element Progress Report, the Board will be presented with data on rent prices by reporting, evaluating, and considering actions necessary to address significant changes in rental rates. DPD will continue to monitor rent prices countywide and in unincorporated county pockets. DPD will also track and present rent data that can act as indicators of the presence of rent escalation in urban unincorporated pockets associated with the City of San José's Urban Villages planning process.

Table 4.39: Rent Price Monitoring Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• Annually, the department will provide to the Board of Supervisors in its Annual Housing Element Progress Report updates on rent prices and to consider actions necessary to address significant changes in rental rates.		
POLICIES AND IMPLEMENTATION		
• HG9-1: The conservation and rehabilitation of the existing housing supply shall be encouraged and facilitated. • HG9(i) A: Maintain ongoing programs for monitoring the physical condition of neighborhoods to assist in guiding rehabilitation program efforts, scheduling infrastructure maintenance activities, and to provide accurate information for Federal and State programs. Expand monitoring component to include rent price information.		

Program 2.06 – Streamline ADU Processing

Since the 2014 Housing Element update, zoning regulations have been revised pursuant to State law to permit conforming ADUs and JADUs as a matter of right, reducing the regulatory burden on property owners, promoting housing mobility, and streamlining the approval process in terms of both cost and time.

As part of the ADU ordinance, the County was one of the first jurisdictions to explicitly allow movable tiny homes as a housing type

in all zoning districts, without a discretionary approval, in 2020 (Ordinance NS-1200.371). Since the implementation of the current ADU ordinance, 104 permits for ADUs and JADUs have been issued by the County.

The County will continue to consider additional minor modifications to certain standards for ADUS and JADUs to provide greater flexibility and facilitate additional units as part of routine Zoning Ordinance review, and in accordance with any future amendments necessitated by state law. The County's current ADU and JADU ordinance defers to Government Code Sections 65852.2 and 65852.22, as those laws may be amended from time to time. While the County may choose to further update the ADU provisions of the Zoning Ordinance, the County considers both sections to be compliant because they explicitly defer to the California Government Code if any provisions conflict with the local ordinance code.

Staff will also evaluate the use of pre-approved plans for ADU applications to streamline the development, and provide a menu of incentive options to the Board of Supervisors to consider adopting.

The County permitted a range of 56 to 88 ADUs in the past three years (2021-2023). The County targets to permit at least 88 ADUs annually throughout the 6th cycle by promoting and streamlining ADU development.

Table 4.40: Streamline ADU Processing

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide. targeting areas of high median income or highest resource opportunity areas, and the Loyola area (RCAA)	Department of Planning and Development	General Fund

PROGRAM OBJECTIVES

- By December 2024, update and modify development standards in the County Zoning Ordinance for ADUs, JADUs, and subdivisions related to SB9, to ensure development standards are objective, aligned with current state law, and reported to the State Department of Housing and Community Development.
- By December 2024, the County will complete pre-approved building plans for ADUs and on an ongoing basis (at least annually) provide education and promotion by proactively marketing the pre-approved ADU plans.
- Ongoing: the County will monitor ADUs to track approval timelines and levels of affordability.
- By December 2025, the County will pursue options to incentivize ADU construction, including but not limited to modifying development standards and seeking funding for ADU development.
- By June 2026, the County will pursue Zoning Ordinance amendments to incentivize the construction of ADUs.
- By December 2026, the County will review ADU construction rates. Should the number of units lag expectations of 88 ADUs per year, the County will pursue adopting incentives that will encourage additional ADU construction, such as grants offered by the state for the construction of ADUs. Of the 88 ADU permitted per year, the County aims to permit 10% in the Loyola RCAA (9 units).

POLICIES AND IMPLEMENTATION
• HG4-2: Review and reduce, where appropriate, regulations and processing procedures regarding the development of ADUs, JADUs and SB9 Units. • HG4(i) C: Monitor and modify development standards as needed, including the trends of ADU, JADU and SB-9 development, to ensure development standards are objective, and up to date with current State law and reported to the State Department of Housing and Community Development annually.
CONTRIBUTING FACTORS
• Location and type of affordable housing • Land use and zoning laws • Availability of affordable units in a range of sizes • Lack of access to opportunity due to high housing costs • Loss of affordable housing

Program 2.07 – Housing Adjacent to Transit

One of the County's policies is to strongly support increasing the proximity of housing to transit. One tool is by working with local transit authorities such as, the Santa Clara Valley Transportation Authority (VTA) to locate housing within one-quarter mile walking distance of a transit station or stop to allow greater housing mobility and provide connectivity to services (such as, schools, grocery stores, parks, etc.). Another policy is prioritizing construction of active transportation infrastructure (sidewalks, bicycle lanes, trails, etc.), and other amenities within existing unincorporated neighborhoods, illustrating how major arteries and thoroughfares can be retrofitted, redesigned, and planned to promote shared access for bus ways, bicycling, multi-level mixed uses, and pedestrian improvements. While most major transit lines in the County (BART, CalTrain, VTA) light rail) stop within incorporated cities, a small number are within or adjacent to unincorporated parcels. Those areas with access to services have been rezoned for multi-family and mixed-use residential development through the Sixth Cycle Housing Element Update and related rezoning to encourage denser housing development near these transit hubs, built at all levels of affordability (refer to Program 2.02).

Table 4.41: Housing Adjacent to Transit

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide, targeting areas of high median income or highest resource opportunity areas, specifically the Hostetter housing inventory site.	Department of Planning and Development	N/A

PROGRAM OBJECTIVES
• With an initial meeting by December 2024, meeting annually to coordinate with HCD and VTA in support of utilizing Senate Bill 791, to facilitate the development of surplus agency-owned land into housing. • With an initial meeting by December 2024, meeting annually to coordinate with cities and VTA to support streetscaping and similar policies. • December 2026, complete stakeholder mapping and coordination • August 2027, complete early community engagement • January 2028, complete developer selection • July 2029, complete entitlement, and financing • August 2031, complete construction and operation • By December 2027, aim to permit 325 very low-income units and 187 low-income units on the Hostetter housing inventory site.
POLICIES AND IMPLEMENTATION
• HG1-7: Work with local transit authority(ies) to locate housing within one-quarter mile walking distance of a transit station or stop to provide connectivity to services (such as, schools, grocery stores, parks, etc.). Prioritize constructing active transportation infrastructure (sidewalks, bicycle lanes, trails etc.), and other amenities within existing unincorporated neighborhoods. • HG1(i) D: Continue consideration of publicly owned lands suitable as sites for the construction of extremely low-income housing and develop a priority of County-owned sites suitable for housing development.
CONTRIBUTING FACTORS
• Availability of affordable units in a range of sizes • Lack of access to opportunity due to high housing costs • Location and type of affordable housing • Land use and zoning laws • Lack of public investments in specific neighborhoods, including services or amenities

Program 2.08 – Santa Clara County Association of Planning Officials

The County and cities are encouraged to explore every feasible opportunity to assist developers in building more affordable housing projects. By working collectively with neighborhood residents, the private sector, and community organizations to promote a diverse housing supply, the County and cities can capitalize on all the ideas, expertise, and untapped resources.

The County will regularly attend and support the Santa Clara County Association of Planning Officials (SCCAPO), which is a monthly meeting of planning officials from each jurisdiction in the county, where planning issues of common relevancy are discussed. SCCAPO is also a forum where regional entities, such as ABAG, may address local jurisdictions.

Table 4.42: Santa Clara County Association of Planning Officials

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
Through SCCAPO, establish ongoing workplans to expand intergovernmental process to achieve local and regional housing targets.		
POLICIES AND IMPLEMENTATION		
• HG2-1: The County and the cities should work cooperatively to ensure that there is a balanced housing supply sufficient to achieve countywide economic, social, and environmental objectives. Further opportunities for inter-agency, intergovernmental, interregional, and public/private cooperation should be sought and encouraged. • HG2-2: Intergovernmental and public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing that meets changing demographic needs in Santa Clara County. • HG2(i) B: Establish and expand intergovernmental processes to more effectively define and achieve local and regional housing objectives. • HG2(i) C: Continue to support cross-agency integration of housing services within the County Departments through internal agency agreements. • HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing. • HG4(i) A: Identify and utilize a forum for sharing of best practices for removing governmental and nongovernmental constraints to housing development		
CONTRIBUTING FACTORS		
• Displacement of residents due to economic pressures • Lending discrimination • Private discrimination		

Program 2.09 – Digital Tracking System for ADUs, JADUs & SB9 Units Promoting Housing Mobility

With the increase in development of various housing options, such as ADUs, JADUs, and SB9 development, ongoing tracking and monitoring is needed to not only address any opportunities to streamline housing but to also understand and report development activity. The County obtained a new online permit system, Accella, during the last Housing Element reporting period and is continuously working to improve its usability and tracking features. Once the system can automatically populate housing data and building permits submitted for certain housing types, the County will be able to streamline reports and better monitor progress and patterns of development throughout unincorporated county.

Table 4.43: Digital Tracking System for ADUs, JADUs & SB9 Units Promoting Housing Mobility

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By June 2025, DPD will continue to work on refining the digital tracking system. • January 2026, DPD anticipates posting housing data online via the public portal.		
POLICIES AND IMPLEMENTATION		
• HG4-2: Review and reduce, where appropriate, regulations and processing procedures regarding the development of ADU, JADU, and SB9 Units. • HG4(i) C: Monitor and modify development standards as needed, including the trends of ADU, JADU, and SB-9 development, to ensure development standards are objective and up-to-date with current State law and reported to the State Department of Housing and Community Development annually.		

Program 2.10 – Joint Urban Development Policies

In the aftermath of the "annexation wars" in the 1960s, the cities, the County, and Local Agency Formation Commission (LAFCO) developed and implemented a system for urban growth management that has been in place since the early 1970s. These policies are the foundational growth management strategies guiding long-term land use for the urban areas and the rural unincorporated areas outside the USAs.

Table 4.44: Joint Urban Development Policies

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	County, Cities
PROGRAM OBJECTIVES		
Continue to engage with LAFCO on ongoing land use growth policies and principles.		
POLICIES AND IMPLEMENTATION		
• HG1-1: Planning for the supply and diversity of housing types in urbanized areas of the County shall include consideration for both current and projected employment, household income needs, and a variety of housing type. • HG1(i) A: Maintain and, where necessary, strengthen County and cities' joint land use policies and agreements that direct urban development to areas within city urban service areas. • HG9-3: The inventory of land zoned and suitable for residential development shall be maintained.		

• HG9(i) B: Maintain existing County and cities' joint land use policies and agreements that direct urban development to areas within city USAs and preserve rural areas for rural development.
CONTRIBUTING FACTORS
• Lack of local or regional cooperation

Program 2.11 – Update Zoning Ordinance for Re-use of Non-Residential Buildings to Residential

The underutilization of non-residential buildings can provide an opportunity to meet the dire need for housing by creating opportunities for adaptive reuse of non-residential buildings where single-family residential uses are allowed in the County Zoning Ordinance. Converting a non-residential structure to a residential use can come with challenges including setback requirements, height limitations, and parking requirements to comply with residential development standards. To address some of these challenges, the County must update its Zoning Ordinance to allow adaptive reuse of non-residential buildings to a single-family residence without creating unnecessary hurdles while establishing secure and safe housing that meets single-family residential development standards.

The Zoning Ordinance amendment would be in line with existing anti-displacement efforts and may include incentives to encourage adaptive reuse for special needs populations, including persons with disabilities, large households, or female-headed households.

Table 4.45: Update Zoning Ordinance for Re-use of Non-Residential Buildings to Residential

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By late 2027, initiate engagement with local development community to solicit barriers they may face in development. • By mid-2028, create recommendations for a Zoning Ordinance amendment. • Approved changes anticipated to be in effect in Winter of 2028.		
POLICIES AND IMPLEMENTATION		
• HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints and provide new opportunities to fund the construction of affordable housing. • HG4(i) D: Create opportunities for adaptive reuse of non-residential buildings where Single-Family residential uses are allowed in the County Zoning Ordinance. The County will remove barriers related to development standards, such as, providing exceptions to setbacks, building heights, and parking requirements, when a non-residential building is converted to a single-family residence.		

CONTRIBUTING FACTORS
• Land use and zoning laws • Location of accessible housing • Regulatory barriers to providing housing and supportive services for persons with disabilities • State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings • Availability of affordable units in a range of sizes; Lack of access to opportunity due to high housing costs • Location and type of affordable housing; Loss of affordable housing

Program 2.12 – Monitor R/ECAP and Burdened Households Areas

Racially and ethnically concentrated areas of poverty (R/ECAPs) have become a policy focus for the U.S. Department of Housing and Urban Development (HUD). R/ECAPs are neighborhoods where residents are mostly people of color with lower incomes. State statute requires the Housing Element's Assessment of Fair Housing to analyze R/ECAPs as well as racially concentrated areas of affluence (RCAAs).

Residents in neighborhoods with concentrated poverty tend to be secluded from resources and programs that could otherwise assist them. Additionally, research shows that children living in neighborhoods with concentrated poverty have higher risks for adverse health outcomes, lower educational attainment, poor employment, and lower lifetime earnings.[1]

By monitoring areas of concentrated poverty, the County can better assist in ensuring inclusion in housing development and ensures equal access to amenities, such as parks, grocery stores, quality schools, and employment centers.

Table 4.46: Monitor R/ECAP and Burdened Households Areas

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By June 2024, the County collected necessary data to assess R/ECAP and burdened household areas and assess opportunities for improvement.		

[1] City of Anderson, Fair Housing Assessment, https://www.cityofanderson.com/DocumentCenter/View/3897/Section-C---RE--CAP-Area-Analysis, accessed 12/3/2022.

• On an annual basis, the County will continue to monitor R/ECAPs and burdened household areas and opportunities will be identified and available for the public and housing agencies to use, including through implementation of Program 2.29 – Place-Based Planning and Neighborhood Improvements.
POLICIES AND IMPLEMENTATION
• HG5-5: Monitor and increase access to services and other opportunities for residents of historically disinvested low-income communities (R/ECAP and Burdened Households) across unincorporated county. • HG5-6: Support cities in improving opportunities within neighborhoods and areas identified as R/ECAPs and/or neighborhoods with a majority of burdened households. • HG5(i) D: Continue to support organizations active in ensuring the rights of all persons to obtain and retain housing. • HG5(i) F: Monitor R/ECAP and communities with Burdened Households to identify areas of improvements that will increase access to amenities and resources, such as, but not limited to, transit, parks, groceries, and health facilities.
CONTRIBUTING FACTORS
• Lack of public investment in specific neighborhoods, including services or amenities

Program 2.13 – Universal Design in Housing Development

Universal design is also referred to as barrier-free design and focuses on making a house safe and accessible for everyone, regardless of age, physical ability, or stature. Universal design in housing ensures a house is accessible for the users and their family and friends. It promotes safety to avoid injury and the ability to live independently despite any mobility changes throughout a lifetime.

Table 4.47: Universal Design in Housing Development

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• Take active steps to ensure compliance with accessibility design standards as required by the California Building Code, ADA Requirements, and Uniform Federal Accessibility Standards (UFAS). • Continue research on inclusion of universal design principles in accordance with State and Federal fair housing laws. • First quarter 2027, begin formulating options for universal design in new housing development and continue public review process. • By Winter 2027, complete applicable ordinance updates for improved accessible universal design principles.		
POLICIES AND IMPLEMENTATION		
• HG6-4: Incorporate universal design principles into existing residential building standards. • HG6(i) B: Develop and implement policies and ordinances that create housing that is adaptable to the needs of physically, developmentally, and emotionally challenged persons.		

CONTRIBUTING FACTORS
• Lack of assistance for housing accessibility modifications • State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings

Program 2.14 – Expanded Streamlining of Agricultural Employee Housing

Streamlined planning approval processes for agricultural employee housing in the unincorporated county were adopted in 2020. The approved Zoning Ordinance amendments include provisions for a variety of forms of agricultural employee housing, namely *Small-Scale Permanent, Large-Scale Permanent, Seasonal,* and *Temporary Agricultural Residences.* All four forms of agricultural employee housing are now subject to a streamlined planning approval process and available to property owners in all four rural base districts in the unincorporated county.

During the development and implementation of this effort, the County identified opportunities for further streamlining of the regulatory requirements and permitting process for agricultural employee housing, particularly those aspects outside of the planning-specific review of development applications – for example, environmental health, fire safety, and road access. The County will continue to monitor the new processes and present appropriate amendments to further streamline and facilitate the development of these much-needed forms of housing. On an annual basis, the County will identify new opportunities for facilitating the development of farmworker housing, for example in partnership with nonprofit developers.

The County's current Agricultural Employee Housing provisions comply with Health and Safety Code sections 17021.5, 17021.6, and 17021.8.

This program will be closely coordinated with Program 2.04 and associated programs, the latter of which is an Agricultural Worker Housing Workplan that the Board of Supervisors directed the preparation of at its meeting on August 29, 2023.

Table 4.48: Expanded Streamlining of Agricultural Employee Housing

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By June 2025, solicit feedback from development application review agencies, the development community, the public, and the agricultural community on opportunities for improvement. • By December 2026, the County will pursue Zoning Ordinance amendments to further streamline the production of agricultural employee housing. • On an annual basis, the County will identify new opportunities for facilitating the development of farmworker housing, for example in partnership with nonprofit developers (among others).		

POLICIES AND IMPLEMENTATION
• HG8-1: Facilitate agricultural employee housing by improving the permitting process. • HG8(i) B: Identify and pursue additional opportunities to support the development of agricultural employee housing.

CONTRIBUTING FACTORS
• Availability of affordable units in a range of sizes • Location and type of affordable housing • Land use and zoning laws • Lack of access to opportunity due to high housing costs • Loss of affordable housing

Program 2.15 - Adoption of "Reach" Codes

Every three years, the State of California adopts new Building Standards Code contained within Title 24 of the California Code of Regulations. Each city and county may adopt new building codes that exceed the state requirements, commonly known as "Reach" codes. These codes can require or encourage such improvements as electrification of buildings and additional electric vehicle (EV) infrastructure.

On December 7, 2021, the Board of Supervisors approved an ordinance that requires all new construction in unincorporated county areas to use electricity (not natural gas) for water heating, space heating, cooking, clothes drying, indoor and outdoor fireplaces, and decorative appliances. The ordinance, through electrification of new buildings and expansion of electric vehicle (EV) infrastructure, will support increased EV usage and accomplish the follow goals:

- Reduce greenhouse gas emissions,
- Improve indoor air quality and safety, and;
- Meet California Energy Commission (CEC) new construction cost-effectiveness requirements.

Table 4.49: Adoption of "Reach" Codes

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
The County will continue to implement the ordinance in the next Housing Element cycle.		

POLICIES AND IMPLEMENTATION
• HG10-1: Promote energy, water efficiency, and electrification in new residential buildings to reduce energy costs, conserve water, provide quality and resilient housing, improve safety, comfort, and reduce greenhouse gas emissions. • HG10(i) A: Adopt new energy efficiency, electrification, water conservation, and building performance standards for existing and new buildings.

Program 2.16 - Expand Home Repair and Modifications to Include ADA Upgrades

For aging adults, housing preferences vary greatly depending on their needs and changing physical abilities. According to a report issued by the U.S. Census Bureau,[2] as people age and experience the onset of physical decline, areas of their home may become unsafe or difficult to navigate. Many adults are faced with the choice of either relocating to be closer to family or friends or deciding to age in their own homes within their existing neighborhood. Migration studies of older adults have indicated that they are less likely to change their residence and instead stay in their own homes. As such, there is a need to upgrade or repair homes to better support residents' changing needs.

Table 4.50: Expand Home Repair and Modifications to Include ADA Upgrades

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By October 2025, complete background and technical studies to form the basis of a County-wide program or policy to aid in the improvement and modification of homes for seniors. • By December 2025, conduct public outreach on potential programs or policies. • By 2026, if feasible, introduce draft policy and/or ordinance for consideration. • By 2027, implementation and public outreach.		
POLICIES AND IMPLEMENTATION		
• HG6-4: Incorporate universal design principles into existing residential building standards. • HG6(i) C: Maintain existing programs to provide "Housing for All Ages," including housing for multigenerational households.		
CONTRIBUTING FACTORS		
• State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings		

[2] Domestic Migration of Older Americans 2015-2019, prepared by Peter J. Mateyka and Wan He, Issued September 2022, accessed 12/2/22 https://www.census.gov/content/dam/Census/library/publications/2022/demo/p23-218.pdf

Program 2.17 - Training and Support to Homeowners Aging in Place

Staying in your home as you grow older is referred to as "aging in place" and it is an increasingly popular desire of older Americans. Multiple benefits are associated with aging in place, including the comfort of home, family and friends nearby, proximity to familiar networks, and social engagement in one's community. Although there is a cost associated with modifying a home to accommodate a person's changing needs, this cost is typically less than that of a home care setting. Identifying barriers of opportunities to support aging in place can help ensure, to the extent possible, that people are able to age in place and are not displaced.

Table 4.51: Training and Support to Homeowners Aging in Place

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• Engage with organizations focused on aging and housing program and policies. • Assess whether there are any feasible updates to our existing codes and ordinances that will better support homeowners wishing to age in place by early 2026. • By 2027, begin to involve stakeholders with possible updates. • By early 2028, adopt any applicable updates.		
POLICIES AND IMPLEMENTATION		
• HG6-3: Expand the Home Repair and Modification program to include the retrofit of existing housing units to become ADA compliant. • HG6(i) C: Maintain existing programs to provide "Housing for All Ages," including housing for multigenerational households.		
CONTRIBUTING FACTORS		
• State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings • Displacement of residents due to economic pressures • Lending discrimination • Private discrimination • Source of income discrimination		

Program 2.18 – Facilitate State Permit Streamlining Laws

The State continues to adopt permit streamlining laws with the goal of increasing housing production and mobility, for example SB 35, SB 330, SB 9, and the State Density Bonus law. In order for applicants to clearly understand the requirements of each of these processes, the County will prepare and publicly post checklists, standards, eligibility requirements, fees, and the review process for each type of streamlined application. This will allow applicants to proceed with confidence that if an application meets the requirements, they can expect it to be approved, and at what cost to them.

Table 4.52: Facilitate State Permit Streamlining Laws

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By December 2025, technical analysis and policy document preparation. • By December 2025, publication of (at minimum) 1 new or revised checklist per application type, and associated information.		
POLICIES AND IMPLEMENTATION		
• HG1-8: Until a city annexes the unincorporated islands within its USA, the County will plan for housing development in these areas, as necessary to address Housing Element law during a planning cycle and Regional Housing Needs Allocations (RHNA). • HG1(i) E: Amend General Plan and Zoning Ordinance to Plan for Housing in Unincorporated USAs. • HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing. • HG4(i) C: Monitor and modify development standards as needed, including the trends of ADU, JADU, and SB 9 development, to ensure development standards are objective, up to date with current State law, and reported to the State Department of Housing and Community Development annually.		

Program 2.19 – Streamline Multi-Family Housing Development

Currently, the County requires multi-family housing, where it is allowed, to go through an Architecture & Site Approval (ASA) process, which includes discretionary reviews and a public hearing. While designed to provide maximum community input and allow decision-makers flexibility in deciding what development standards will apply to a particular project, in practice, these subjective and non-mandatory guidelines and standards create uncertainty, which in turn can deter applicants from seeking to develop multi-family housing, with or without affordable units, in the unincorporated county.

Currently, applications for an ASA require review by the County's subject matter experts who provide recommendations and proposed conditions of approval to the Zoning Administrator, who makes an

approval decision at a public hearing. The main basis for the decision is the County's ASA guidelines, adopted by the County's Planning Commission in 1981.

The ASA Guidelines include subjective requirements, such as "excellence of design," a "pleasing sense of scale," and colors, materials, and designs that blend with the surrounding area "or positive trends." Plantings should "enhance the architectural quality of the proposed buildings."

To support meeting the County's Sixth Cycle RHNA requirements, the County will create a Housing Opportunity Sites zoning designation comprised of the parcels listed in the housing sites inventory. This new zoning designation will not require eligible multi-family development proposals to go through the ASA process. These applications will instead go through a ministerial Planning Clearance process which will focus only on adherence to established codes, such as the California Building Code, the County's Water Efficiency Ordinance, and the County's Inclusionary Housing Ordinance, and other objective standards designed to incorporate desirable characteristics while providing minimal barriers to development.

By January 2027, the County will seek to replace the ASA process for multi-family housing with the Planning Clearance in all districts that allow multi-family housing. Expanding this approach to properties not listed on the housing sites inventory will take additional time to go through the public review and ordinance approval process.

The County is currently in the process of revising all checklists for development applications in order to provide additional clarity to applicants. As part of this process, the County will create written procedures and checklists for all multi-family and mixed-use residential development and post these procedures and requirements to the County's website. This will include streamlined application types required by various state laws. While Senate Bill 35 does not currently apply to the County, it may in the future, therefore these procedures and checklists will include this application type, as well as Senate Bill 330 and other state-required streamlined permit applications.

Table 4.53: Streamline Multi-Family Housing Development

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By July 2024, post application procedures and checklists of required items on the County website. • By January 2028, develop a ministerial application process for all multi-family housing.		
POLICIES AND IMPLEMENTATION		
• HG1-8: Until a city annexes the unincorporated islands within its USA, the County will plan for housing development in these areas, as necessary to address Housing Element law during a planning cycle and Regional Housing Needs Allocations (RHNA). • HG1(i) E: Amend General Plan and Zoning Ordinance to Plan for Housing in Unincorporated USAs.		

- HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing.
- HG4(i) C: Monitor and modify development standards as needed, including the trends of ADU, JADU, and SB 9 development, to ensure development standards are objective, up to date with current State law, and reported to the State Department of Housing and Community Development annually.
- HG4(i) D: Create opportunities for adaptive reuse of non-residential buildings where single-family residential uses are allowed in the County Zoning Ordinance. The County will remove barriers related to development standards, such as providing exceptions to setbacks, building heights, and parking requirements, when a non-residential building is converted to a single-family residence.

CONTRIBUTING FACTORS

- Land use and zoning laws

Program 2.20 – Tracking and Ongoing Compliance with State Housing Laws

The State continues to adopt legislation that promotes the development of a variety of housing types, including ADUs, transitional housing, group homes, and single room occupancy (SRO) units. It is the County's intent to proactively track state housing laws and maintain County ordinance codes, policies, and other regulations to ensure ongoing compliance with state housing laws and seek ways to facilitate housing mobility. Where any provisions of County regulations conflict with state law, then those provisions shall be void and state law shall apply, and moreover, the County will work to revise the implicated regulations as appropriate.

The County adopted local Senate Bill 9 ordinances to facilitate urban lot splits and development of second primary residences on qualifying single-family zoned parcels in 2023 (NS-1200.383, NS-1203.128). To date, the County has received over 50 applications which avail themselves of Senate Bill 9.

To ensure the County's regulations are consistently in conformance with state law, the County will track and review state legislation and bring forward code amendments on an annual basis to address discrepancies or inconsistencies. Throughout this process, the County will collaborate with HCD to bring current codes into compliance, as needed.

The County is aware of recent legislation that will require the County to review and in some cases make amendments to the County Zoning Ordinance, particularly regarding the following topics:

- Transitional and supportive housing, to comply with Government Code Section 65583(c)(3);
- Permanent supportive housing, to comply with Government Code Section 65651;
- Low Barrier Navigation Centers, to comply with Government Code Sections 65660-65661;
- Single Room Occupancy (SRO) units;
- Group homes of seven or more; and
- Emergency Shelters, to comply with Government Code Section 65583(a)(4).

For example, the County will be amending its Zoning Ordinance and related development standards for SRO units, Group Homes for seven or more residents, and Emergency Shelters. Such amendments will:

- Encourage and facilitate SRO units in the appropriate zones where residential uses are allowed (e.g., multi-family, commercial, mixed-use, etc.) and consider allowing conversion of nonresidential development to SRO Units;
- Allow Group Homes for seven or more residents (referred to as Community Care–Expanded in the County Zoning Ordinance) in all zones that have similar residential uses, with objective standards and permit processes that are equivalent to similar residential uses;
- Revise the definition of Emergency Shelters in the Zoning Ordinance to include expansion for "interim interventions" (e.g., counseling, resources, etc.), and conduct an analysis to ensure there is a sufficient amount of area zoned to allow emergency shelters to meet the demand in the unincorporated county pursuant to Assembly Bill 2339 (2022);
- Permit large-scale Emergency Shelter projects without discretionary action in one or more zones that allow residential uses, with appropriate standards to encourage the development, ensuring access to transit and services, and with sufficient overall capacity for the assessed need; and
- Ensure County compliance with all other requirements emerging from State Housing Laws.

The County's current Agricultural Employee Housing provisions comply with Health and Safety Code sections 17021.5, 17021.6, and 17021.8.

The County's current Accessory Dwelling Unit (ADU) and Junior ADU ordinance provisions defer to Government Code Sections 65852.2 and 65852.22, and the County's Urban Primary Unit (aka Senate Bill 9) ordinance defers to Government Code Sections 65852.2, 65852.21, and 65852.22, as those laws may be amended from time to time. While the County may choose to further update the ADU and Senate Bill 9 provisions of the Zoning Ordinance, the County considers both sections to be compliant because they explicitly defer to the California Government Code if any provisions conflict with the local ordinance code.

As noted in the table below, the County will review its current ordinance codes and determine what amendments are needed by December 2024, make such necessary amendments by December 2026, and review new legislation on an annual basis.

Table 4.54: Tracking and Ongoing Compliance with State Housing Laws

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide, targeting areas of high median income or highest resource opportunity areas.	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By December 2024, the County will review its codes and regulations against recent state laws and identify areas that require updating. • By December 2025, the County will adopt revisions to County codes and regulations necessary to comply with recent state laws, including but not limited to Government Code sections 65583(a)(4), 65583(c)(3), 65651, 65660-65661, 65852.2, 65852.21, and 65852.22. • By the end of each year thereafter, the County will continue to track and review its codes and regulations and identify areas that may require updates.		

POLICIES AND IMPLEMENTATION
• HG4-2: Review and reduce, where appropriate, regulations and processing procedures regarding the development of ADUs, JADUs, and SB9 Units. • HG4(i) C: Monitor and modify development standards as needed, including the trends of ADU, JADU, and SB 9 development, to ensure development standards are objective, up to date with current State law, and reported to the State Department of Housing and Community Development annually.

Program 2.21 – Streamlined Rehabilitation and Replacement

Due to the County's policy for the past 50 years to encourage cities to annex unincorporated lands where multi-family development is proposed, there are currently a limited number of multi-family buildings of four or more units in the unincorporated county. The County has identified 97 such developments, of which only 12 have 10 or more units and only 2 have 20 or more units. These relatively larger developments are located on the Stanford University Campus, the rural unincorporated area of San Martin, and in the Cambrian Park, Fruitdale, Burbank, Parkmoor, and Alum Rock neighborhoods of San José. They were established between 1917 and 1998. Smaller multi-family buildings (less than 10 units) were primarily constructed in the 1950s, when the County experienced a housing and population boom following World War 2. Out of these 97 developments, 94 were constructed prior to 1970.

The County has identified 179 two- and three-unit residential buildings within the unincorporated county, not including ADUs. No such units have been constructed since 2016, and only two new buildings and one rehabilitated building have been constructed since 2000. Some 158 buildings are at least 50 years old, 73 are at least 75 years old, and 30 are at least 100 years old. Many of these units were built prior the County requiring building permits (1947), or prior to current zoning requirements, leaving many in a legal nonconforming status. This status provides a serious disincentive to any property owner seeking to renovate or rebuild these older units, as significant work may require compliance with the existing zoning standards.

The County additionally has two condominium developments in the unincorporated county; Fairway Gardens constructed in 1972, which consists of 20 duet homes and one single-family residence, and Holmes Estates constructed in 1982, which consists of 19 attached and semi-detached homes. Both developments are located in the East Foothills area of San José.

The overwhelming majority of units in the unincorporated area are single-family dwellings. None of these units are considered below market rate, although some have developed accessory dwelling units (ADUs) or Junior ADUs that could be rented out at differing levels of affordability. The County has identified 17,737 single-family homes and 52 duet homes in the unincorporated county. These residences range in age from the Victorian era to newly constructed. 12,301 of these single-family residences (69.1%) were constructed more than 50 years ago, with only 715 of such units undergoing a major rehabilitation. See Chapter 2, section 2.04d for further analysis and discussion.

In most cases, single-family residences can be rehabilitated or replaced through existing streamlined processes without any planning entitlements or other County-imposed requirements prior to building permit application. However, some sites are eligible for an administrative annexation into a neighboring city (when located in an urban service area and adjacent to or within 300 feet via a public right-of-way to a city). Other single-family residences require

building site approval (BSA) to be replaced, or when rehabilitation is significant in scope and considered a "rebuild." More about the BSA process is detailed in Chapter 2, section 2.06e.

Beginning in 2025, the County will review options to allow rehabilitation or replacement of aging multi-family units without compromising their legal nonconforming status. In 2026, the County will develop ordinance or policy updates to help streamline such rehabilitation and replacement of older multi-family units. The County will also consider opportunities to preserve the affordability of existing units, whether required or naturally occurring. This may include partnering with community development corporations to acquire, rehabilitate, and preserve the affordability of units.

The County works with Rebuilding Together Silicon Valley to promote critical home repairs in a successful program that has provided support to 430 property owners of very low-, low-, or moderate-income, from 2015 to 2022 (refer to Program 1.31). Such aid totals over $1.4 million over this period. The County will continue this partnership and seek out opportunities to work with other community-based organizations to facilitate rehabilitation of existing units (refer to Program 1.32).

Lastly, the County will assess the housing stock and conditions of agricultural worker housing and explore related opportunities to streamline rehabilitation and replacement of such units, as appropriate (refer to Program 2.04 and associated programs).

Table 4.55: Streamlined Rehabilitation and Replacement

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By December 2025, the County will review options to allow for the rehabilitation or replacement of older multi-family units without losing legal nonconforming status. • By December 2026, the County will pursue ordinance or policy amendments to streamline such rehabilitation or replacement, with a specific focus on addressing agricultural employee housing needs. • By December 2031, the County's quantified objective for rehabilitation of affordable units, most likely to be multi-family, is 380 units; the County's quantified objective for rehabilitation of above moderate-income units, most likely to be single family residences, is 667 units. • Ongoing: the County will seek out opportunities to work with community development corporations and other community-based organizations to rehabilitate and preserve existing housing.		
POLICIES AND IMPLEMENTATION		
• HG9-1: The conservation and rehabilitation of the existing housing supply shall be encouraged and facilitated. • HG9(i) A: Maintain ongoing programs for monitoring the physical condition of neighborhoods to assist in guiding rehabilitation program efforts, scheduling infrastructure maintenance activities, and to provide accurate information for Federal and State programs. Expand monitoring component to include rent price information.		
CONTRIBUTING FACTORS		

- Land use and zoning laws
- Deteriorated and abandoned properties

Program 2.22 – Objective Standards for Multi-Family Housing
Currently, the County relies on subjective development standards when considering Use Permits, Architecture & Site Approvals, and Design Review. Therefore, it is currently difficult for a developer seeking to build multi-family housing to know what development and design criteria are necessary to include for their project to be approved. To increase certainty, the County will develop objective development standards for all multi-family housing.

The County is committed to removing barriers to multi-family and mixed-use residential development on the sites identified in the housing sites inventory in the short-term, and more broadly in the long-term.

The County is considering requirements for sites listed in the housing sites inventory, both on the Stanford University campus and within the San José urban service area, but the County will also pursue extending objective standards to all other multi-family housing projects. This will include a review of parking standards for multi-family developments, including requirements for guest/short-term parking intended for drop-off/delivery and a sliding scale of parking requirements for varying unit types (i.e., different standards for studios, one-bedrooms, two-bedrooms, etc.).

Creating such standards will also better align the County with new state housing laws that require ministerial approval under certain circumstances, where only objective standards may be applied. These standards may be neighborhood-specific, tiered based on the number of units, or general enough to apply to all project types. The County intends to limit these standards to those that will not create prohibitive costs or other impediments to development of multi-family housing.

Table 4.56: Objective Standards for Multi-Family Housing

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By June 2024, the County will complete a study of potential objective standards for multi-family housing projects on the Stanford University campus. • By June 2025, the County will present objective standards for multi-family housing projects on the Stanford University campus to the Board of Supervisors for adoption. • By December 2025, the County will complete a study of potential objective standards for multi-family housing projects on housing opportunity sites in the San José urban service area and consider adoption of these standards. • By December 2025, the County will complete a study of potential objective standards for all multi-family housing projects and consider adoption of these standards.		

- By December 2026, the County will pursue Zoning Ordinance amendments to reduce governmental constraints in the development of multi-family housing.

POLICIES AND IMPLEMENTATION

- HG1-8: Until a city annexes the unincorporated islands within its USA, the County will plan for housing development in these areas, as necessary to address Housing Element law during a planning cycle and Regional Housing Needs Allocations (RHNA).
- HG1(i) E: Amend General Plan and Zoning Ordinance to Plan for Housing in Unincorporated USAs.
- HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing.
- HG4(i) C: Monitor and modify development standards as needed, including the trends of ADU, JADU, and SB 9 development, to ensure development standards are objective, up to date with current State law, and reported to the State Department of Housing and Community Development annually.

CONTRIBUTING FACTORS

- Land use and zoning laws
- Availability of affordable units in a range of sizes
- Lack of access to opportunity due to high housing costs
- Location and type of affordable housing
- Loss of affordable housing

Program 2.23 – Tracking Housing Conditions

The County currently tracks building, grading, and zoning violations; however, the County's database does not easily allow for identification of violation types beyond those three broad categories. In 2024, the County will add a subcategory that allows for violations related to housing conditions to be easily identified and tracked. This will allow greater clarity in reporting, and allow County staff to better connect those impacted by housing-related violations with the appropriate resources.

The County will add a housing-related subcategory to violation records in the County's database by December 2024, track such violations during the following year, and by December 2025 create a webpage to connect those impacted by housing-related violations to the appropriate public resources, including the ability to report substandard housing conditions online and anonymously.

Following the Farmworker Housing Needs Assessment (Program 2.04), and one year of tracking reports of housing-related violations, the County will assess the need for a broad housing conditions survey and seek partners and resources to conduct such a survey, as appropriate.

Table 4.57: Tracking Housing Conditions

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
• By December 2025, the County will add a housing-related subcategory to violation records in the County's database. • By December 2026, the County will create a webpage to connect those impacted by housing-related violations to the appropriate public resources, including the ability to report substandard housing conditions. • By December 2026, the County will assess the need for a broad housing conditions survey and seek partners and resources to conduct such a survey, as appropriate.		
POLICIES AND IMPLEMENTATION		
• HG5-1: The County shall continue its work to enforce laws and foster policies and programs aimed towards preventing discrimination against people of protected status under Federal and State law. • HG5-5: Identify and increase access to services and other opportunities for residents of historically disinvested low-income communities (R/ECAPs and Burdened Households) across unincorporated county. • HG5(i) F: Identify R/ECAP and communities with Burdened Households and identify areas of improvement that will increase access to amenities and resources such as (but not limited to) transit, parks, fresh groceries, and health improvement facilities.		

Program 2.24 – Apply for Prohousing Designation

The State has created a Prohousing Designation Program that HCD can bestow on jurisdictions that meet certain criteria demonstrating an overall commitment to proactively helping the State meet its goal of building two million new housing units. Jurisdictions with such a designation will be eligible to receive funds to facilitate housing production. Once the County adopts a certified Housing Element, it will begin work toward submitting an application to HCD for the Prohousing Designation. To qualify for the program, additional policy or ordinance changes may be required, and the County will consider implementing changes that will increase the likelihood of earning entry to the program.

Table 4.58: Apply for Prohousing Designation

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development, Office of Supportive Housing	N/A

PROGRAM OBJECTIVES
• By December 2025, the County will review all existing policies in relation to the Prohousing Designation criteria. • By December 2026, the County will consider changes to existing polices and ordinances to better align with the program and submit an application.
POLICIES AND IMPLEMENTATION
• HG2-3: Housing resources should be combined, and their use coordinated, among County Departments. • HG2(i) B: Establish and expand intergovernmental processes to more effectively define and achieve local and regional housing objectives. • HG2(i) C: Continue to support cross-agency integration of housing services within the County Departments through internal agency agreements.
CONTRIBUTING FACTORS
• Lack of access to opportunity due to high housing costs • Location and type of affordable housing

Program 2.25 – Incentivize Lot Consolidation

The unincorporated areas within the City of San José's urban service area have a historic land use pattern of small parcels that are less than 0.5 acres in size. Within these urban pockets, approximately 96 percent of parcels are less than 0.5 acre and 87 percent are less than 0.3 acres in size. The average parcel size in these areas is 0.35 acres and the median parcel size is 0.18 acres. In built-out communities such as Burbank, Fruitdale, and Alum Rock, parcels that allow mixed-use zoning can be incentivized to develop lower-income housing. However, most vacant and nonvacant parcels within these neighborhoods are relatively small legal lots under 0.5 acres. The County is aware that multi-family housing, especially projects including affordability-restricted units, are less likely to be built on lots smaller than 0.5 acres. Therefore, the County will aim to facilitate the consolidation of these smaller lots when possible.

To facilitate lot consolidation, the County currently allows for neighboring lots to be consolidated through a voluntary merger of contiguous parcels for a nominal fee. The County will implement a technical assistance program to educate property owners and facilitate their voluntary lot merger. To further incentivize multi-family development, the County will adopt strategies to encourage the consolidation of smaller lots in areas suitable for such development. Lot consolidation strategies may include increased densities, additional process streamlining for projects that include affordable housing units, the reduction of development standards, and deferral or reduction of fees, both of which are already minimal in the unincorporated county. Once these new strategies have been implemented, the County will conduct annual outreach to owners of adjacent small lots to encourage that they take advantage of a voluntary lot merger.

The County has a history of completing lot consolidations, usually when property owners own multiple full or partial lots that are not large enough to develop a single-family residential project. Once adopted, the County will advertise lot consolidation incentives to existing property owners and prospective mixed-use and affordable housing developers.

Table 4.59: Incentivize Lot Consolidation

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A

PROGRAM OBJECTIVES
• By June 2025, the County will publish a technical assistance brochure on the County's website. • By December 2025, the County will research policy and ordinance changes to encourage and streamline lot consolidation. • By December 2026, the County will pursue the necessary code amendments to encourage and streamline lot consolidation, based on the outcome of the previous year's research. • In 2027, and each year thereafter, the County will conduct property-owner outreach to facilitate small-lot consolidation.
POLICIES AND IMPLEMENTATION
• HG1-8: Until a city annexes the unincorporated islands within its USA, the County will plan for housing development in these areas, as necessary to address Housing Element law during a planning cycle and Regional Housing Needs Allocations (RHNA). • HG1(i) E: Amend General Plan and Zoning Ordinance to Plan for Housing in Unincorporated USAs. • HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing. • HG4(i) D: Create opportunities for adaptive reuse of non-residential buildings where single-family residential uses are allowed in the County Zoning Ordinance. The County will remove barriers related to development standards, such as providing exceptions to setbacks, building heights, and parking requirements, when a non-residential building is converted to a single-family residence.
CONTRIBUTING FACTORS
• Availability of affordable units in a range of sizes • Lack of access to opportunity due to high housing costs • Lack of affordable, accessible housing in a range of unit sizes • Land use and zoning laws • Location and type of affordable housing

Program 2.26 – Mid-Cycle Review

To ensure the County meets its sixth cycle RHNA obligations, the County will complete a mid-cycle review by December of 2026. This program will include a review of permits issued in unincorporated areas, units transferred as the result of annexation, and a forecast for the remainder of the sixth cycle. The mid-cycle review will determine whether the County is on track to meet its RHNA obligations by the end of the cycle. Depending on the outcome of such review, the

County will evaluate opportunities to expand the sites inventory and to incentivize additional housing development through County rezoning and other programs. This program will focus on additional ways to remove barriers to the production of housing at the affordability levels shown to be most needed. As the result of the mid-cycle review, the County will take additional actions as needed to meet the County's RHNA obligations by the end of the sixth cycle, which may include:

- Selection of additional sites in unincorporated areas appropriate for housing development affordable to households with a range of incomes.
- Selection of additional sites in unincorporated areas appropriate for County-led housing affordable development.
- Removal of barriers to the production of housing at the affordability levels shown to be most needed, for example, by rezoning, streamlining CEQA and permit processing, and removal or reduction of any remaining fees or subjective requirements.

Table 4.60: Mid-Cycle Review

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A

PROGRAM OBJECTIVES

- By December 2026, complete review of permits issued in unincorporated areas, units transferred as the result of annexation, and a forecast for the remainder of the sixth cycle.
- By December 2027, should the mid-cycle review indicate that the County is not on track to meet its RHNA obligations, additional actions (listed below and above) will be taken. Additional actions include:
    - Selection of additional sites in unincorporated areas appropriate for housing development affordable to households with a range of incomes.
    - Selection of additional sites in unincorporated areas appropriate for County-led housing affordable development.
    - Removal of barriers to the production of housing at the affordability levels shown to be most needed, for example, by rezoning, streamlining CEQA and permit processing, and removal or reduction of any remaining fees or subjective requirements.

POLICIES AND IMPLEMENTATION

- HG1-1 through HG1-8, HG4-1, HG4-2, & HG4-3, HG4(i) A, HG4(i) D, HG1(i) D

CONTRIBUTING FACTORS

- Lack of local or regional cooperation
- Availability of affordable units in a range of sizes
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in a range of unit sizes
- Land use and zoning laws
- Location and type of affordable housing

Program 2.27 – Replacement Housing Policy

To prevent a reduction in housing units available in unincorporated areas, and to ensure compliance with the State Density Bonus Law, the County will establish a replacement housing policy consistent with Gov. Code § 65583.2 (g)(3), by December 2026. In brief, such policy will require that the development of any sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, include replacement units at the same or lower income level.

Table 4.61: Replacement Housing Policy

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
By December 2025, the County will establish a policy with replacement housing requirements in compliance with Gov. Code § 65583.2 (g)(3).		
POLICIES AND IMPLEMENTATION		
• HG1-3: Focus the County's limited housing production resources on special needs populations, farmworkers, and extremely low-income households. • HG1-6: Ensure housing development projects within unincorporated Urban Service Areas contain an equitable mix of housing typology and housing options for different household income levels. • HG1(i) B: Encourage public support of city efforts to create a balanced housing supply, which includes housing affordable to special needs, farmworkers, and extremely low-income households. • HG6(i) E: Support implementation of housing-related policies in the county. • HG9-1: The conservation and rehabilitation of the existing housing supply shall be encouraged and facilitated. • HG9-2: Publicly assisted housing rehabilitation efforts should not have the effect of reducing the available supply of housing for extremely low-income households. • HG9(i) A: Maintain ongoing programs for monitoring the physical condition of neighborhoods to assist in guiding rehabilitation program efforts, scheduling infrastructure maintenance activities, and to provide accurate information for Federal and State programs. Expand monitoring component to include rent price information.		
CONTRIBUTING FACTORS		
• Availability of affordable units in a range of sizes • Lack of access to opportunity due to high housing costs • Location and type of affordable housing • Loss of affordable housing		

Program 2.28 – Reasonable Accommodation Policy

To ensure the County is removing barriers that may prevent or make it more challenging for people with disabilities to develop housing, the Department of Planning and Development allows applicants to seek a reasonable accommodation, as determined by the County's Zoning Administrator. The criteria and factors considered by the Zoning Administrator in processing a reasonable accommodation request are:

- Existing, applicable policies or regulations,
- Availability of solutions not requiring an exception or modification of standards,
- How the request directly relates to the needs of the owner/occupant with disabilities, and
- The exact nature of the exception or modification proposed.

Prior to December 2024, the County will review and amend the findings required to grant a reasonable accommodation such that only the following three questions are being considered:

- Is the request for a person with a disability?
- Does the request fundamentally alter or invert the zoning and land use?
- Is there a financial/administrative burden?

Table 4.62: Reasonable Accommodation Policy

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
By December 2024, the County will review and amend its policies and procedures for reasonable accommodations.		
POLICIES AND IMPLEMENTATION		
• HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing. • HG4(i) E: Ensure access for all by reviewing application requirements and design requirements, globally or through an accommodation process.		
CONTRIBUTING FACTORS		
• Inaccessible government facilities or services		

Program 2.29 – Place-Based Planning and Neighborhood Improvements

The County dissolved its Department of Public Works in 1974 and now relies on several different departments to conduct capital improvement projects, including the Department of Roads and Airports, Department of Parks and Recreation (County Parks), the Department of Facilities and Fleet, and the Office of Sustainability. Additionally, the County coordinates capital improvement projects with special districts such as the 2-3 Sanitary District, Burbank Sanitary District, and the Santa Clara Valley Transit Authority.

Through the implementation of this program, the Department of Planning and Development will serve as a facilitator and liaison, meeting annually with internal and external stakeholders to track and explore further opportunities for place-based planning and neighborhood improvements in unincorporated areas of the county that have been historically underserved. In most cases, the County's place-based investments are overseen by other entities and require outside approval; the Department of Planning and Development's role is primarily to coordinate and facilitate such efforts.

The County will continue to invest in and implement place-based measures for community revitalization and equitable quality of life throughout the county, with a focus on unincorporated areas that have higher concentrations of affordable housing or lower income households. Such areas include: the unincorporated San José neighborhoods of Alum Rock, East Foothills, Burbank, Fruitdale, and Fairgrounds, Stanford University Campus, and the rural South County communities of San Martin and unincorporated Gilroy.

The County's approach to place-based measures will generally consist of three components: Outreach, Planning, and Investment.

Outreach: The County will utilize a variety of methods to ensure transparency, access, and meaningful input from the most impacted segments of the community. Outreach will be used to frame and help direct the County's place-based efforts and prioritize unincorporated community planning and investment.

Planning: The County will pursue planning activities in targeted unincorporated communities and coordinate with adjacent jurisdictions and relevant planning entities, as appropriate. Planning will be comprehensive and address a variety of elements, such as land use, circulation, safety (including evacuation routes), environmental justice, community facilities and resources, and open space and recreation.

Investment: The County will continue to invest in and implement capital improvement projects that aim to revitalize unincorporated neighborhoods and communities in targeted areas. Investments include a variety of neighborhood improvements and community development based on outreach and planning, such as transit, community meeting facilities, recreation opportunities, parks, public art, community programming, streetscapes, accessibility, safe routes to school, and active transportation. Examples of currently planned public improvements and place-based strategies include:

- The County is working to facilitate the development of public recreation facilities at the Fairgrounds, which is adjacent to a residential area of incorporated San José with low-income households and qualifies as a R/ECAP.
- County Parks manages 28 regional parks encompassing over 52,000 acres of land, including Penitencia Creek (just over a mile from Alum Rock), Los Gatos Creek County Park (less than a mile from Fruitdale), Coyote Lake Harvey Bear Ranch County Park (less than a mile from San Martin), and Chitactac-Adams Heritage County Park (3 miles from Gilroy and San Martin). County Parks are free to enter on foot or by active transportation (e.g., bicycles, scooters, etc.). There is a $6 daily or $95 annual vehicle entry fee, with reductions for people with disabilities, senior citizens, low-income earners, and active military personnel and their dependents. The Parks Department is currently in design for renovation and expansion of the Valley View Campgrounds at Mount Madonna County Park west of Gilroy, with construction tentatively scheduled to start in 2025. Other approved projects at Mount Madonna County Park that are not in progress include design and construction of a new visitor center, children's adventure play area, and picnic areas near the existing visitor center. A Master Plan Amendment process for Coyote Lake – Harvey Bear Ranch County Park Master Plan has been budgeted and is slated to begin in late 2024 or early 2025, depending on

progress of other current projects. County Parks recently put out to bid a trail construction project for the Coyote Canyon property in unincorporated Morgan Hill/San Martin. Construction will start by mid-2024 and is scheduled to be completed by end of 2024. Once opened, the Coyote Canyon property will be incorporated into Coyote Lake – Harvey Bear Ranch County Park.

- The County Office of Sustainability is in the process of planting 3,000 trees in disadvantaged neighborhoods (as defined by Cal Fire) throughout the county.
- The County Department of Environmental Health has initiated a new Lead Safe Homes Program in 2024. The program will help identify and eliminate hazards posed by lead-based paint in private residential units throughout Santa Clara County. The program provides residents with no or low-cost lead paint inspections and abatement services. This program will aim to provide services equitably across the county, ensuring the highest risk and highest need groups are prioritized for services, including areas that have higher concentration of affordable housing and lower-income households. The program will accomplish this by working with community leaders and stakeholders throughout underserved areas of the county to ensure barriers to entry are minimized and community input is obtained throughout the planning, implementation, and evaluation process. The program is currently in the planning phase and will begin a pilot phase at a limited number of properties in early 2025, followed by countywide implementation during the second half of 2025.
- As a result of the recently adopted update to the Stanford Community Plan, Stanford University is required to plan for housing for all new students and employees related to additional academic and research building development. Sites identified for housing in this Housing Element are already situated close to high-frequency transit stops, jobs on campus, and amenities on campus or in nearby neighborhoods. The County will continue to work with the University to eliminate barriers to housing and other community amenities for low-income students and employees of Stanford.
- With support from the County, the City of San José Libraries operate branches in Alum Rock and Fruitdale with community spaces and robust programming, which will continue.
- With support from the County, the Valley Transit Authority connects Alum Rock to job centers in the downtowns of San José and Mountain View, as well as office parks in northern San José, Milpitas, Santa Clara, and Sunnyvale, and event spaces such as Levi Stadium and SAP Center, through its light rail service since 2004, and through a bus rapid transit (BRT) line since 2017. The opening of the Milpitas BART station in 2020 (a VTA light rail transfer point) has further connected Alum Rock to locations throughout the Bay Area, and the BART extension into Santa Clara County continues to move forward.

In the first quarter of each calendar year, starting in 2025, the Department of Planning and Development will initiate coordinating meetings with internal and external stakeholders to track outreach, planning, and investment associated with County's various place-based measures. Through these meetings, the County will explore further opportunities for place-based planning and neighborhood improvements in unincorporated areas of the county that have been historically underserved.

Table 4.63: Place-Based Planning and Neighborhood Improvements

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Department of Planning and Development	N/A

PROGRAM OBJECTIVES
• By March of 2025, and each year thereafter, the Department of Planning and Development will initiate annual coordinating meetings to prioritize capital improvement projects and planning in unincorporated areas of the county that have been historically underserved. • As the result of annual coordinating meetings, by July of 2025, and each year thereafter, the Department of Planning and Development will identify further opportunities for place-based planning and neighborhood improvements and present them to the County Board of Supervisors through the Housing, Land Use, Environment, and Transportation Committee. • On an annual basis, County offices which are eligible to receive regional, state, and federal funding will submit applications for funds to support capital improvements, sustainable development, active transportation, and affordable housing. • By July of 2029, the Department of Planning and Development will identify and facilitate at least eight place-based strategies that result in community investment and tangible neighborhood improvements in areas that have higher concentrations of affordable housing or lower-income households.
POLICIES AND IMPLEMENTATION
• HG1-9: Ensure that place-based neighborhood improvements to infrastructure and services are focused on the areas which have been historically underserved. • HG1(i) F: Coordinate improvements and services with other County agencies and Departments. • HG9(i) A: Maintain ongoing programs for monitoring the physical condition of neighborhoods to assist in guiding rehabilitation program efforts, scheduling infrastructure maintenance activities, and to provide accurate information for Federal and State programs. Expand monitoring component to include rent price information.
CONTRIBUTING FACTORS
• Displacement of residents due to economic pressures • Availability of affordable units in a range of sizes • Lack of access to opportunity due to high housing costs • Location and type of affordable housing • Loss of affordable housing

Program 2.30 – Housing Mobility and Opportunities in the RCAA

Santa Clara County is committed to affirmatively furthering fair housing, the County has implemented a number of programs throughout recent years to remove barriers that may make it more challenging for people of all backgrounds and income levels to access or develop housing. These programs incorporate housing mobility strategies that remove barriers to housing in areas of opportunity and strategically enhance access. The following programs include information on the County's efforts for increasing housing mobility:

- Program 2.02 - Planning for Housing Development in Unincorporated USAs and Stanford University Lands
- Program 2.03 – In-Lieu Fee Program for State Density Bonus and Affordable Housing
- Program 2.06 – Streamline ADU Processing
- Program 2.07 – Housing Adjacent to Transit
- Programs 2.01, 2.07, and 4.02 are County-wide policies related to developing housing on County-owned sites
- Programs 1.01-1.06, 1.29, and 1.32 facilitate home ownership and tenant protections
- Programs 1.10, 1.14-1.19, and 4.01 continue efforts focused on housing mobility by creating neighborhoods accessible to a diverse range of residents at all income levels

The County is also committed to removing barriers to facilitate all people having the opportunity to rent or own in neighborhoods where the population is disproportionately white and affluent. The unincorporated areas of the County contain two only two census-designated places identified as racially concentrated areas of affluence (RCAA), the Lexington Hills area and Loyola.

RCAAs exist due to both historical and present-day decisions by private developers and government actions. While race-based discriminatory practices were outlawed though the federal Fair Housing Act of 1968, factors such as restrictive zoning, lack of vacant land, and high land values can continue to create barriers to fair housing. Both Lexington Hills and Loyola have additional constraints to increased housing development. Please refer to Appendix N: Assessment of Fair Housing section X.6 (ii) for a full analysis of the unincorporated County's RCAAs.

Lexington Hills describes a series of small communities located in the Santa Cruz Mountains. Population growth and rising costs of housing in the valley areas of the County have pushed more residents to seek homes in the Lexington Hills area, in addition to those seeking a more remote and rustic lifestyle. However, the area has high fire risk and is in close proximity to the San Andreas Fault. The area also lacks public transportation, sewer service, and, in many cases, piped water. These considerations, which also influence property insurance rates, make the development of housing types that are more affordable to low- and moderate-income households infeasible by necessitating large lot sizes. Doing so would also result in moving more low- and moderate-income people into areas with high risks of devastating wildfires, earthquakes, and landslides caused by geologic and rain events.

Unincorporated RCAAs in Santa Clara County that do not contain census-designated places generally have the same obstacles to creating more inclusive communities as Lexington Hills, and often to an even greater degree.

Loyola, particularly the portions of it east of I-280, is not subject to as significant environmental constraints as Lexington Hills. Notwithstanding, lot sizes within the community tend to be quite large, consistent with historical development patterns dating back to the 1920s and current zoning requirements. The initial development of Loyola as an affluent and all-white community was driven principally by speculative private sector investment, enforced by deed restrictions, rather than County policy, but County policy later reinforced those choices. In 1994, the County adopted a zoning overlay district for the Loyola area at the request of residents, and with the justification of aligning the district with standards found in the neighboring City of Los Altos, to which the County expected the neighborhood would eventually be annexed. These restrictions

added a maximum floor area ratio (FAR) of 35% in most cases, with an absolute floor area cap on larger lots, to the existing larger minimum lot sizes. As tech companies expanded in the west valley area and San Francisco peninsula, Loyola's draw as a wealthy bedroom community has grown, and with it there has been a demographic shift. In 2010, 2,222 of the 3,261 residents identified as White alone (68%), while 757 identified as Asian alone (23%). In 2020, 2,001 of the 3,491 residents (57%) identified as White alone, while 1,109 (32%) identified as Asian alone.

Today, while a 35% floor area ratio restriction exists to more closely align with development restrictions of the neighboring city in anticipation of annexation, the applicable County zoning is not the only barrier to building more racially and socioeconomically inclusive housing in Loyola. The area lacks proximity to job centers, services, and transportation, but perhaps the greatest barrier is the high land costs and the lack of vacant or underutilized parcels. The County will have to be opportunistic and provide a comprehensive approach to overcome those hurdles.

One possible option would be for the County to acquire parcels with single-family homes that may be at the end of their useful life in the future, however this approach would be prohibitively expensive unless there is a drastic change to the real estate market. A more realistic option would entail partnering with religious congregations, like the Antiochian Orthodox Church of the Redeemer, that own land within Loyola.

Prior to December 2025 and December 2029, the County will contact institutional landowners in the Loyola area to gauge interest in allowing affordable housing on their sites to potentially be included in the mid-cycle review or 7th cycle housing element update.

Prior to December 2029, the County will review the County Zoning Ordinance and analyze what amendments might reduce barriers to developing a more diverse community in the Loyola district, including, but not limited to, promoting ADU and Junior ADU development. The Department of Planning and Development will propose a set of amendments to the Board of Supervisors by December 2030.

Table 4.64: Housing Mobility and Opportunities in the RCAA

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Loyola CDP	Department of Planning and Development	N/A
PROGRAM OBJECTIVES		
The County will conduct the following process: • By December 2025, the County will engage with institutional property owners in the Loyola area to encourage affordable housing development on their properties for inclusion in the County's mid-cycle review. • By December 2029, the County will engage with institutional property owners in the Loyola area to encourage affordable housing development on their properties for inclusion in the County's mid-7th cycle housing element update. • By December 2029, the County will review the County Zoning Ordinance and analyze what amendments or other policy changes may increase housing mobility and reduce barriers to developing a more diverse community in the Loyola district and any other applicable RCAAs.		

- By December 2030, the County will pursue Zoning Ordinance amendments and other policy changes, as appropriate, to increase housing mobility and reduce barriers to additional housing development within RCAAs.
- As this program includes references to numerous housing mobility programs, the discrete timing, milestones, metrics/numeric targets and geographic targets are identified in each specific program: 1.01-1.06, 1.10, 1.14-1.19, 1.29, 1.32, 2.01, 2.02, 2.03, 2.06, 2.07, 4.01, and 4.02 throughout Chapter 4.

POLICIES AND IMPLEMENTATION

- HG1-10: Promote access to racially concentrated areas of affluence to a wide range of residents.
- HG1(i) G: Seek opportunities for the County to work with institutional landowners to develop housing affordable to a wide range of income levels and backgrounds.
- HG4-1: The County should continually review its land use and development procedures for opportunities to remove unnecessary constraints to, and provide new opportunities to fund, the construction of affordable housing.
- HG4(i) C: Monitor and modify development standards as needed, including the trends of ADU, JADU, and SB 9 development, to ensure development standards are objective, up to date with current State law, reported to the State Department of Housing and Community Development annually, and remove barriers to housing development.

CONTRIBUTING FACTORS

- Lack of access to opportunity due to high housing costs
- Location and type of affordable housing

4.03c Behavioral Health Services Department

The Behavioral Health Services Department (BHSD) is the public behavioral health system for Santa Clara County. The mission of BHSD is to assist individuals in our community affected by mental illness and serious emotional disturbance to achieve their hopes, dreams, and quality of life goals. To accomplish this, services must be delivered in the least restrictive, non-stigmatizing, most accessible environment within a coordinated system of community and self-care, respectful of a person's family and loved ones, language, culture, ethnicity, gender, and sexual identity.

Program 3.01 - SCC Behavioral Health Services Department Evans Lane Wellness and Recovery Center

The Evans Lane Wellness and Recovery Center is dedicated to serving individual adults who suffer from a mental illness, substance use, and co-occurring disorders who are involved in the criminal justice system. The center is overseen by the BHSD's Forensic, Diversion and Reintegration Division. The program works in collaboration with Santa Clara County Superior Court, Santa Clara County Adult Probation Department, and the California Department of Corrections and Rehabilitation. The program is a community environment based on wellness and recovery. The participants of this program are active community members. This is demonstrated through the community governance meetings, which are facilitated by the participants of the program. In addition, the participants display ownership of their recovery, the program, and the community environment by contributing to a variety of tasks. The program includes both residential and outpatient services. These two distinct programs are featured on one campus. The residential program provides housing, support, and care to the justice-involved population and supports the participants by providing evening and weekend groups and activities. This program is fully implemented, and clients released from federal, state prisons, and local jails access this program on an ongoing basis. In addition, referrals to this program come from our

justice partners. The program served 434 clients between FY21 and FY22 and is ongoing.

Table 4.65: SCC Behavioral Health Services Department Evans Lane Wellness and Recovery Center

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	County Department of Behavioral Health Services	Mental Health Services Act, General Fund and AB109 Funding

PROGRAM OBJECTIVES
• Within the first 30 days of residence, the client will have completed a transition plan for self-sufficiency which will include employment/education and housing. The plan will detail the behaviorally measurable goals that are needed for development to transition from Evans Lane within the 6-month period. The recovery philosophy of "harm reduction" is be applied at Evans Lane.
• Social skills training is aimed at teaching specific skills to clients for getting their interpersonal needs met and for handling common situations involving alcohol, drugs use, and other high-risk behaviors. Group sessions are focused primarily on teaching particular skills that are important for functioning without alcohol and drugs and staying on psychiatric medications.
• Program length for social skill building varies based on the needs of the client and the range of social skills that are being addressed. The fewer the skills taught the shorter the duration. Curricula can include a variety of skills pertinent to the underlying dual-diagnosis issues as well as the skills to live within the Evan Lanes environment.
POLICIES AND IMPLEMENTATION
• HG1-5: Prioritize suitable county-owned underutilized parcels within Cities and Urban Service Areas for affordable, supportive and workforce housing development.
• HG1(i) D: Continue consideration of publicly owned lands suitable for the construction of extremely low-income housing and develop a priority of county-owned sites suitable for housing development.
• HG5-5: Identify and increase access to services and other opportunities for residents of historically disinvested low-income communities (R/ECAPs and Burdened Households) across unincorporated county.
• HG5(i) C: Fair housing services provided shall be respectful of language, culture, and special needs.
• HG6-1: Encourage the development of affordable housing which is suitable for a variety of special needs populations.
• HG6(i) A: Advocate for the expansion of Federal and State programs and funding to assist local government in developing special needs housing not provided through the private market.
• HG6(i) E: Support implementation of housing-related policies in the county.

Program 3.02 – Substance Use Recovery Residences (formerly Department of Alcohol and Drugs Services)

The Behavioral Health Services – Substance Use Treatment Services (SUTS) provides 310 recovery residence beds for eligible clients. While being housed, clients attend substance use treatment service programs. The SUTS recovery residences provide housing for men, women, women with children, and men with children. SUTS recovery residences served 471 clients in FY22 and is ongoing.

Table 4.66: Substance Use Recovery Residences (formerly Department of Alcohol and Drugs Services)

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide	County Department of Behavioral Health Services	County General Fund, AB109
PROGRAM OBJECTIVES		
• Substance Use Treatment Services (SUTS) provides 310 Recovery Residence beds for eligible clients. While being housed, clients attend sub-stance use treatment service programs. The SUTS recovery residences provide housing for men, women, women with children and men with children. • As of Fiscal Year 2021-2022, SUTS Recovery Residences served 471 clients.		
POLICIES AND IMPLEMENTATION		
• HG6-1: Encourage the development of affordable housing which is suitable for a variety of special needs. • HG6(i) B: Develop and implement policies and ordinances that create housing that is adaptable to the needs of physically, developmentally, and emotionally challenged persons.		

4.03d Office of County Executive

Program 4.01 – Dispute Resolution Program

Santa Clara County Office of Mediation and Ombuds Services (OMOS) formerly referred to as DRP has provided mediation services to Santa Clara County residents since 1977, paid for from County funds and provided free of charge to County residents. These services include mediation, conciliation, and coaching services to any and all landlords and tenants within Santa Clara County. OMOS empowers people by facilitating communication and increasing education in conflict resolution principles, thereby providing a model for effective efficient resolution of disputes. OMOS provides specific services tailored to meet the diverse individual needs of those involved in daily disputes or those affected locally by national and global events. By being proactive, OMOS supports a community where individual differences are respected while responsibility for conflict and out comes are encouraged.

OMOS previously considered adopting a sliding scale fee for service but did not adopt a sliding scale due to the cost to administer such a program. Instead, OMOS continues to provide services free to County residents. OMOS has updated its website and partnered with the City of San José Housing Department to reach more vulnerable populations. Mediation services are provided by OMOS via Zoom or in person.

Table 4.67: Dispute Resolution Program

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Countywide, targeting low-income households in in areas of high median income, highest resource opportunity areas, and/or within the Loyola RCAA.	Office of Mediation and Ombuds Services	General Fund
PROGRAM OBJECTIVES		
• The program will continue to expand outreach to high-risk and vulnerable populations and otherwise maintain the program. • The County will commit to prioritizing mediation for at least 10 low-income household per year within households in areas of high median income, highest resource opportunity areas, and/or within the Loyola RCAA.		
POLICIES AND IMPLEMENTATION		
• HG5-3: The rights of tenants and landlords shall be recognized and protected, and opportunities for mediation of disputes shall be provided. • HG5-4: Reduce displacement of low-income household tenants and increase tenant protections prior to evictions proceedings. • HG5(i) E: Maintain tenant/landlord dispute mediation services in all areas of the county.		
CONTRIBUTING FACTORS		
• Displacement of residents due to economic pressures • Loss of affordable housing • Private discrimination		

Program 4.02 – Agricultural Worker Housing Workplan

In 2020, as an implementation measure of the Santa Clara Valley Agricultural Plan, the County adopted Zoning Ordinance amendments to streamline the land use entitlement approval process for agricultural employee housing based on objective development standards and requirements. During the first two years of implementation, only three new units of privately funded housing were developed.

The County Board of Supervisors directed County staff and County Counsel on August 29, 2023, to develop an Agricultural Worker Housing Workplan to be presented to the Board in 90 days, which may consist of the following components:

- *Process, Informational, and Funding Strategies* – Including further research into the housing conditions and needs of agricultural workers, engaging specialists, and establishing a stakeholder committee.
- *Permitting Process Improvements* – Including research and proposals to make the permitting process for agricultural worker housing more understandable and easier to undertake with more parcel-specific information to help developers make better informed business decisions.

- *Strategies Utilizing County Land* – Including exploration of partnerships to develop agricultural worker housing on County-owned land.
- *Legislative and Partnership Strategies* – Including work with the state, other jurisdictions, and agencies to explore funding and policy strategies for developing agricultural worker housing.
- Once the workplan is complete, the County will begin its implementation.

This program will be closely coordinated with Program 2.04 and associated programs.

Table 4.68: Agricultural Worker Housing Workplan

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide. Targeting areas of high median income or highest resource opportunity areas located in Morgan Hill, Gilroy, and the southern boundaries of the City of San Jose.	Office of County Executive	General Fund
PROGRAM OBJECTIVES		
• By December of 2024, finalize a work plan to further promote agricultural worker housing and begin implementation, revising the work plan from time to time, as needed. • Ongoing: On an annual basis, the County will review the progress of this program, assessing the coordination across departments, outreach programs and policy changes. • By December 2027, the County aims to approve 2 agricultural worker housing projects, targeting areas of high median income or highest resource opportunity areas located in Morgan Hill, Gilroy, and the southern boundaries of the City of San Jose.		
POLICIES AND IMPLEMENTATION		
• HG8-1: Facilitate agricultural employee housing by improving the permitting process. • HG8(i) B: Identify and pursue additional opportunities to support the development of agricultural employee housing. • HG8-3: Seek new funding sources to support the construction of farmworker housing. • HG8(i) C: Monitor new State and Federal Funding regarding farmworker rental and homeownership programs and collaborate with housing developers to identify sites suitable for farmworker housing.		
CONTRIBUTING FACTORS		
• Location and type of affordable housing • Lack of access to opportunity due to high housing costs		

Program 4.03 – Coordinated Annexation and RHNA Transfer

Background

For over 50 years, the County has worked cooperatively with the 15 cities in Santa Clara County and LAFCO to facilitate the annexation and efficient use of urban unincorporated islands. According to agreements reached in the early 1970s, all unincorporated territory within urban service areas that are planned for development should eventually be annexed into the adjacent cities, and any land within city limits that is outside of the urban service areas and not planned for development should be detached/de-annexed back to unincorporated areas. These policies are still in effect. (Santa Clara County LAFCO, Island Annexation Policies (Rev. Oct. 14, 2009). Pursuant to state law, many unincorporated properties within the USAs are eligible for streamlined annexation by the cities without LAFCO approval or property owner protest procedures. (Government Code §§ 56375.3, 56757; Santa Clara County LAFCO. Policies Relative to Annexation/Reorganizations for Cities and Special Districts (Jan. 1, 2003).

ABAG assigned the County a 6th cycle RHNA of 3,125 new units, which exceeded the prior cycle's RHNA by 1,028%. This unprecedented increase was largely based on the unincorporated islands in the City of San José's USA (e.g., Pleasant Hills Golf Course site).

During the period of time when the County was developing its Housing Inventory list through to the submittal to HCD of a draft Housing Element update, County and City planning staff were in regular conversation to coordinate the selection of County Housing Element sites that were inside the City's USA.

Continued County Support for Annexation of Unincorporated Islands Within USAs

The County continues to support the annexation of all parcels that are within city USAs regardless of whether they are eligible for the streamlined annexation or require further discretionary review and LAFCO approval.

The County remains committed to encouraging and facilitating city annexation of all unincorporated islands within USAs. In furtherance of this longstanding commitment, upon being notified of a potential development project in an unincorporated island within a city's USA, the County will do the following:

- promptly notify the relevant city of the development proposal; and
- strongly encourage the developer to file a development application with the city and pursue annexation.

If the city or developer does not initiate annexation of the property and the developer files an application with the County, the County does not have the legal authority to refuse to accept or process the application. The law also requires the County to apply its adopted General Plan policies, Zoning Ordinance, and other ordinances and standards to such applications and may not delegate authority or veto power to another public agency[3]. However, the County commits to do the following for all such applications:

[3] Several courts have held that a public agency may not contract away its police power or bind future boards or councils to exercise—or refrain from exercising—its legislative power in a particular way. (*See, e.g., Avco Community Developers, Inc. v. South Coast Regional Com*. (1976) 17 Cal.3d 785, 800; *Tiburon Open Space Committee v. City of Tiburon* (2022) 78 Cal.App.5th 700, 730-33; *County of Ventura v. City of Moorpark* (2018) 24 Cal.App.5th 377; *108 Holdings, Ltd. v. City of Rohnert Park* (2006), 136

- strongly encourage the developer to design the project to conform with city standards and requirements while still meeting all applicable County standards, to the maximum extent feasible;
- provide the city (Director of Planning, Building, and Code Enforcement) with a copy of the application and any related materials within 15 days after the application is submitted;
- convene a joint meeting with the developer and the city within 30 days after the application is submitted to address any questions or concerns about the project including police and fire services, water services, sewer and sanitary, stormwater requirements, trash services, sidewalk and streets, overall transit, and any other applicable improvements and services[4];
- hold joint meetings with the developer and the city at least once every two months while the County is processing the application and as otherwise requested by the city; and
- provide the city with written notice for all significant project events, including but not limited to the following:
    - County completeness/incompleteness letters issued pursuant to the Permit Streamlining Act, Gov. Code § 65920 et seq.;
    - Developer application resubmittals;
    - County determinations regarding what type of environmental review, if any, will be done for the project pursuant to the California Environmental Quality Act (CEQA), Pub. Res. Code § 21000 et seq.;
    - County notices issued pursuant to CEQA (e.g., notice of exemption, notice of preparation for an environmental impact report (EIR), notice to adopt a negative declaration/mitigated declaration, notice of availability of a draft EIR); and
    - Notices of community meetings, public hearings, and other public meetings/forums.

The County anticipates that its RHNA will be reduced during the 2023-2031 planning period, as parcels are annexed into the cities and commensurate RHNA units are transferred between the County and the cities. However, for reasons described above, city annexations can be difficult to predict. In the fifth housing cycle from 2015 to 2022, the City of San José completed 7 annexations from the unincorporated County for a total of 63.5 acres. The most recent large-scale annexations occurred in the fourth housing cycle, 274 acres at Communications Hill in 2014 and two 100-plus acre sites in East San José in 2010.

The County will proactively monitor annexation applications, proactively communicate with LAFCO and the cities, and take any steps appropriate to support and coordinate with the cities and LAFCO for a smooth recordation of any annexations as they occur.

Infrastructure Capacity

Pursuant to Government Code section 65583.2(b)(5), the County Housing Element and accompanying Environmental Impact Report (EIR) describe and analyze the supply of utilities to all sites in the Housing Opportunity sites inventory, including that of the former Pleasant Hills Golf Course site.

Cal.App.4th 186, 195; *Alameda County Land Use Association v. City of Hayward* (1995) 38 Cal.App.4th 1716, 1724.)

[4] Pursuant to Government Code section 65583.2(b)(5), the County Housing Element and accompanying Environmental Impact Report (EIR) describe and analyze the supply of utilities to all sites in the

Housing Opportunity sites inventory, including that of the former Pleasant Hills Golf Course site. Appendix C of the EIR includes a Water Supply Assessment prepared by San José Water Company (SJWC), approved by the SJWC Board, and further analyzed by EIR consultants Environmental Science Associates and West Yost. SJWC would serve all Housing Element sites within the urban service areas of San José. Regarding the Pleasant Hills Golf Course site, the Water Supply Assessment concluded:

The impact of this project is not consequential and SJW has the capacity to serve this project through buildout based on current water supply capacity and Valley Water's proposed water supply projects. After comparing estimated demand associated with this project to water supplies, based on both the SJW and Valley Water Urban Water Management Plans, SJW has determined that the water quantity needed is within normal growth projections and expects for there to be sufficient water available to serve the Project.

Wastewater generated by all Housing Element sites within the City of San José's USA would be treated at the San José-Santa Clara Regional Wastewater Facility (RWF). Based on 2020 data, the RWF was estimated to be at approximately 61 percent of its design capacity, and the City of San José was at about 61 percent of its treatment allocation. (EIR § 4.16.2.)

Other utility services, including electricity, natural gas, telecommunications, and solid waste collection, are readily available at all Housing Element sites within the USA of San José, including the Pleasant Hills Golf Course site.

The County Housing Element and accompanying EIR therefore determine, based on substantial evidence, that there is ample infrastructure capacity to support the development of all Housing Element sites, including the Pleasant Hills Golf Course site, within the range of units analyzed. However, project level CEQA analysis may still be required of the proposed project.

RHNA Transfer

If the County approves a project application and issues the building permits for a site before annexation occurs, the County would still receive the RHNA credit for the housing units. If not, upon annexation by a city, the County would have a 90-day window under state law to reach agreement with the City to transfer a portion of the County's RHNA obligation to the City (Gov. Code § 65584.07(d)). If the County and City cannot reach an agreement, ABAG would decide the number of units that should be transferred to the City's RHNA allocation. State law does not provide any guidance to ABAG for making this determination.

In 2024, the City of San José and County have held multiple meetings and began negotiations to come to an agreement on a framework for future RHNA transfers that will guide the role and set expectations of both jurisdictions in future RHNA transfers.

Should a developer choose to submit an application to the County, prior to annexation, the County will continue to coordinate with the city regarding the development of these parcels, including infrastructure to provide the necessary urban services and future annexation, as appropriate.

Mid-Cycle Review

The County will conduct a mid-cycle review by December 2026 to determine if the combination of permits issued and units transferred via annexation are in line with projections to meet the County's RHNA obligations by the end of the cycle. Should these numbers fall below projections in this Housing Element, the County will re-evaluate its sites inventory list and explore additional ways to incentivize and remove barriers to housing production, especially at

the affordability levels highlighted through the mid-cycle review (refer to Program 2.26).

Table 4.69: Coordinated Annexation and RHNA Transfer

GEOGRAPHIC SERVICE AREA	LEAD AGENCY	FUNDING SOURCE
Unincorporated County, Countywide	Office of County Executive	General Fund

PROGRAM OBJECTIVES

- Quarterly meetings with LAFCO and city staff to discuss and coordinate around prospective annexations.
- Upon being notified of a potential development project in an unincorporated island within a city's USA, the County will:
  - promptly notify the relevant city of the development proposal and encourage the city to proactively annex the site;
  - strongly encourage the developer to file a development application with the city and pursue annexation; encourage the developer to design the project to conform with city standards and requirements while still meeting all applicable County standards, to the maximum extent feasible;
  - provide the city with a copy of the application and any related materials within 15 days after the application is submitted;
  - convene a joint meeting with the developer and the city within 30 days after the application is submitted to address any city concerns about the project);
  - hold joint meetings with the developer and the city at least once every two months while the County is processing the application and as otherwise requested by the city; and
  - provide the city with written notice for all significant project events, including but not limited to County completeness/incompleteness letters, Developer application resubmittals, County determinations regarding what type of environmental review, if any, will be done for the project pursuant to the California Environmental Quality Act (CEQA), County notices issued pursuant to CEQA, and notices of community meetings, public hearings, and other public meetings/forums.
- Upon annexation of an unincorporated parcel, the County will coordinate with the applicable city and ABAG to effectuate a commensurate transfer of RHNA units within 90 days.
- By December 2026, complete review of permits issued in unincorporated areas, units transferred as the result of annexation, and a forecast for the remainder of the sixth cycle.

POLICIES AND IMPLEMENTATION

- HG1-1: Planning for the supply and diversity of housing types in urbanized areas of the County shall include consideration of both current and projected employment, household income needs, and a variety of housing types.
- HG1(i) A: Maintain and, where necessary, strengthen County and cities' joint land use policies and agreements that direct urban development to areas within city urban service areas.

APPENDICES

Appendix A: County Sites Inventory

Appendix B: Engagement Summaries

Appendix C: ABAG Housing Needs Data Report

Appendix D: Race and Homelessness in Santa Clara County

Appendix E: 2020-2025 Urban County Consolidated Plan and Annual Action Plan

Appendix F: Community Plan to End Homelessness (2015, revised 2020)

Appendix G: Ending Homelessness: The State of the Supportive Housing System Reports

APPENDICES

Appendix H: No Place Like Home Program: Technical Background Report

Appendix I: ABAG Segregation Report

Appendix J: Public Comment Summary Table

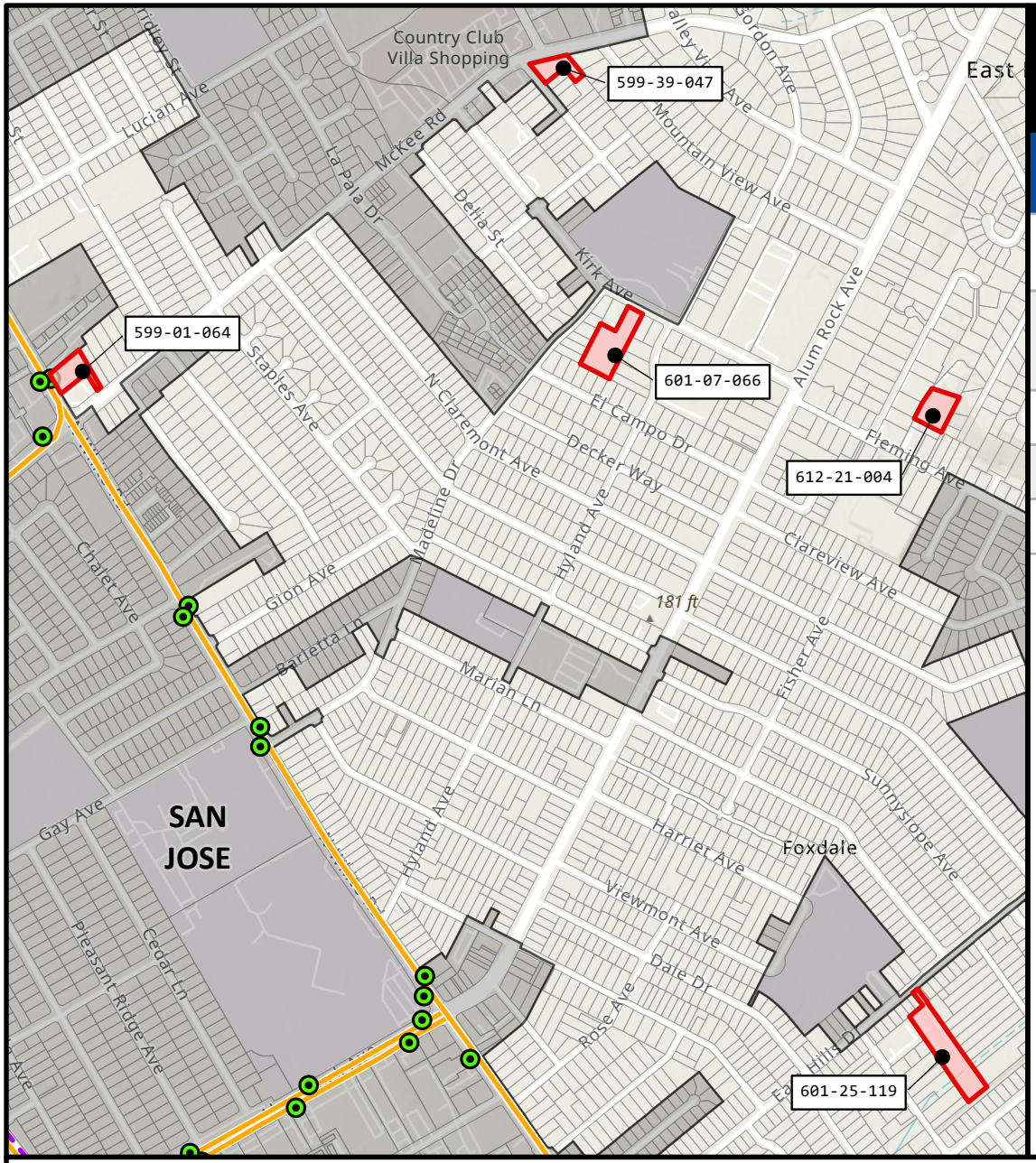
Appendix K: Status of Programs from 2015 Housing Element Update

Appendix L: Assessment of Fair Housing

Appendix M: Affirmatively Furthering Fair Housing Sites Inventory Analysis

Appendix N: Assessment of Fair Housing Proposed Goals and Actions and Corresponding Implementation Programs

Appendix A:
County Site Inventory



SITE INVENTORY

Alum Rock/East Foothills

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
599-01-064	20 du/ac	30 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
599-39-047	40 du/ac	80 du/ac	CN - Neighborhood Commercial	Neighborhood/ Community Commercial Unplanned Urban Village (San Jose)
601-07-066	5 du/ac	8 du/ac	R1/R1-6 - SF Housing	Residential Neighborhood (San Jose)
601-25-119	5 du/ac	8 du/ac	R1 - SF Housing	Residential Neighborhood (San Jose)
612-21-004	5 du/ac	8 du/ac	R1-6 - SF Housing	Residential Neighborhood (San Jose)

County of Santa Clara

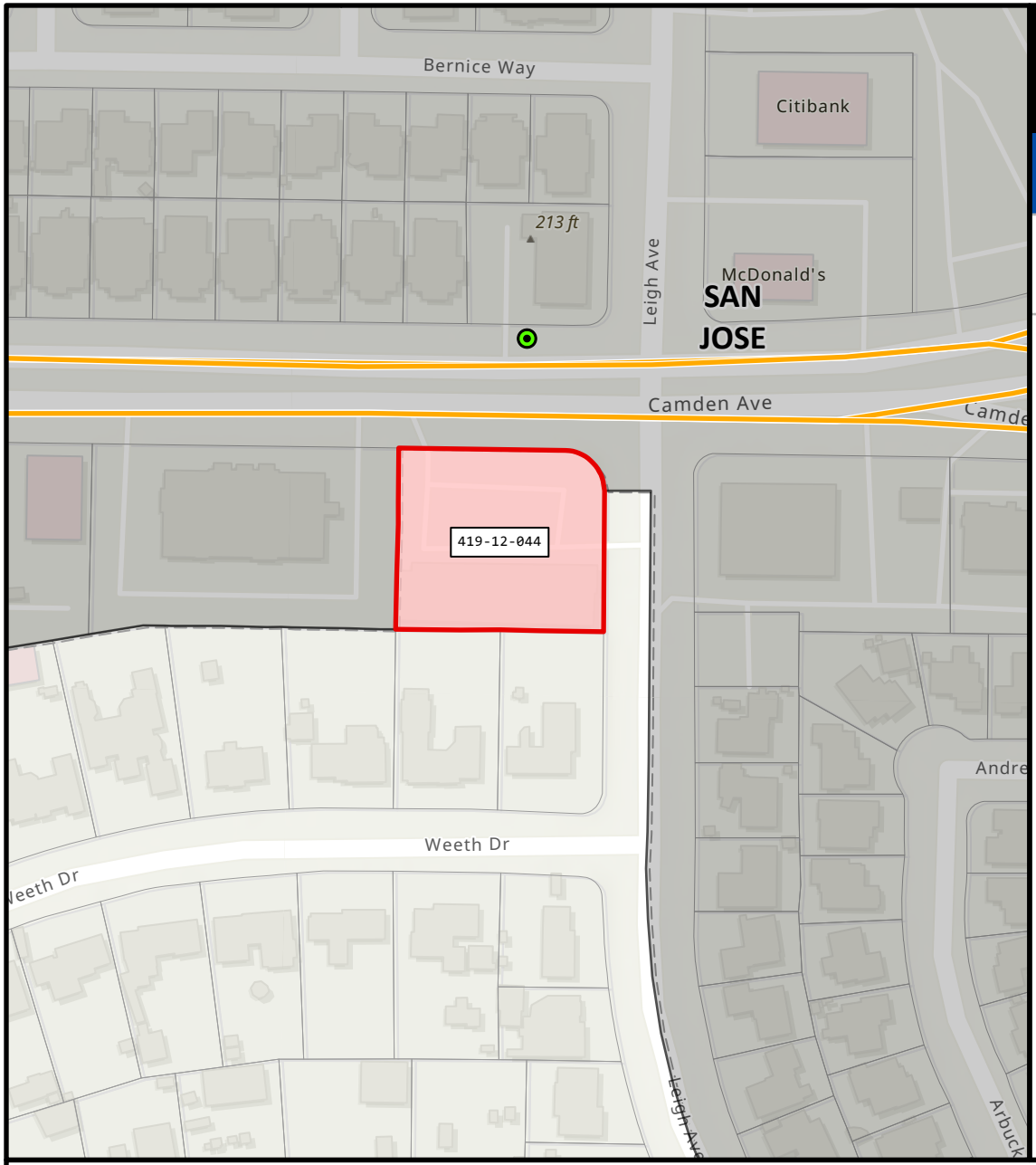
Housing Element Update 2023-2031

- Bus/Light Rail Stop
- Light Rail
- Bus Route
- Site Inventory
- Urban Service Areas
- City Limits

N

925

Feet



SITE INVENTORY

Cambrian Park

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
419-12-044	10 du/ac	20 du/ac	CN - Neighborhood Commercial	Neighborhood/ Community Commercial Unplanned Urban Village (San Jose)

County of Santa Clara

Housing Element Update 2023-2031

Bus/Light Rail Stop
Light Rail
Bus Route
Site Inventory
Urban Service Areas
City Limits

N

150

Feet

SITE INVENTORY

Escondido Village

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
142-04-036	18 du/ac	25 du/ac	A1 - General Use	Major Educational & Institutional Uses (County)

County of Santa Clara

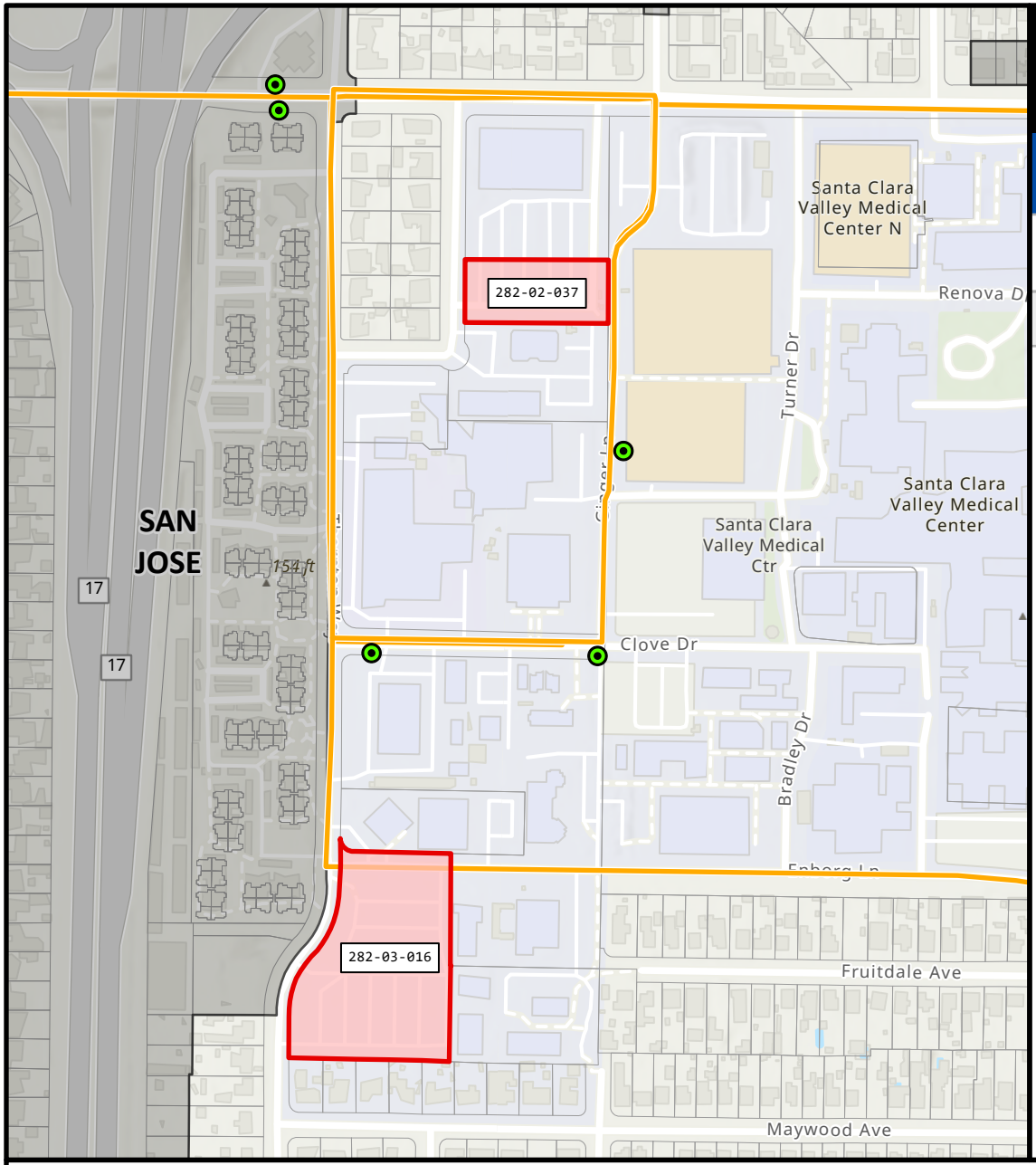
Housing Element Update 2023-2031

Bus/Light Rail Stop
Light Rail
Bus Route
Site Inventory
Urban Service Areas
City Limits

N

460

Feet



SITE INVENTORY

Fruitdale/Santa Clara Valley Medical Center

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
282-02-037	60 du/ac	100 du/ac	CN - Neighborhood Commercial	Neighborhood/ Community Commercial (San Jose)
282-03-016	60 du/ac	100 du/ac	R1-8 - SF Housing	Public Quasi-Public (San Jose)

County of Santa Clara

Housing Element Update 2023-2031

Bus/Light Rail Stop
Light Rail
Bus Route
Site Inventory
Urban Service Areas
City Limits

N

390

Feet

SITE INVENTORY

Hostetter Station

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
245-01-003	80 du/ac	100 du/ac	A - Agriculture	Neighborhood/ Community Commercial Unplanned Urban Village (San Jose)
245-01-004	80 du/ac	100 du/ac	A - Agriculture	Neighborhood/ Community Commercial Unplanned Urban Village (San Jose)

County of Santa Clara

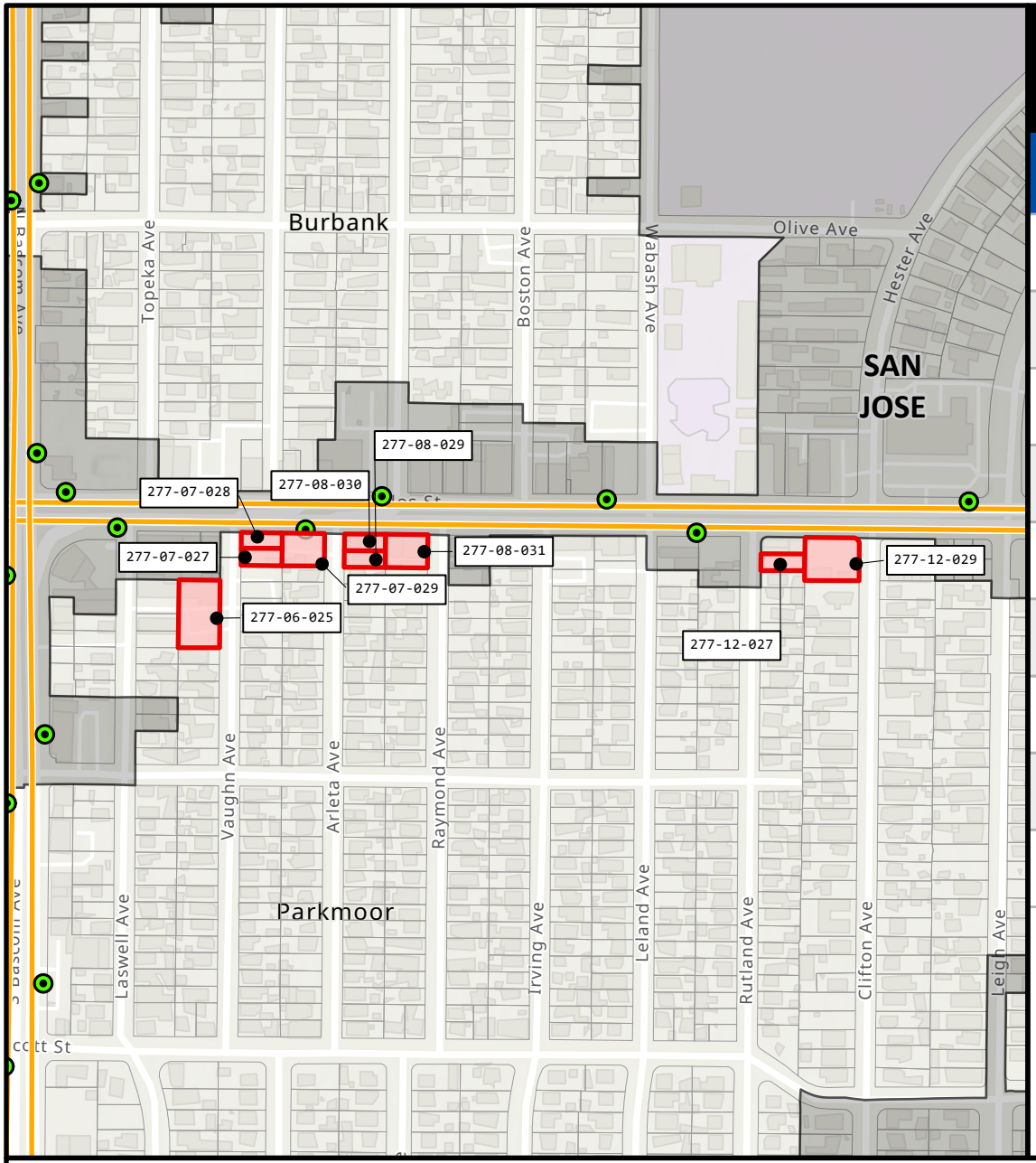
Housing Element Update 2023-2031

- Bus/Light Rail Stop
- Light Rail
- Bus Route
- Site Inventory
- Urban Service Areas
- City Limits

N

310

Feet



SITE INVENTORY

Parkmoor/Burbank Neighborhood

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
277-06-025	60 du/ac	100 du/ac	R1-n2 - SF Housing	Mixed Use Commercial/ West San Carlos Urban Village (San Jose)
277-07-027	40 du/ac	80 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
277-07-028	40 du/ac	80 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
277-07-029	40 du/ac	80 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
277-08-029	40 du/ac	80 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
277-08-030	40 du/ac	80 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
277-08-031	40 du/ac	80 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
277-12-027	40 du/ac	80 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)
277-12-029	40 du/ac	80 du/ac	CG - General Commercial	Urban Village/West San Carlos Urban Village (San Jose)

County of Santa Clara

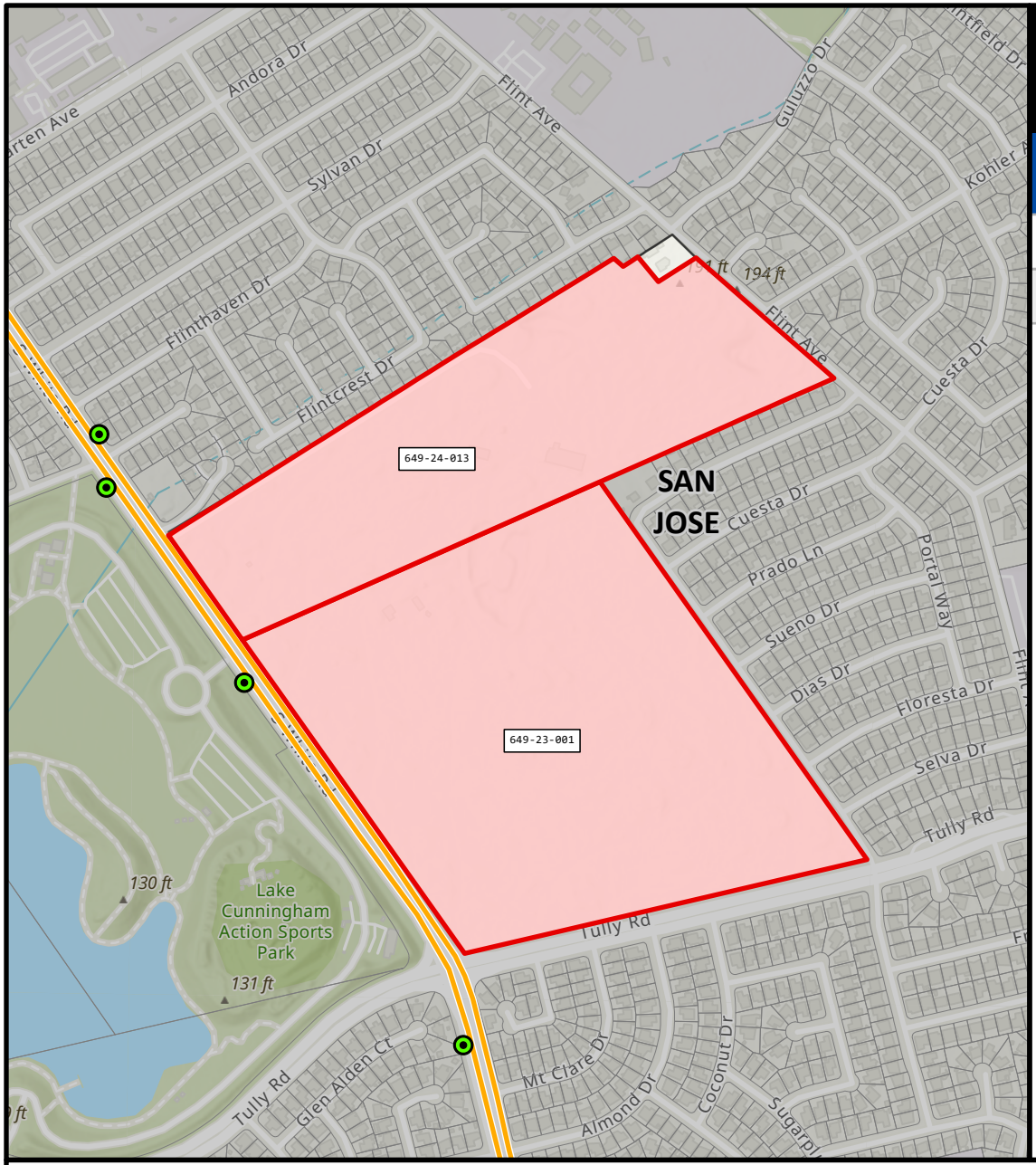
Housing Element Update 2023-2031

Bus/Light Rail Stop
Light Rail
Bus Route
Site Inventory
Urban Service Areas
City Limits

N

390

Feet



SITE INVENTORY

Pleasant Hills

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
649-23-001	25 du/ac	25 du/ac	A - Agriculture	Private Recreation and Open Space (PROS)
649-24-013	25 du/ac	35 du/ac	A - Agriculture	Private Recreation and Open Space (PROS)

County of Santa Clara

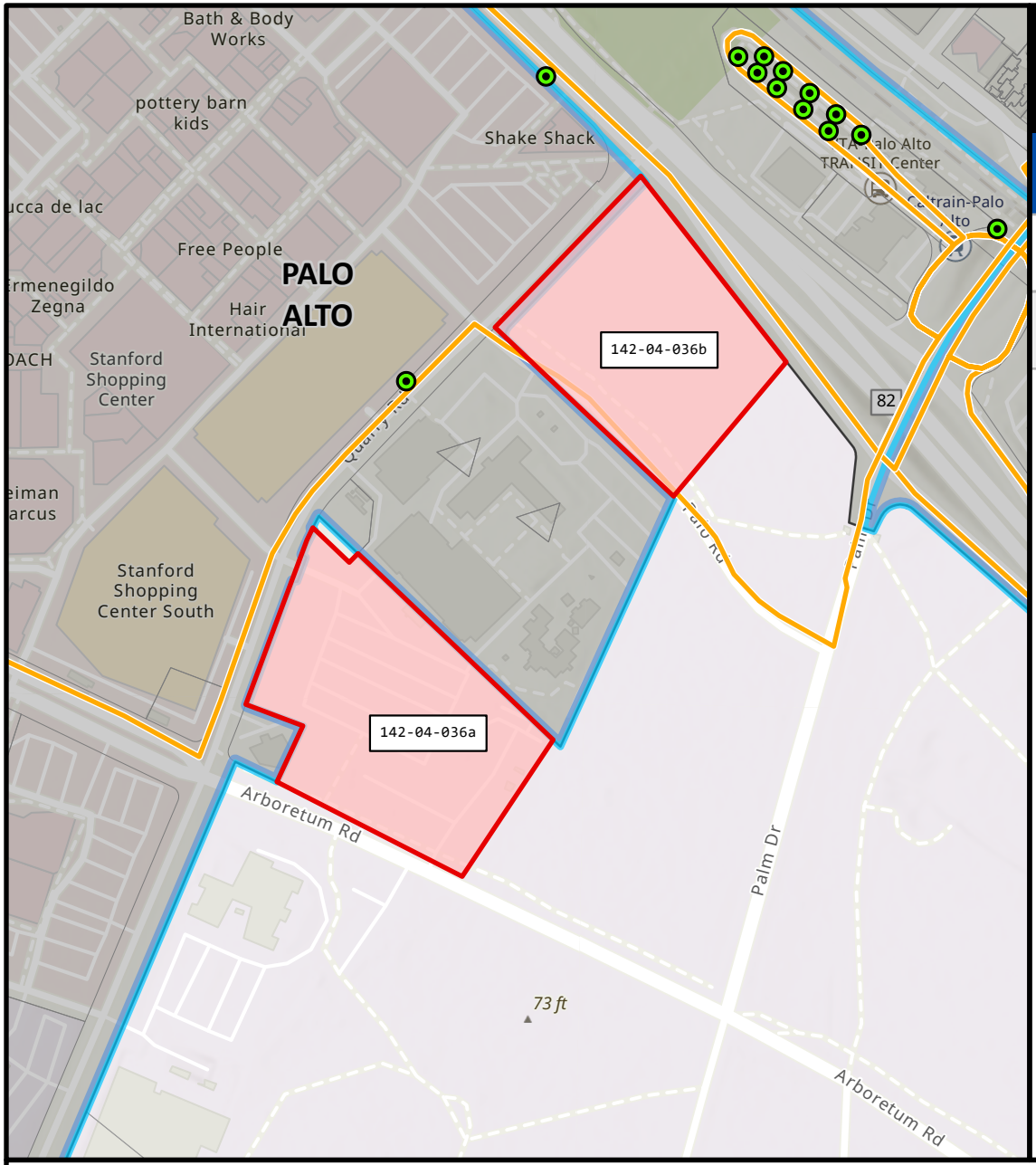
Housing Element Update 2023-2031

Bus/Light Rail Stop
Light Rail
Bus Route
Site Inventory
Urban Service Areas
City Limits

N

700

Feet



SITE INVENTORY

Quarry - Arboretum/El Camino

APN	Potential Density (Low)	Potential Density (High)	County Zoning	General Plan
142-04-036a	70 du/ac	90 du/ac	A1-20s - General Use	Major Educational & Institutional Uses (County)
142-04-036b	70 du/ac	90 du/ac	A1-20s - General Use	Major Educational & Institutional Uses (County)

County of Santa Clara

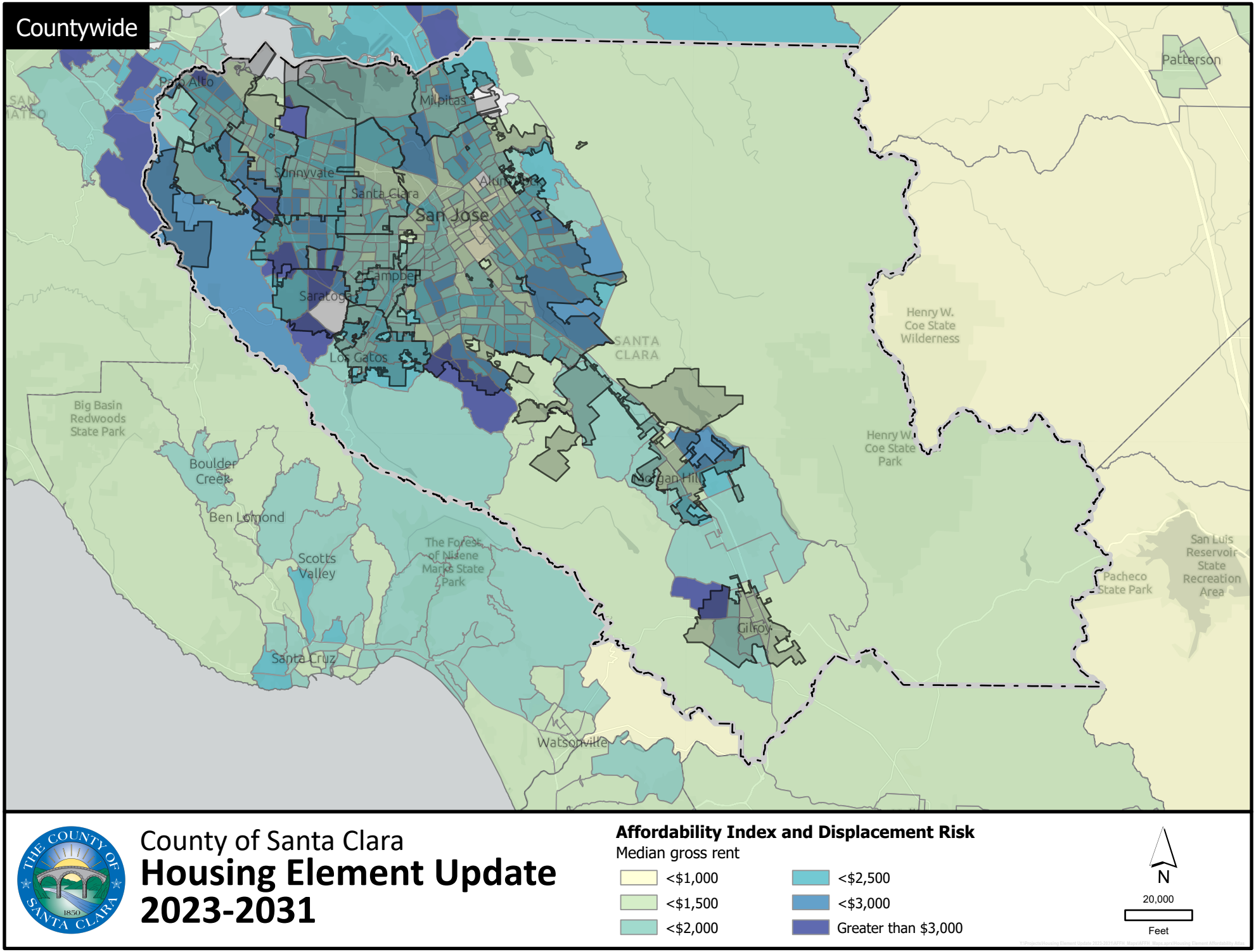
Housing Element Update 2023-2031

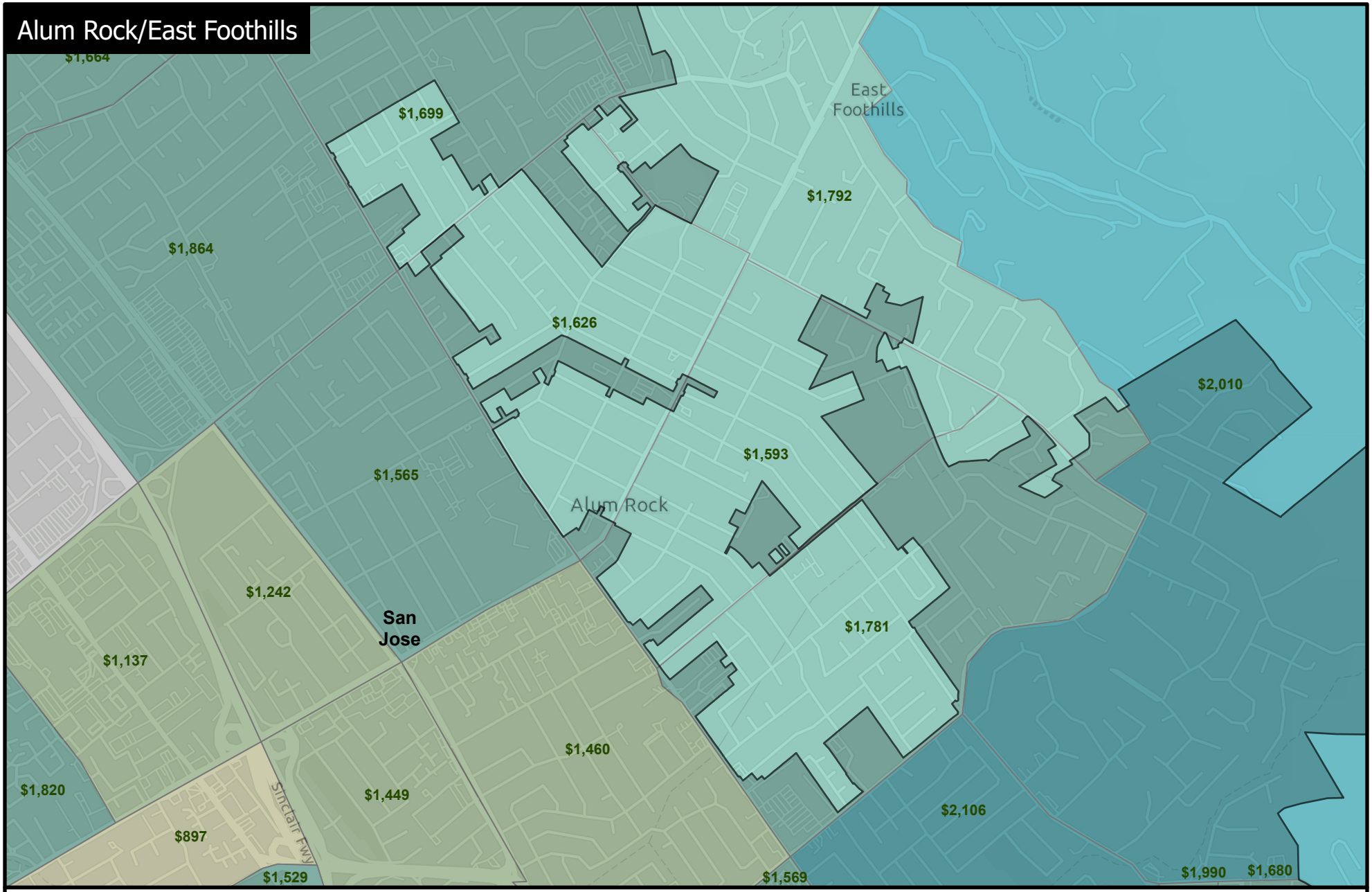
Bus/Light Rail Stop
Light Rail
Bus Route
Site Inventory
Urban Service Areas
City Limits

N

390

Feet


Countywide
Palo Alto
Milpitas
Sunnyvale
Santa Clara
San Jose
Campbell
Saratoga
Los Gatos
SANTA CLARA
Patterson
Henry W. Coe State Wilderness
Henry W. Coe State Park
Morgan Hill
Gilroy
Big Basin Redwoods State Park
Boulder Creek
Ben Lomond
Scotts Valley
The Forest of Nisene Marks State Park
Santa Cruz
Watsonville
Pacheco State Park
San Luis Reservoir State Recreation Area
County of Santa Clara
Housing Element Update
2023-2031
Affordability Index and Displacement Risk
Median gross rent
<$1,000
<$1,500
<$2,000
<$2,500
<$3,000
Greater than $3,000
N
20,000
Feet



County of Santa Clara

Housing Element Update 2023-2031

Affordability Index and Displacement Risk

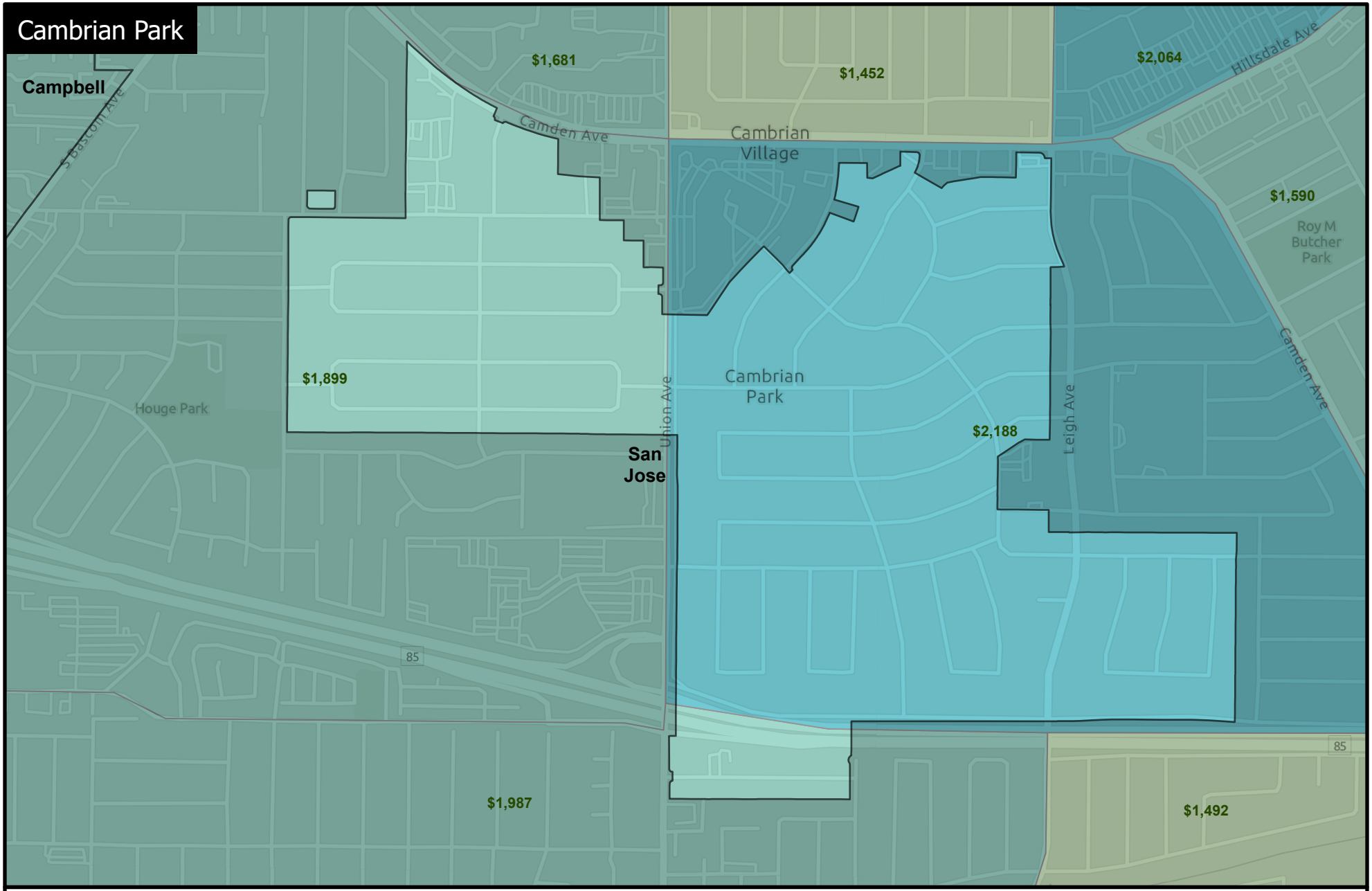
Median gross rent

- <$1,000
- <$1,500
- <$2,000
- <$2,500
- <$3,000
- Greater than $3,000

N

1,000

Feet



County of Santa Clara

Housing Element Update 2023-2031

Affordability Index and Displacement Risk

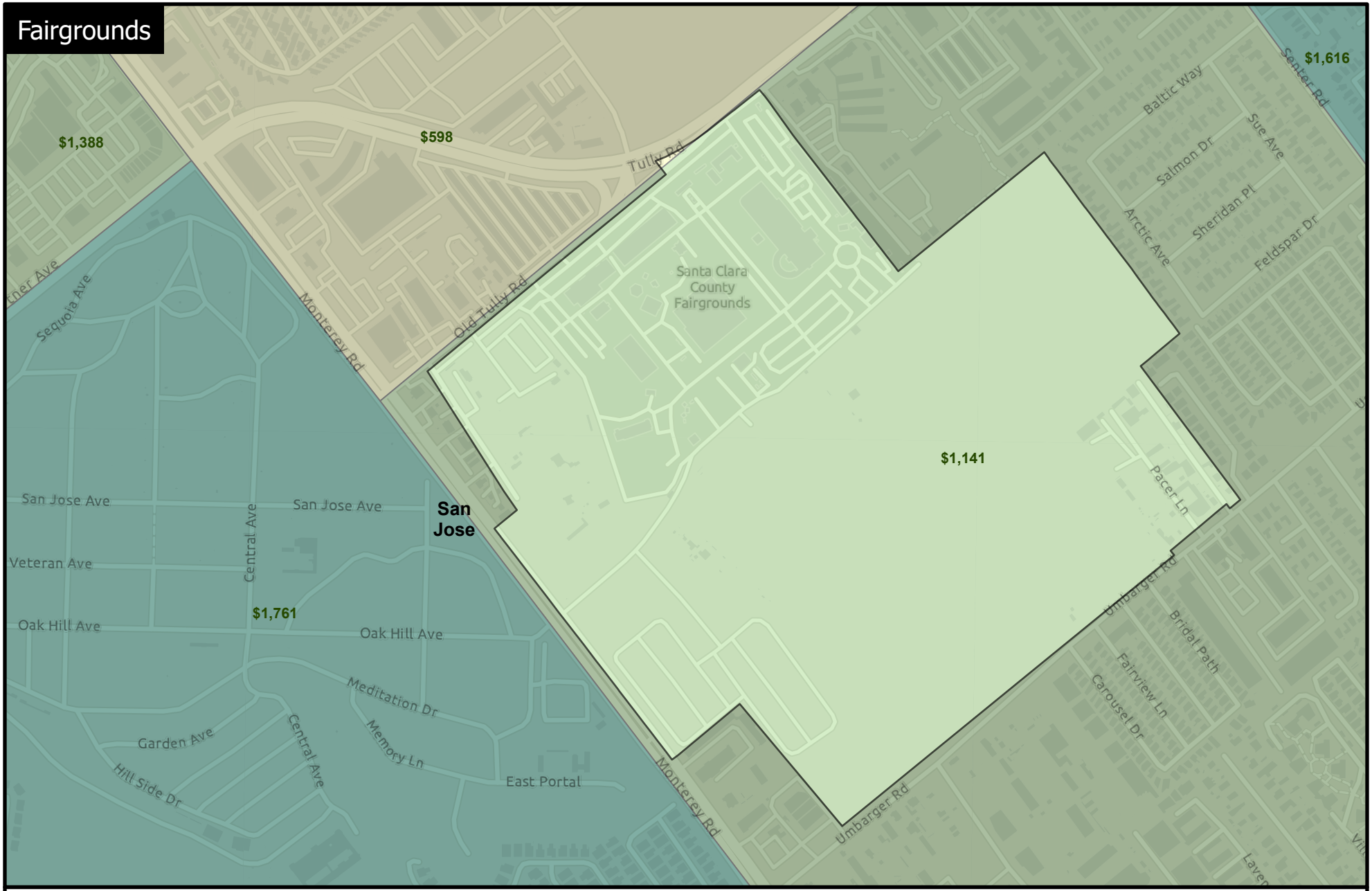
Median gross rent

- <$1,000
- <$1,500
- <$2,000
- <$2,500
- <$3,000
- Greater than $3,000

N

580

Feet



County of Santa Clara

Housing Element Update 2023-2031

Affordability Index and Displacement Risk

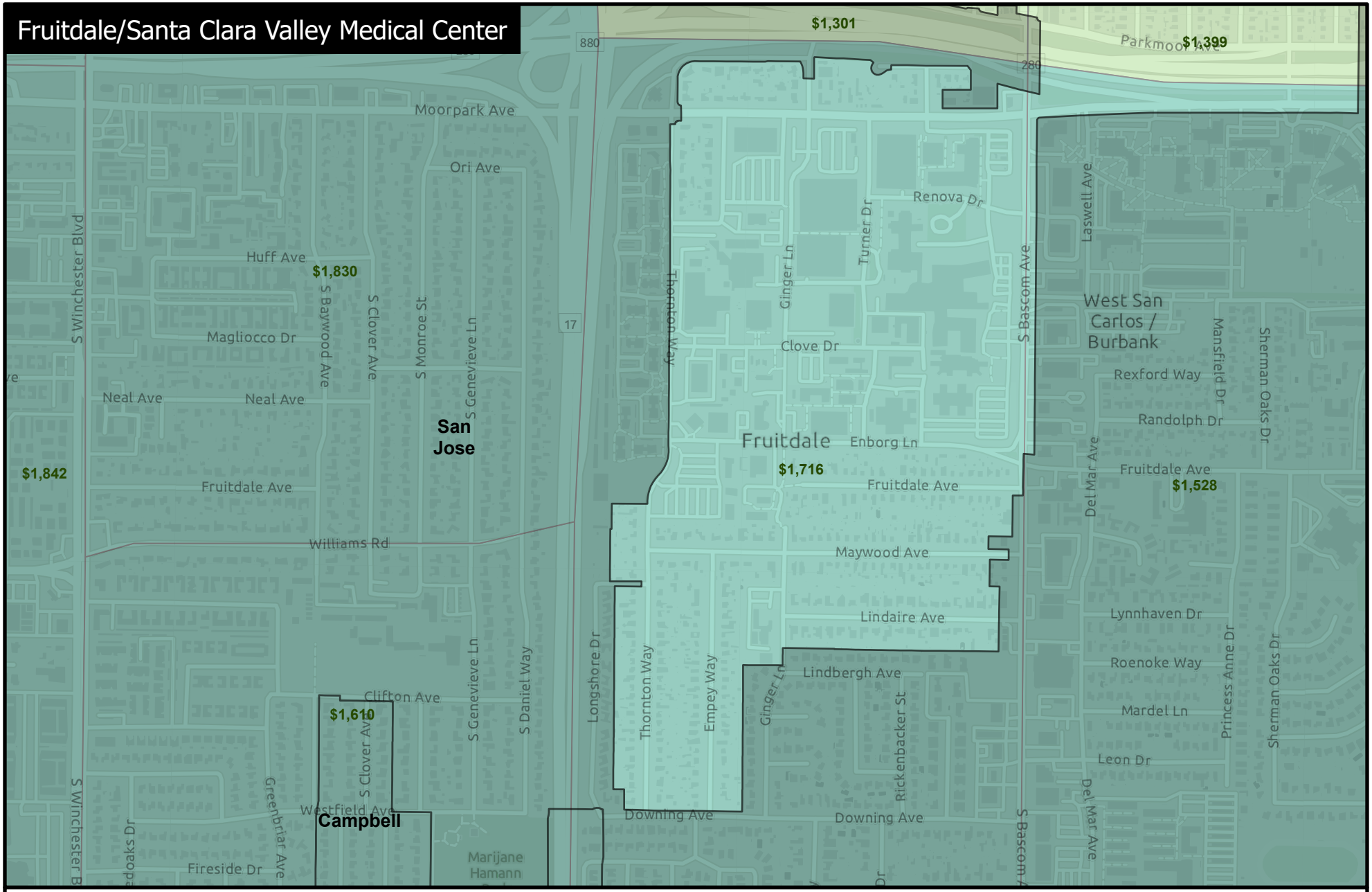
Median gross rent

- <$1,000
- <$1,500
- <$2,000
- <$2,500
- <$3,000
- Greater than $3,000

N

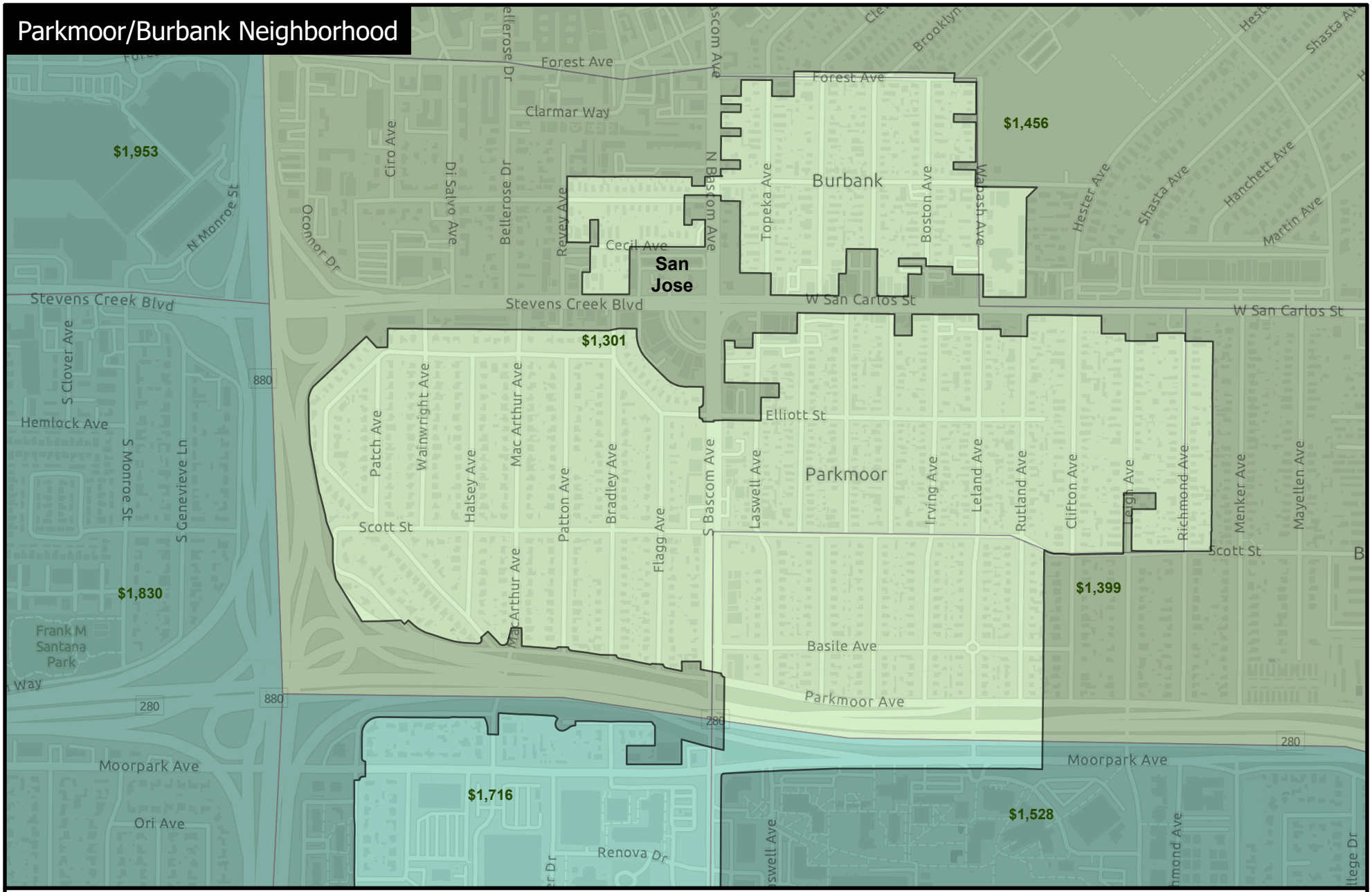
370

Feet



County of Santa Clara

Housing Element Update 2023-2031



County of Santa Clara

Housing Element Update 2023-2031

Affordability Index and Displacement Risk

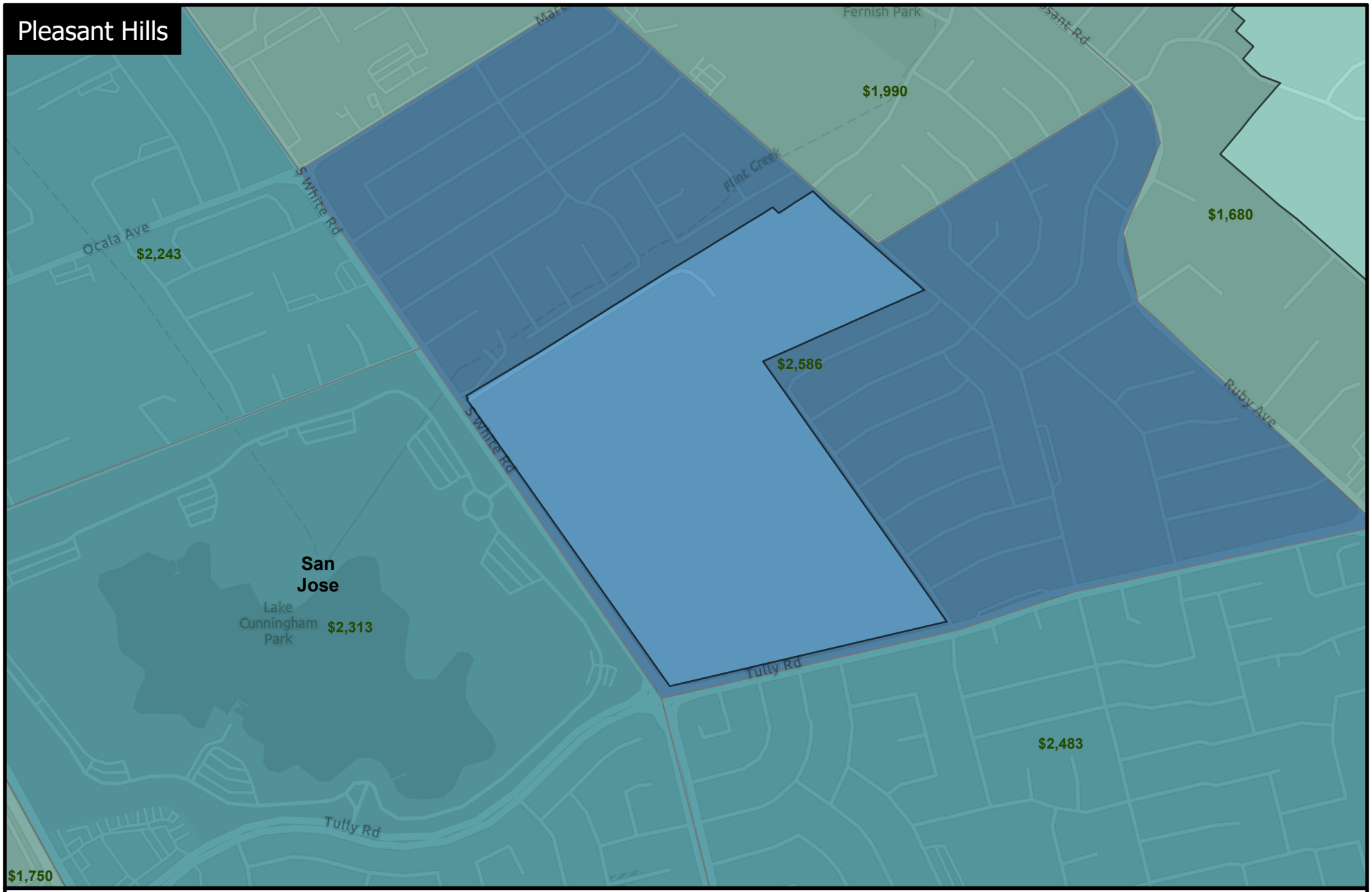
Median gross rent

- <$1,000
- <$1,500
- <$2,000
- <$2,500
- <$3,000
- Greater than $3,000

N

475

Feet



County of Santa Clara

Housing Element Update 2023-2031

Affordability Index and Displacement Risk

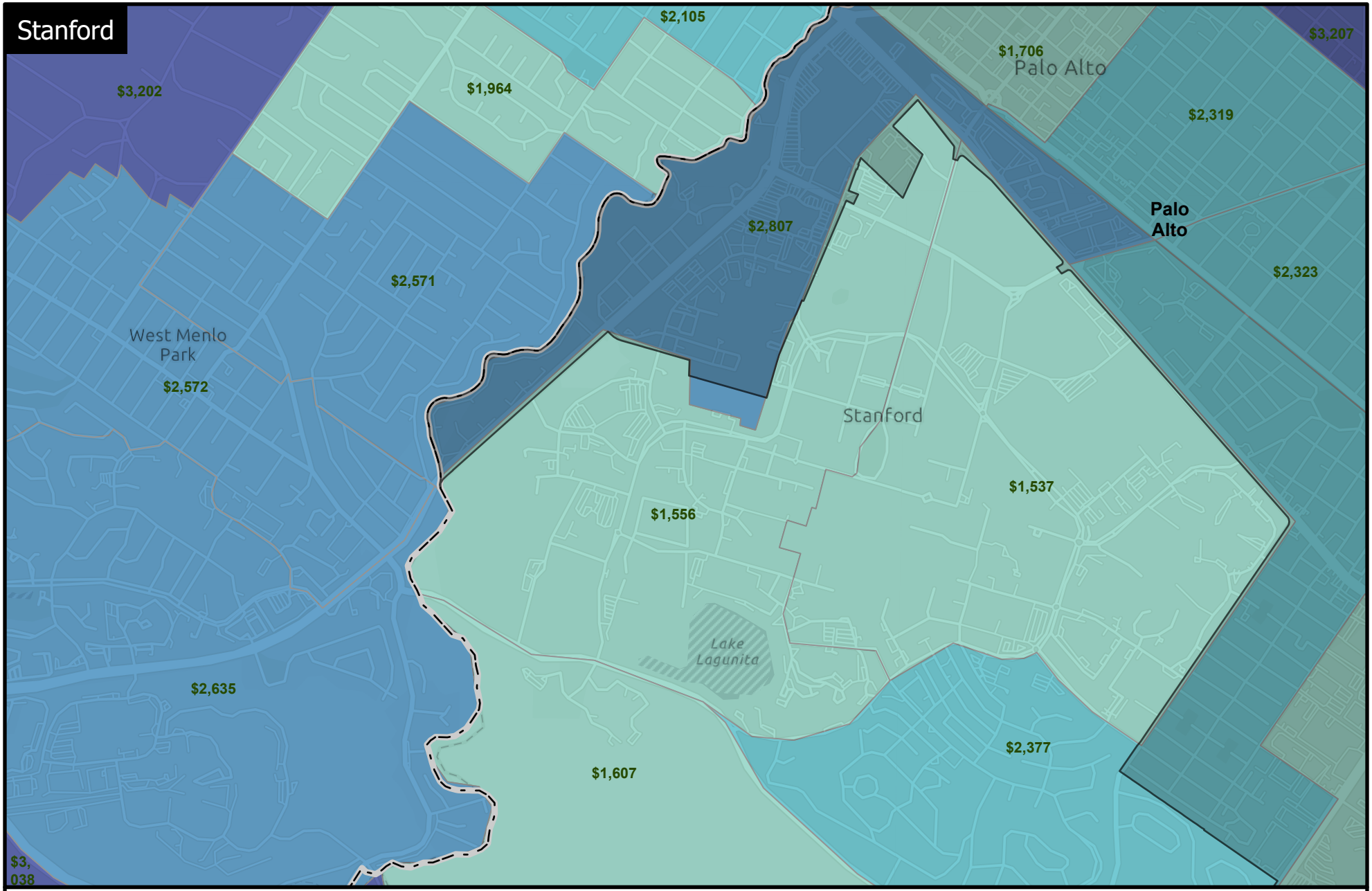
Median gross rent

- <$1,000
- <$1,500
- <$2,000
- <$2,500
- <$3,000
- Greater than $3,000

N

525

Feet



County of Santa Clara

Housing Element Update 2023-2031

Affordability Index and Displacement Risk

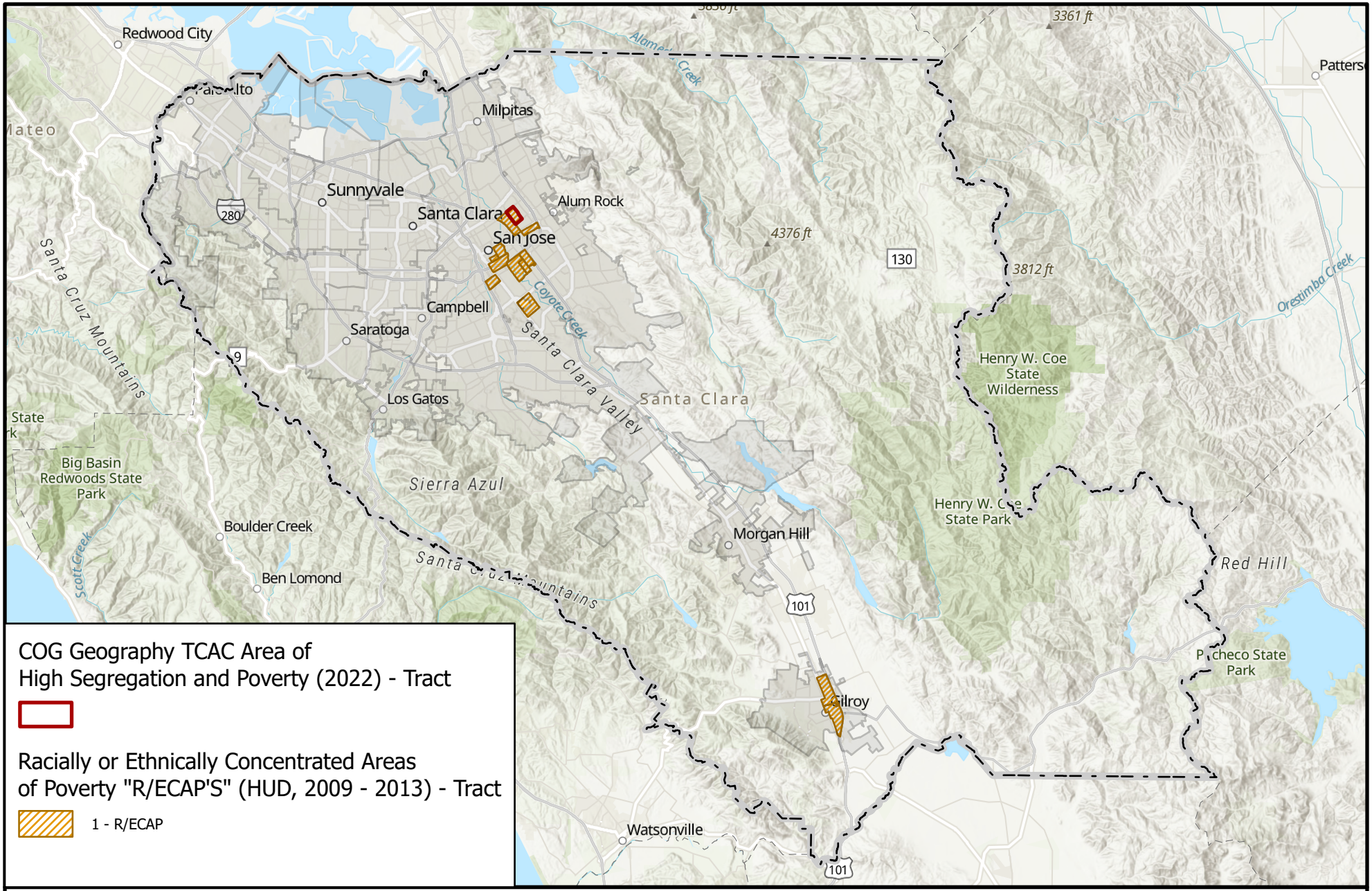
Median gross rent

- <$1,000
- <$1,500
- <$2,000
- <$2,500
- <$3,000
- Greater than $3,000

N

1,000

Feet



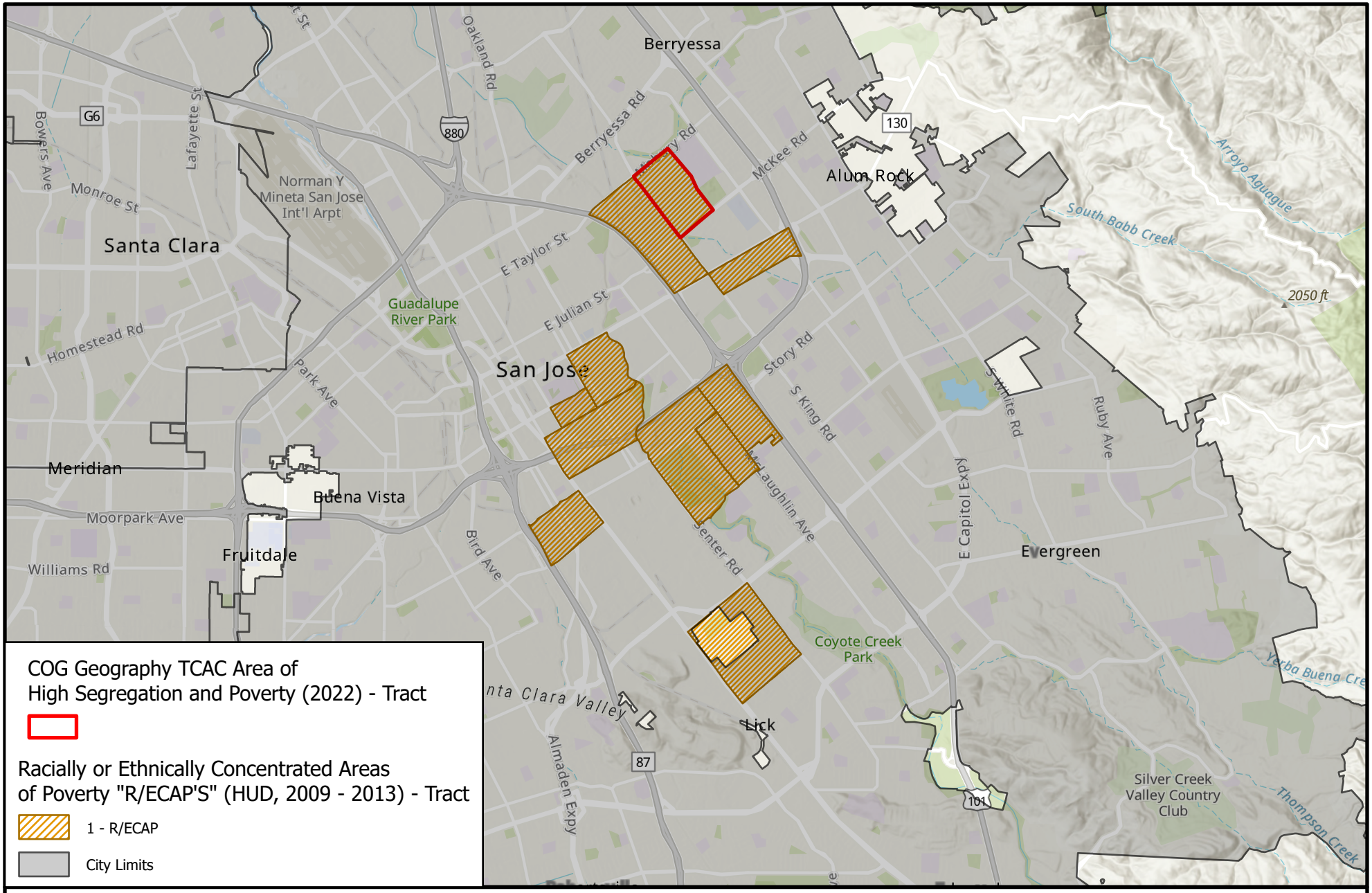
County of Santa Clara

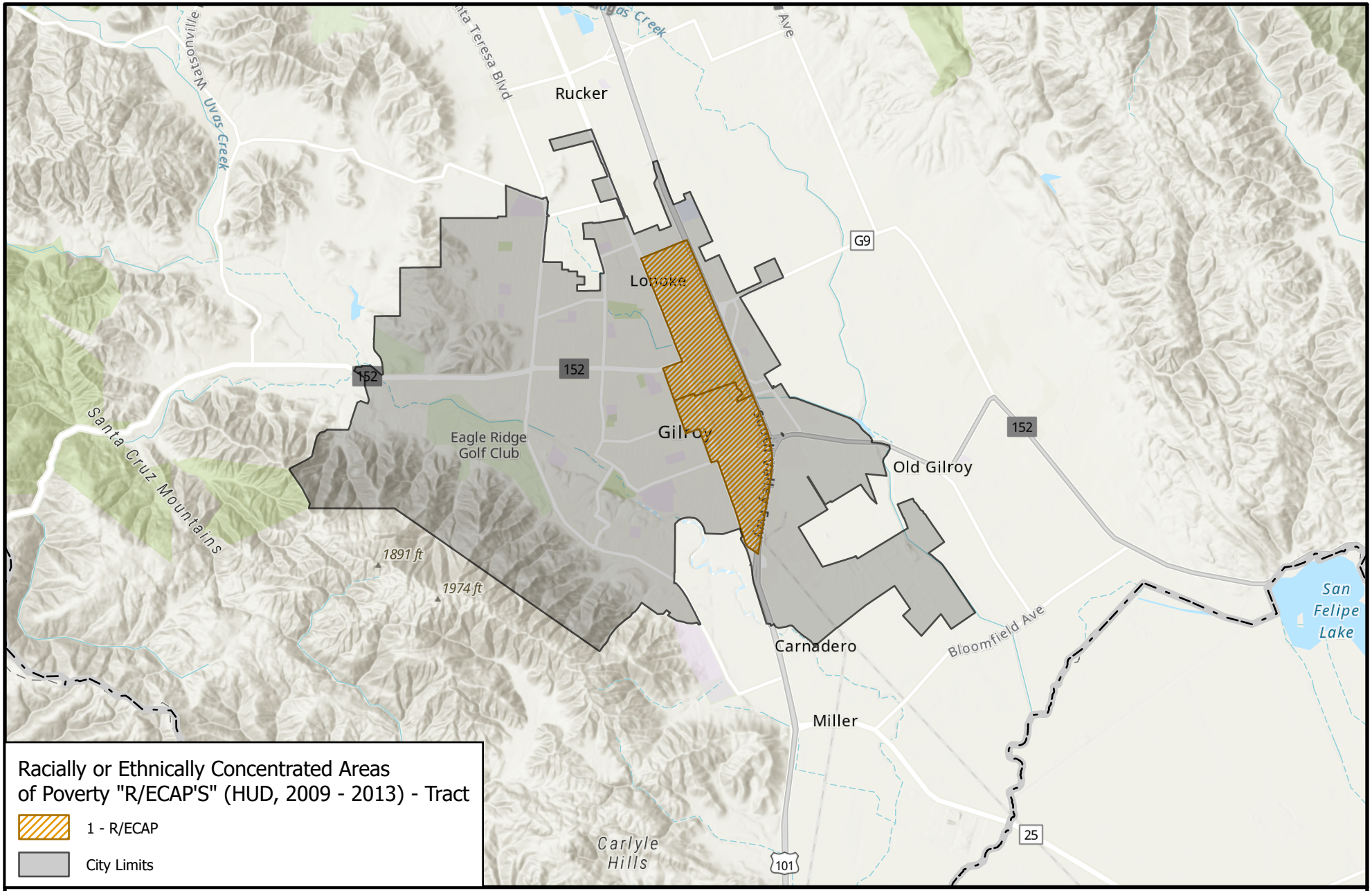
Housing Element Update 2023-2031

N

8

Miles


Berryessa
Oakland Rd
Berryessa Rd
McKee Rd
Alum Rock
130
Arroyo Aguague
South Babb Creek
2050 ft
G6
Bowers Ave
Monroe St
Lafayette St
880
Norman Y Mineta San Jose Int'l Arpt
Santa Clara
E Taylor St
E Julian St
Guadalupe River Park
Homestead Rd
Park Ave
San Jose
Story Rd
S King Rd
S White Rd
Ruby Ave
Meridian
Buena Vista
Moorpark Ave
Fruitdale
Williams Rd
Bird Ave
Senter Rd
McLaughlin Ave
E Capitol Expy
Evergreen
Coyote Creek Park
Yerba Buena Cre
nta Clara Valley
Lick
Almaden Expy
87
101
Silver Creek Valley Country Club
Thompson Creek
COG Geography TCAC Area of High Segregation and Poverty (2022) - Tract
Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract
1 - R/ECAP
City Limits
County of Santa Clara
Housing Element Update
2023-2031
N
1.5
Miles



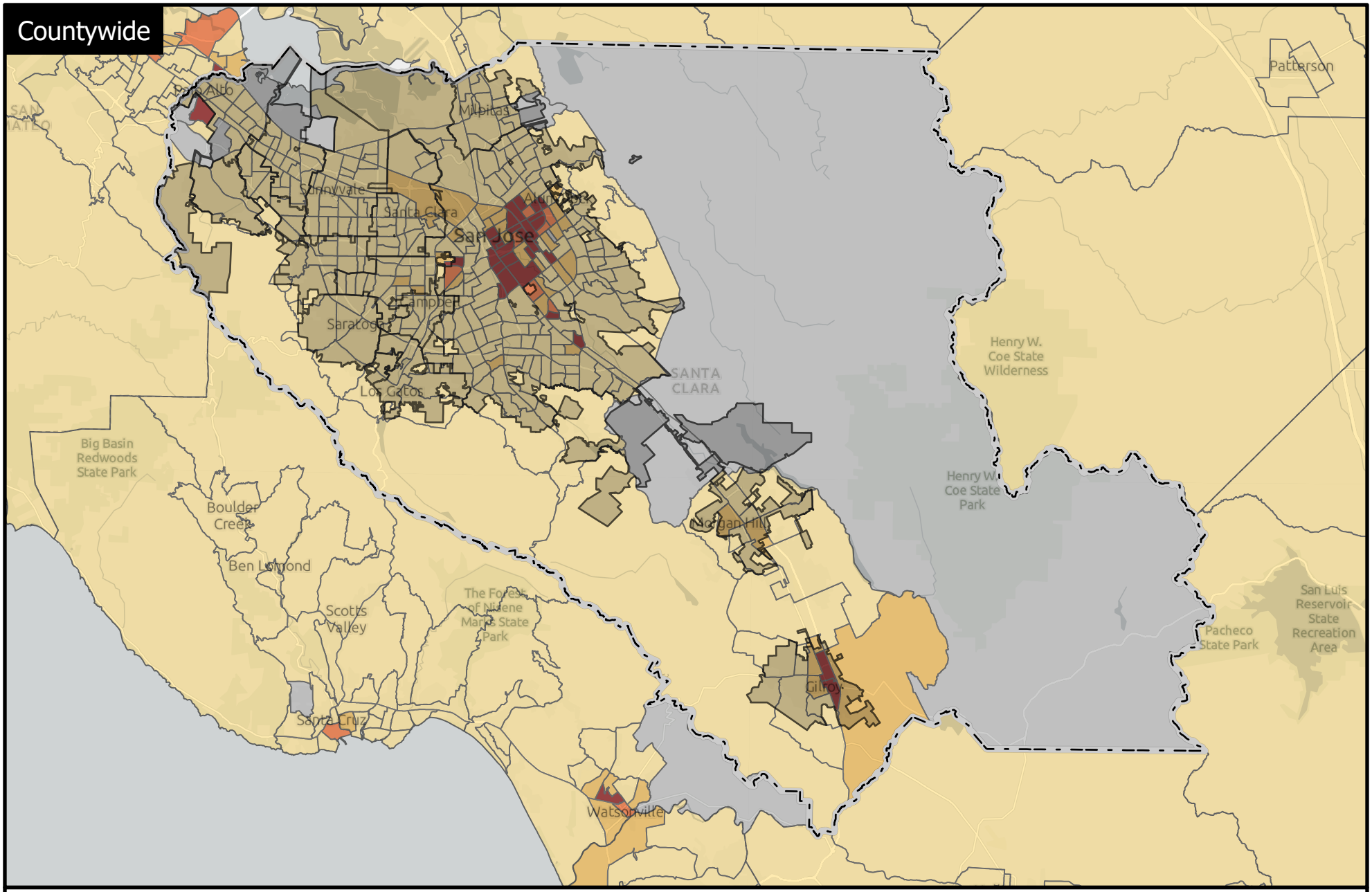
County of Santa Clara

Housing Element Update 2023-2031

N

1.5

Miles



County of Santa Clara

Housing Element Update 2023-2031

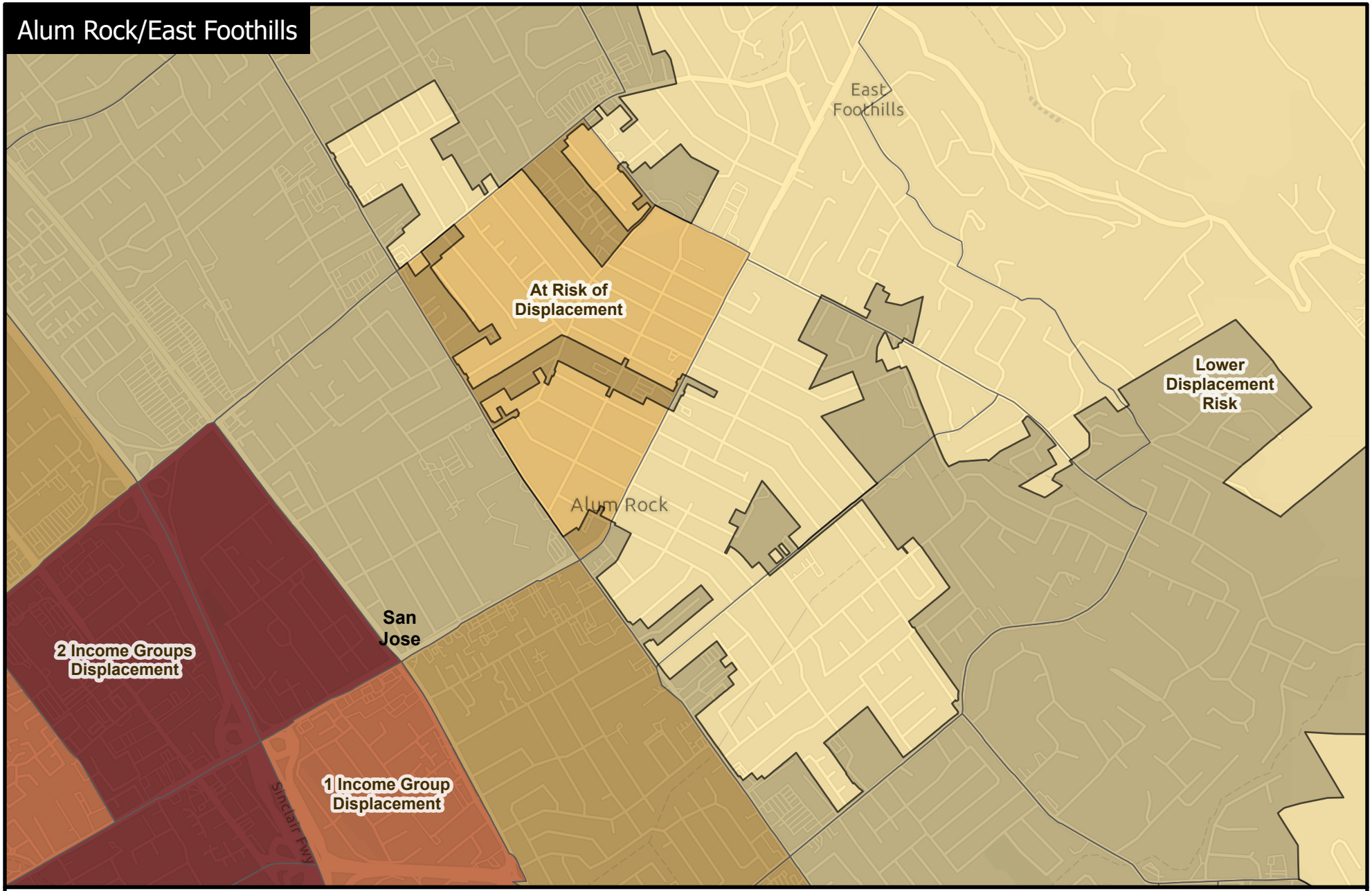
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

N

20,000

Feet



County of Santa Clara

Housing Element Update 2023-2031

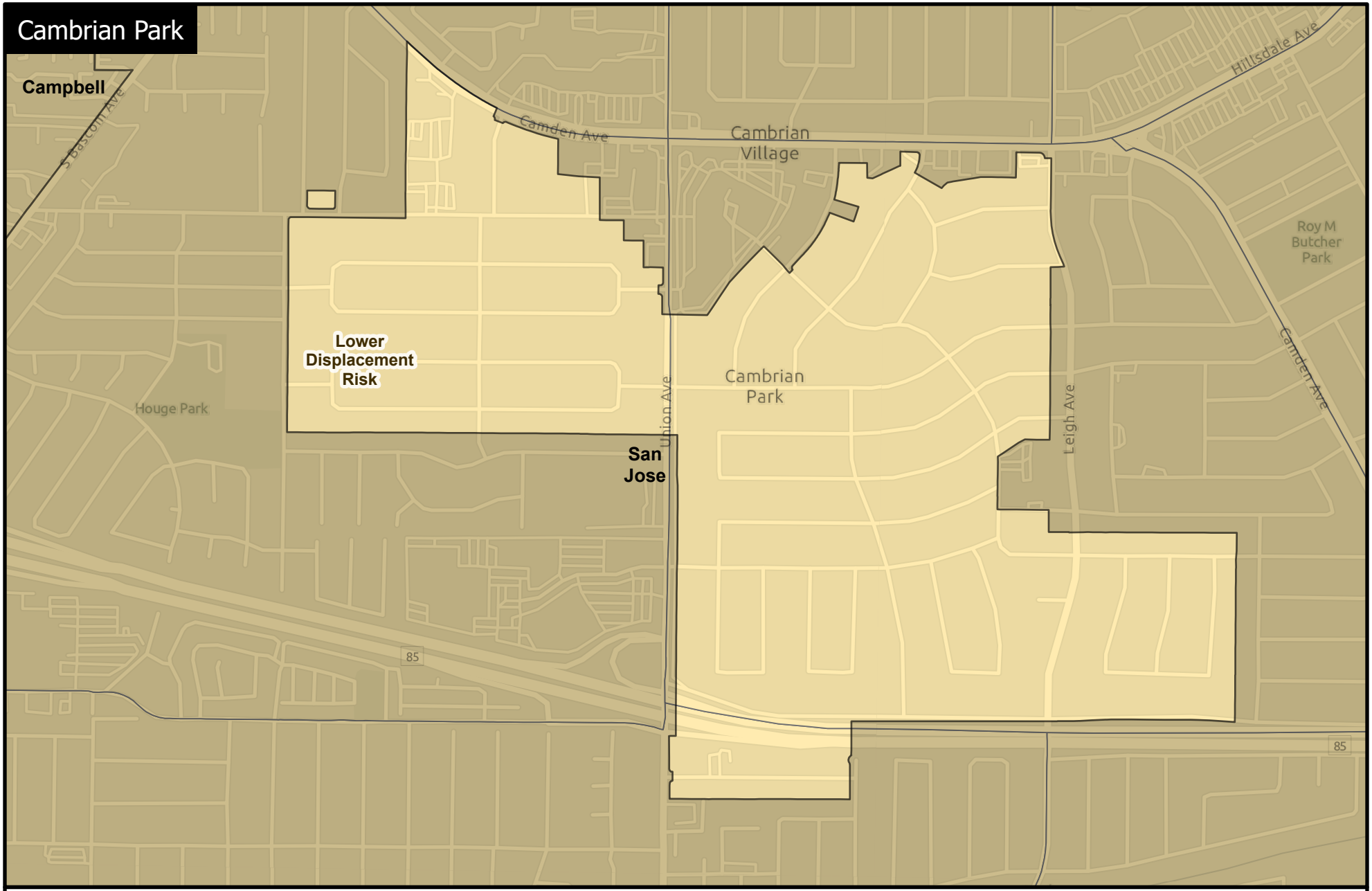
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

N

1,000

Feet



County of Santa Clara

Housing Element Update 2023-2031

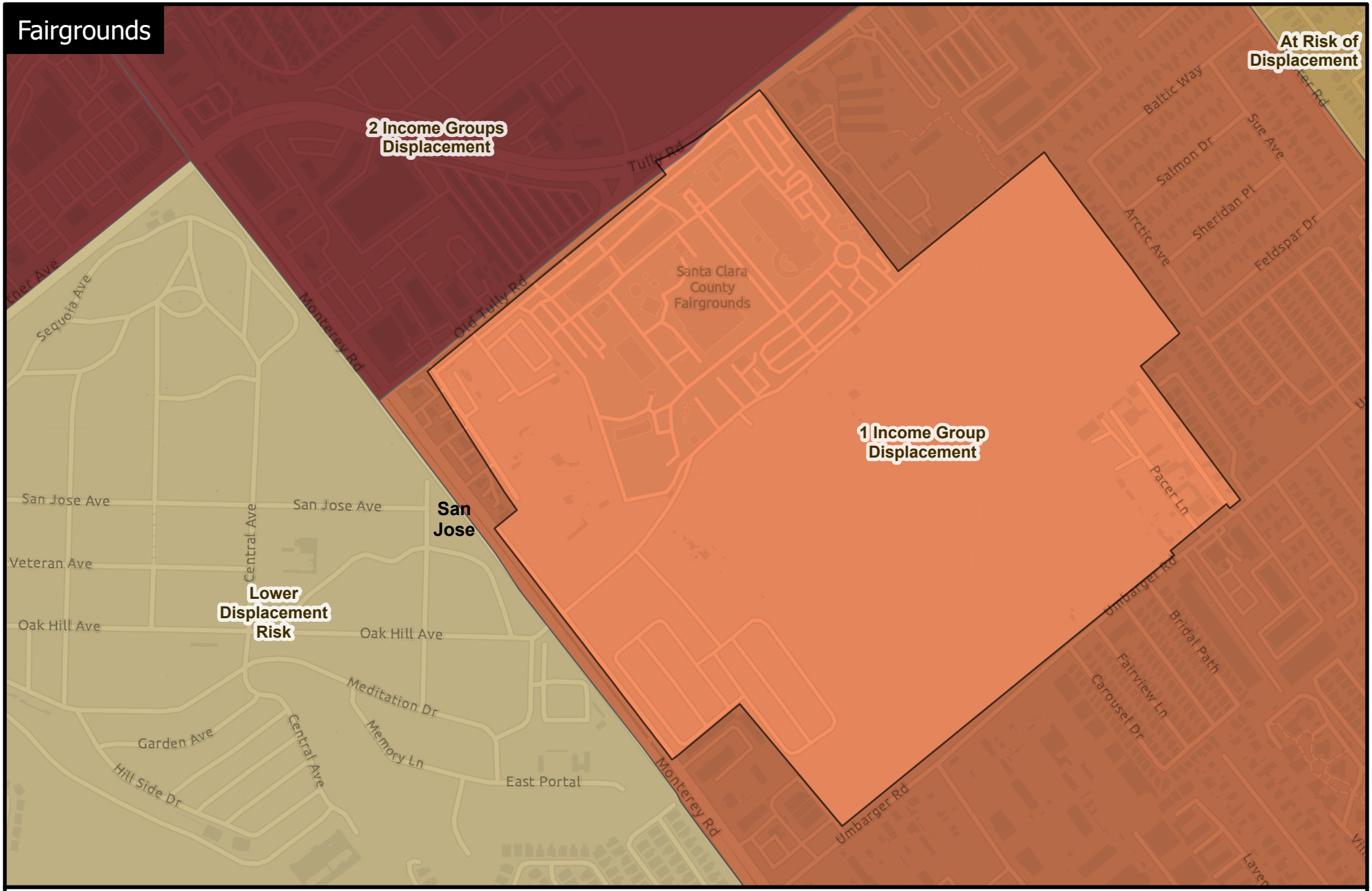
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

N

580

Feet



County of Santa Clara

Housing Element Update 2023-2031

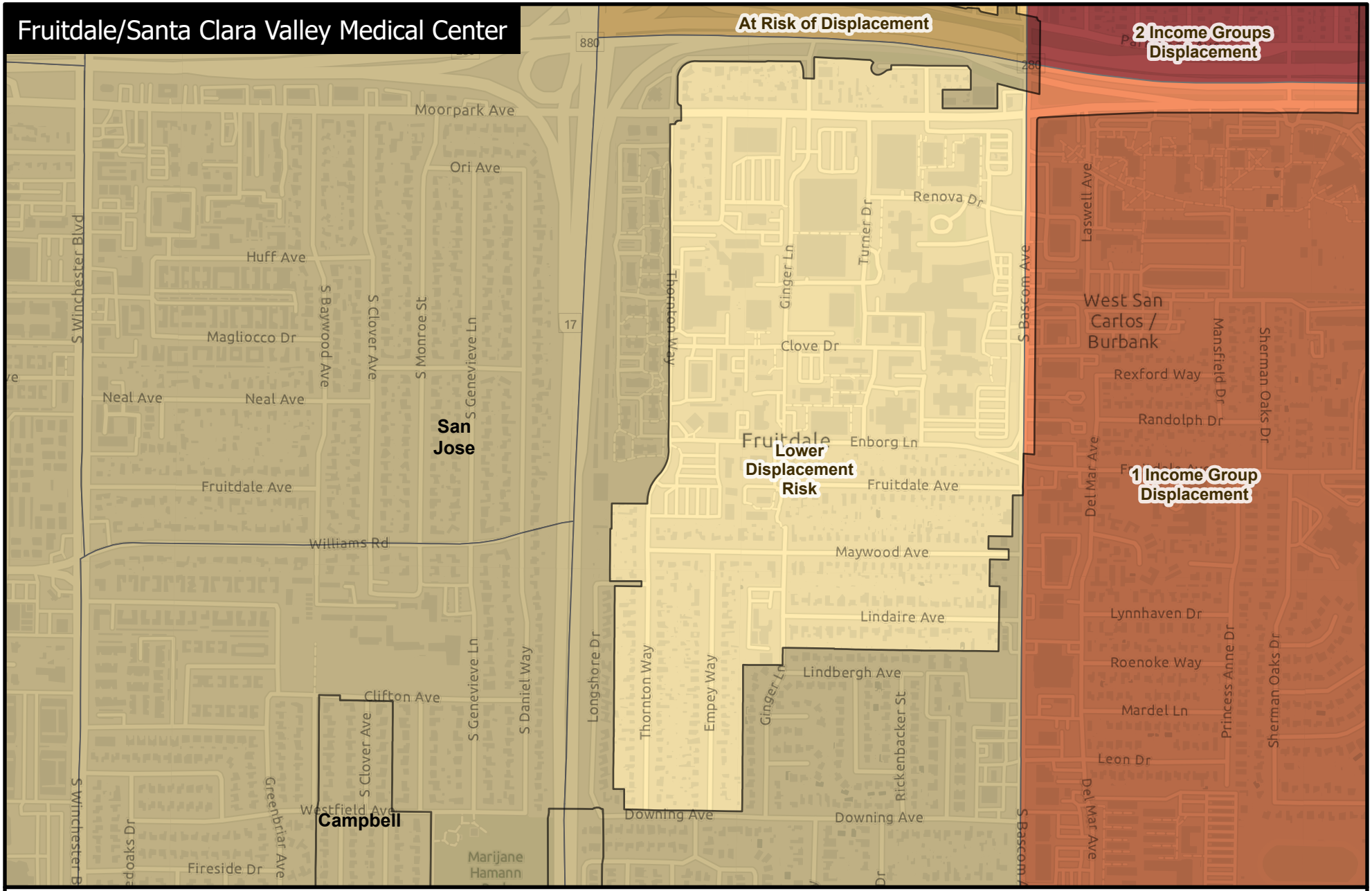
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

N

370

Feet



County of Santa Clara

Housing Element Update 2023-2031

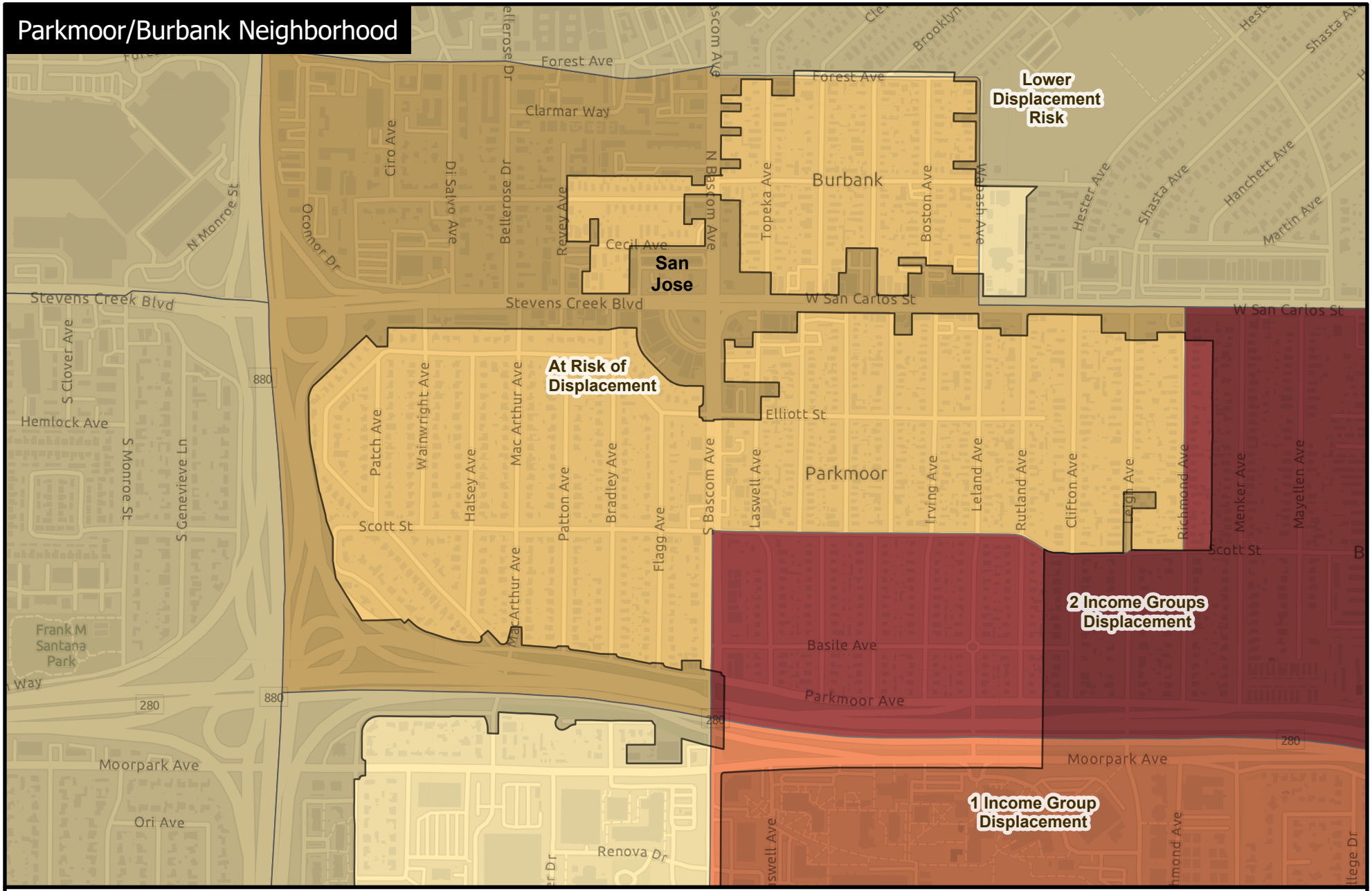
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

N

475

Feet



County of Santa Clara

Housing Element Update 2023-2031

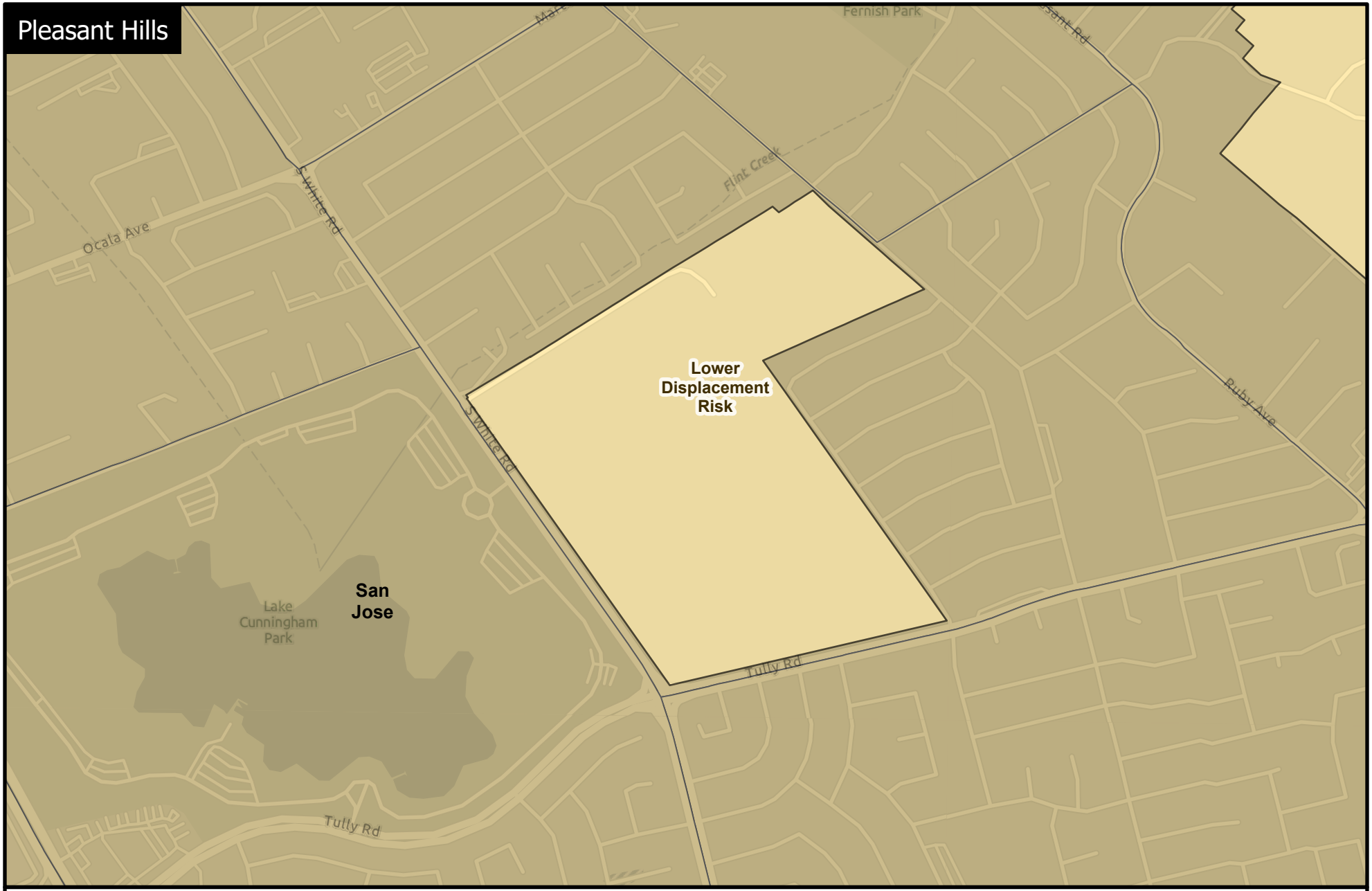
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

N

475

Feet



County of Santa Clara

Housing Element Update 2023-2031

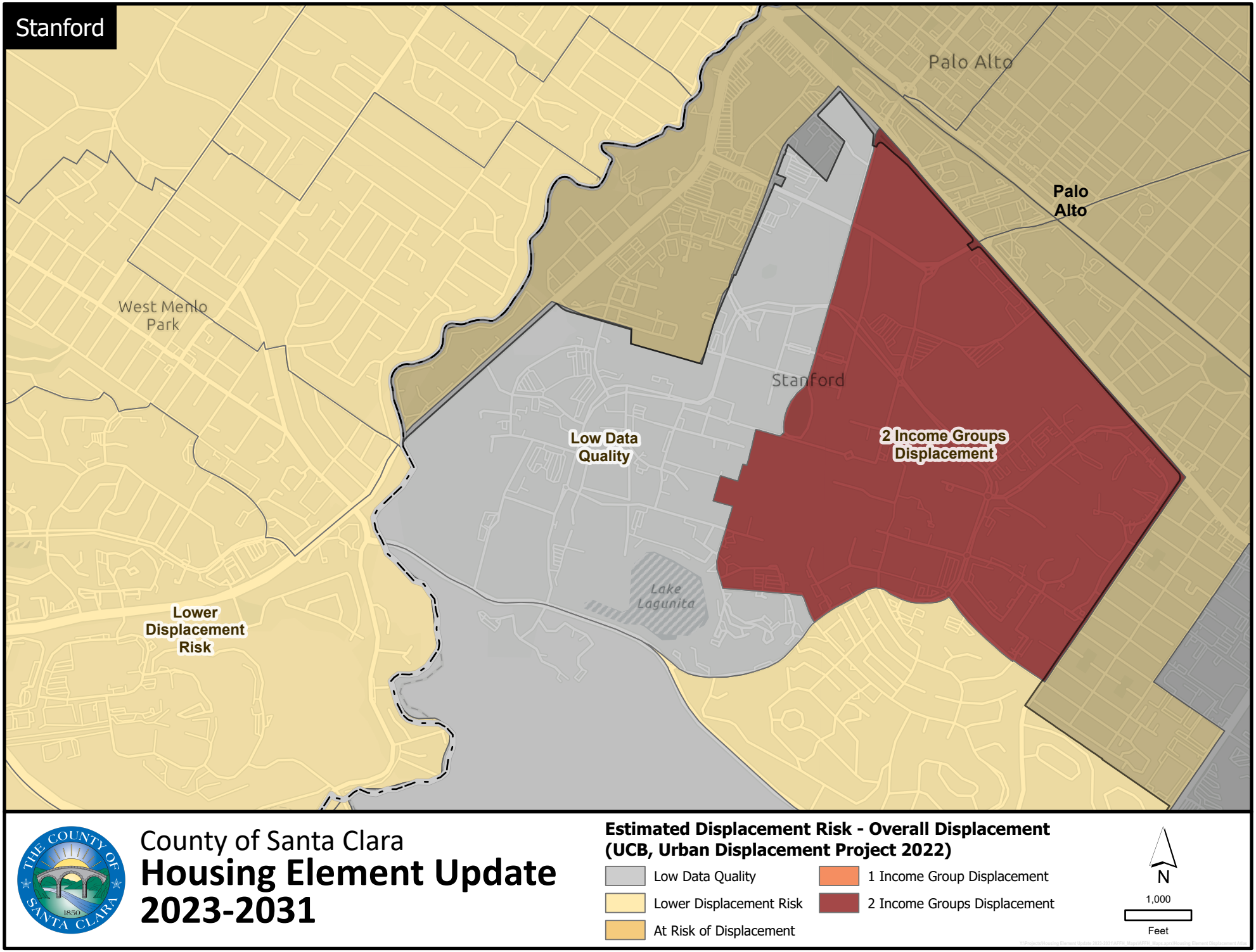
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

N

525

Feet



County of Santa Clara

Housing Element Update 2023-2031

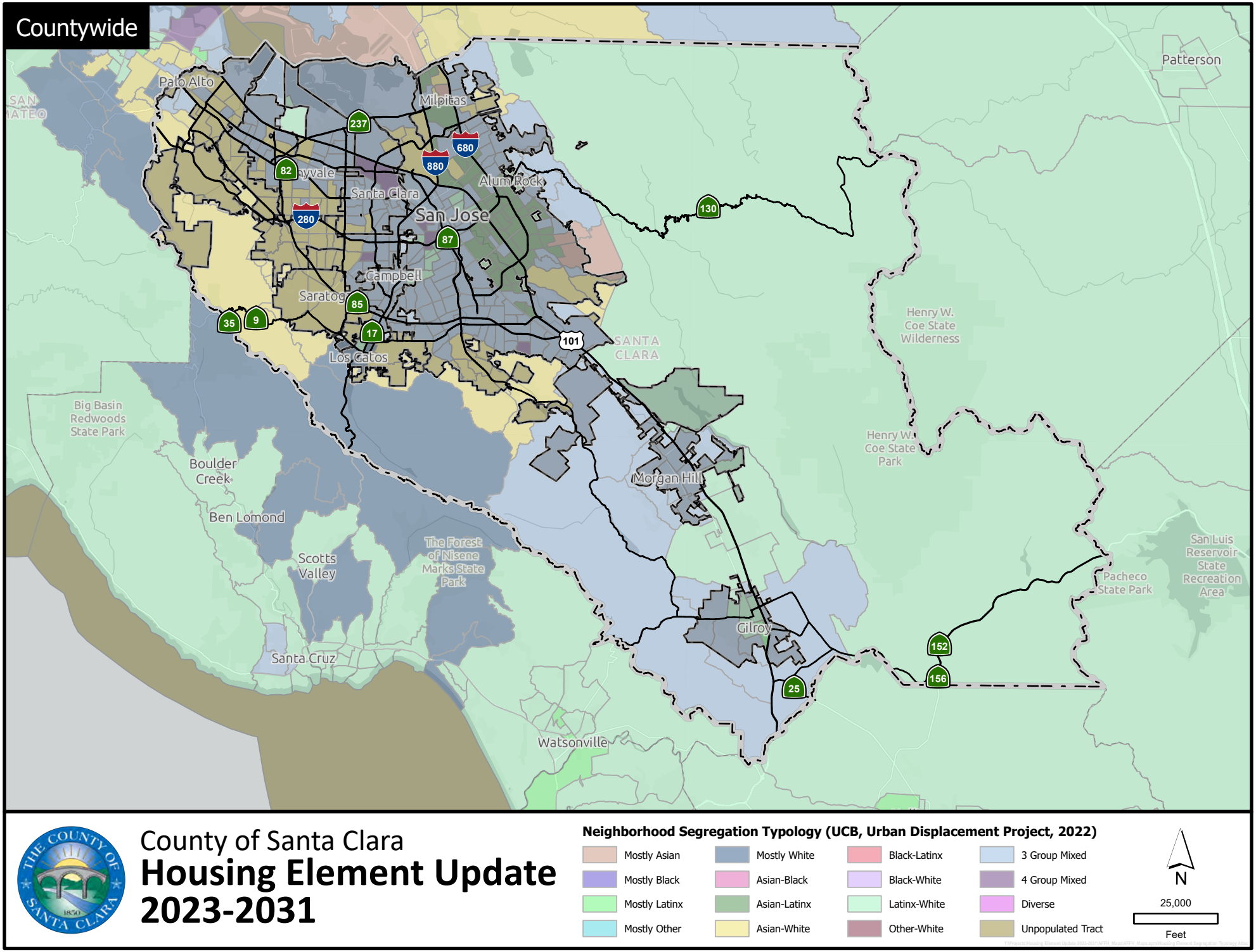
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

N

1,000

Feet



County of Santa Clara

Housing Element Update 2023-2031

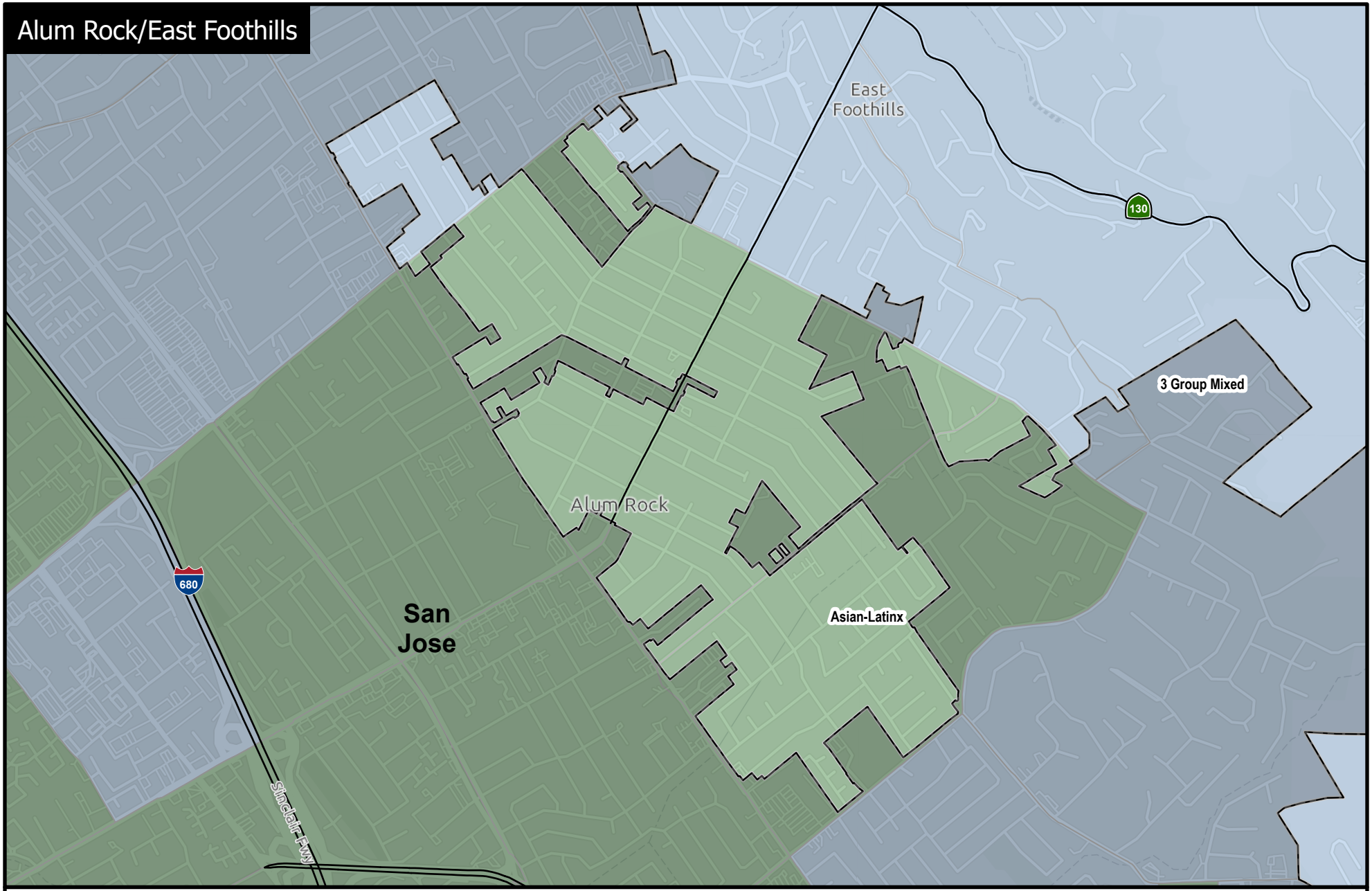
Neighborhood Segregation Typology (UCB, Urban Displacement Project, 2022)

Mostly Asian	Mostly White	Black-Latinx	3 Group Mixed
Mostly Black	Asian-Black	Black-White	4 Group Mixed
Mostly Latinx	Asian-Latinx	Latinx-White	Diverse
Mostly Other	Asian-White	Other-White	Unpopulated Tract

N

25,000

Feet



County of Santa Clara

Housing Element Update 2023-2031

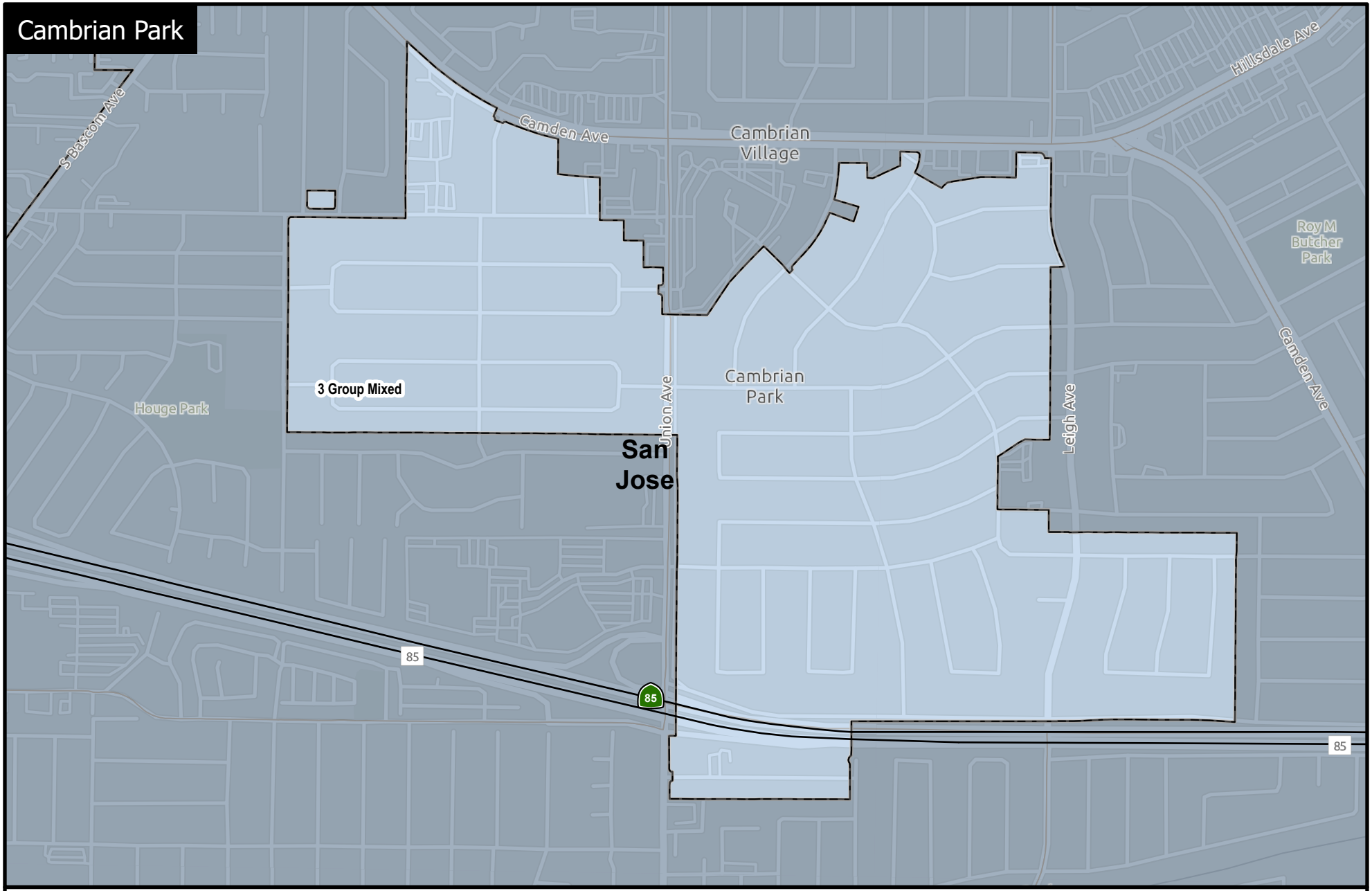
Neighborhood Segregation Typology (UCB, Urban Displacement Project, 2022)

Mostly Asian	Mostly White	Black-Latinx	3 Group Mixed
Mostly Black	Asian-Black	Black-White	4 Group Mixed
Mostly Latinx	Asian-Latinx	Latinx-White	Diverse
Mostly Other	Asian-White	Other-White	Unpopulated Tract

N

1,000

Feet



County of Santa Clara

Housing Element Update 2023-2031

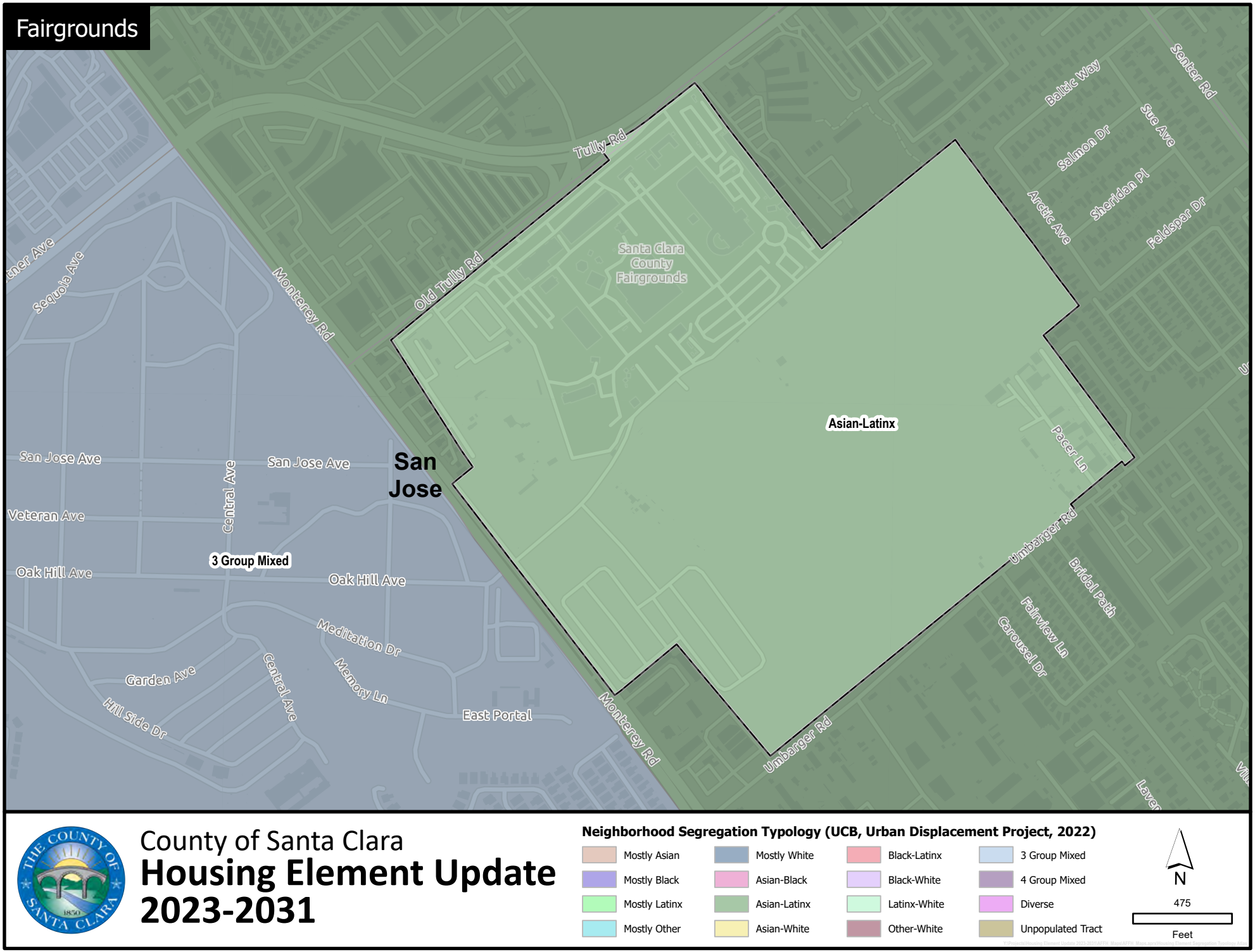
Neighborhood Segregation Typology (UCB, Urban Displacement Project, 2022)

Mostly Asian	Mostly White	Black-Latinx	3 Group Mixed
Mostly Black	Asian-Black	Black-White	4 Group Mixed
Mostly Latinx	Asian-Latinx	Latinx-White	Diverse
Mostly Other	Asian-White	Other-White	Unpopulated Tract

N

750

Feet



County of Santa Clara

Housing Element Update 2023-2031

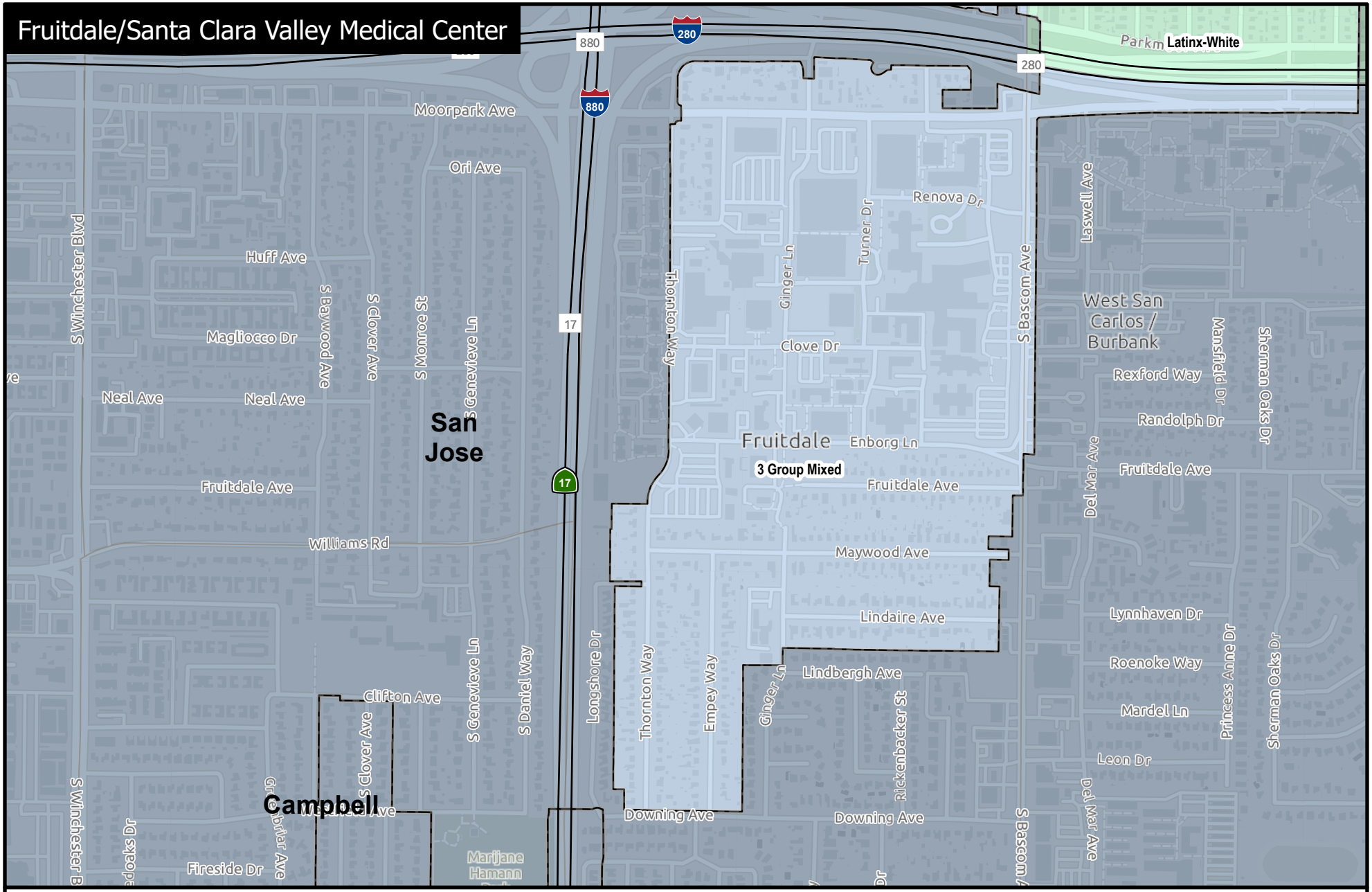
Neighborhood Segregation Typology (UCB, Urban Displacement Project, 2022)

Mostly Asian	Mostly White	Black-Latinx	3 Group Mixed
Mostly Black	Asian-Black	Black-White	4 Group Mixed
Mostly Latinx	Asian-Latinx	Latinx-White	Diverse
Mostly Other	Asian-White	Other-White	Unpopulated Tract

N

475

Feet



County of Santa Clara

Housing Element Update 2023-2031

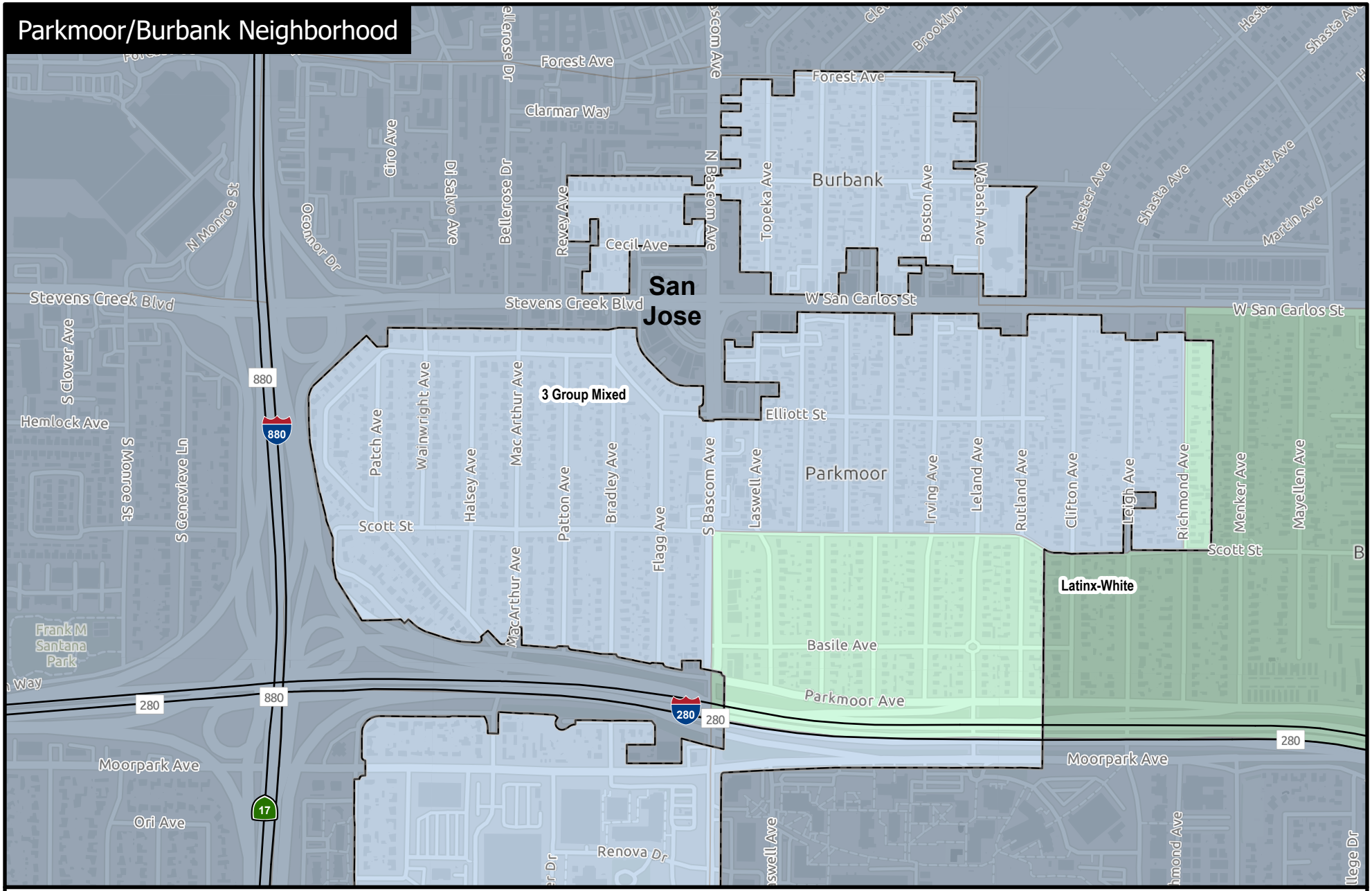
Neighborhood Segregation Typology (UCB, Urban Displacement Project, 2022)

Mostly Asian	Mostly White	Black-Latinx	3 Group Mixed
Mostly Black	Asian-Black	Black-White	4 Group Mixed
Mostly Latinx	Asian-Latinx	Latinx-White	Diverse
Mostly Other	Asian-White	Other-White	Unpopulated Tract

N

610

Feet



County of Santa Clara

Housing Element Update 2023-2031

Neighborhood Segregation Typology (UCB, Urban Displacement Project, 2022)

Mostly Asian	Mostly White	Black-Latinx	3 Group Mixed
Mostly Black	Asian-Black	Black-White	4 Group Mixed
Mostly Latinx	Asian-Latinx	Latinx-White	Diverse
Mostly Other	Asian-White	Other-White	Unpopulated Tract

N

610

Feet

County of Santa Clara

Housing Element Update 2023-2031

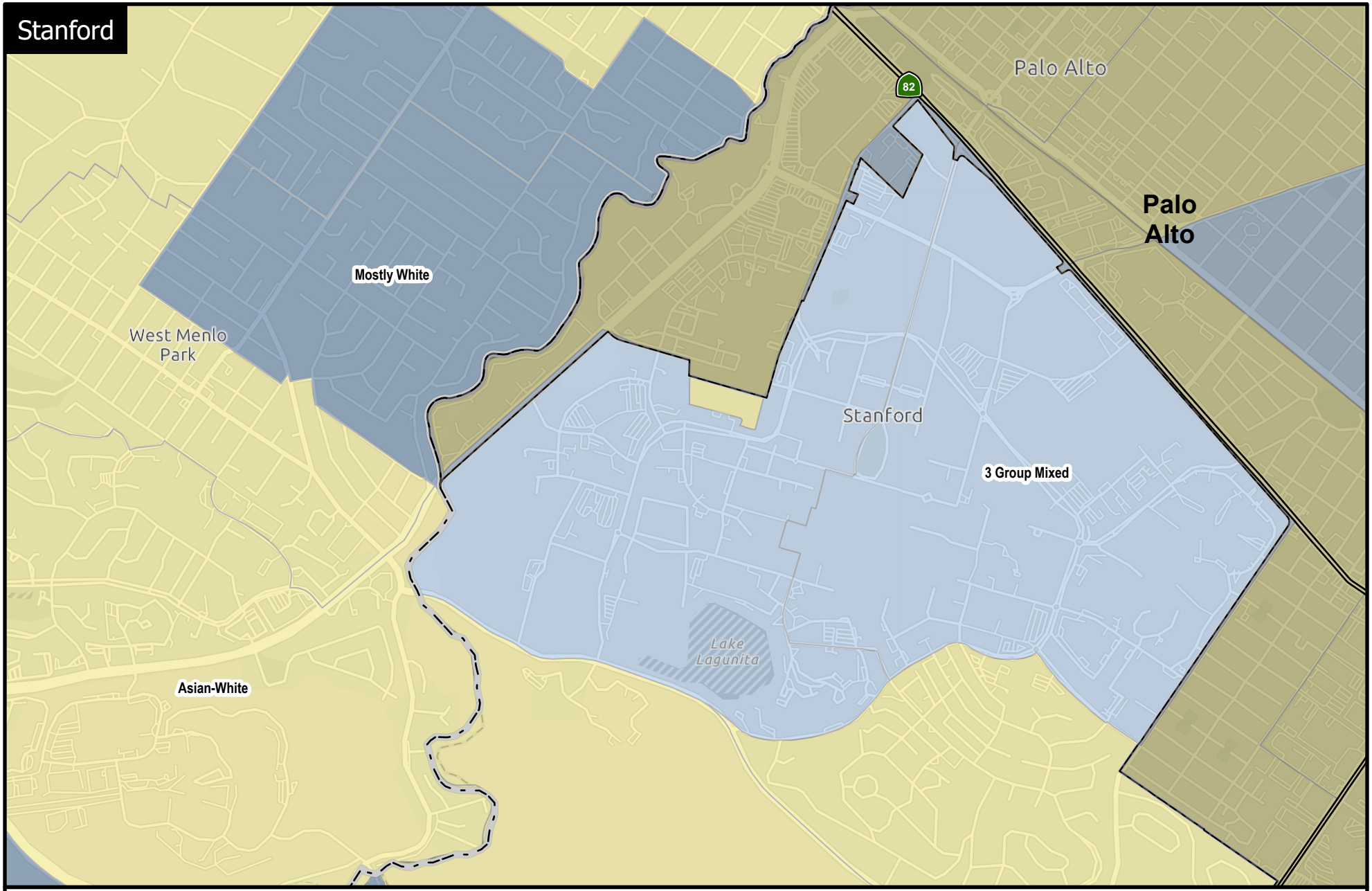
Neighborhood Segregation Typology (UCB, Urban Displacement Project, 2022)

Mostly Asian	Mostly White	Black-Latinx	3 Group Mixed
Mostly Black	Asian-Black	Black-White	4 Group Mixed
Mostly Latinx	Asian-Latinx	Latinx-White	Diverse
Mostly Other	Asian-White	Other-White	Unpopulated Tract

N

680

Feet



County of Santa Clara

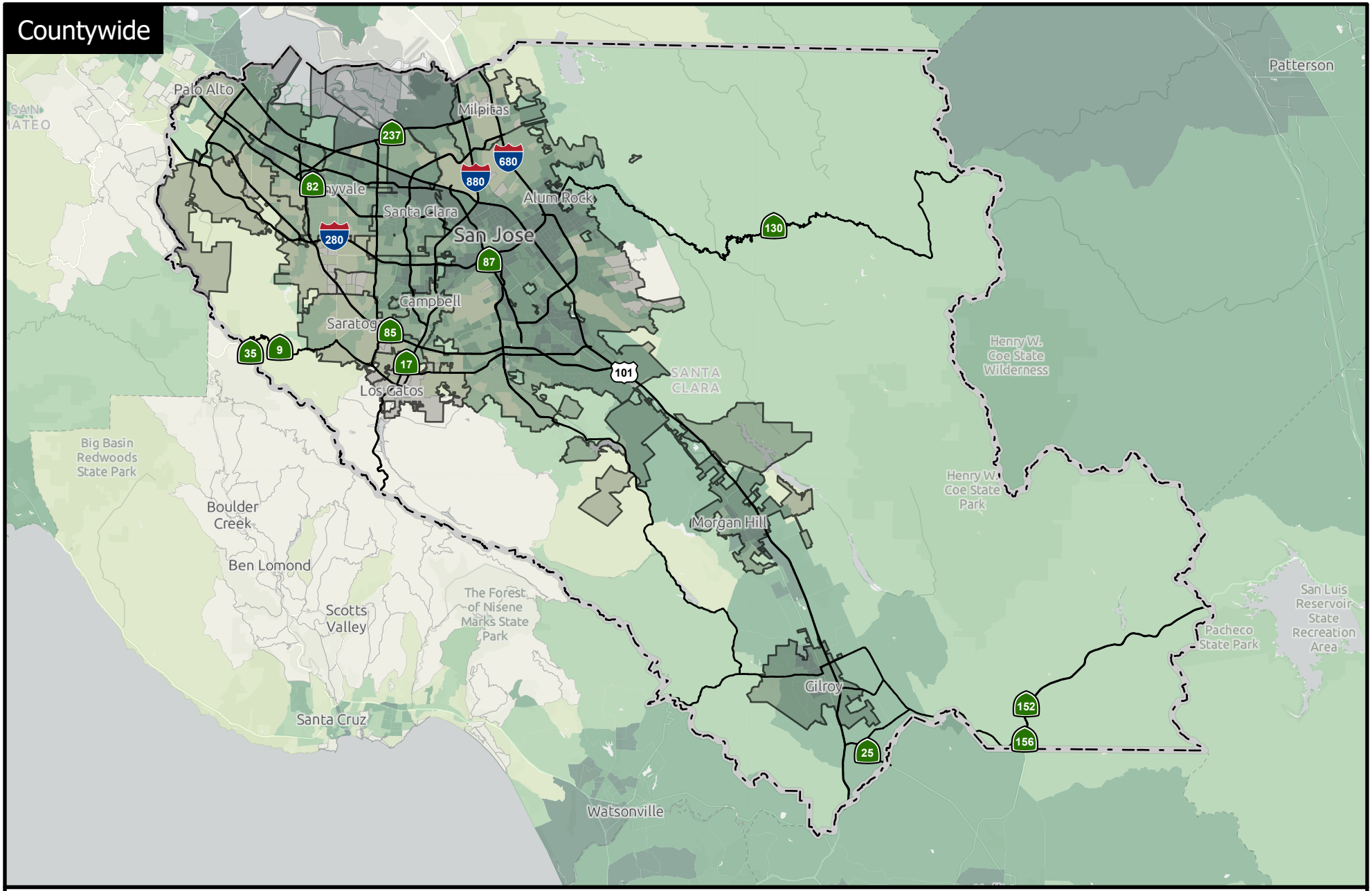
Housing Element Update 2023-2031

Neighborhood Segregation Typology (UCB, Urban Displacement Project, 2022)

- Mostly Asian
- Mostly Black
- Mostly Latinx
- Mostly Other
- Mostly White
- Asian-Black
- Asian-Latinx
- Asian-White
- Black-Latinx
- Black-White
- Latinx-White
- Other-White
- 3 Group Mixed
- 4 Group Mixed
- Diverse
- Unpopulated Tract

N

1,000 Feet



County of Santa Clara

Housing Element Update 2023-2031

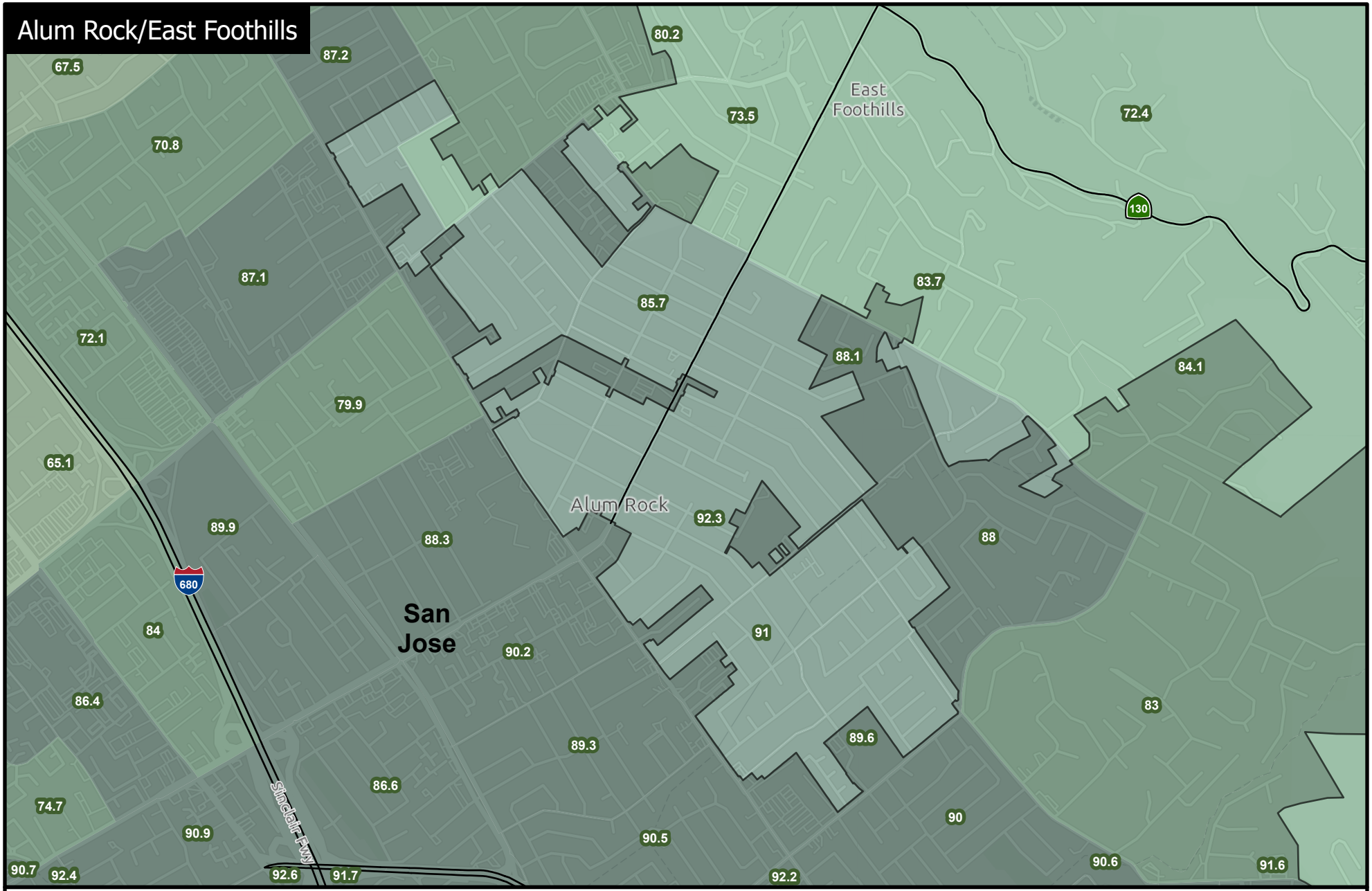
Diversity Index (2018) Block Group

- Lower Diversity
- 55
- 70
- 85
- High Diversity

N

30,000

Feet



County of Santa Clara

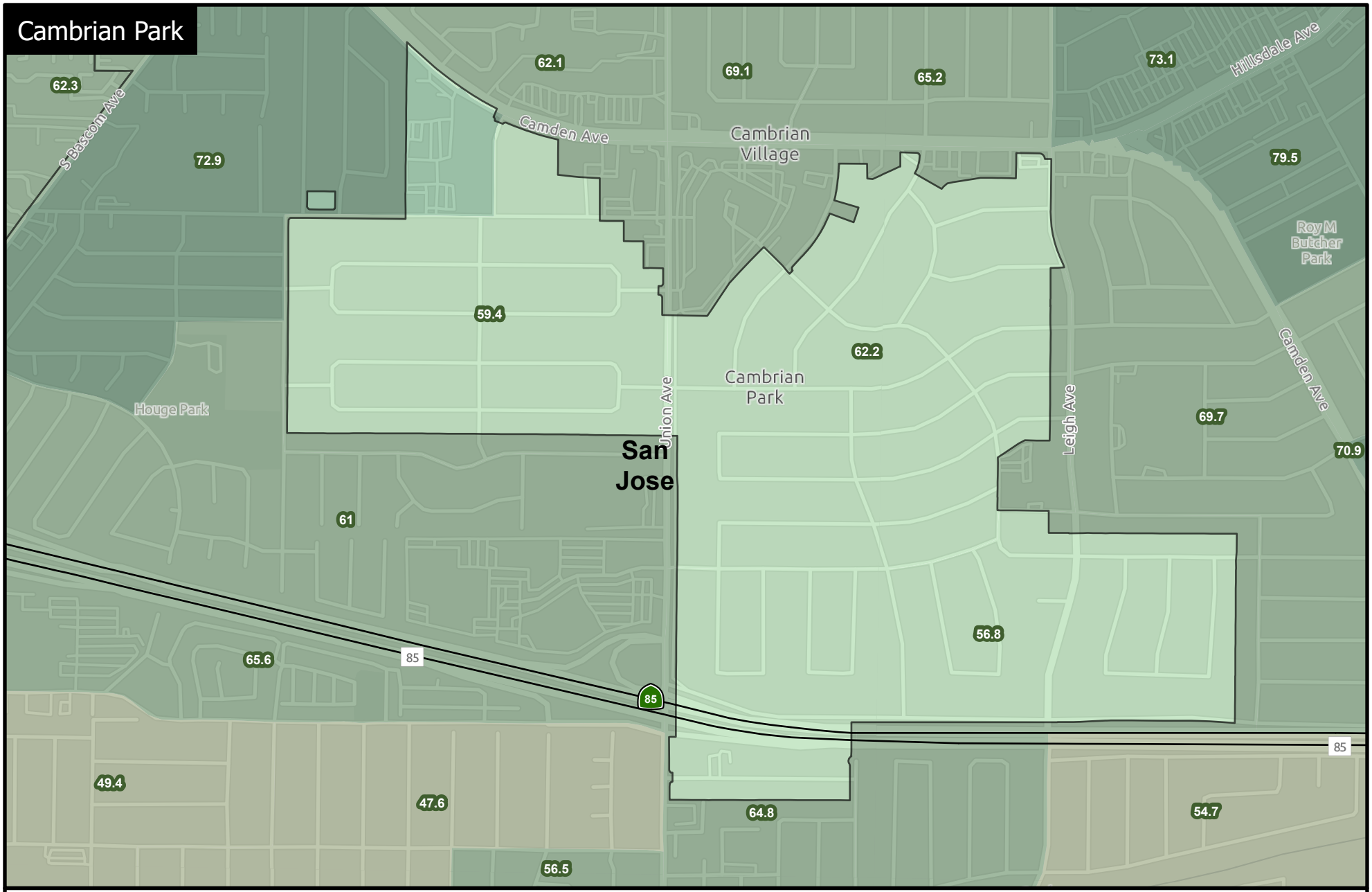
Housing Element Update 2023-2031

Diversity Index (2018) Block Group

- Lower Diversity
- 55
- 70
- 85
- High Diversity

N

1,000 Feet



County of Santa Clara

Housing Element Update 2023-2031

Diversity Index (2018) Block Group

- Lower Diversity
- 55
- 70
- 85
- High Diversity

N

1,000

Feet

County of Santa Clara

Housing Element Update 2023-2031

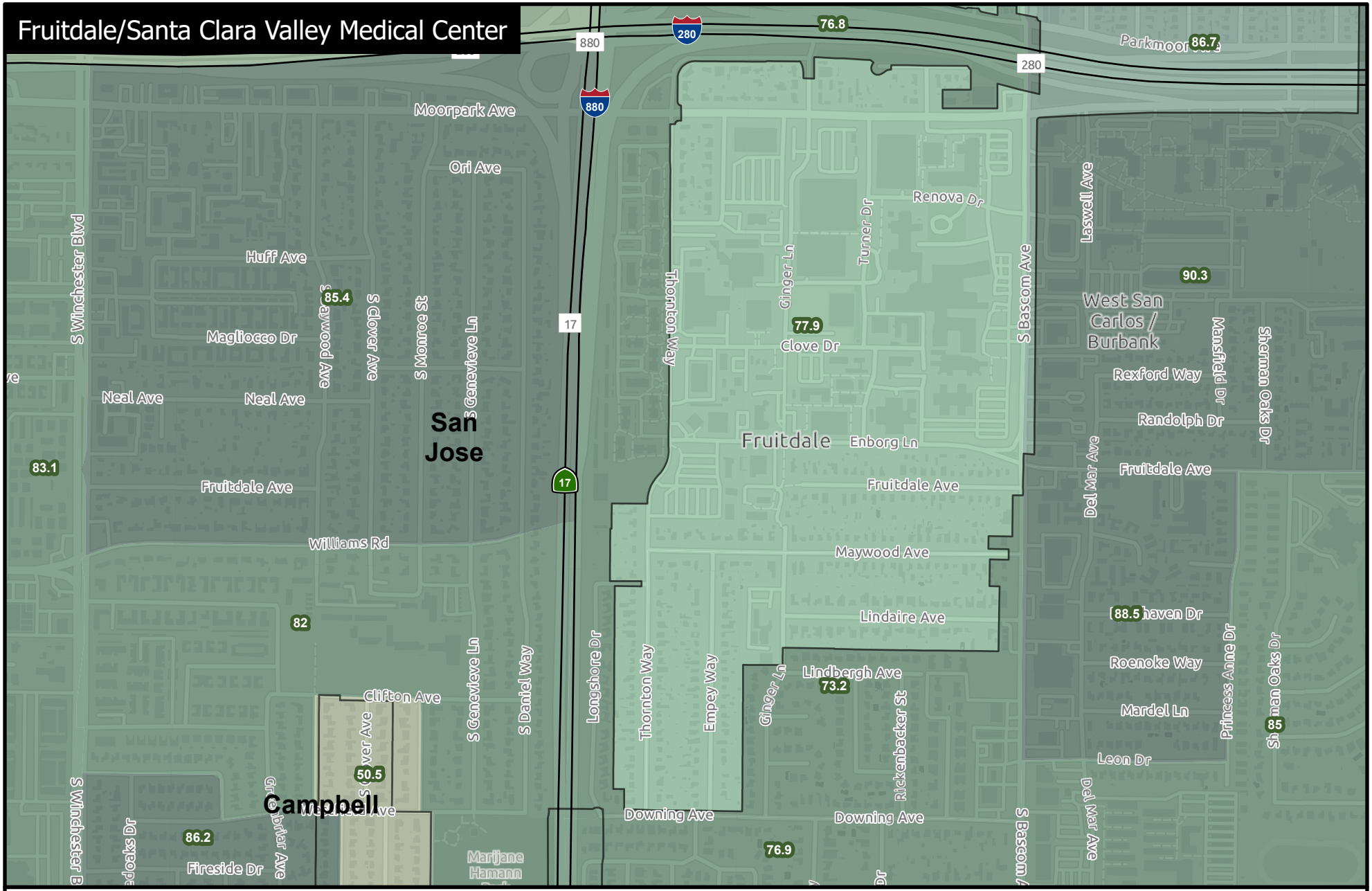
Diversity Index (2018) Block Group

- Lower Diversity
- 55
- 70
- 85
- High Diversity

N

640

Feet



County of Santa Clara

Housing Element Update 2023-2031

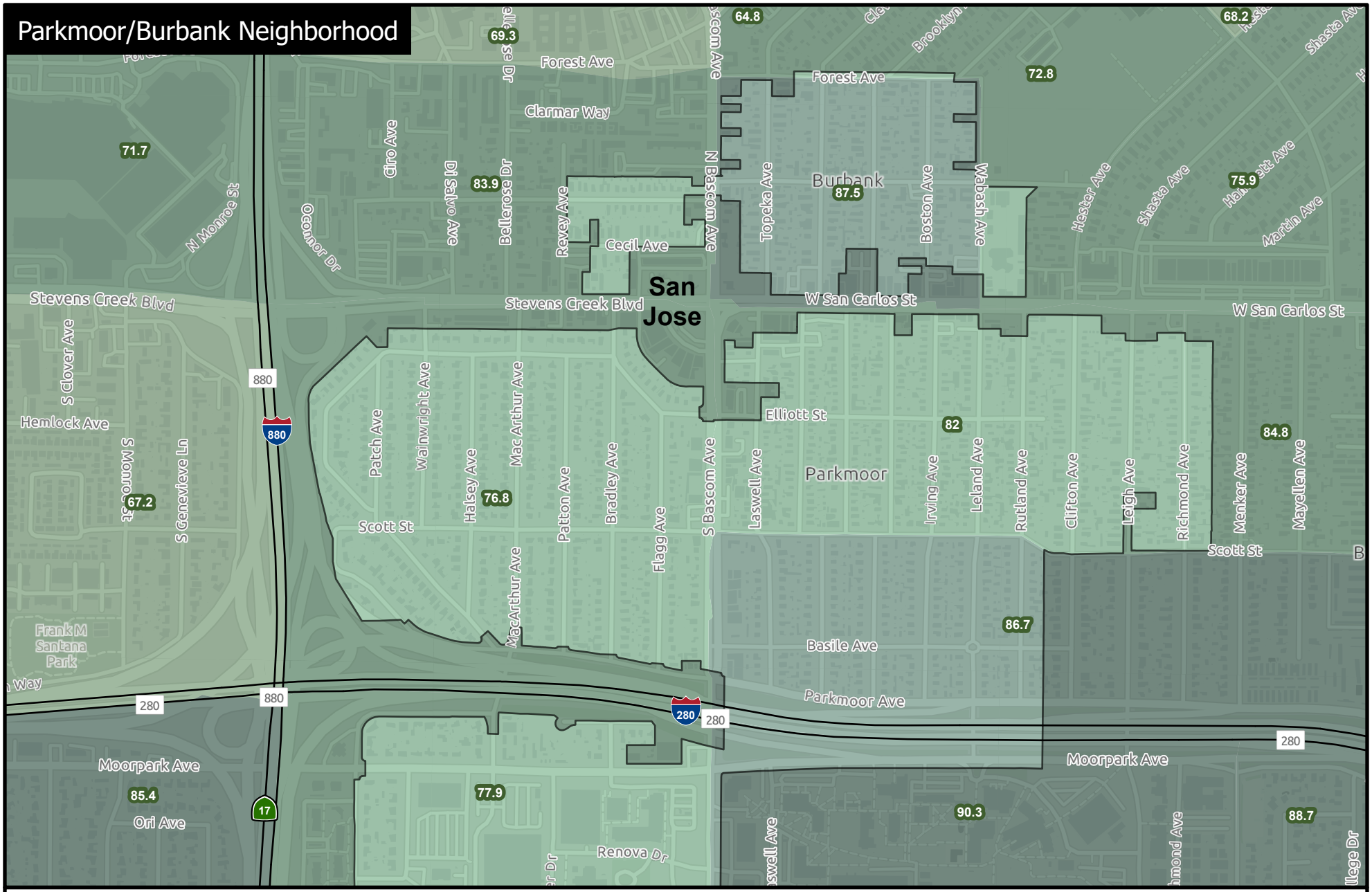
Diversity Index (2018) Block Group

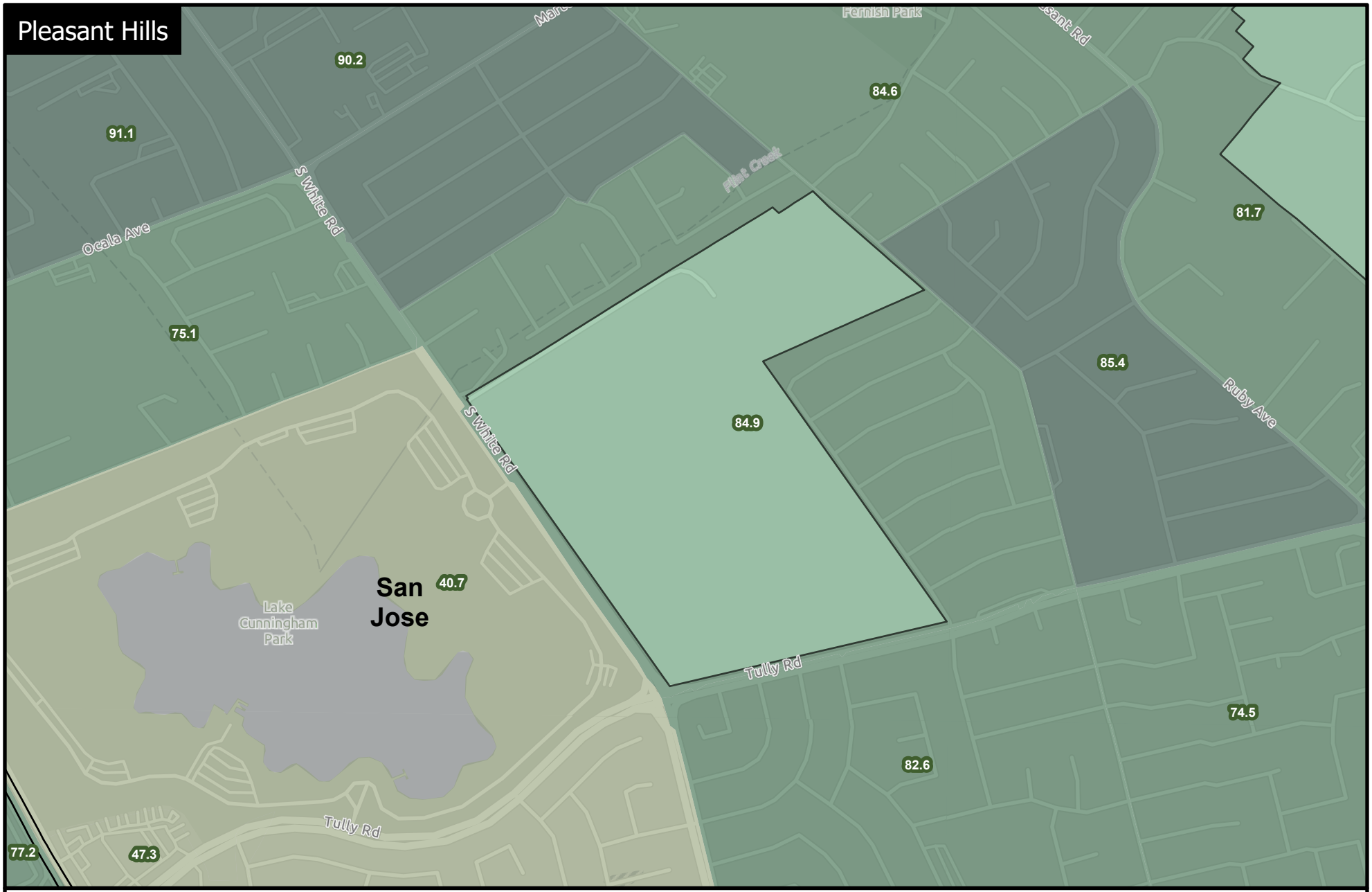
- Lower Diversity
- 55
- 70
- 85
- High Diversity

N

820

Feet


Parkmoor/Burbank Neighborhood
San Jose
Burbank
Parkmoor
Forest Ave
Clarmar Way
Cecil Ave
Stevens Creek Blvd
W San Carlos St
Elliott St
Scott St
Basile Ave
Parkmoor Ave
Moorpark Ave
Hemlock Ave
Ori Ave
Renova Dr
Frank M Santana Park
Ciro Ave
Bellerose Dr
Revey Ave
N Bascom Ave
Topeka Ave
Boston Ave
Wabash Ave
Hester Ave
Shasta Ave
Martin Ave
Clover Ave
Monroe St
Genevieve Ln
Patch Ave
Wainwright Ave
Mac Arthur Ave
Halsey Ave
Patton Ave
Bradley Ave
Flagg Ave
S Bascom Ave
Laswell Ave
Irving Ave
Leland Ave
Rutland Ave
Clifton Ave
Leigh Ave
Richmond Ave
Menker Ave
Mayellen Ave
880
280
17
64.8
68.2
69.3
72.8
71.7
83.9
87.5
75.9
67.2
76.8
82
84.8
86.7
85.4
77.9
90.3
88.7
County of Santa Clara
Housing Element Update
2023-2031
Diversity Index (2018) Block Group
Lower Diversity
55
70
85
High Diversity
N
820
Feet



County of Santa Clara

Housing Element Update 2023-2031

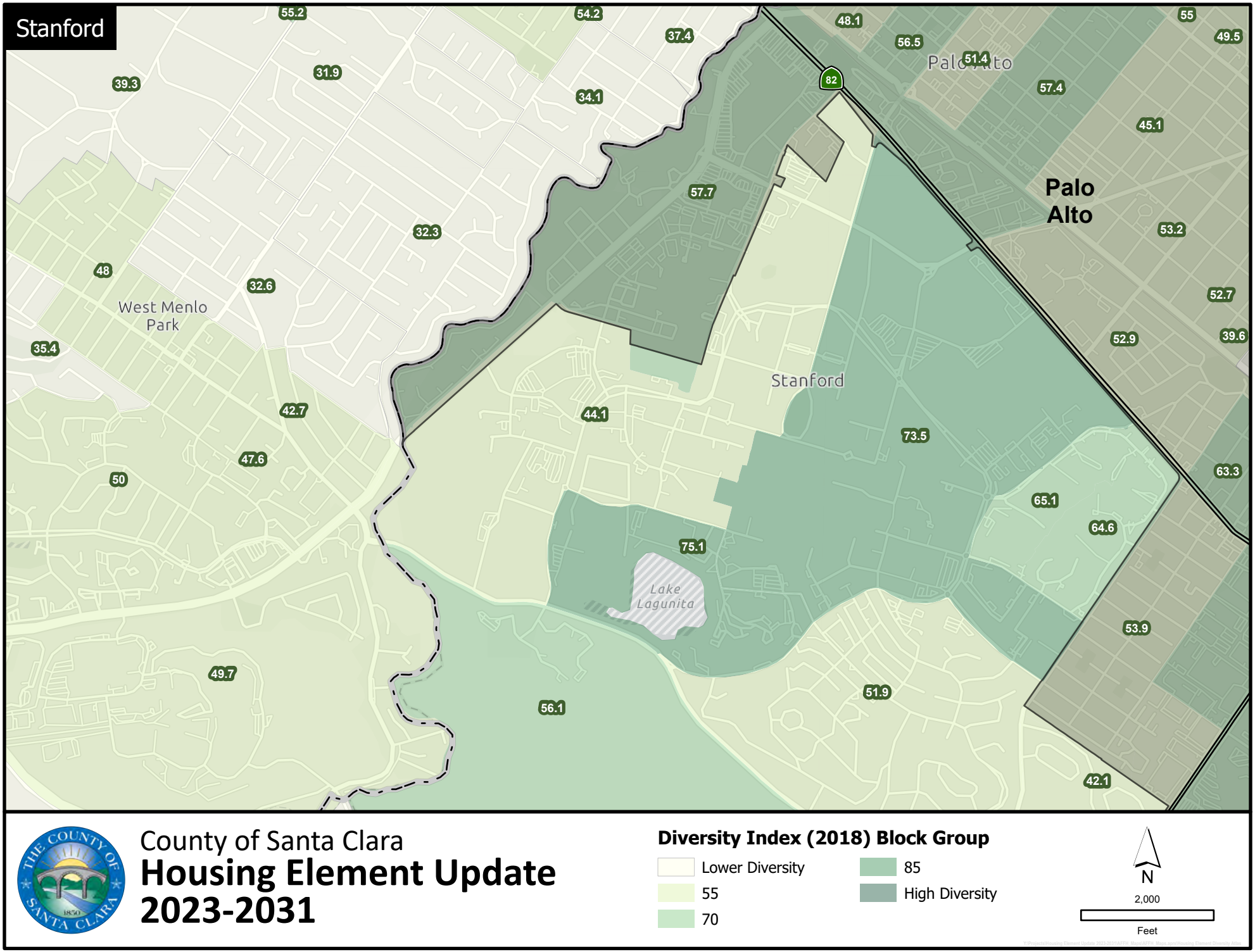
Diversity Index (2018) Block Group

- Lower Diversity
- 55
- 70
- 85
- High Diversity

N

910

Feet


Stanford
55.2
54.2
37.4
48.1
56.5
51.4
55
49.5
39.3
31.9
34.1
82
57.4
45.1
57.7
Palo Alto
32.3
53.2
48
32.6
West Menlo Park
52.7
52.9
39.6
35.4
Stanford
42.7
44.1
73.5
47.6
63.3
50
65.1
64.6
75.1
Lake Lagunita
53.9
49.7
51.9
56.1
42.1
County of Santa Clara
Housing Element Update
2023-2031
Diversity Index (2018) Block Group
Lower Diversity
55
70
85
High Diversity
N
2,000
Feet

Appendix B:
Engagement Summaries

Housing Element Update: Stakeholder Workshop #1

Meeting Summary

Subject	County of Santa Clara Housing Element – Stakeholder Workshop #1
Date | Time	July 6, 2022 | 10:00am – 11:30am
Location	Zoom (Meeting Recording – here)

Workshop Purpose

The County of Santa Clara (County) invited stakeholders to a workshop to launch the **2023-2031 Housing Element Update**. The County assembled a list of organizations, service providers, advocacy groups and other stakeholders to discuss key housing issues occurring and emerging in the County. Feedback from this meeting will be used to identify a series of opportunities and challenges to be addressed when engaging the County's broader community. The meeting agenda can be found in **Appendix A**.

Attendance

Representatives from local organizations were invited to the first Stakeholder Workshop to solicit input in support of identifying housing challenges and opportunities. The following list demonstrates the organizations present at the workshop:

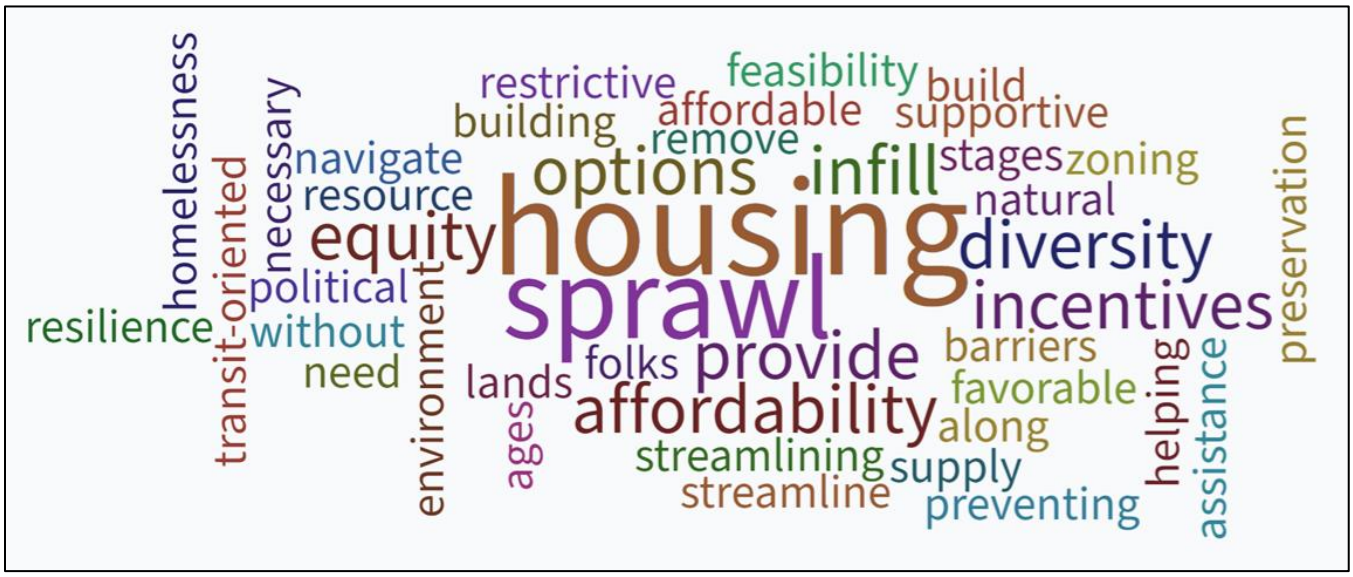
- Burbank Community Association
- County of Santa Clara Department of Aging and Adult Services
- County of Santa Clara Office of Supportive Housing
- County of Santa Clara Parks and Recreation Department
- County of Santa Clara Public Health Department
- Green Foothills
- Greenbelt Alliance
- Latinos United for a New America
- Midpeninsula Regional Open Space District
- Milligan Land Company
- Rebuilding Together Silicon Valley
- San Antonio Hills Homeowners Association
- San Martin Neighbourhood Association
- Silicon Valley at Home (SV@Home)
- Silicon Valley Leadership Group
- Silicon Valley Open Space Authority
- South Bay YIMBY
- Stanford University

Feedback Summary

The workshop focused on gathering input from attendees regarding housing opportunities and challenges in the County. This section includes the questions asked and a summary of the participant feedback. The participants were randomly partitioned into four breakout groups for a 45-minute in-depth discussion.

The participants' input were grouped by topics, demonstrating the key themes from the discussion. The meeting agenda can be found in **Appendix A**. Notes taken during the facilitation can be found in **Appendix B**.

1. **Icebreaker question: What is the top housing issue that should be addressed in the Housing Element?**



2. **Question: What are the greatest housing challenges facing the County?**

   Key theme: Housing Affordability

   - Rising ownership and rent costs are driven by a lack of supply
   - There is a rise in people who are house rich but cash poor due to high mortgage payments relative to income. Others are priced out and have to move out of their communities to find more affordable housing
   - Rules for access to Section 8 vouchers create challenges for families seeking housing relief from the state
   - Information on how to access affordable housing can be complex and difficult to find

   Key theme: Housing Accessibility

   - Lack of options in rural areas
   - Limited availability of housing for vulnerable populations (e.g., seniors)
   - Universal design is needed to make housing accessible for those of varying needs such as people with disabilities and seniors
   - Housing discrimination is an issue for people of color and other marginalized communities
   - People who have been incarcerated face difficulties in securing housing due to stigma

   Key theme: Housing Supply

   - Permit and process barriers including wait times, parking minimums, traffic policies and red tape create challenges for developers seeking to commence development projects
   - The Regional Housing Needs Allocation for this cycle is high, which may be a challenge for the County to achieve

- The high cost of construction is impacting the production of new housing
- Infill development is not being prioritized as it should be, difficulties exist in changing the character of neighbourhoods that are already built out and sometimes underutilized
- Local Agency Formation Commission has shown some aversion to annexation, which could free up land for new development
- New development tends to be out of the price range of low-income residents
- Anti-development and Not in My Backyard (NIMBY) sentiments can hinder the approval of new development
- Consider expediting the annexation of unincorporated urban service area pockets into cities
- The gradual aging of the County's housing stock poses an issue related to the expense of upkeep and maintenance. The County is reliant on property owners to invest in the responsible upkeep of private property
- Some older housing units may not meet the current safety standards identified in the building code (e.g., lead paint)
- The quality of affordable units needs to be maintained without associated increases in affordability
- Foreign investment in housing development may exacerbate housing supply issues

Key theme: Environmental Impact

- The protection of farmland should be prioritized
- Water resources are limited, particularly in Southern Santa Clara County
- Climate change poses a threat to all residents and the housing supply (e.g., flooding, fire in the east and west mountain ranges)
- Address nitrate issues due to septic density in areas like San Martin
- New development in proximity to active farms can limit agricultural productivity (e.g., managing pesticide plumes and dust)

Key theme: Farm Worker Housing

- Adequate servicing and utilities are needed in rural areas to support farm worker housing. Sourcing water and building independent septic systems can be prohibitive

Key theme: Services

- Certain areas cannot accommodate more housing due to insufficient services (e.g., water, septic)
- Access to support services (e.g., social services, healthcare, community services) and amenities (e.g., grocery stores, green space, recreation) is lacking in some areas
- A diversity in transportation options is missing from some communities (e.g., public transit, cycling routes, trails)
- New development out of range of high-quality jobs can be detrimental to quality of life
- Increased investment is needed for vulnerable communities (e.g., people with disabilities)
- Affordable housing is sometimes concentrated in underprivileged communities leading to issues of concentrated poverty
- The cost burden of upgrading a septic system can be prohibitive for the creating of new housing opportunities

3. Question: What are the greatest housing challenges facing the County?

Key theme: Housing Affordability

- Provide funding opportunities to subsidize ADU development, particularly for low-income residents
- Create policies that provide tenants with an opportunity to purchase their rental unit (Tenant Opportunity to Purchase Act)
- Create programming to address homelessness such as a Heading Home Campaign or a community plan to end homelessness
- Strengthen rent stabilization, just cause eviction and create a tenant right to counsel
- Remove barriers to and prioritize affordable housing unit development in areas with community amenities
- Create education campaigns and engage with the public more on the RHNA process
- Create preferential policies for displaced residents

Key theme: Housing Accessibility

- Streamlining the review and approval process for ADUs can increase housing availability
- Create incentive programs to convert existing uses into housing (e.g., office buildings, warehouses, historic buildings)
- Create incentives and education programs regarding SB9 to encourage individual homeowners to build ADUs
- Refer to the County's new Master Plan on Aging for solutions to housing for people of all ages and stages

Key theme: Housing Supply

- Create efficiency by streamlining permitting (e.g., remove parking minimums in proximity to higher order transit, reduce public hearings, limit discretionary language) and other regulatory processes for new development, particularly for affordable housing
- Consider consultation with housing developers to pinpoint challenges in the permitting process
- Coordinate with LAFCO to annex more unincorporated lands and introduce services to develop more housing
- Additional student housing on Stanford Campus can alleviate some housing pressure
- Explore opportunities for development in urban services areas such as Los Altos, Los Gatos and Morgan Hill
- Explore development opportunities in northeast San Jose
- Encourage infill development in urban areas and dense development along urban corridors and near transit hubs (e.g., Bascom Avenue in San Jose)
- Partner with and provide funding for community development organizations
- Incentivize dense development
- Prioritize 100% deed restricted development on public owned land

Key theme: Farmworker Housing

- Create policy that allows onsite development on agricultural land
- Create farmworker housing funding opportunities

Key theme: Aging Housing Stock

- Create a retrofit program that incentivizes landlords and property managers to invest in upgrades and property maintenance

Key theme: Environmental Impact

- Incorporate conservation goals into Housing Element policies
- Incorporate urban forestry and greening into affordable housing development policies
- Create education programs on water availability including information on where water coms from, how much water is available and how water availability impacts development
- Address the potential for urban sprawl that may threaten natural areas
- Collaborate with the Office of Sustainability on a climate action plan that considers the housing stock and development standards
- Maintain collaboration with community partners who provide relief from extreme weather (e.g., cooling centers)
- Develop a program to provide air filters to those affected by wildfire smoke and other air quality issues

Key theme: Services

- Create affordable transportation policies (trip-based policies)
- Ensure access to green space and parks in proximity to affordable housing
- Prioritize development in areas where multimodal transportation opportunities exist

4. Question: What are the top five priorities for the Housing Element Update?

Participants were asked to identify the top five priorities that should be considered for the Housing Element Update. Participants were encouraged to reflect on the input they provided for the previous two questions in identifying priorities. The table below demonstrates the priorities chosen by each breakout discussion group.

Breakout Group 1	Breakout Group 2
• Land availability	• Incentives
• Stanford as an opportunity for new housing	• Streamline permitting process
• Servicing Infrastructure (water and public sewer)	• Good development policies in urban centers
• Affordability (re-use of existing structures, homelessness)	• Access for affordable housing
• Strategies for aging in place	• Clustering development (density)

Breakout Group 3	Breakout Group 4
• Incentives	• Streamlining permit process
• Homelessness	• Understand process barriers affecting development
• Affordability	• Address threat of climate change

Breakout Group 1	Breakout Group 2
• Lessening barriers for communities to obtain housing • Regulatory streamlining to expedite affordable housing development	• Incentivizing infill development • Increasing access to affordable housing for residents of all races and incomes

Next Steps

Feedback collected from stakeholders during this workshop will be used to inform engagement with the community in upcoming public workshops. All inputs will help inform the project team's development of preliminary policies for inclusion in the draft Housing Element.

A second Stakeholder Workshop is tentatively scheduled for August 2, 2022, where results from the first round of meetings will be shared. Visit sccgov.org/housing-element for event updates.

Appendix A: Meeting Agenda

Time	Item	Lead
10:00	**Opening Remarks**	The County
10:02	**Welcome** • Project team introductions • Meeting purpose • Agenda review	WSP
10:05	**Attendee Introductions**	WSP
10:15	**Presentation** • What is a Housing Element? • County role in housing • County profile • Areas of focus • Housing Element Requirements • RHNA • Previous Housing Element Strategies • What We're Hearing	The County
10:35	**Discussion** • What are the greatest housing challenges facing the County? • What opportunities are available to the County to support housing needs? • What should the top five priorities be?	All
11:20	**Next Steps** • Report Back • How will feedback be used? • Project timeline • Thank you and closing remarks	WSP and The County

Appendix B: Discussion Activity

Housing Element Update: Community Workshop #1 – Rural Focus

Meeting Summary

Subject	County of Santa Clara Housing Element – Community Workshop #1 – Rural Focus
Date | Time	July 19, 2022 | 6:00pm – 7:00pm
Location	Zoom (Meeting Recording can be found on the project website)

Workshop Purpose

The County of Santa Clara (County) invited community members to a workshop to support the **2023-2031 Housing Element Update**. The meeting presented an opportunity to hear from residents of rural parts of the county on housing issues occurring and emerging in the County. Feedback from this meeting will be used to identify a series of opportunities and challenges to be addressed in the Housing Element Update.

A total of 32 members of the community attended the workshop.

Feedback Summary

The workshop focused on gathering input from attendees regarding housing opportunities and challenges in the County. Feedback opportunities included a series of poll questions asking for participants to choose their top opportunities for the Housing Element Update under the themes of housing affordability, housing accessibility, housing supply, environmental impact and services. The polling exercises were followed by an open discussion where participants could ask questions or provide additional feedback. The following section summarizes the feedback heard from participants.

Polling Exercises

Attendees were asked to participate in a series of polls to identify the top opportunities for the Housing Element Update. Each poll provided a series of five options to choose from selected from input received during the first Stakeholder Workshop hosted on July 6, 2022. The information below shows how the opportunities were prioritized under each key theme area where 1 is the top priority and 5 is the lowest priority. Pictures of the polling results can be found in **Appendix A**.

Housing Affordability

1. Secondary unit subsidies
2. Fund development & streamline development (tie)
3. Homelessness support programs
4. Education on government programs

Housing Supply

1. Housing for vulnerable populations
2. Rural housing & promote secondary units (tie)
3. Address housing discrimination & accessible unit design (tie)

Housing Supply

1. Fund farmworker housing
2. Permit on-site farmworker housing & development efficiencies (tie)
3. Address construction costs & retrofit programs (tie)

Environmental Impact

1. Preserve agricultural land
2. Climate change resilience
3. Environmental conservation
4. Maintain agricultural uses
5. Address septic nitrates

Services

1. Transportation opportunities
2. Access to greenspace & access to support services (tie)
3. Develop near jobs
4. Fund septic system upgrades

Discussion

Following the polling exercises, participants were given the opportunity to provide input to the team. Discussion was centered around the question, “What additional housing opportunities should we consider?” Input received during this discussion has been thematically organized below reflecting the key points raised by attendees. Picture of the discussion notes can be found in **Appendix B**.

Affordability

- Expand tenant protections currently available in urban areas like San Jose, Palo Alto and Mountainview to residents in unincorporated areas
- Provide education on what housing support benefits are available to residents in unincorporated areas

Supply

- Communities like Morgan Hill need farmworker housing
- Farmworker housing needs to be close to agricultural operations as possible
- Provide opportunities for financing to support the development of farmworker housing
- Consider a program where farmworker housing can be opened to other populations when not occupied for farming operations

Environment

- The preservation of agricultural land is critical when considering where to develop new affordable housing
- Development should be focused within and around existing urbanized areas to avoid consuming essential habitats that are important to natural lands

Services

- Provide opportunities for basic shelter and safe parking to provide people experiencing homelessness with privacy, security and dignity
- Ensure services (e.g., sanitary sewers and emergency services) in rural areas are adequate to support new housing development

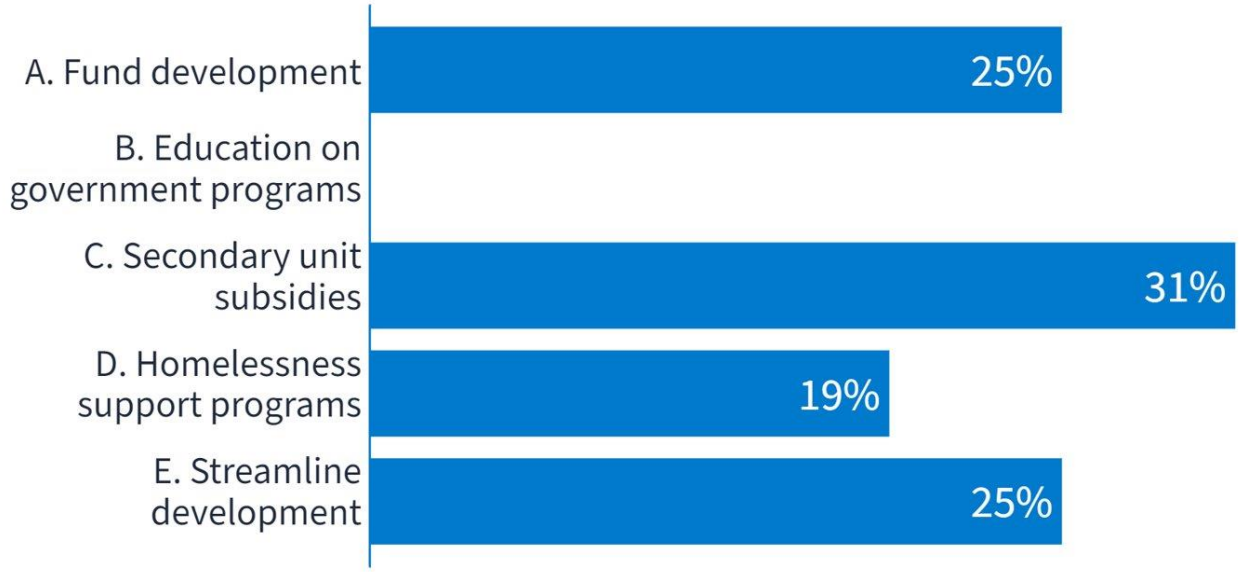
Next Steps

Feedback collected during this workshop will be used to inform the County's research of housing challenges and opportunities. A second community workshop will be hosted on July 21, 2022, focusing on urban housing. All inputs from both meetings will help inform the project team's development of preliminary policies for inclusion in the draft Housing Element.

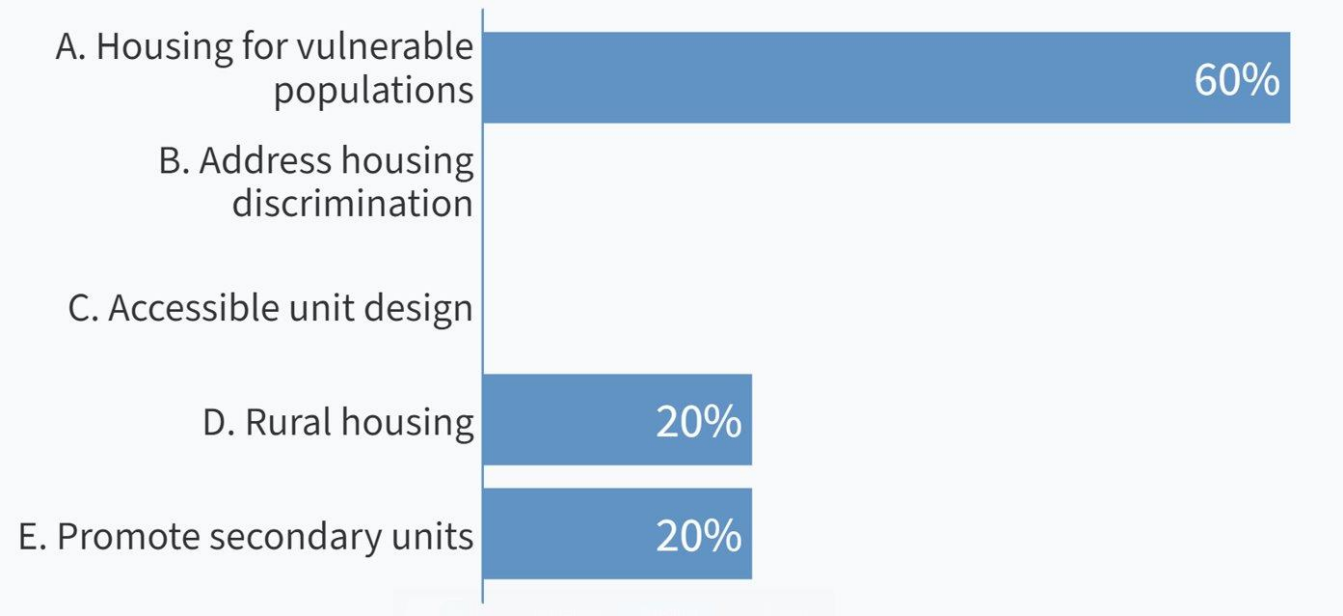
The next round of community workshops will be held in September 2022 where draft policies will be shared for awareness and input. Visit sccgov.org/housing-element for event updates.

Appendix A: Polling Exercises

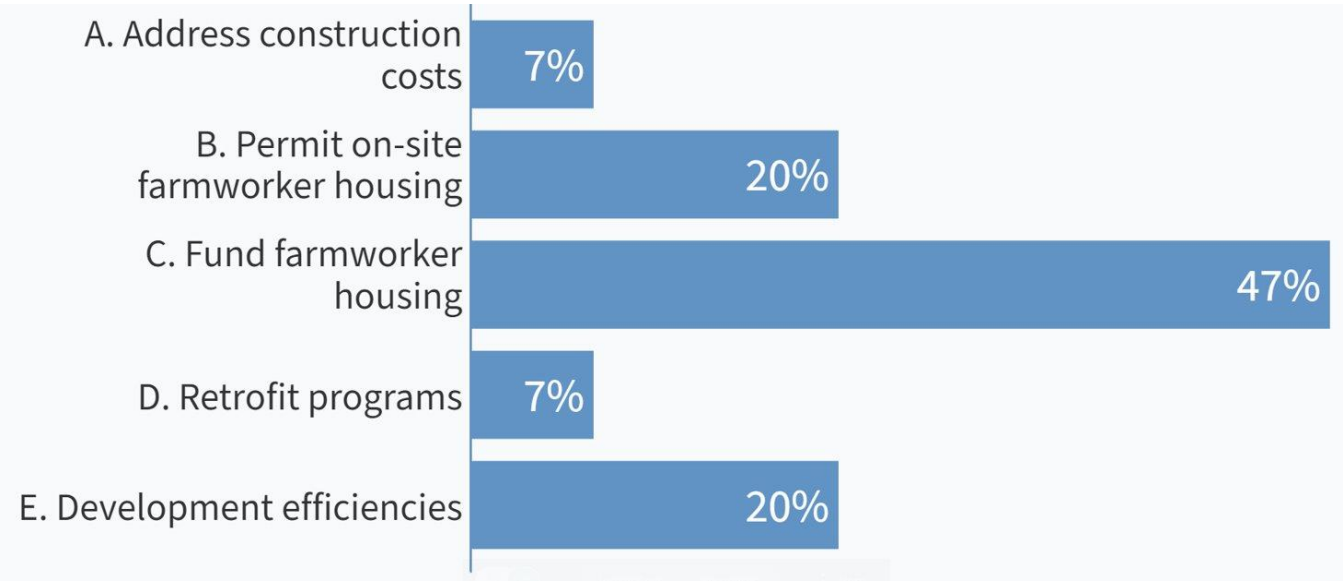
Affordable Housing: Vote for the top opportunity



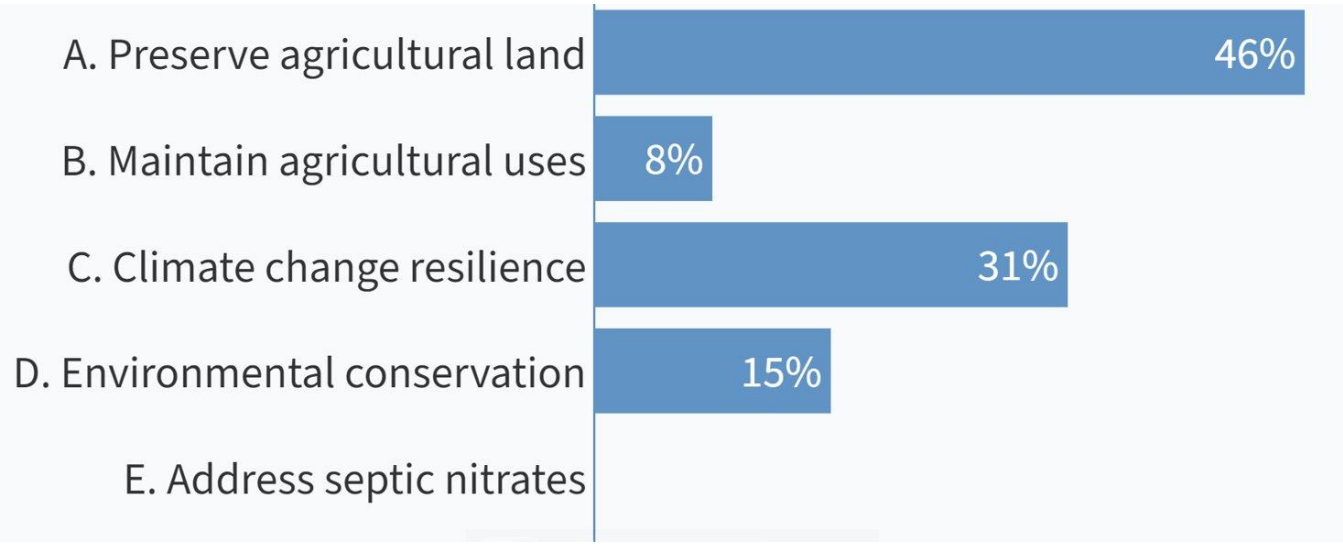
Affordable Accessibility: Vote for the top opportunity



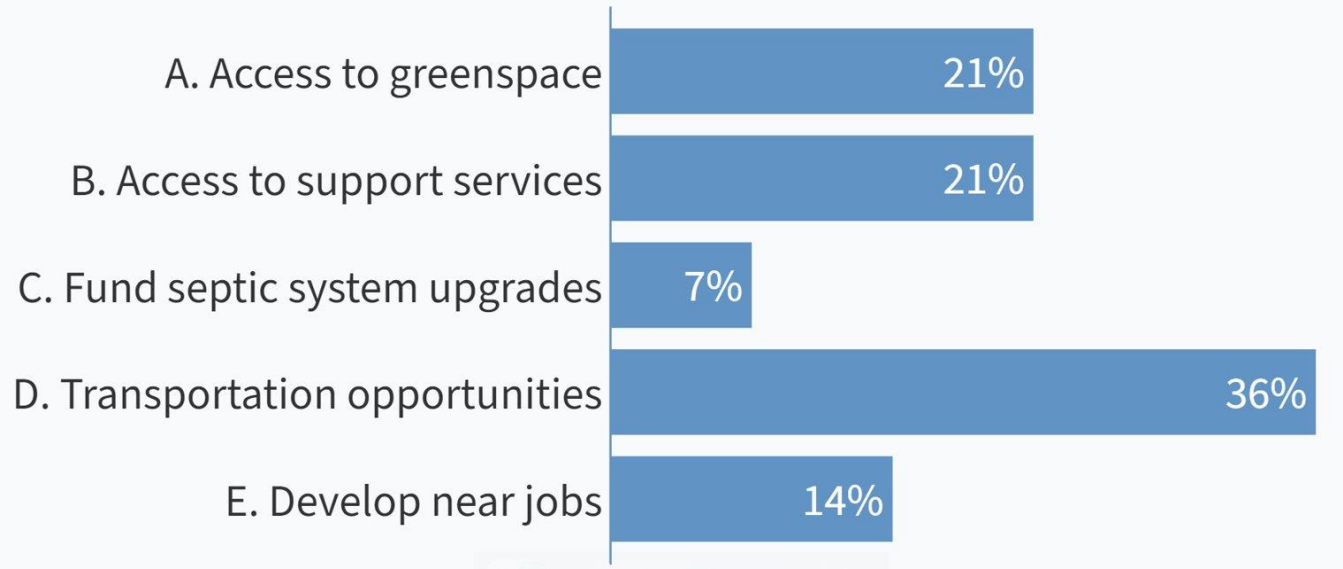
Affordable Supply: Vote for the top opportunity



Environmental Impact: Vote for the top opportunity



Services: Vote for the top opportunity



Appendix B: Discussion notes

Housing Element Update: Community Workshop #2 – Urban Focus

Meeting Summary

Subject	County of Santa Clara Housing Element – Community Workshop #2 – Urban Focus
Date | Time	July 21, 2022 | 6:00pm – 7:00pm
Location	Zoom (Meeting Recording can be found on the project website)

Workshop Purpose

The County of Santa Clara (County) invited community members to a workshop to support the **2023-2031 Housing Element Update**. The meeting presented an opportunity to hear from residents of urban parts of the county on housing issues occurring and emerging in the County. Feedback from this meeting will be used to identify a series of opportunities and challenges to be addressed in the Housing Element Update.

A total of 30 members of the community attended the workshop.

Feedback Summary

The workshop focused on gathering input from attendees regarding housing opportunities and challenges in urban areas of the County. Feedback opportunities included a series of poll questions asking for participants to choose their top opportunities for the Housing Element Update under the themes of housing affordability, housing accessibility, housing supply, environmental impact and services. The polling exercises were followed by an open discussion where participants could ask questions or provide additional feedback. The following section summarizes the feedback heard from participants.

Polling Exercises

Attendees were asked to participate in a series of polls to identify the top opportunities for the Housing Element Update. Each poll provided a series of five options to choose from selected from input received during the first Stakeholder Workshop hosted on July 6, 2022. The information below shows how the opportunities were prioritized under each key theme area where 1 is the top priority and 5 is the lowest priority. Pictures of the polling results can be found in **Appendix A**.

Housing Affordability

1. Streamline development
2. Fund development & homelessness support programs (tie)
3. Secondary unit subsidies
4. Education on government programs

Housing Supply

1. Housing for vulnerable populations
2. Address housing discrimination, building reuse (e.g., offices, warehouse), promote secondary units (tie)
3. Accessible unit design

Housing Supply

1. Address anti-development attitudes
2. Dense development
3. Address construction costs
4. Retrofit programs & development efficiencies (tie)

Environmental Impact

1. Climate change resilience
2. Limit urban sprawl
3. Environmental conservation
4. Preserve agricultural land & maintain agricultural uses (tie)

Services

1. Transportation opportunities
2. Develop near jobs
3. Distribute affordable housing
4. Access to greenspace
5. Access to support services

Discussion

Following the polling exercises, participants were given the opportunity to provide input to the team. Discussion was centered around the question, "What additional housing opportunities should we consider?" Input received during this discussion has been thematically organized below reflecting the key points raised by attendees. A picture of the discussion notes can be found in **Appendix B**.

Affordability

- Expand rent control to low-income tax credit and below market rate units to expand rent control
- Develop policies focused on anti-displacement initiatives

Accessibility

- Develop accessible units that adhere to universal design standards
- Require ADUs to meeting accessibility standards

Supply

- Prioritize the development of affordable and deeply affordable housing units on the County's surplus lands
- Develop housing policies that seek to rectify injustices related to economic segregation, racial segregation and historic redlining in various county communities (e.g., Burbank, Seven Trees)
- Apply Affirmatively Furthering Fair Housing policies to build housing across the county to combat patterns of segregation and to foster inclusive communities
- Apply an incentive-based strategy for developers rather than a restrictive policy to encourage affordable housing development

- Streamline the ADU process through planning and permitting. Pair streamlining initiatives with education to encourage uptake

Environment

- Prevent urban sprawl and the premature conversion of natural habitat by prioritizing development in urban areas
- Prioritize dense development in urban areas rather than expanding the footprint of development

Services

- Build within proximity of transportation options
- Develop in existing urban services areas (including farmworker housing)
- Prioritize services for people with physical and mental disabilities
- Invest in improvements in low-income neighbourhoods to improve infrastructure such as sidewalks
- Prioritize the development of mixed-use housing to ensure affordable housing residents are near amenities and resources
- Develop in proximity to established employment centers
- Leverage programs from government agencies like MTC that allow cities to receiving funding for transit oriented affordable housing developments (learn more here)

Other Feedback

- Develop policies with specific language describing how the County intends to reach an intended outcome

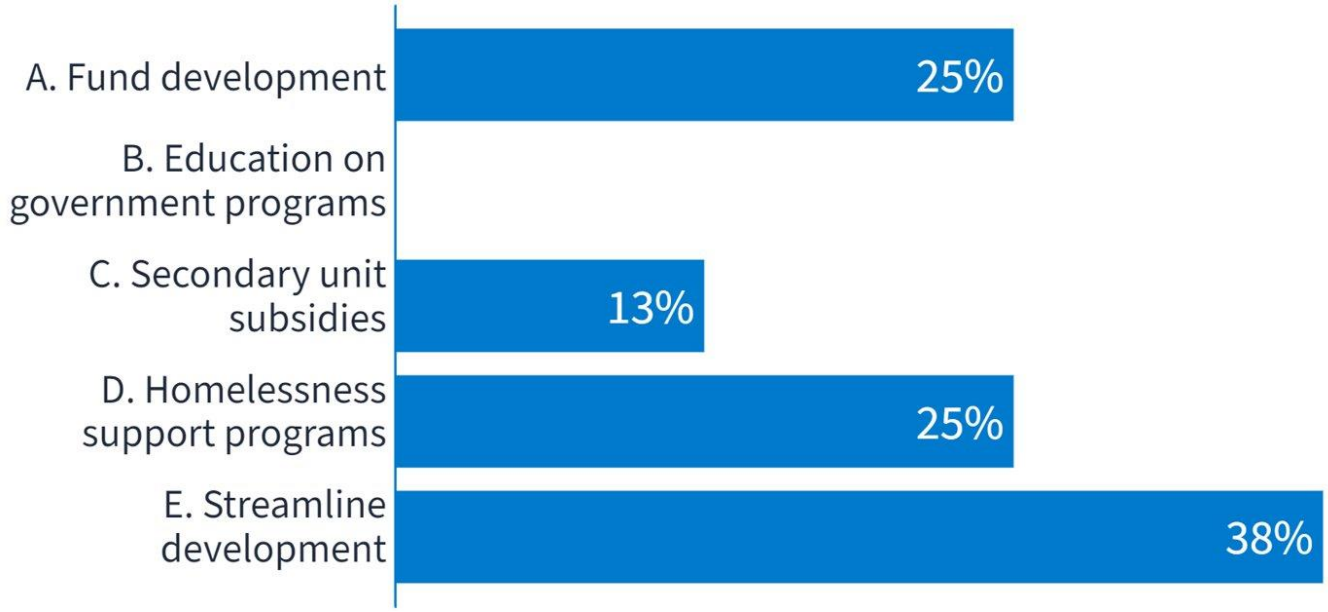
Next Steps

Feedback collected during this workshop will be used to inform the County's research of housing challenges and opportunities. All inputs from this workshop and the previous community workshop held on July 19th (focusing on rural areas) will help inform the project team's development of preliminary policies for inclusion in the draft Housing Element.

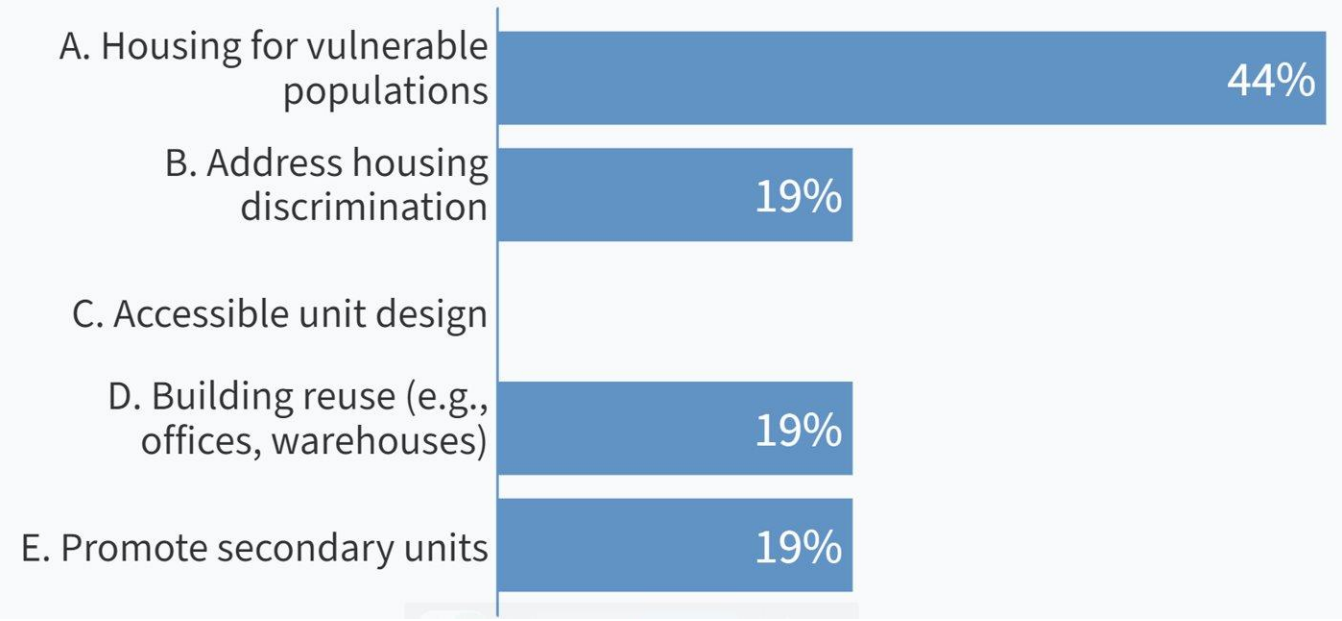
The next round of community workshops will be held in September 2022 where draft policies will be shared for awareness and input. Visit sccgov.org/housing-element for event updates.

Appendix A: Polling Exercises

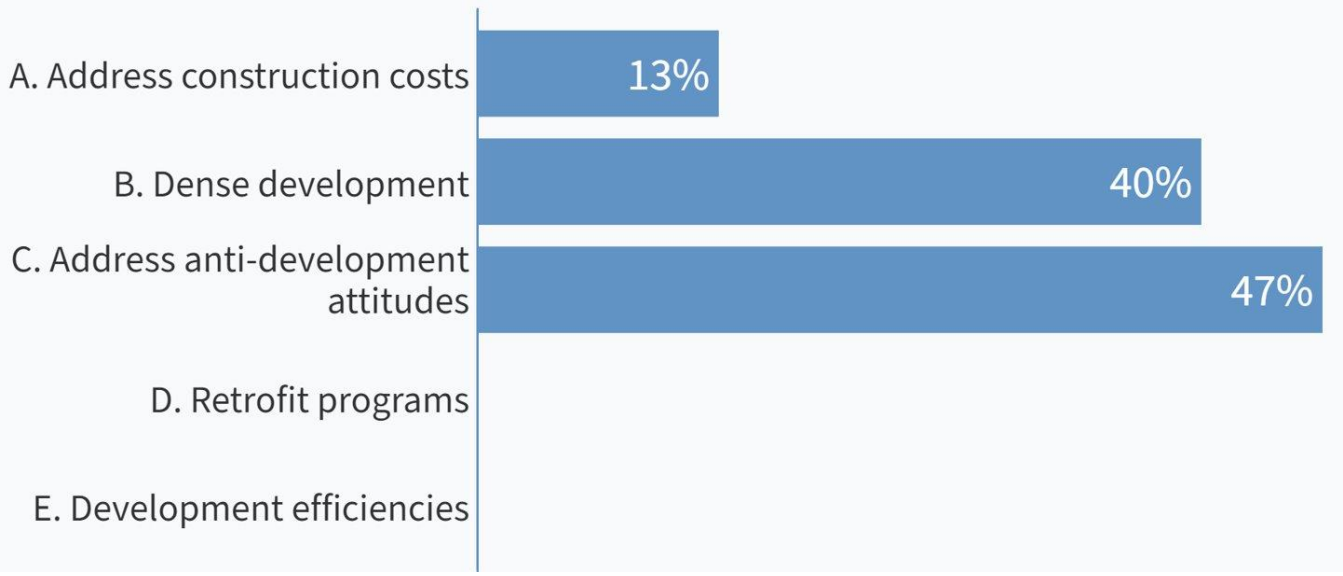
Affordable Housing: Vote for the top opportunity



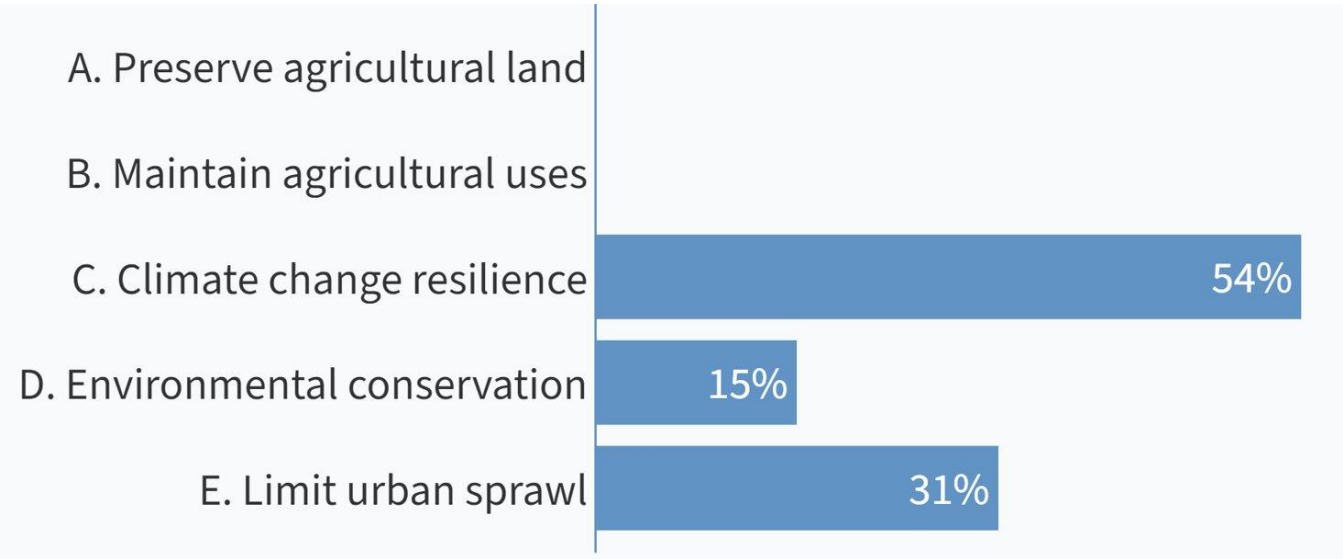
Affordable Accessibility: Vote for the top opportunity



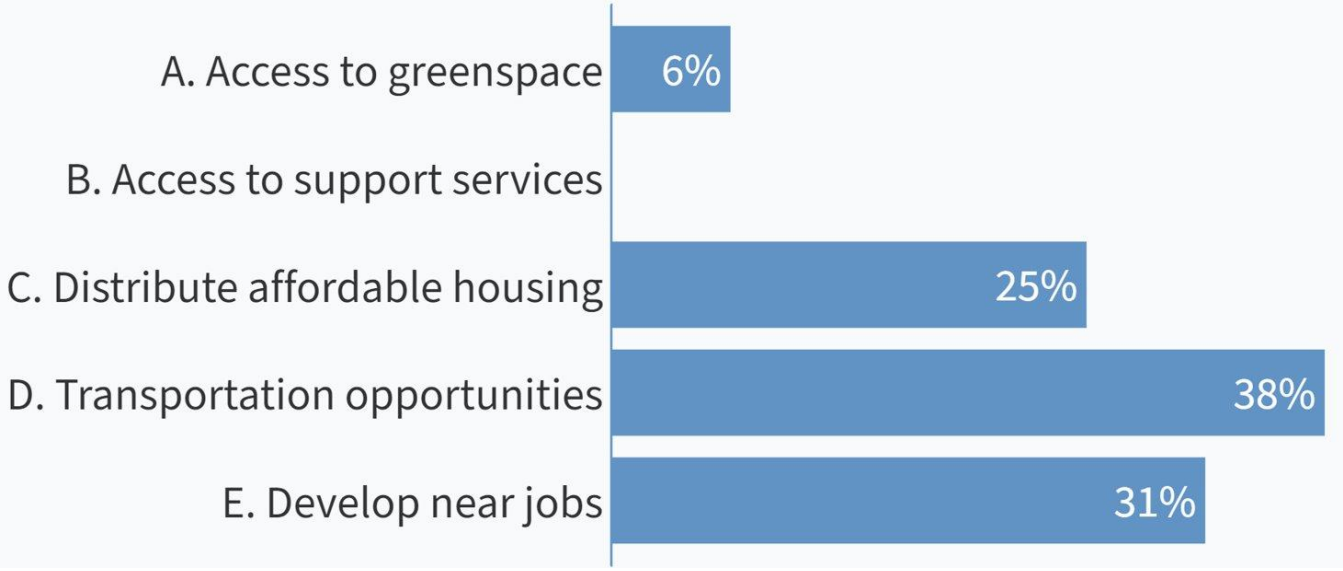
Affordable Supply: Vote for the top opportunity



Environmental Impact: Vote for the top opportunity



Services: Vote for the top opportunity



Appendix B: Discussion notes

Housing Element Update: Stakeholder Workshop (Development Focus)

Meeting Summary

Subject	County of Santa Clara Housing Element – Stakeholder Workshop (Development Focus)
Date | Time	August 2, 2022 | 10:00am – 11:00am
Location	Zoom (Meeting Recording – visit the project website)

Workshop Purpose

The County of Santa Clara (County) invited select development-focused stakeholders and housing advocates to a second workshop in support of the **2023-2031 Housing Element Update**. The meeting asked participants to provide feedback specific to the challenges encountered when developing affordable housing in unincorporated areas of the County. Feedback from this meeting will be used to identify strategies and policies to streamline development to meet the County's Regional Housing Needs Assessment (RHNA) allotment for the 2023-2031 Housing Element cycle.

Attendance

Representatives from local development organizations and housing advocacy organizations invited to attend the workshop. The following list demonstrates the organizations that attended:

- Adobe Services
- City of Gilroy
- Housing Trust Silicon Valley
- Santa Clara County Office of Supportive Housing
- Eden Housing
- Santa Clara LAFCO
- Santa Clara County Housing Authority
- Housing Choices
- Silicon Valley at Home (SV@Home)
- Allied Housing
- Charities Housing
- Bay Area Building Industry Association
- Dividend Homes
- Santa Clara County Office of the County Counsel
- Greenbelt Alliance
- MH Engineering
- Habitat East Bay/Silicon Valley

Feedback Summary

Following the presentation, participants were led through a facilitated group discussion focused to identify challenges in the development process and opportunities for streamlining. Three questions were posed:

1. What constraints have you encountered in the development process? What would simplify or streamline this process?
2. What are other jurisdictions doing well?
3. What types of incentives should the County consider?

The following is a thematic summary of the feedback heard. Pictures of the live notetaking can be found in **Appendix A**.

Theme: General Plan

- ***Identified Challenge:***
  - The County General Plan's low-density zoning, limited density allowances and protection of agricultural land limits the ability to construct small urban developments in Unincorporated

Santa Clara. These factors make development unattractive or unfeasible for private and nonprofit developers.

- ***Proposed Solutions:***
    - Revise the General Plan to allow for development through conforming zoning and revising densities and make development more attractive
    - Examine the General Plan for areas that are suitable for higher density designation and conforming rezoning

Theme: LAFCO Process

- ***Identified Challenge:***
    - The LAFCO annexation process is lengthy and can be cost prohibitive due to the Environmental Impact Report process. Additionally, LAFCO has a different definition of vacant developable land than Counties, which leads to the assumption that all vacant land in a city must be developed prior to the annexation of additional lands. However, it may be the case that some vacant lands are not suitable for development.
- ***Proposed Solutions:***
    - Facilitate dialogue between county, municipalities and LAFCO to settle on an agreeable definition of vacant land to rationalize the need for more annexation of unincorporated county land
    - Engage in dialogue with LAFCO to streamline timelines for annexation to reduce costs
    - Communicate housing goals with LAFCO to reach RHNA allocation numbers through annexation as necessary

Theme: Streamlined Process

- ***Identified Challenge:***
    - Required coordination between the County and local municipalities can create confusion for developers about regulatory overlay, policy interpretation and approval authority.
- ***Proposed Solutions:***
    - Establish a process for early coordination meetings between the county and local jurisdictions to streamline communication and mutual understanding between involved parties. This includes policy interpretation, regulatory overlay, timeline, oversight and identifying who has final approval.

Theme: Incentives

- ***Identified Challenge:***
    - Development in Unincorporated in Santa Clara County can be undesirable due to reduced densities, high construction costs, distance from services and amenities and other reasons. Targeted incentives may help to attract development to achieve the County's RHNA allocation.
- ***Proposed Solutions:***
    - Reduce processing times and fees and exactions
    - Waving fees (e.g., exactions, impact fees) for infrastructure improvements (e.g., traffic impact mitigation) can help incentivize development
    - Reduce the number of development application reviews as multiple rounds of review increases costs and can be prohibitive

- Consider density bonuses and incentives for alternatives to fees and exactions, a menu of choices developers can take regarding future development
- Look at the sites that are available for development and consider incentives tailored to having those sites developed
- Survey developers for sites of interest for development to understand market interest

Theme: Services

- ***Identified Challenge:***
  - A lack of servicing infrastructure, transportation options, social services and community amenities limits the attractiveness and feasibility of development in certain areas of Unincorporated Santa Clara County. This is especially true when infrastructure improvements are required to be made by developers.
- ***Proposed Solutions:***
  - Coordinate with municipalities for infrastructure agreements for improvements such as sidewalks, sewer, water and stormwater management to facilitate housing
  - Make sites available for development that are approximate to services and transportation

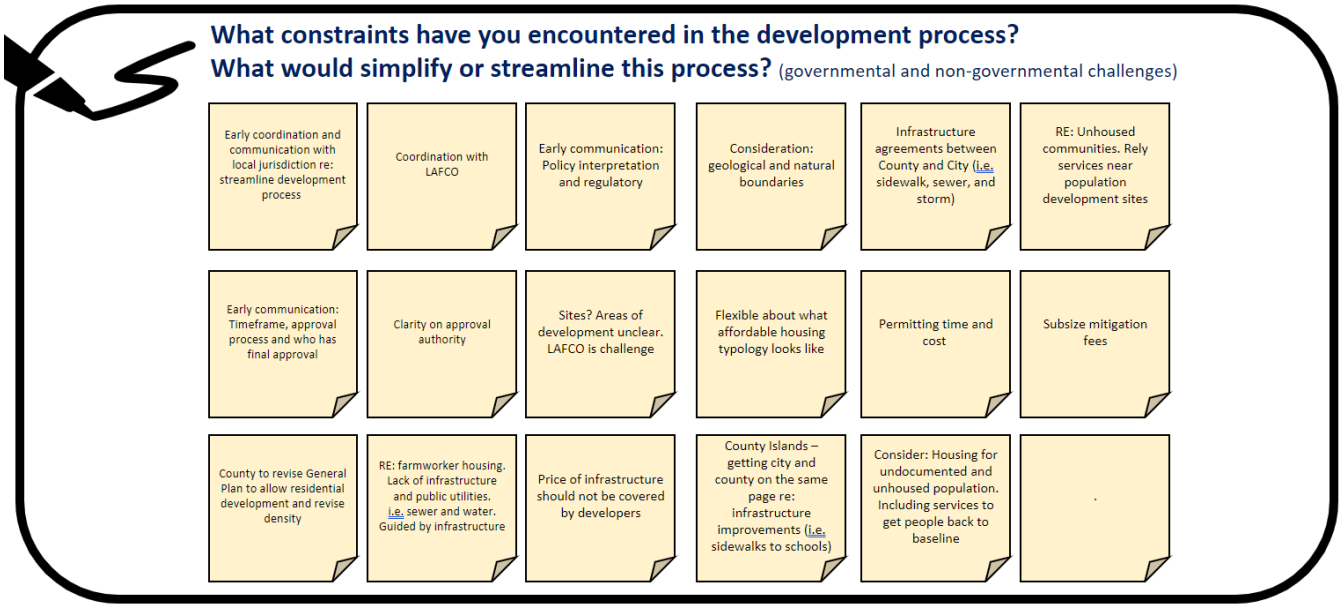
Theme: Additional Feedback

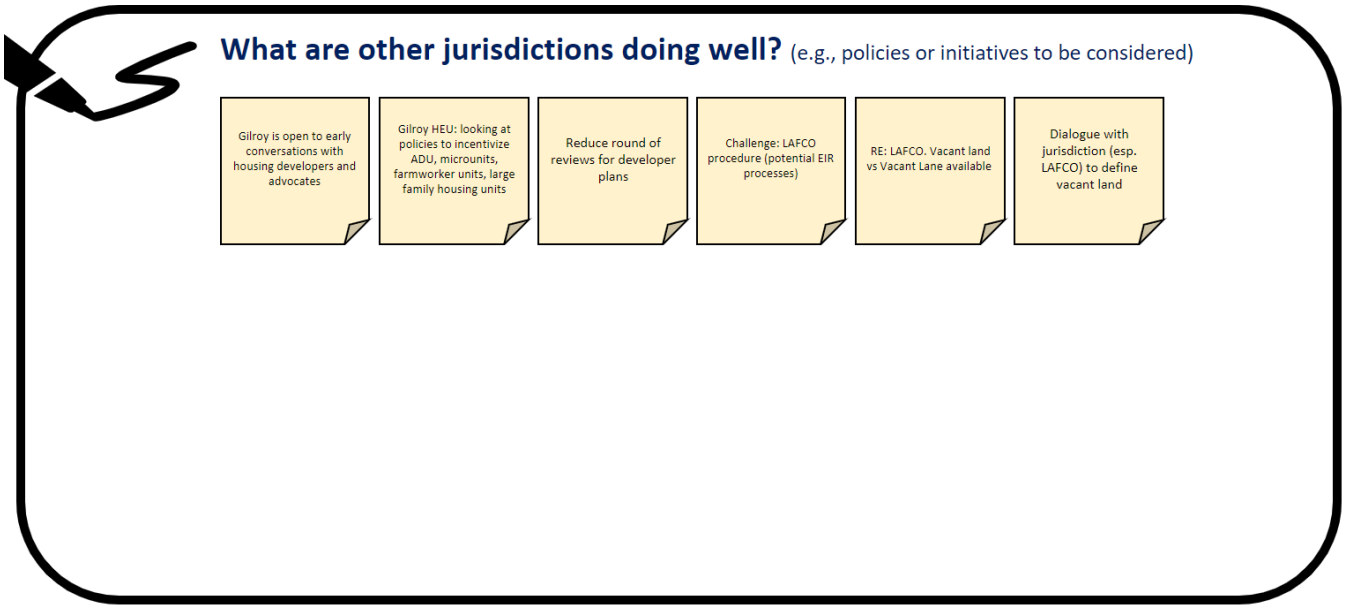
- Consider creative interpretations of what housing can look like, or what forms affordable housing can take (e.g., moderate density through townhomes that blend into existing community character)
- Consider partnerships with community developers
- Facilitate housing for the unhoused, formerly incarcerated and undocumented residents

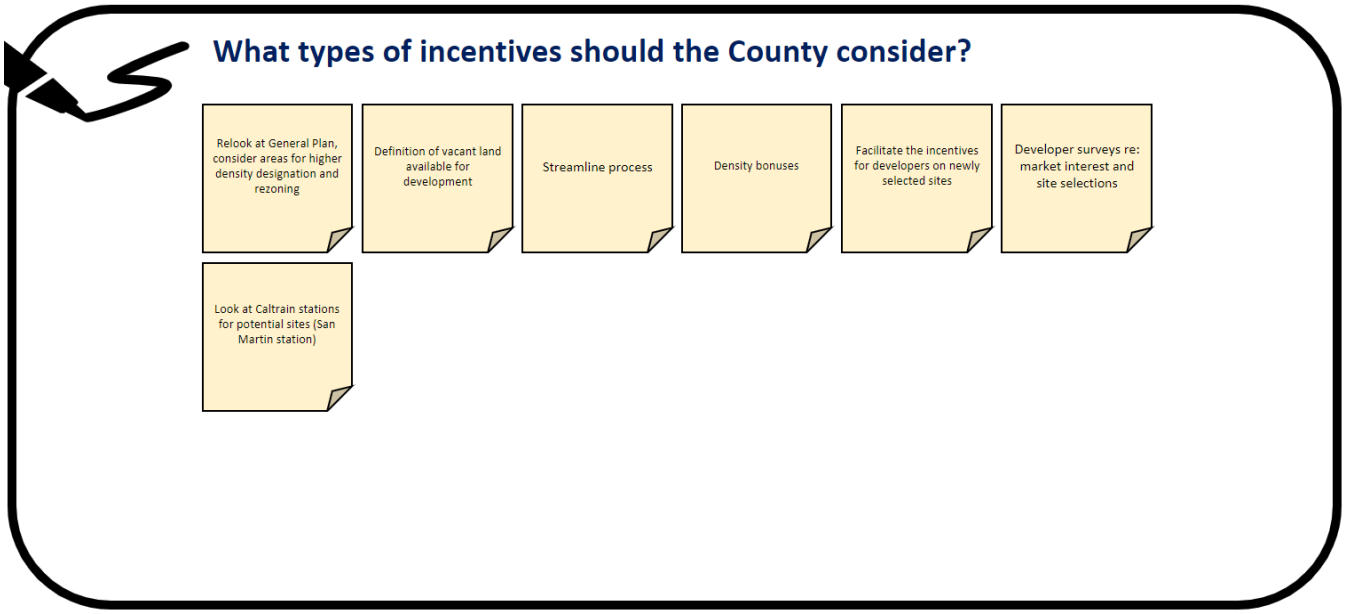
Next Steps

Feedback collected from stakeholders during this workshop will be used to inform policies and strategies to streamline the development process. A second Stakeholder Workshop is scheduled for August 17th, 2022. Visit sccgov.org/housing-element for event updates.

Appendix A: Discussion Activity






What types of incentives should the County consider?
Relook at General Plan, consider areas for higher density designation and rezoning
Definition of vacant land available for development
Streamline process
Density bonuses
Facilitate the incentives for developers on newly selected sites
Developer surveys re: market interest and site selections
Look at Caltrain stations for potential sites (San Martin station)

Housing Element Update: Stakeholder Workshop #2

Meeting Summary

Subject	County of Santa Clara Housing Element – Stakeholder Workshop #2
Date | Time	August 17, 2022 | 10:00am – 11:30am
Location	Virtual
Details	Visit the project website for the meeting recording and slide deck

Workshop Purpose

The County of Santa Clara (County) invited stakeholders to a second workshop in support of the 2023-2031 Housing Element Update. Building off the previous workshops, participants reviewed previous strategies, actions taken, and feedback heard to date; asking stakeholders for input on how the strategies could be updated to reflect current and forecasted housing challenges. The discussion focused on seeking input related to five key challenges, including housing production, housing affordability, access to housing, homelessness and climate change. Feedback from this meeting will be used to refine the strategies as the project team works to create policies for implementation over the 2023-2031 Housing Element cycle.

Attendance

Representatives from various stakeholder interest groups representing developers, advocates, county departments and other organizations were invited to attend the workshop. Over 30 participants attended the meeting representing the following organizations, groups or county departments:

- Burbank Community Association
- City of Morgan Hill
- County of Santa Clara Board of Supervisors
- County of Santa Clara Department of Aging and Adult Services
- County of Santa Clara Department of Public Health
- County of Santa Clara Office of Supportive Housing
- Eden Housing
- Gilroy Historical Society
- Green Foothills
- Greenbelt Alliance
- Housing Choices
- Law Foundation of Silicon Valley
- LUNA
- Mountain View YIMBY
- New York Life
- Ruggeri-Jensen-Azar
- San Martin Neighbourhood Association
- Silicon Valley at Home (SV@Home)
- Silicon Valley Coalition for the Unhoused
- Silicon Valley Independent Living Center
- Stanford University
- West Valley Community Services

Feedback Summary

The County of Santa Clara team provided a brief presentation to review the most pressing housing-related challenges facing the county and outlined the strategies developed for the previous Housing Element relative to each challenge. The review also included a summary of the actions taken by the county to address each of the five challenges and a summary of feedback heard from the stakeholders and the community through the Housing Element Engagement Process to date. The presentation was followed by breakout group discussions to seek input on updates needed to refine the strategies to meet current and forecasted conditions. The following is a thematic summary of the feedback heard tied to each of the discussion questions.

A picture of the live notetaking Mural exercise can be found in **Appendix A**.

1. **Question: How should existing Housing Element strategies be updated?**

   - **Key Theme: Current strategy update suggestions:**
     - Define what "balanced" means when planning for countywide housing supply, including a definition of affordability levels - currently most new housing is provided on Stanford lands
     - Examine the effectiveness of coordination between the County and cities in developing housing and what the challenges are to update the strategy
     - Update the "remove unnecessary barriers to housing" strategy to include and address the specific barriers to developing housing (e.g., public perception, financial barriers, development barriers)
     - Clarify what a "continued review" of land use policies means (e.g., what policies would be reviewed and what actions might be taken)

   - **Key Theme: Factors to be considered when updating current strategies:**
     - Build more extremely low-income housing
     - Expand rent control
     - Create equitable access to housing
     - Explicitly address racism not just discriminatory practices
     - Create a strategy for farmworker housing
     - Ensure services are increased to match the demand for housing units
     - Ensure increased housing does not impact community services and health
     - Protect the health and wellbeing of all residents (e.g., in light of impacts of sewage runoff from Morgan Hill to San Martin)

2. **Question: What do we need to consider when developing new strategies/policies related to…**

   - **Housing Production**
     - Preserve the existing stock of affordable units through rehab, maintaining protections and providing financing
     - Prioritize the reuse existing vacant buildings for affordable housing
     - Create more funding or subsidize accessory dwelling unit (ADU) production
     - Incentivize the production and rental of ADUs for low-income populations
     - Analyze threats to the existing housing stock and create safeguards tailored to address the threats

   - **Housing Affordability**
     - Create rent control policies
     - Prioritize affordable housing on Stanford lands

   - **Access to Housing**
     - Develop more socially and racially inclusive neighbourhoods that overcome past and present discrimination
     - Unit rehabilitation should consider the Americans with Disabilities Act
     - Expand County rental assistance to offset evictions
     - Create outreach to communities with high rates of rental assistance to prevent evictions and loss of housing
     - Create policies to prevent evictions and displacement (e.g., COVID housing programs)

- **Homelessness**
  - Secure state funding to create new housing for low-income populations
  - Create equal opportunity housing for all demographics
  - Create access to transitional housing

- **Climate Change**
  - Concentrate development in urban zones away from fire hazard and flood zones
  - Provide access to open space in proximity of new housing development
  - Consider environmental justice issues (e.g., natural resource disasters and inequitable impacts)
  - New housing development and existing housing stock needs to be adaptable to climate change
  - Limit the climate impacts caused by urban sprawl by prioritizing housing development in urban islands within unincorporated Santa Clara

Next Steps

Feedback collected during this meeting will inform refinements to the draft Housing Element Update strategies that will be presented for additional feedback during the third Stakeholder Workshop. The third stakeholder workshop is currently scheduled for August 29th, 2022. Visit sccgov.org/housing-element for event updates.

Appendix A: Discussion Activity

County of Santa Clara
Housing Element Update 2023-2031
Stakeholder Workshop #2
August 17, 2022

Group 1
Facilitator: Lara Tran

How should existing strategies be updated?

- Strategy to bring in more ELI (Extremely Low Income) housing
- Strategy for expanding rent control

What do we need to consider when developing new strategies/policies related to...

Housing Production	Housing Affordability	Access to Housing	Homelessness	Climate Change
Preserving and expand affordable units	Prioritizing affordable housing on Stanford lands	Develop more socially and racially inclusive neighborhoods that overcome past and present discrimination.		Housing growth should be concentrated in urban areas (not in fire hazard, flood zones).
Infill/reusing existing vacant buildings for affordable housing				Access to open space in relation to housing production
More funding or subsidizing funding for ADU production				

Group 2
Facilitator: Val Negrete

How should existing strategies be updated?

- Strategy to ensure ensure equitqable access to housing

What do we need to consider when developing new strategies/policies related to...

Housing Production	Housing Affordability	Access to Housing	Homelessness	Climate Change
Preservation of existing affordable housing stock (rehab, expiring protections, financing)	expand County rental assistance to offset evictions	If rehabing units, ensuring that ADA is still being applied	Ensure access is provided equally to all demographics	new housing should not be in high fire hazard severity zones
Safeguards on existing stock and threats	outreach to communities that there is rental assistance and agencies to assist (service providers) to help with housing lose		needs to be more access to transitional housing	RHNA allocation shall be applied as much as possible to the urban unicoporated areas of the County to reduce climate impacts and sprawl
Seems to be a lack of supply of sheer number of housing needs in community	Now that COVID protection expired - but evictions and displacement still happening - Consider rent control (SJ - 5%)			
	High eviction rates and rental amounts extremely high			

Group 3
Facilitator: Joanna Wilk

How should existing strategies be updated?

- explicity call out need to address racism (not just discremintory practices)
- define and be clear about what "balance" means. Housing across Countywide... affordability levels etc - housing mostly provided by Stanford
- Strategy #2 - how effective it has been... it doesnt feel like there has been much work between countys and cities
- **removing barriers - public perception barriers, financial etc. be specific what the barriers are - ask developers.. barriers to building housing**
- specific review of what "continued review" of land use policies.
- health and well being of all residents. (ex. sewage from MH impacting SM)
- Ensuring that increasing housing does not impact services/health impacts
- farmworker housing is needed.
- making sure services are provided for the increase in housing units.

What do we need to consider when developing new strategies/policies related to...

Housing Production	Housing Affordability	Access to Housing	Homelessness	Climate Change
be creative with ADUs having them be built for low income folks			funding from state to create new housing for low income. working with housing authority	needs to adapt to climate change (housing quality & stock)
				environmental justice issues (natural resource disasters)

Housing Element Update: Stakeholder Workshop #3

Meeting Summary

Subject	County of Santa Clara Housing Element – Stakeholder Workshop #3
Date | Time	August 29, 2022 | 10:00am – 11:30am
Location	Virtual
Details	Visit the project website for the meeting recording and slide deck

Workshop Purpose

The County of Santa Clara (County) invited stakeholders to a third workshop in support of the 2023-2031 Housing Element Update. The meeting presented new and updated Housing Element strategies based on input from the previous Stakeholder and Community Workshops. The purpose of the meeting was to seek feedback on refined and proposed policies to address each of the broader housing challenges. Feedback received during this workshop will help confirm and validate new/updated policies for the 2023-2031 Housing Element cycle.

Attendance

Representatives from various stakeholder interest groups representing developers, advocates, county departments and other organizations were invited to attend the workshop. A total of 32 participants attended the meeting representing the following organizations, groups or county departments:

- Boys & Girls Club of Silicon Valley
- CARAS
- City of Morgan Hill
- City of Santa Clara
- County of Santa Clara Agricultural Division
- County of Santa Clara Department of Aging and Adult Services
- County of Santa Clara Department of Planning
- County of Santa Clara Department of Public Health
- County of Santa Clara Office of County Counsel
- County of Santa Clara Office of Supportive housing
- County of Santa Clara Office of Sustainability
- Eden Housing
- Gilroy Dispatch
- Gilroy Historical Society
- Law Foundation of Silicon Valley
- MidPen Housing
- Ruggeri-Jensen-Azar
- San Antonio Hills Homeowners' Association
- Santa Clara LAFCO
- Santa Clara Valley Open Space Authority
- Silicon Valley at Home (SV@Home)
- South Bay YIMBY
- Stanford University

Feedback Summary

The County of Santa Clara provided a presentation systematically outlining strategies related to six housing challenges to be addressed by the Housing Element Update:

1. Housing Production
2. Housing Affordability
3. Access to Housing
4. Fairness in Housing (Affirmatively Furthering Fair Housing)
5. Homelessness
6. Climate Change

In addition to the identified strategies, the County team provided existing policies and proposed policy goals for participant consideration. In between each of the six challenge areas, participants were asked to provide feedback to determine priorities and what additional policies should be included in the Housing Element Update. Participants were asked the following questions:

- What should the focus be under these goals?
- What is missing that we should consider?

The following is a thematic summary of feedback received about the proposed policies tied to each challenge area. A picture of the live notetaking captured during discussion can be found in **Appendix A**. The full presentation and recording can be found on the project website.

1. Challenge: Housing Production

Strategies
• Plan for a balanced countywide housing supply. • Promote cooperation and collaboration on residential development.
Proposed Policy Goals
• Plan for housing development within USAs not planned for annexation during a RHNA cycle. • Ensure housing projects contain an equitable mix of housing type & household income levels. Plan new housing near transit & prioritize building active transportation infrastructure in existing neighborhoods.

Participant Feedback

- Consider how development will occur within Urban Service Areas given General Plan and Local Agency Formation Commission (LAFCO) policies
- Streamline the housing approval process in addition to streamlining policies
- Include more non-government organizations (e.g., affordable housing developers) in collaboration for residential development
- In addition to planning development in proximity of existing transportation services, coordinate with the Santa Clara Valley Transit Authority (VTA) to plan for transit network expansion in growing communities where development is approved and proposed
    - Attempting to build affordable housing that does not have existing access to transit can act as a barrier to project financing
- Collaborate with VTA to expand services to South County
- Ensure the financial feasibility of desired development
- Create specific policies and programs to ensure robust affordable housing development for low-income populations on Stanford lands, especially near transit. These policies/program can be in the form of land dedication, zoning overlays, rezoning, specific percentage of affordable housing dedications, and/or funding structures to make development viable

2. Challenge: Housing Affordability

Strategies
• Plan for a balanced countywide housing supply. • Provide financial assistance for extremely low-income housing.
Proposed Policy Goals
• Prioritize suitable county-owned surplus lands for affordable housing development. • Streamline of affordable housing permit process in areas with high amenities and resources.

Participant Feedback

- Prioritize tenant protections for tenants already in affordable units with policies such as a Tenant Protection Ordinance and Fair Chance at Housing Ordinance
- Supportive programs and services are needed in proximity to extremely low-income housing like case management services
- Prioritize extremely low-income housing to boost opportunities for extremely low-income populations
- Reduced regulation on affordable housing to incentivize development (i.e. higher height, higher floor area ratio)
- Avoid development in Morgan Hill and Gilroy areas outside Urban Service Areas (USAs) as it may set a dangerous precedent for overdevelopment

3. Access to Housing

Strategies
• Remove unnecessary barriers to housing. • Maintain and expand the supply of farm worker housing.
Proposed Policy Goals
• Streamline & prioritize housing development that includes low-income units. • Provide permanent farmworker housing by prioritizing and incentivizing it outside of USAs.

Participant Feedback

- Prioritize agricultural workers' housing through streamlined approvals
- Consider subsidy programs to encourage low-income ADU development
- Collaborate with Water Districts to create policies and ordinances to support farmworker housing due to the reliance on existing wells and septic systems
- Provide farmworker housing that accommodates both families and single occupants

4. Challenge: Fairness in Housing (AFFH)

Strategies
• Ensure support for fair laws and practices.
Proposed Policy Goals
• Support cities in improving opportunities within HUD identified Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). • Increase access to opportunity for residents of historically disinvested low-income communities.   ○ Example: Burbank and Alum Rock/East Foothills. • Promote racial/ethnic integration and reduce displacement by increasing the supply of affordable housing in high opportunity areas, areas with ongoing and risk of displacement.

Participant Feedback

- Offer fair housing and housing law workshops to areas with concentrated areas of poverty to provide education and awareness to residents for where to access resources
- Create a rent registry that serves as a database of rent costs in unincorporated Santa Clara County to determine which communities may be more at risk of displacement
- Create policies to support formally incarcerated persons and undocumented immigrants

5. Challenge: Homeless

Strategies
• Reduce homelessness consistent with housing first principles.
Proposed Policy Goals
• Promote racial equity in homeless services and permanent housing supportive services. • Diversity sensitivity training for service providers.

Participant Feedback

- Consider a case management approach as a key protective measure to address chronic homelessness
- Support housing for reentry clients (those returning to housing after experiencing homelessness, addiction treatment or incarceration)
- Integrate policies from the Community Plan to End Homelessness

6. Challenge: Climate Change

Strategies
• Plan for Climate Change impacts on Existing and Future Housing Stock.
Proposed Policy Goals
• Promote energy efficiency in new and existing residential buildings. • Limit development of new housing in high climate risk areas (wildfire, floods etc.). • Facilitate programs & assistance to upgrade existing housing stock against extreme weather events. • Educate property owners in high-risk areas in methods to reduce their risk of an event.

Participant Feedback

- Promote energy efficiency in new and existing residential buildings in order to reduce energy costs, provide quality and resiliency housing, improve building comfort, and reduce greenhouse gas emissions
- Incorporate air conditioning or other measures in new housing to help adapt to extreme heat
- Create local energy and green building standards for new residential construction, renovations, and existing buildings
- Address climate justice, prioritize low-income and Black, Indigenous and People of Color (BIPOC) communities for upgrades, risk reduction, adaptions etc.
- Provide community services/trainings and workshops to communities that focus on climate vulnerabilities and where to seek services and resources
- Consider streamline permitting for Electric Vehicles, solar and other green energy initiatives

Next Steps

Feedback collected during this meeting will inform refinements to the draft policies for the Housing Element Update.

Further engagement will occur at the third Community Workshop scheduled for September 7th, 2022.

Appendix A: Discussion Notetaking

Housing Production

Strategies

- Plan for a balanced countywide **housing supply**
- **Promote cooperation and collaboration** on residential development

Proposed Policy Goals

- **Plan for housing development within USAs** not planned for annexation during a RHNA cycle.
- Ensure housing projects contain **an equitable mix of housing type & household income levels**. *
- Plan new housing near transit & prioritize building active transportation infrastructure in existing neighborhoods.

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

What should the focus be under these goals? What is missing that we should consider?

Consider how development will occur within USAs given General Plan and LAFCO policies	Streamline housing approval process	Include more non-gov org in collaboration
Collaborate with VTA re: active transportation (esp. future plans in unincorporated areas)	Ensure the financial feasibility of desired development	Create specific policies and programs to ensure robust affordable housing development for low-incomes on Stanford lands, esp near transit. These policies/program can be in the form of land dedication, zoning overlays, rezoning, specific % of affordable housing dedications, and/or funding structures to make development viable

11

Housing Affordability

Strategies

- Plan for a balanced countywide **housing supply**
- Provide **financial assistance** for extremely low-income housing

Key Existing Policies

- **HG 6:** Local funds to target households under **30% of county AMI** & special needs populations.
- **HG 7: Prioritize ELI households** in housing assistance programs

Proposed Policy Goals

- Prioritize suitable county-owned surplus lands for affordable housing development.
- **Streamline** of affordable housing **permit process** in areas with high amenities and resources *

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

What should the focus be under these goals? What is missing that we should consider?

Ag workers' housing streamlining and approvals	Prioritize tenant protection in collab with OSH	ELI: Add program services, like case management services/hub
Prioritize ELI housing	Reduced regulation on affordable housing (i.e. higher height, higher FAR)	.

12

Access to Housing

Strategies

- Remove unnecessary **barriers to housing**
- Maintain and **expand the supply of farm worker housing**

Proposed Policy Goals

- Streamline regulations to encourage the development of **ADU & SB9 Units**.
- Review **Parking standards** for housing near transit
- Streamline & prioritize housing development that includes low-income units.
- **Provide permanent farmworker housing** by prioritizing and incentivizing it outside of USAs.

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

What should the focus be under these goals? What is missing that we should consider?

Consider subsidy programs to encourage lower-income ADU developments	RE: Farm worker housing. Collab. with Water District policies/ ordinances	In addition to ADUs, consider streamline permitting for EVs, solar etc.
Provide farmworker housing that accommodates families and single occupants	.	.

13

Fairness in Housing (AFFH)

Strategy

- Ensure support for **fair laws and practices**

Proposed Policy Goals

- **Support cities in improving opportunities** within **HUD** identified *Racially/Ethnically Concentrated Areas of Poverty* ***(R/ECAPs)*** ***
- Increase **access to opportunity** for residents of historically disinvested low-income communities.* – Example: *Burbank and Alum Rock/East Foothills.*
- Promote racial/ethnic integration and reduce displacement by increasing the supply of **affordable housing in high opportunity areas**, areas with ongoing and risk of displacement*

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

What should the focus be under these goals? What is missing that we should consider?

Offer fair housing and housing law workshops that have concentrated areas of poverty. Bring awareness, education and where to seek resources	Rent registry	Policy to support formally incarcerated and undocumented immigrants
.	.	.

14

Homelessness

Strategy

- Reduce **homelessness** consistent with housing first principles

Key Existing Policies

- **HG 16:** Prioritize provision of transitional & permanent supportive housing
- **HG 17:** Needs of the chronic homeless to be met with transitional & permanent supportive housing
- **HG 18 :** Fund organizations & programs on quick intervention to reduce chronic homelessness

Proposed Policy Goals

- **Promote racial equity** in homeless services and permanent housing supportive services. *
- Diversity sensitivity training for service providers.

**AFFH: Affirmatively Further Fair Housing goal (HUD)*

What should the focus be under these goals? What is missing that we should consider?

Consider Case Management approach. Support chronic homeless housing participants	Support housing for reentry clients	Integrate policies from the Community Plan to End Homelessness
.	.	.

15

Climate Change

Strategy

- **Plan for Climate Change impacts** on Existing and Future Housing Stock

Proposed Policy Goals

- **Promote energy efficiency** in new and existing residential buildings
- **Limit development** of new housing in high climate risk areas (wildfire, floods etc.)
- Facilitate programs & assistance to **upgrade existing housing stock** against extreme weather events.
- Educate property owners in high-risk areas in methods to reduce their risk of an event.

What should the focus be under these goals? What is missing that we should consider?

Promote energy efficiency in new and existing residential buildings in order to reduce energy costs, provide quality and resiliency housing, improve building comfort, and reduce greenhouse gas emissions	Incorporate AC or other measures in new housing to help adapt to extreme heat	Create local energy and green building standards for new residential construction, renovations, and existing buildings
Address climate justice, prioritize low-income and BIPOC communities for upgrades, risk reduction, adaptions etc.	Provide community services/trainings and workshops to communities that focus on climate vulnerabilities and where to seek services and resources	.

16

Housing Element Update: Community Workshop #3

Meeting Summary

Subject	County of Santa Clara Housing Element – Community Workshop #3
Date | Time	September 7, 2022 | 6:00pm – 7:30pm
Location	Zoom (Meeting recording can be found on the project website)

Workshop Purpose

The County of Santa Clara (County) invited community members to a workshop to support the **2023-2031 Housing Element Update**. The meeting presented an opportunity to gather input from the community on the site selection process and the development of draft strategies and policy goals. Feedback from this meeting will be used to prepare the draft Housing Element Update for a thirty-day comment period prior to submission to the California Department of Housing and community Development (HCD).

A total of 35 members of the community attended the workshop.

Feedback Summary

Part 1: Draft Policy Goals

The community workshop consisted of two presentation and two discussion segments. During the first portion of the meeting, County staff presented policy goals related to housing production, housing affordability, access to housing, fairness in housing (Affirmatively Furthering Fair Housing), homelessness and climate change. The presentation was followed by a discussion asking participants for feedback on the policy goals and any additions that should be considered.

The following is a summary of feedback received regarding the draft policy goals:

Housing Production

- Prioritize infill development in areas close to jobs and transit to reduce the overreliance on cars
- Avoid the unintended risk of stimulating development in unincorporated areas
- Distribute housing types throughout cities across the county
- Educate homeowners about the need for diverse housing types in their communities to reduce fears of affects to property values and not-in-my-backyard attitudes (NIMBY)

Housing Affordability

- Look at ways to provide more rent stabilization and shallow rent subsidies for older adults who are on fixed income
- Prioritize the development of housing for extremely low-income communities as they experience the highest housing cost burden and are at the highest risk of experiencing homelessness
- Build extremely low-income housing for seniors on fixed incomes facing pressures from rising costs and for people with disabilities and chronic illness
- Create policies to focus on the preservation of existing affordable housing

Fairness to Housing (AFFH)

- Create policies that go beyond AFFH standards to maximize inclusivity in housing

Climate Change

- Include a policy to locate affordable housing on or near public transit lines or near transit stations as a strategy to reduce community emissions
- Protect open natural space to protect food production and natural resources
- Prevention urban sprawl and preservation of farmland

General Feedback

- Add specificity to the policy goals as words like “review” and “consider” are too abstract
- Review the City of Alameda’s Housing Element as it was the first Association of Bay Area Governments Housing Element to be approved by HCD

Part 2: Initial Site Selection

For the second half of the presentation, County staff provided information on proposed site selection including site suitability criteria, considerations for urban and rural settings, and the location of initial sites in Stanford, San Jose, Gilroy and Morgan Hill. The following is a summary of feedback on initial site selection:

- Collaborate with Gilroy and Morgan Hill on density for affordable housing, including urban services
- Provide incentives to increase feasibility for developers to build extremely low-income housing in south county
- Include income brackets intended for housing development in the site selection - test feasibility with developers
- Adhere to long-standing General Plan policies to prioritize development in urban service areas to prevent sprawl and development outside of urban service areas
- Consider plan to annex the urban islands to address Regional Housing Needs Allocation numbers

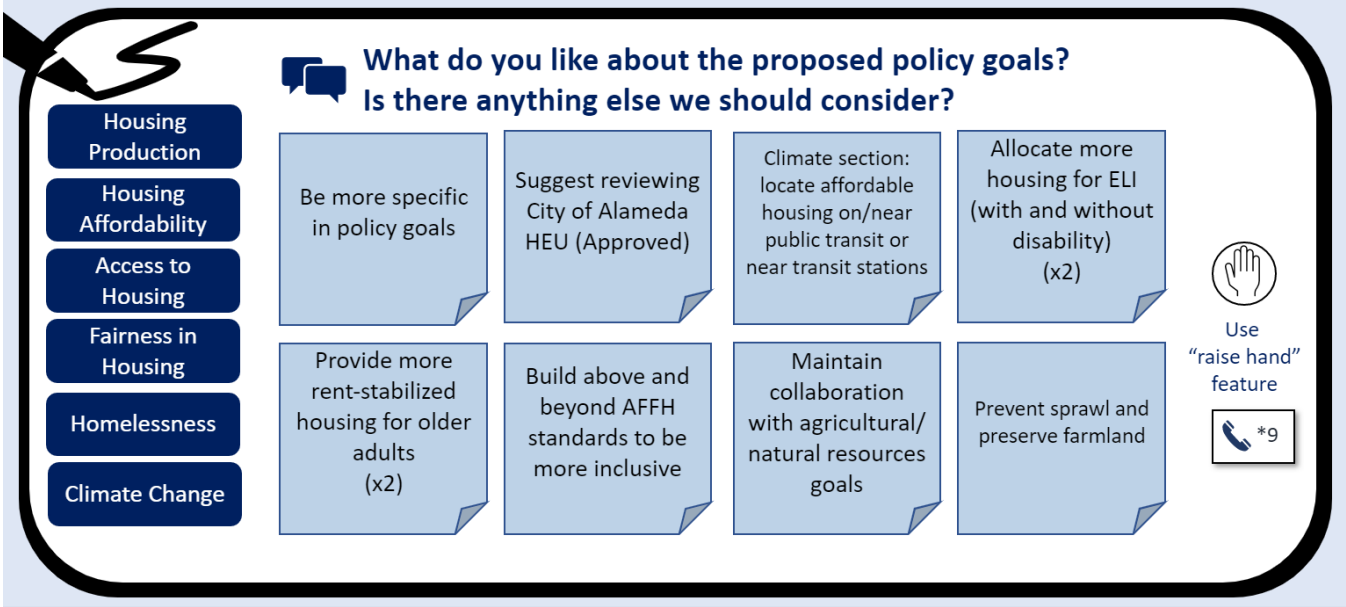
Screenshots of the notes taken live during the discussion exercise can be found in **Appendix A**.

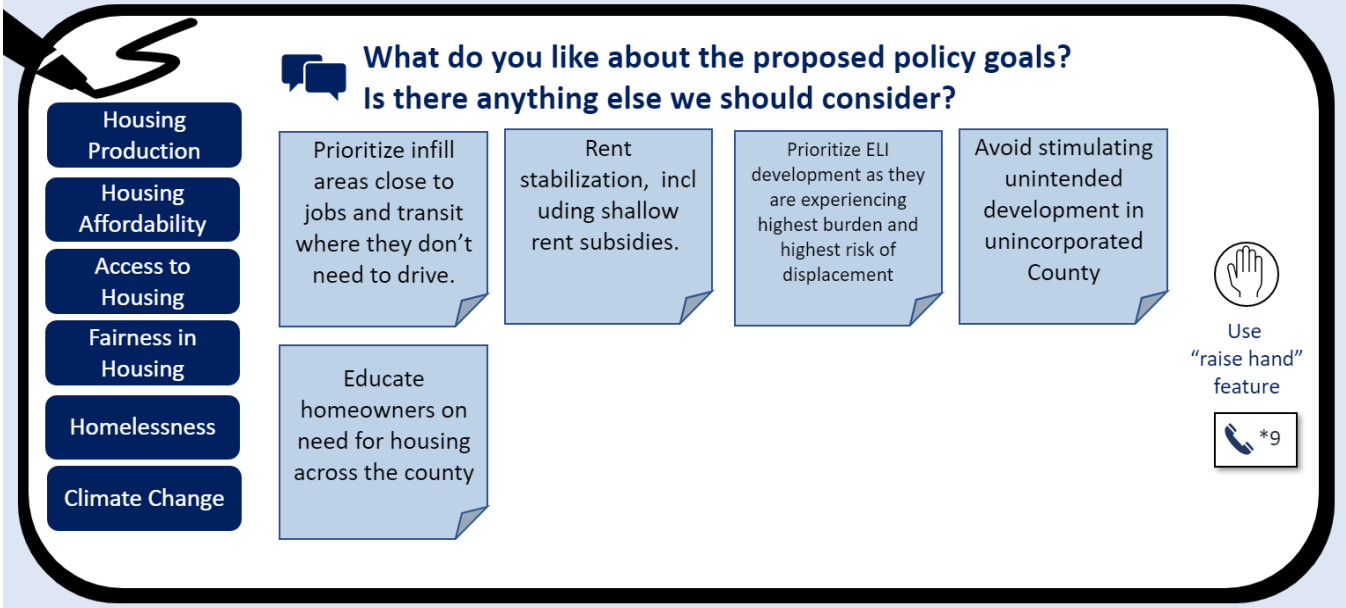
Next Steps

Feedback collected during this workshop will be used to inform the preparation of the Housing Element Update. The draft Housing Element Update will be released in the fourth quarter of 2022 for a 30-day public comment period prior to submission to HCD. Stay tuned to sccgov.org/housing-element for updates and subscribe for notice of the release of the draft HEU for event updates.

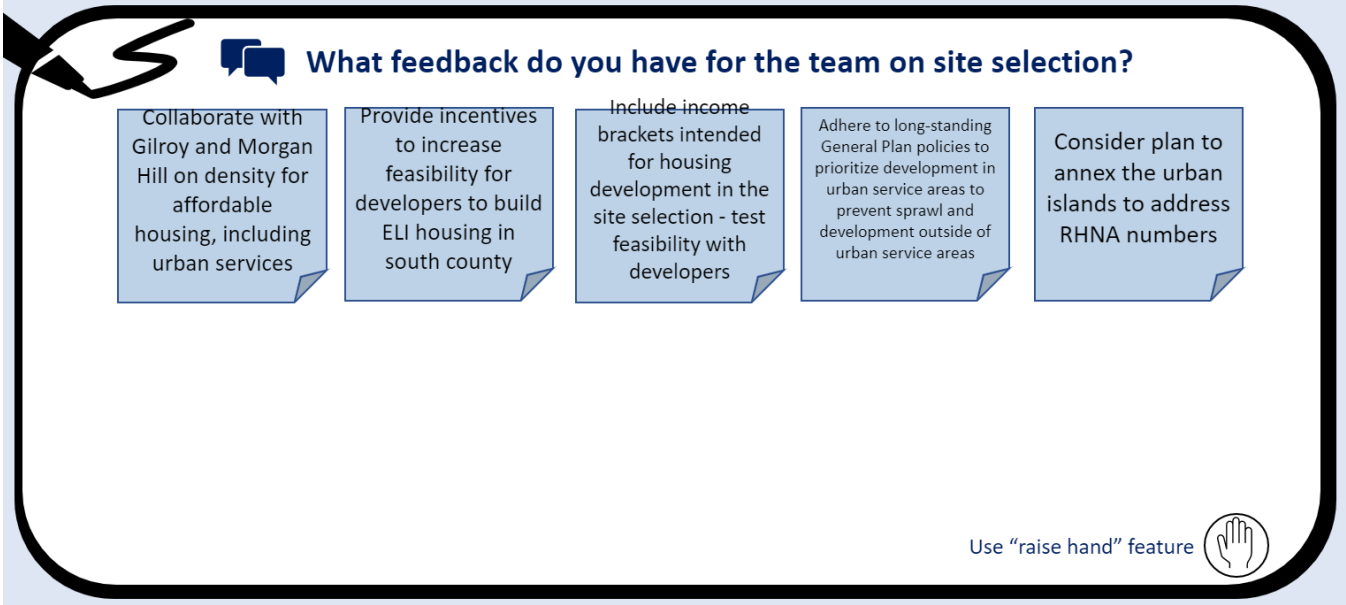
Appendix A: Live Discussion Notetaking

Draft Policy Goals





Initial Site Selection

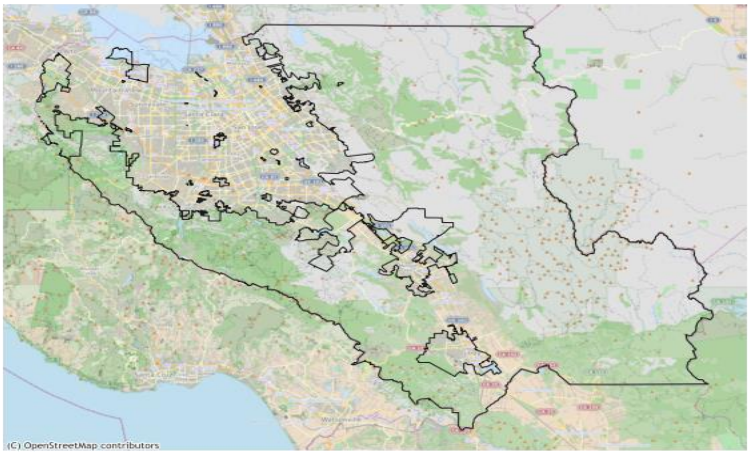


Appendix C:
ABAG Housing Needs Data Report

HOUSING NEEDS DATA REPORT: UNINCORPORATED SANTA CLARA

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-04-02



0.1 Table of content

0.1 Table of content *2*
0.2 List of figures *3*
0.3 List of tables *3*
1 Introduction **5**
2 Summary of Key Facts **6**
3 Looking to the Future: Regional Housing Needs **9**
3.1 Regional Housing Needs Determination *9*
3.2 Regional Housing Needs Allocation *9*
4 Population, Employment and Household Characteristics **11**
4.1 Population *11*
4.2 Age *12*
4.3 Race and Ethnicity *14*
4.4 Employment Trends *15*
4.4.1 Balance of Jobs and Workers 15
4.4.2 Sector Composition 19
4.4.3 Unemployment 20
4.5 Extremely Low-Income Households *21*
4.6 Tenure *25*
4.7 Displacement *29*
5 Housing Stock Characteristics **31**
5.1 Housing Types, Year Built, Vacancy, and Permits *31*
5.2 Assisted Housing Developments At-Risk of Conversion *34*
5.3 Substandard Housing *35*
5.4 Home and Rent Values *36*
5.5 Overpayment and Overcrowding *39*
6 Special Housing Needs **48**
6.1 Large Households *48*
6.2 Female-Headed Households *49*
6.3 Seniors *51*
6.4 People with Disabilities *52*
6.5 Homelessness *54*
6.6 Farmworkers *59*
6.7 Non-English Speakers *60*

0.2 List of figures

Figure 1: Population Growth Trends 12
Figure 2: Population by Age, 2000-2019 13
Figure 3: Senior and Youth Population by Race 14
Figure 4: Population by Race, 2000-2019 15
Figure 5: Jobs in a Jurisdiction 16
Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence 17
Figure 7: Jobs-Worker Ratios, By Wage Group 18
Figure 8: Jobs-Household Ratio 19
Figure 9: Resident Employment by Industry 20
Figure 10: Unemployment Rate 21
Figure 11: Households by Household Income Level 23
Figure 12: Household Income Level by Tenure 24
Figure 13: Poverty Status by Race 25
Figure 14: Housing Tenure 26
Figure 15: Housing Tenure by Race of Householder 27
Figure 16: Housing Tenure by Age 28
Figure 17: Housing Tenure by Housing Type 29
Figure 18: Households by Displacement Risk and Tenure 30
Figure 19: Housing Type Trends 31
Figure 20: Housing Units by Year Structure Built 32
Figure 21: Vacant Units by Type 33
Figure 22: Substandard Housing Issues 36
Figure 23: Home Values of Owner-Occupied Units 37
Figure 24: Zillow Home Value Index (ZHVI) 37
Figure 25: Contract Rents for Renter-Occupied Units 38
Figure 26: Median Contract Rent 39
Figure 27: Cost Burden by Tenure 40
Figure 28: Cost Burden by Income Level 41
Figure 29: Cost Burden by Race 42
Figure 30: Cost Burden by Household Size 43
Figure 31: Cost-Burdened Senior Households by Income Level 44
Figure 32: Overcrowding by Tenure and Severity 45
Figure 33: Overcrowding by Income Level and Severity 46
Figure 34: Overcrowding by Race 47
Figure 35: Household Size by Tenure 48
Figure 36: Housing Units by Number of Bedrooms 49
Figure 37: Household Type 50
Figure 38: Female-Headed Households by Poverty Status 51
Figure 39: Senior Households by Income and Tenure 52
Figure 40: Disability by Type 53
Figure 41: Homelessness by Household Type and Shelter Status, Santa Clara County 55
Figure 42: Racial Group Share of General and Homeless Populations, Santa Clara County 56
Figure 43: Latinx Share of General and Homeless Populations, Santa Clara County 57
Figure 44: Characteristics for the Population Experiencing Homelessness, Santa Clara County 58
Figure 45: Farm Operations and Farm Labor by County, Santa Clara County 60
Figure 46: Population with Limited English Proficiency 61

0.3 List of tables

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology 10
Table 2: Population Growth Trends 11
Table 3: Housing Permitting 33
Table 4: Assisted Units at Risk of Conversion 34
Table 5: Population with Developmental Disabilities by Age 54
Table 6: Population with Developmental Disabilities by Residence 54
Table 7: Students in Local Public Schools Experiencing Homelessness 59
Table 8: Migrant Worker Student Population 59

1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Unincorporated Santa Clara County.

2 SUMMARY OF KEY FACTS

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Unincorporated Santa Clara County decreased by 12.8% from 2000 to 2020, which is below the growth rate of the Bay Area.

- **Age** – In 2019, Unincorporated Santa Clara County's youth population under the age of 18 was 15,398 and senior population 65 and older was 12,360. These age groups represent 18.4% and 14.8%, respectively, of Unincorporated Santa Clara County's population.

- **Race/Ethnicity** – In 2020, 46.1% of Unincorporated Santa Clara County's population was White while 1.9% was African American, 15.8% was Asian, and 31.1% was Latinx. People of color in Unincorporated Santa Clara County comprise a proportion below the overall proportion in the Bay Area as a whole.[1]

- **Employment** – Unincorporated Santa Clara County residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Unincorporated Santa Clara County decreased by 12.2 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 13,520 (85.9%). Additionally, the jobs-household ratio in Unincorporated Santa Clara County has increased from 0.87 in 2002 to 1.1 jobs per household in 2018.

- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Unincorporated Santa Clara County decreased, 6.3% from 2010 to 2020, which is *below* the growth rate for Santa Clara County and *below* the growth rate of the region's housing stock during this time period.

- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Unincorporated Santa Clara County residents to live and thrive in the community.

    - **Ownership** The largest proportion of homes had a value in the range of $2M+ in 2019. Home prices increased by 92.4% from 2010 to 2020.

    - **Rental Prices** – The typical contract rent for an apartment in Unincorporated Santa Clara County was $1,630 in 2019. Rental prices increased by 42.9% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $65,200 per year.[2]

[1] The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.
[2] Note that contract rents may differ significantly from, and often being lower than, current listing prices.

- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 77.1% of homes in Unincorporated Santa Clara County were single family detached, 3.8% were single family attached, 4.0% were small multifamily (2-4 units), and 13.0% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in Unincorporated Santa Clara County, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Unincorporated Santa Clara County, 20.6% of households spend 30%-50% of their income on housing, while 17.0% of households are severely cost burden and use the majority of their income for housing.

- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Unincorporated Santa Clara County live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 68.6% of households in Unincorporated Santa Clara County live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.

- **Neighborhood** – 39.0% of residents in Unincorporated Santa Clara County live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 32.1% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.[3]

- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Unincorporated Santa Clara County, 8.3% of residents have a disability of any kind and may require accessible housing. Additionally, 12.2% of Unincorporated Santa Clara County households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 8.1% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

[3] For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is "NODATA." Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name represents data for Unincorporated Santa Clara County.

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050[4] Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[5] This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.[6] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Unincorporated Santa Clara County, the proposed RHNA to be planned for this cycle is 3,125 units, a slated increase from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local**

---

[4] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

[5] HCD divides the RHND into the following four income categories:
Very Low-income: 0-50% of Area Median Income
Low-income: 50-80% of Area Median Income
Moderate-income: 80-120% of Area Median Income
Above Moderate-income: 120% or more of Area Median Income

[6] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

jurisdictions will use for their Housing Elements will be released at the end of 2021. The potential allocation that Unincorporated Santa Clara County would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Unincorporated Santa Clara Units	Santa Clara County Units	Bay Area Units	Unincorporated Santa Clara Percent	Santa Clara County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	828	32316	114442	26.5%	24.9%	25.9%
Low Income (50%-80% of AMI)	477	18607	65892	15.3%	14.4%	14.9%
Moderate Income (80%-120% of AMI)	508	21926	72712	16.3%	16.9%	16.5%
Above Moderate Income (>120% of AMI)	1312	56728	188130	42.0%	43.8%	42.6%
Total	3125	129577	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021.
THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Unincorporated Santa Clara County's population has decreased by 12.8%; this rate is below that of the region as a whole, at 14.8%. In Unincorporated Santa Clara County, roughly 15.9% of its population moved during the past year, a number 2.5 percentage points greater than the regional rate of 13.4%.

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Unincorporated Santa Clara	106173	107705	99813	97844	89960	88323	86989
Santa Clara County	1497577	1594818	1682585	1752696	1781642	1912180	1961969
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Universe: Total population
Source: California Department of Finance, E-5 series
For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

In 2020, the population of Unincorporated Santa Clara County was estimated to be 86,989 (see Table 2). From 1990 to 2000, the population decreased by 6.0%, while it decreased by 9.9% during the first decade of the 2000s. In the most recent decade, the population decreased by 3.3%. The population of Unincorporated Santa Clara County makes up 4.4% of Santa Clara County.[7]

[7] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

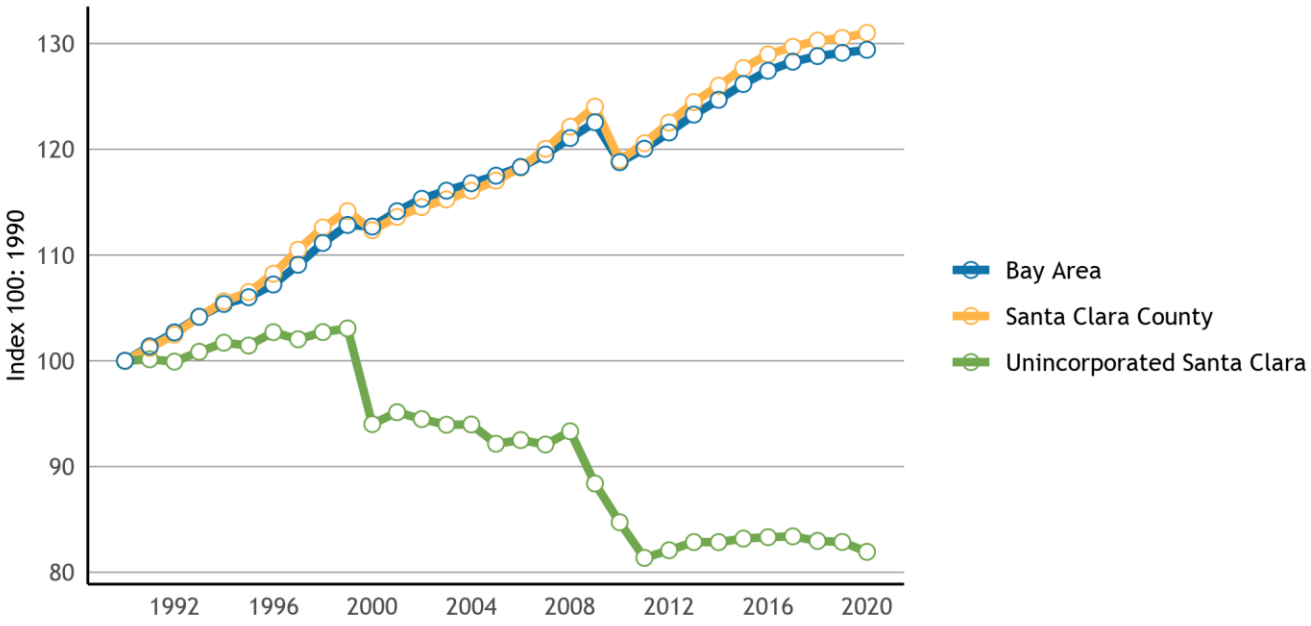


Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.
For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Unincorporated Santa Clara County, the median age in 2000 was 32.6; by 2019, this figure had increased, landing at around 35 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).

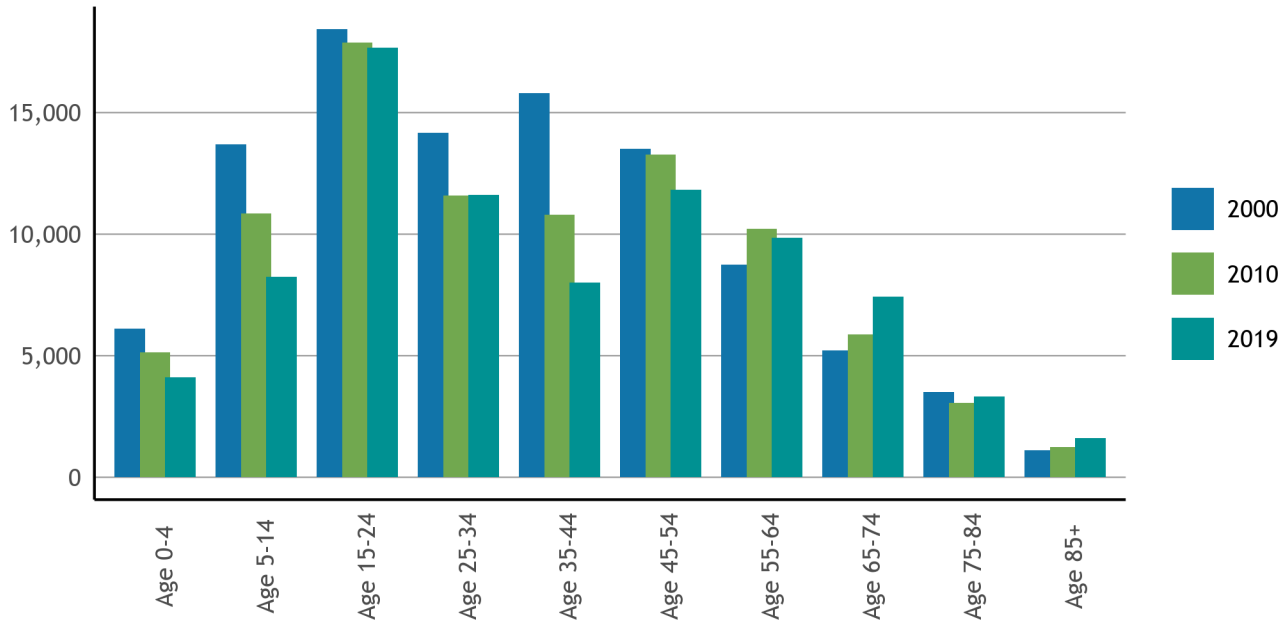


Figure 2: Population by Age, 2000-2019

Universe: Total population
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[8] make up 23.4% of seniors and 38.4% of youth under 18 (see Figure 3).

[8] Here, we count all non-white racial groups

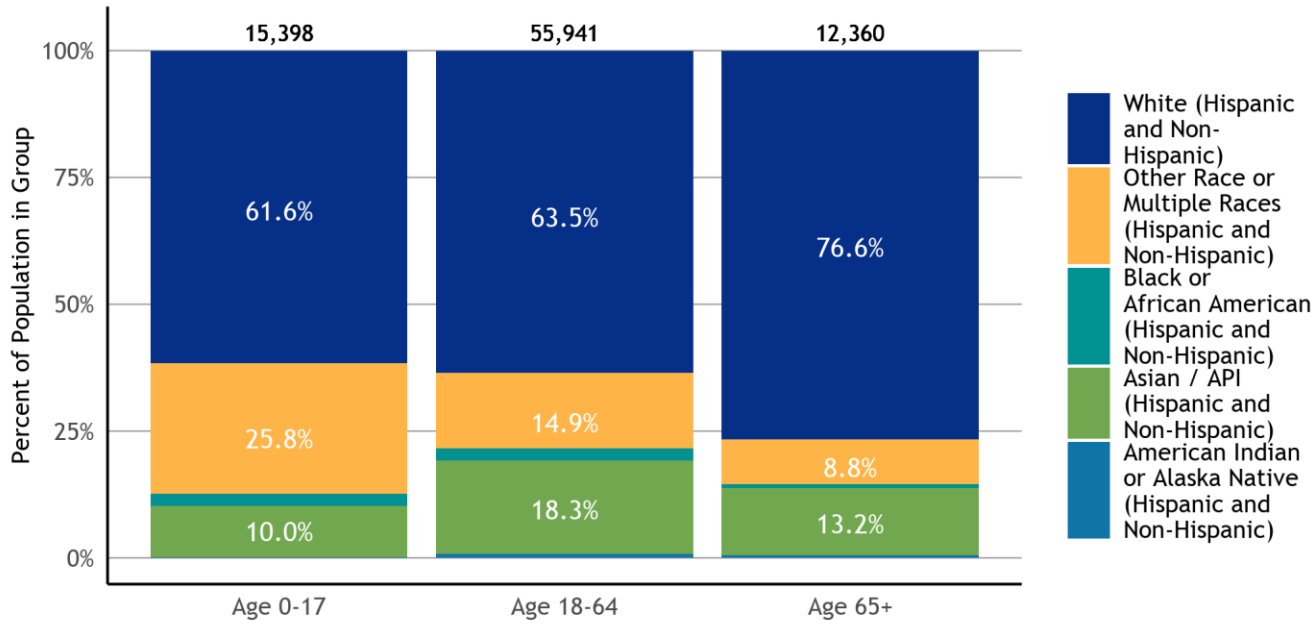


Figure 3: Senior and Youth Population by Race

Universe: Total population
Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today[9]. Since 2000, the percentage of residents in Unincorporated Santa Clara County identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 10.6 percentage points, with the 2019 population standing at 38,599 (see Figure 4). In absolute terms, the *Other Race or Multiple Races, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most.

[9] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

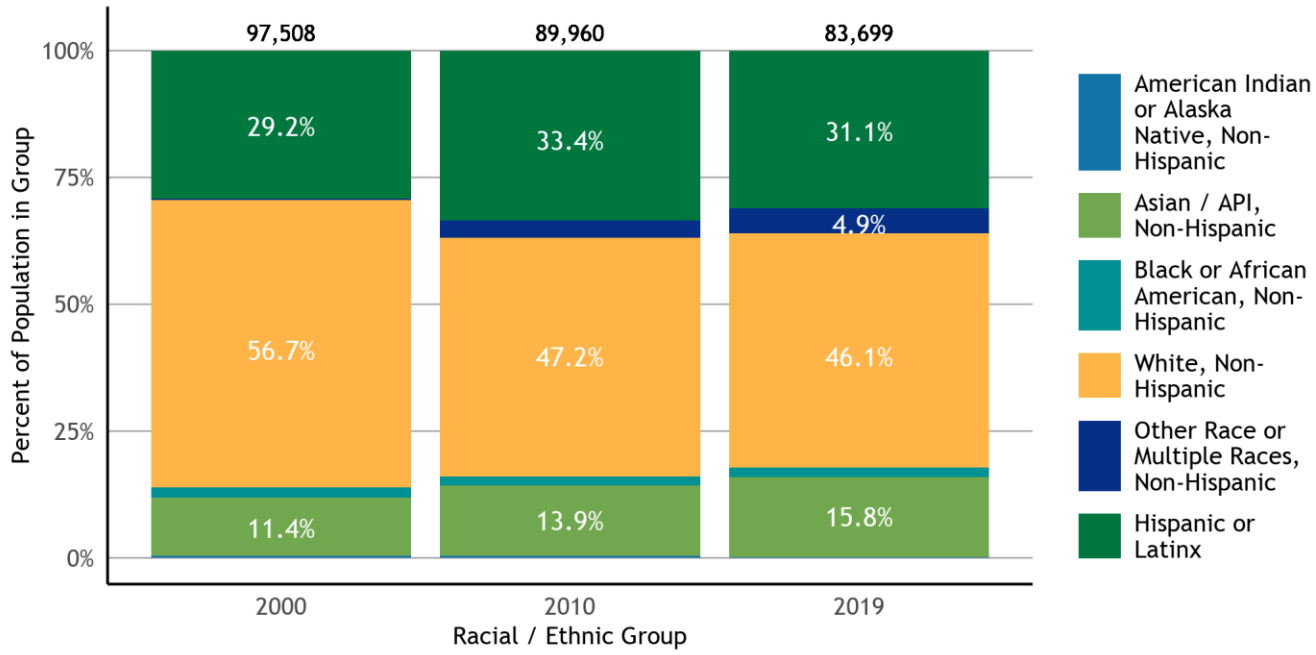


Figure 4: Population by Race, 2000-2019

Universe: Total population
Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Unincorporated Santa Clara County increased by 9.9% (see Figure 5).

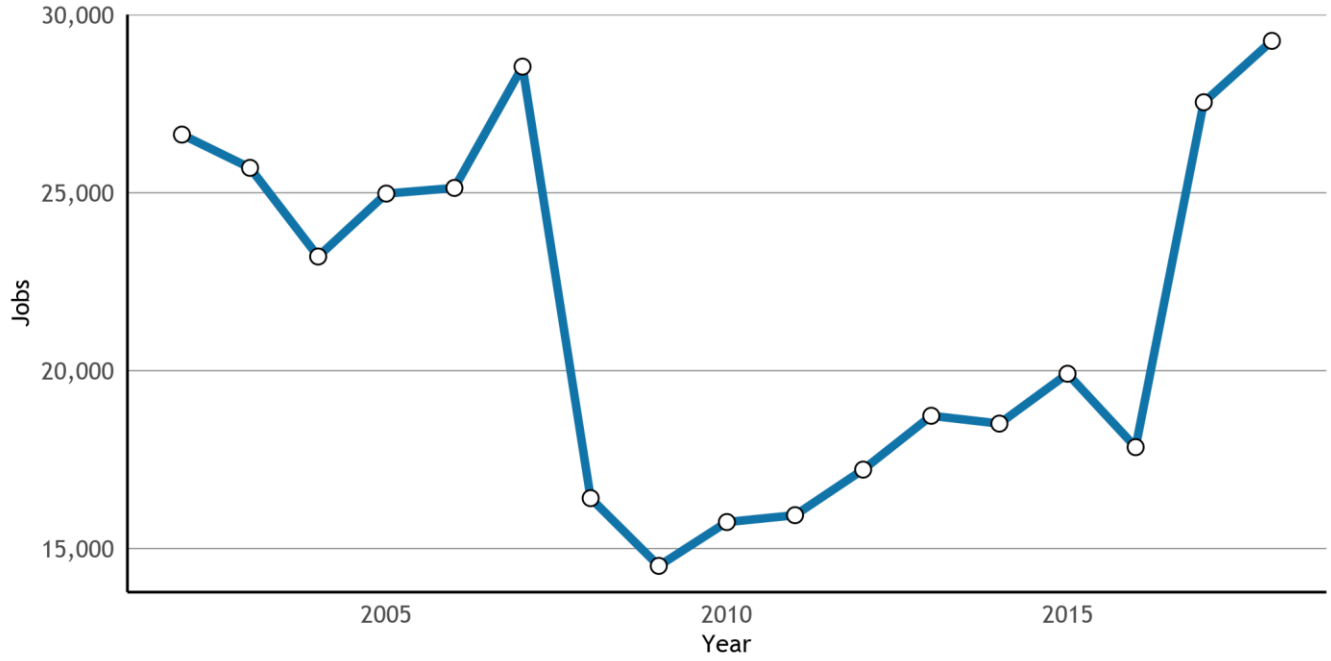


Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 40,111 employed residents, and 54,132 jobs[10] in Unincorporated Santa Clara County - the ratio of jobs to resident workers is 1.35; Unincorporated Santa Clara County is *a net importer of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Unincorporated Santa Clara County has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than $25,000). At

[10] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

the other end of the wage spectrum, the city has more high-wage *jobs* than high-wage *residents* (where high-wage refers to jobs paying more than $75,000) (see Figure 6).[11]

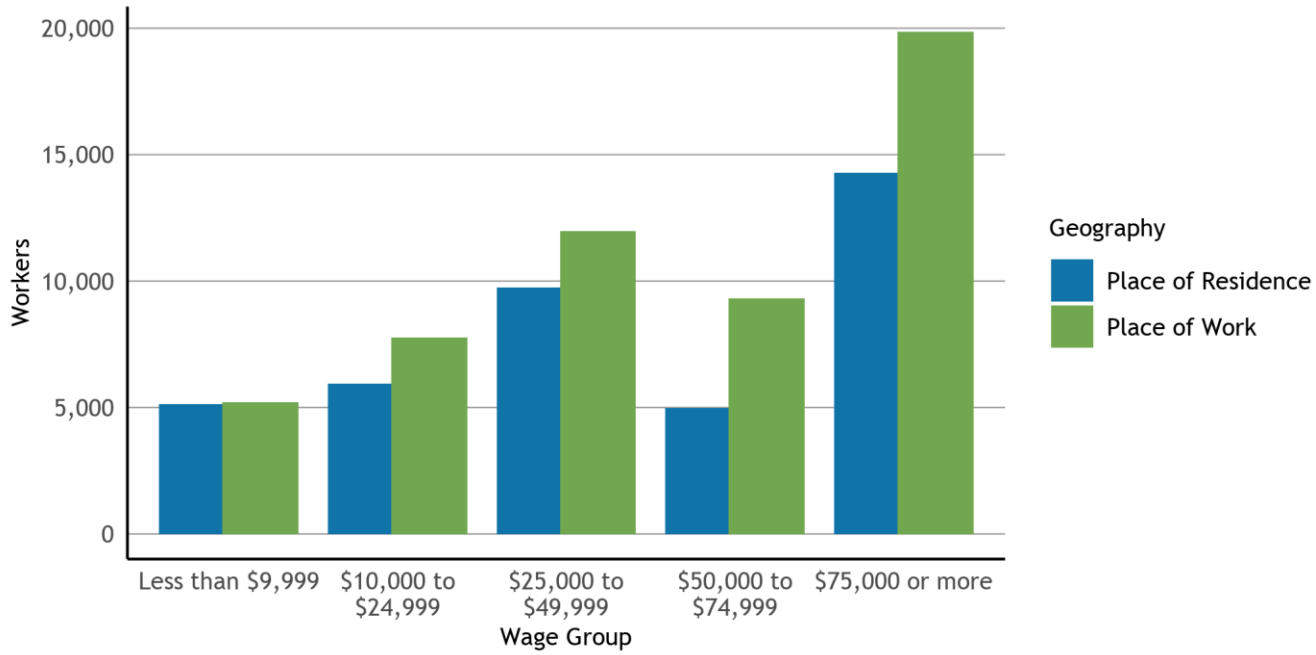


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

[11] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

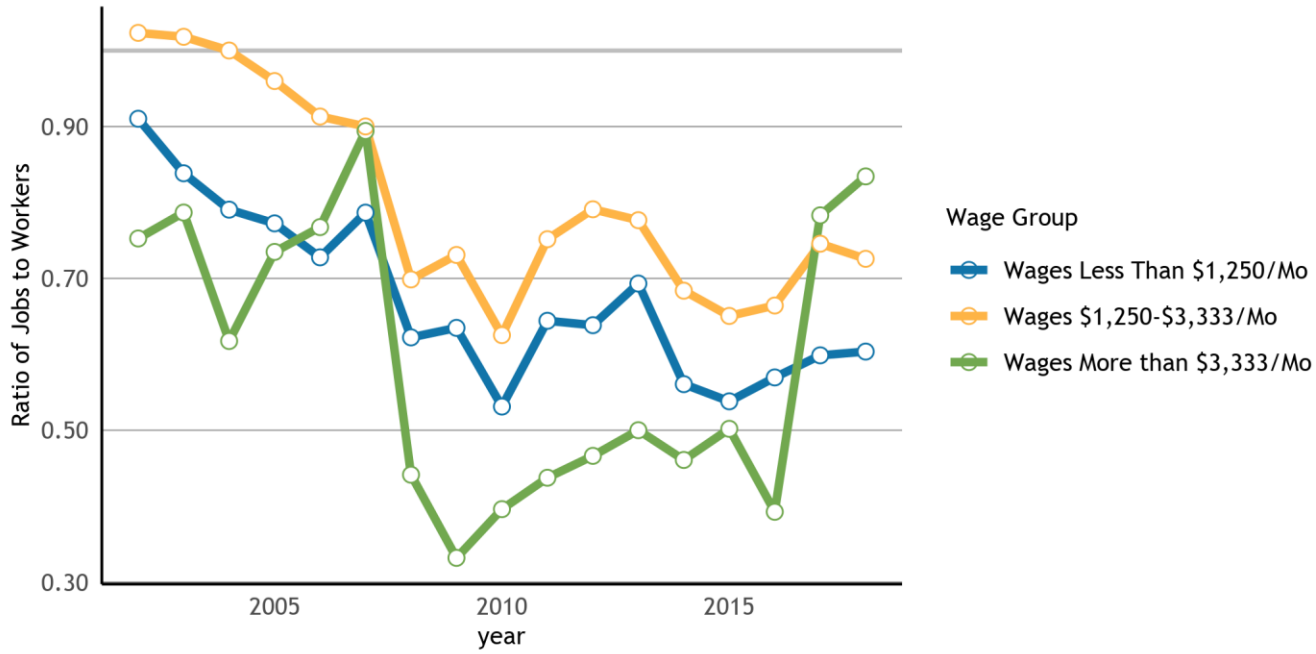


Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Unincorporated Santa Clara County has increased from 0.87 in 2002, to 1.1 jobs per household in 2018 (see Figure 8).

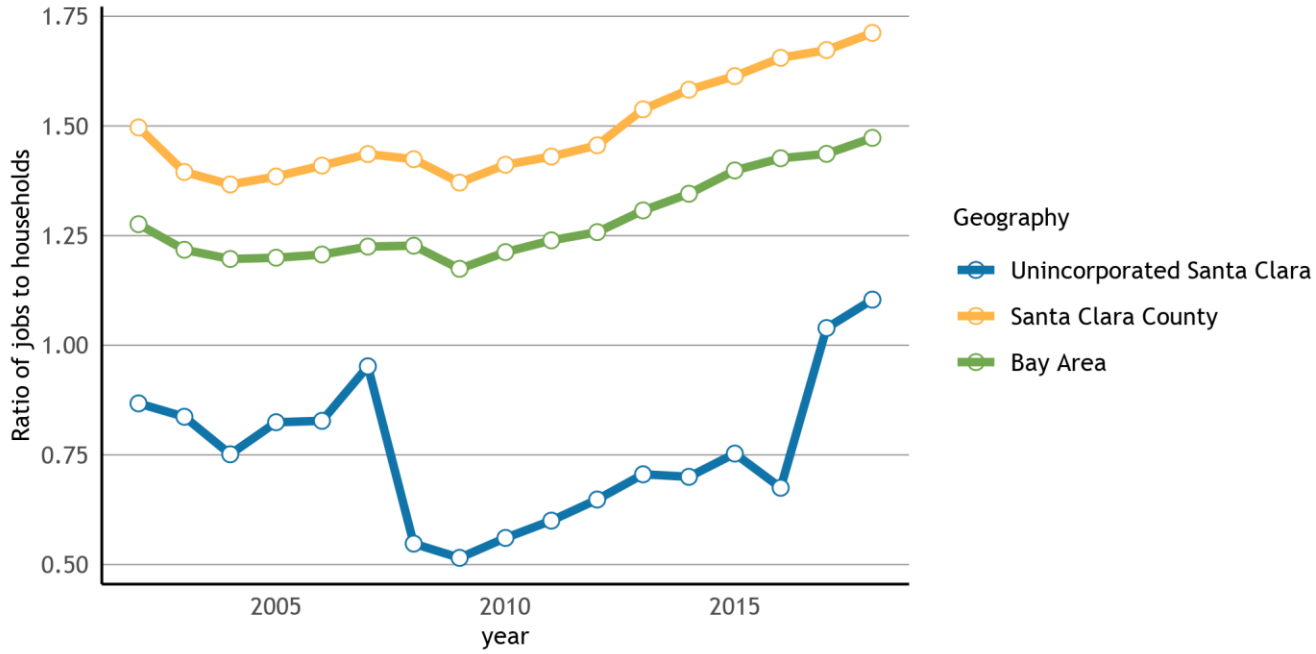


Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Unincorporated Santa Clara County residents work is *Health & Educational Services*, and the largest sector in which Santa Clara residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

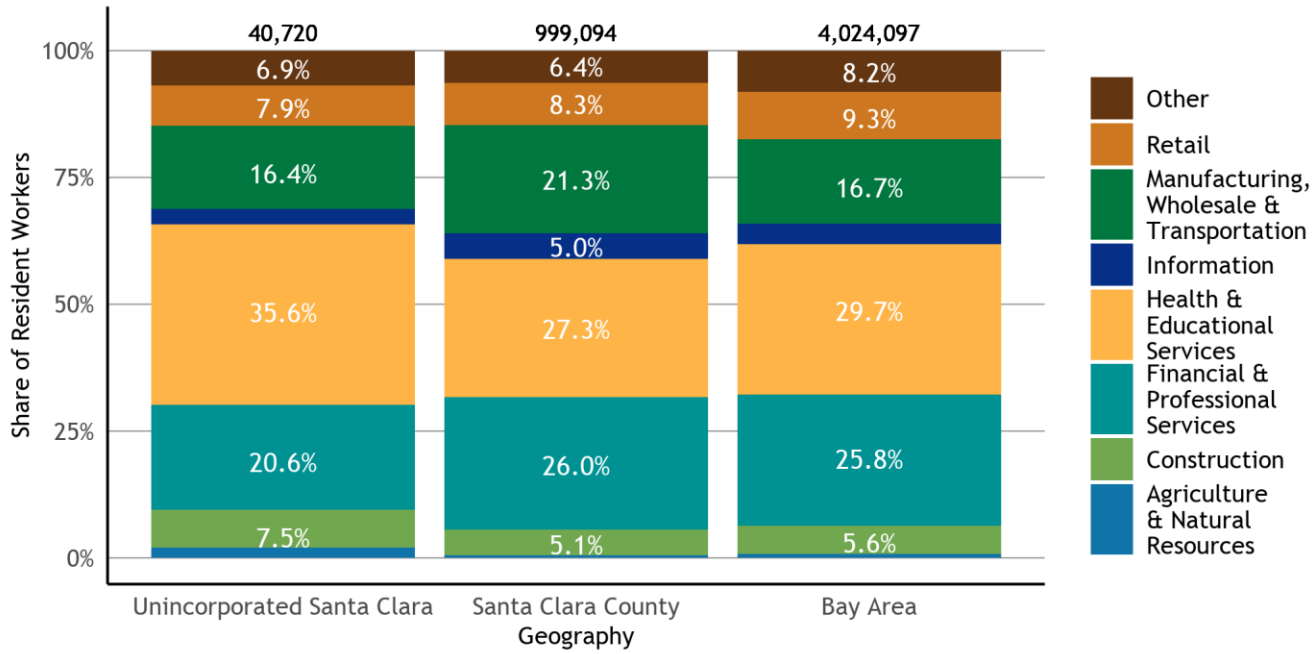


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Unincorporated Santa Clara County, there was a 12.2 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

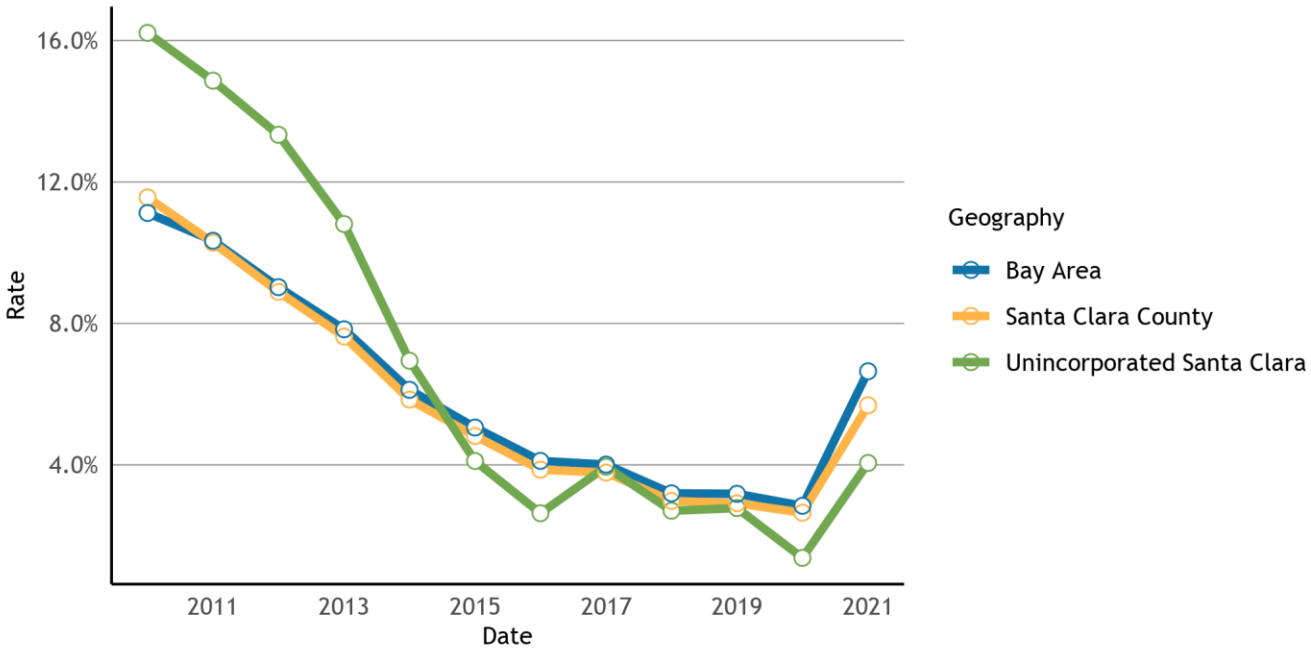


Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older
Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.
Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state[12].

In Unincorporated Santa Clara County, 54.5% of households make more than 100% of the Area Median Income (AMI)[13], compared to 11.5% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

[12] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.
[13] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Santa Clara County, 30% AMI is the equivalent to the annual income of $39,900 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Unincorporated Santa Clara County receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: *Assume that 59.8% of Unincorporated Santa Clara County's very low-income RHNA is for extremely low-income households.*

According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: *Assume that 45.4% of Unincorporated Santa Clara County's very low-income RHNA is for extremely low-income households.*

According to the data shown below (Figure 11), 6,474 of Unincorporated Santa Clara County's households are 0-50% AMI while 2,942 are extremely low-income. Therefore, extremely low-income households represent 45.4% of households who are 0-50% AMI, as 2,942 divided by 6,474 is 45.4%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

Option C: *Assume that 50% of Unincorporated Santa Clara County's very low-income RHNA is for extremely low-income households.*

HCD's guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households.

percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

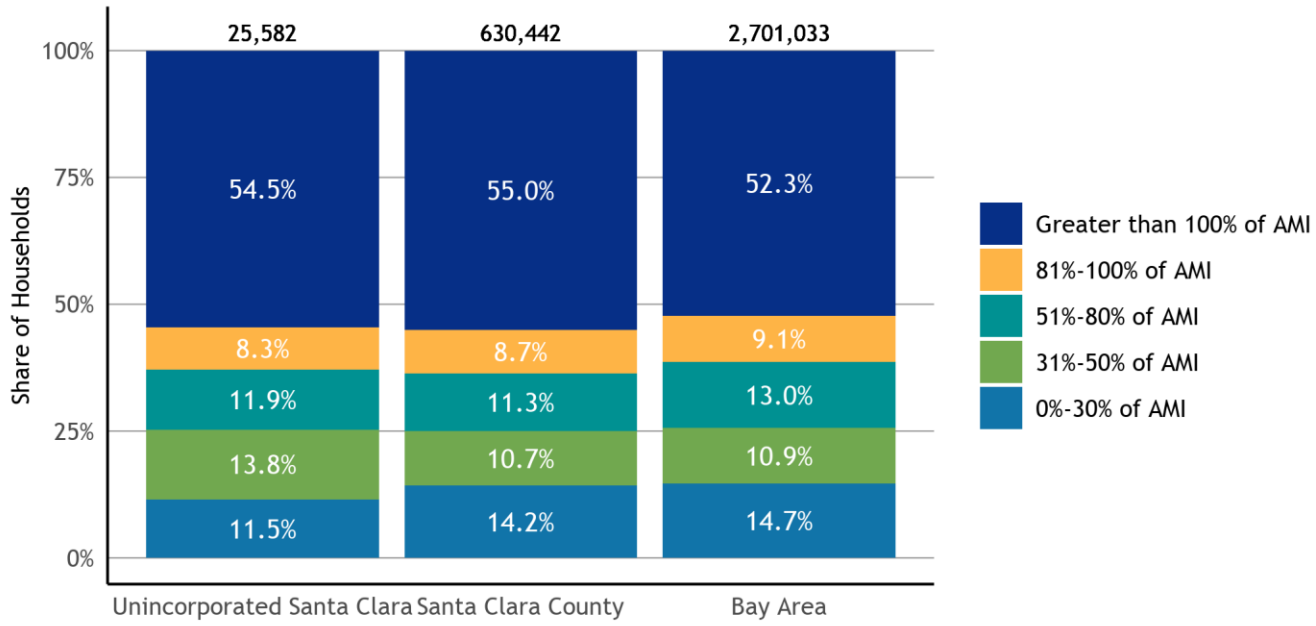


Figure 11: Households by Household Income Level

Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Unincorporated Santa Clara County, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 12).

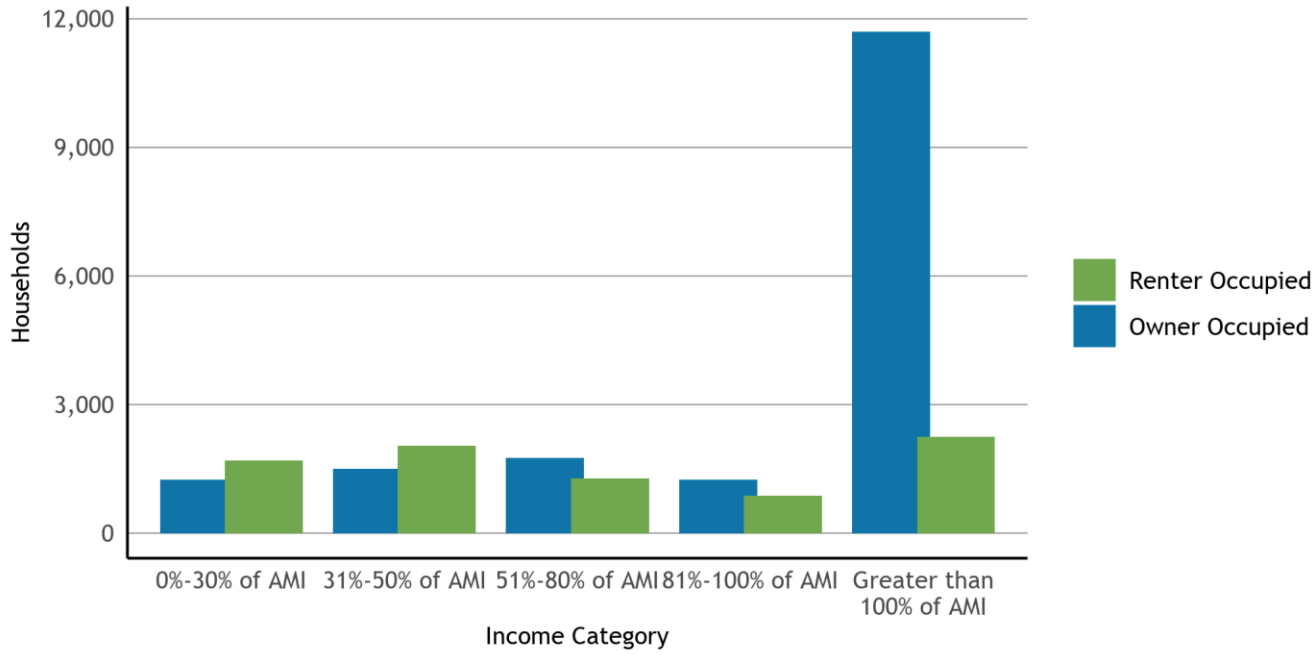


Figure 12: Household Income Level by Tenure

Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[14] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Unincorporated Santa Clara County, Other Race or Multiple Races (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Asian / API (Hispanic and Non-Hispanic) residents (see Figure 13).

[14] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

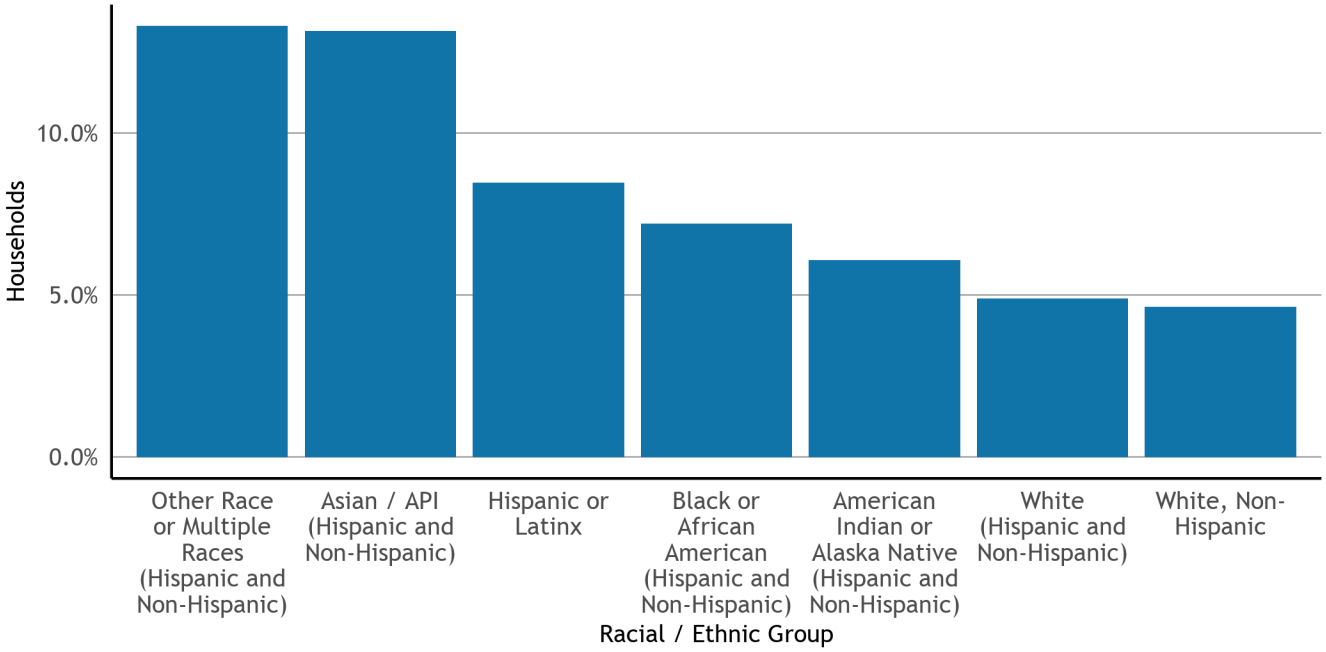


Figure 13: Poverty Status by Race

Universe: Population for whom poverty status is determined
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Unincorporated Santa Clara County there are a total of 24,801 housing units, and fewer residents rent than own their homes: 31.3% versus 68.7% (see Figure 14). By comparison, 43.6% of households in Santa Clara County are renters, while 44% of Bay Area households rent their homes.

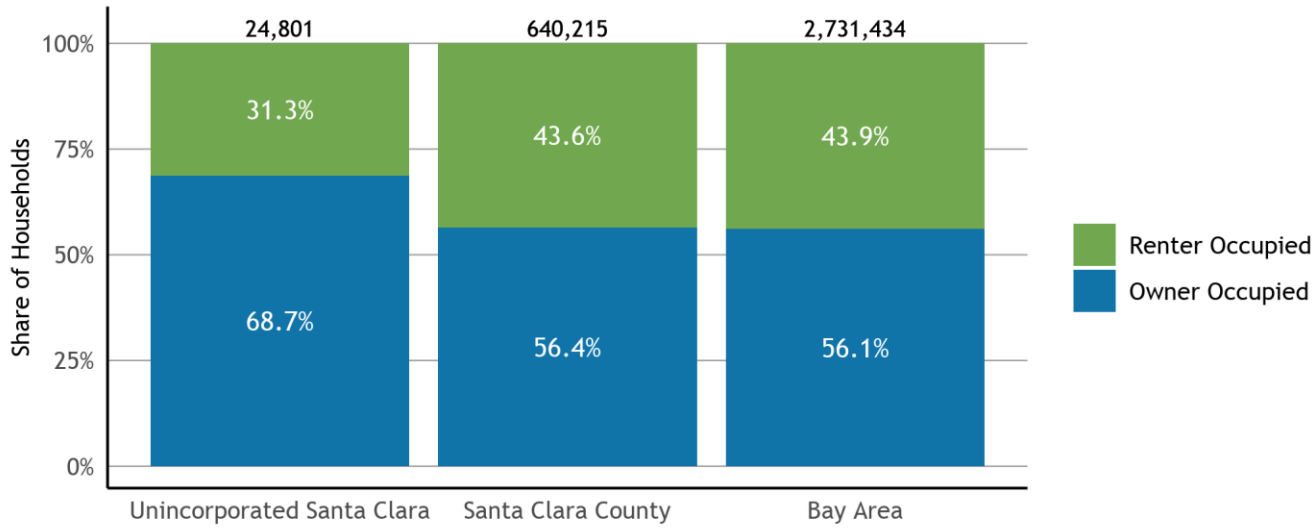


Figure 14: Housing Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[15] In Unincorporated Santa Clara County, 33.9% of Black households owned their homes, while homeownership rates were 61.6% for Asian households, 56.2% for Latinx households, and 74.2% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

[15] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

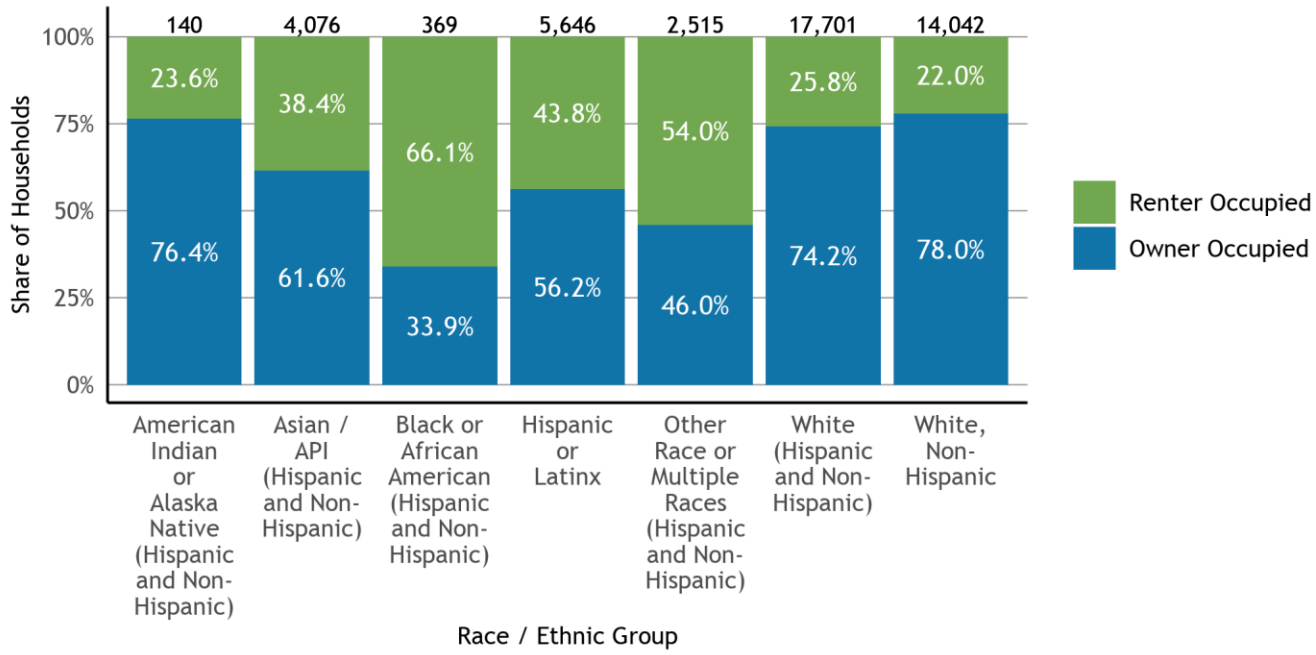


Figure 15: Housing Tenure by Race of Householder

Universe: Occupied housing units
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Unincorporated Santa Clara County, 62.0% of householders between the ages of 25 and 44 are renters, while 6.8% of householders over 65 are (see Figure 16).

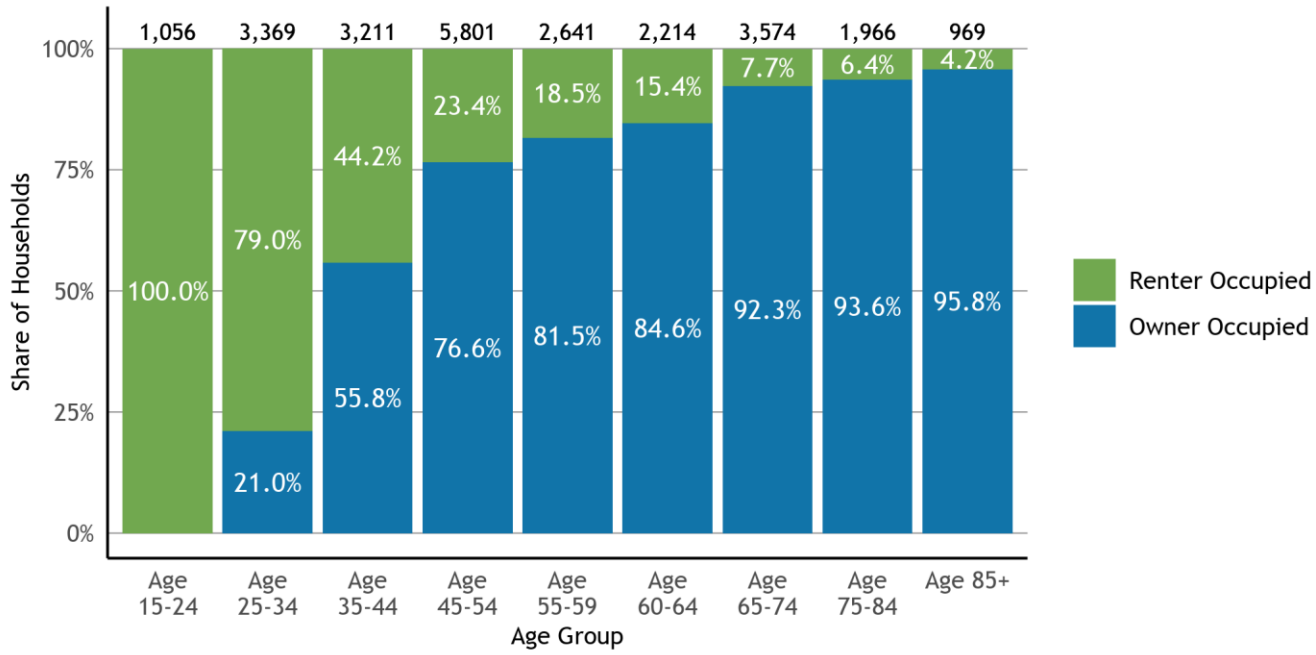


Figure 16: Housing Tenure by Age

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Unincorporated Santa Clara County, 83.7% of households in detached single-family homes are homeowners, while 4.2% of households in multi-family housing are homeowners (see Figure 17).

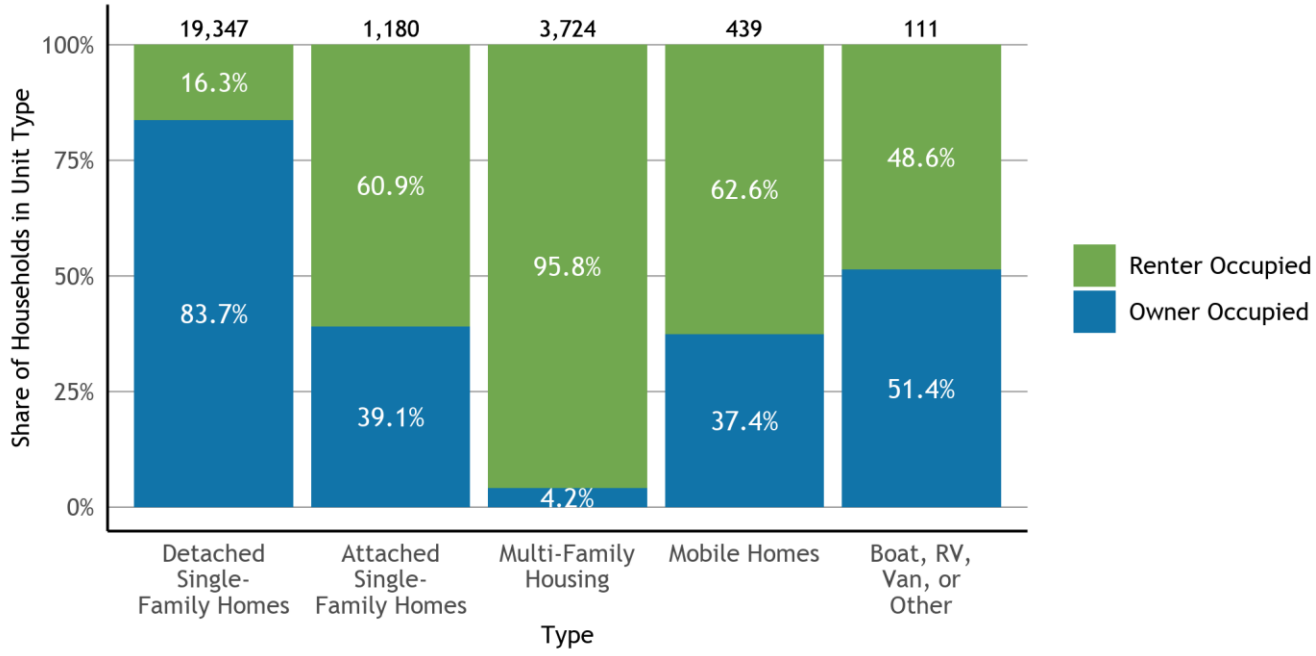


Figure 17: Housing Tenure by Housing Type

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Unincorporated Santa Clara County, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 68.6% of households in Unincorporated Santa Clara County live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[16]

[16] More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement

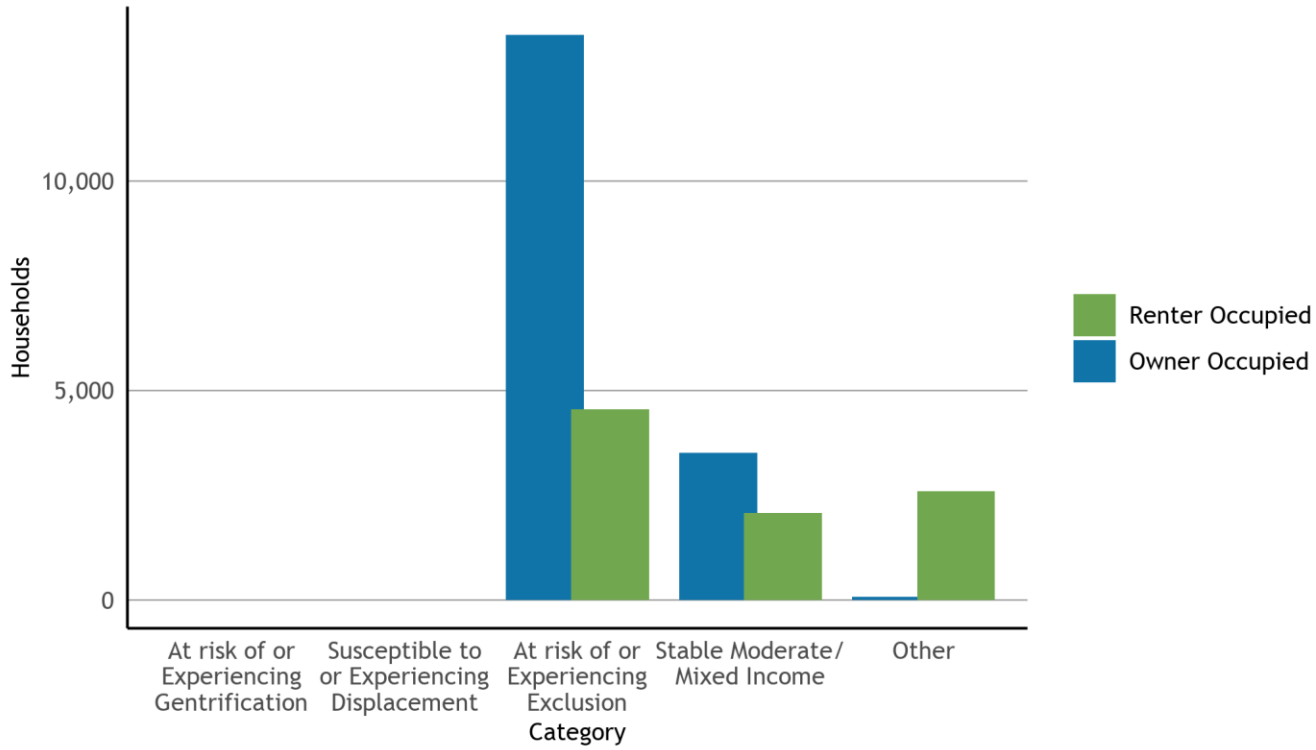


Figure 18: Households by Displacement Risk and Tenure

Universe: Households
Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data
Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Unincorporated Santa Clara County in 2020 was made up of 77.1% single family detached homes, 3.8% single family attached homes, 4.0% multifamily homes with 2 to 4 units, 13.0% multifamily homes with 5 or more units, and 2.0% mobile homes (see Figure 19). In Unincorporated Santa Clara County, the housing type that experienced the most growth between 2010 and 2020 was *Multifamily Housing: Five-plus Units*.

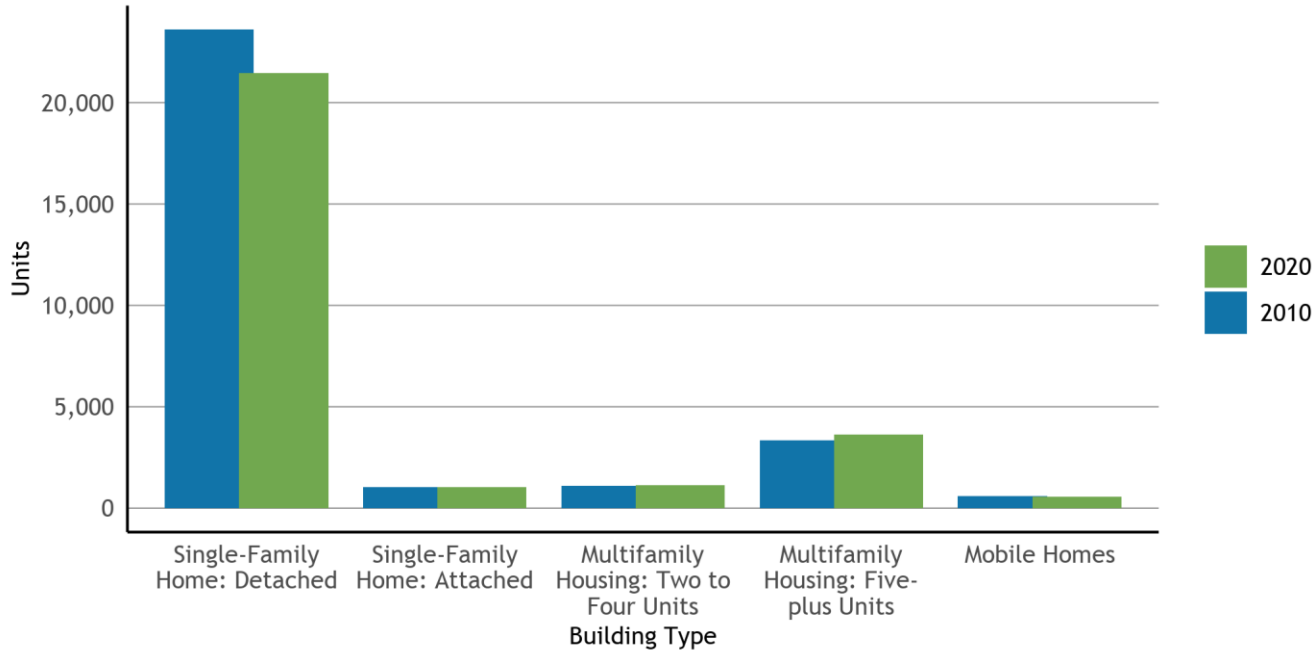


Figure 19: Housing Type Trends

Universe: Housing units
Source: California Department of Finance, E-5 series
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Unincorporated Santa Clara County, the largest proportion of the housing stock was built 1940 to 1959, with 8,282 units constructed during this period (see Figure 20). Since 2010, 3.5% of the current housing stock was built, which is 951 units.

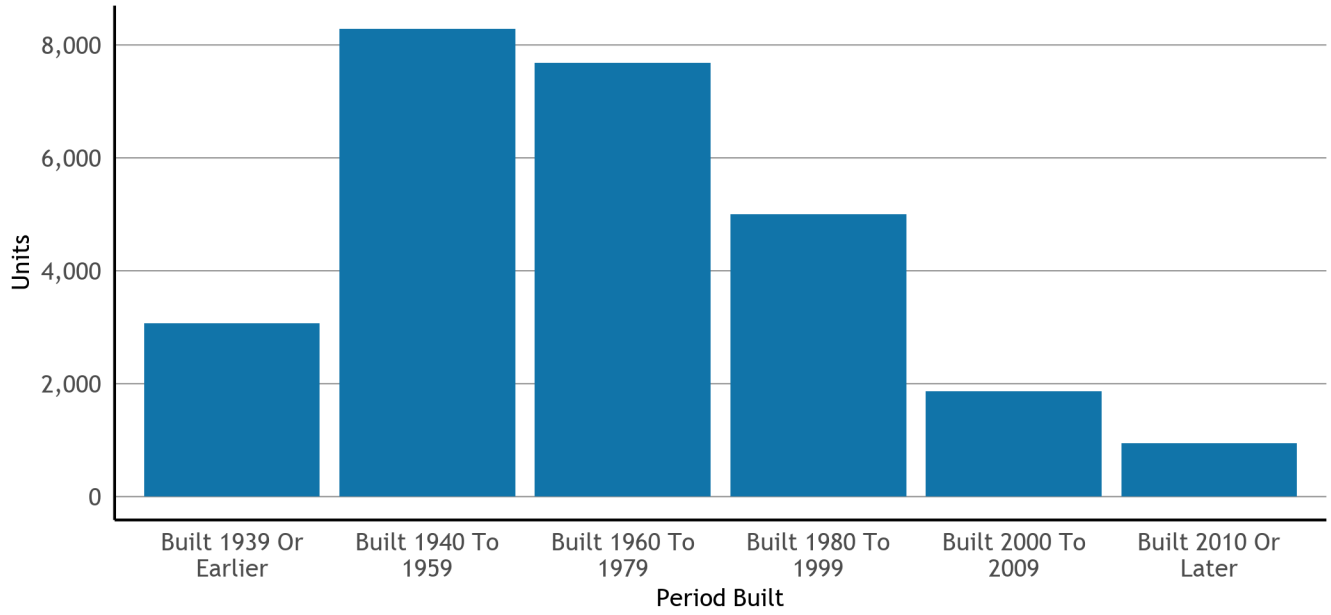


Figure 20: Housing Units by Year Structure Built

Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 7.6% of the overall housing stock in Unincorporated Santa Clara County. The rental vacancy stands at 5.6%, while the ownership vacancy rate is 1.5%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see Figure 21).[17]

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[18] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting

[17] The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (7.6%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a a significant number of vacancy categories, including the numerically significant *other vacant*.
[18] For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.[19]

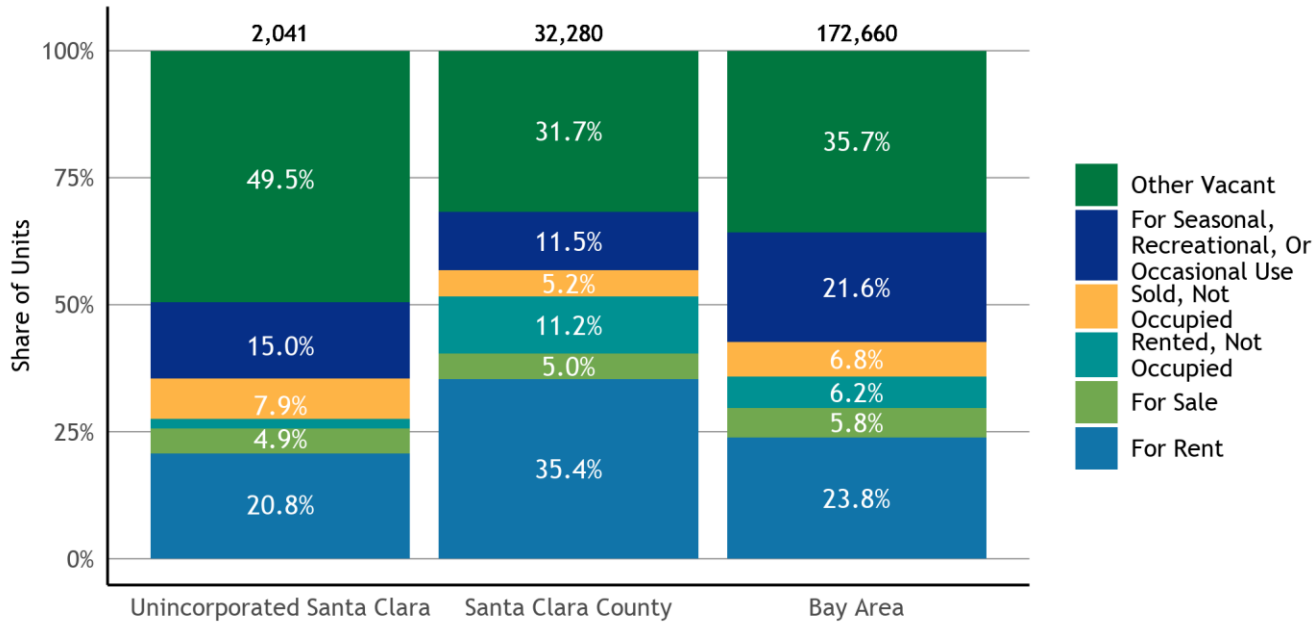


Figure 21: Vacant Units by Type

Universe: Vacant housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 2,953 housing units were issued permits in Unincorporated Santa Clara County. 9.1% of permits issued in Unincorporated Santa Clara County were for above moderate-income housing, 87.9% were for moderate-income housing, and 3.0% were for low- or very low-income housing (see Table 3).

Table 3: Housing Permitting

Income Group	value
Moderate Income Permits	2597
Above Moderate Income Permits	268
Very Low Income Permits	88
Low Income Permits	0

Universe: Housing permits issued between 2015 and 2019
Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units

[19] See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.
Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 28 assisted units in Unincorporated Santa Clara County in the Preservation Database. Of these units, 0.0% are at *High Risk* or *Very High Risk* of conversion.[20]

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 4: Assisted Units at Risk of Conversion

Income	Unincorporated Santa Clara	Santa Clara County	Bay Area
Low	28	28001	110177
Moderate	0	1471	3375
High	0	422	1854
Very High	0	270	1053

[20] California Housing Partnership uses the following categories for assisted housing developments in its database:
Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Income	Unincorporated Santa Clara	Santa Clara County	Bay Area
Total Assisted Units in Database	28	30164	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.
Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
Source: California Housing Partnership, Preservation Database (2020)
This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Unincorporated Santa Clara County. For example, 0.6% of renters in Unincorporated Santa Clara County reported lacking a kitchen and 0.3% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.4% of owners who lack plumbing.

Note on Substandard Housing

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.

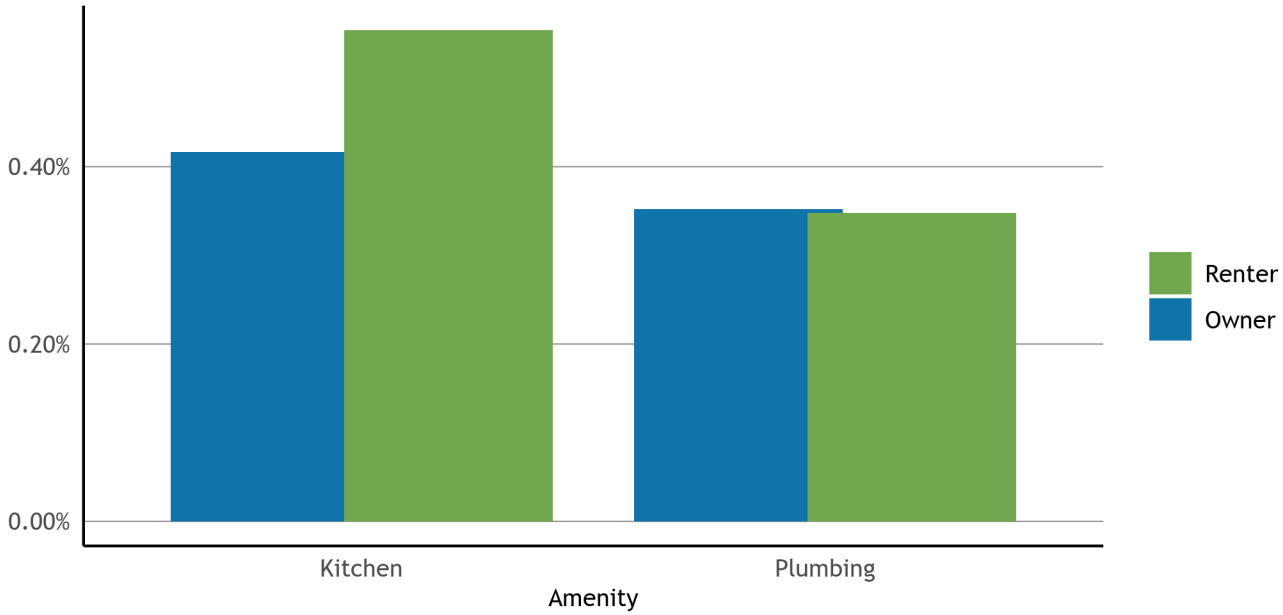


Figure 22: Substandard Housing Issues

Universe: Occupied housing units
Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Unincorporated Santa Clara County was estimated at $1,775,890 by December of 2020, per data from Zillow. The largest proportion of homes were valued between $2M+ (see Figure 23). By comparison, the typical home value is $1,290,970 in Santa Clara County and $1,077,230 the Bay Area, with the largest share of units valued $1m-$1.5m (county) and $500k-$750k (region).

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 123.3% in Unincorporated Santa Clara County from $795,190 to $1,775,890. This change is below the change in Santa Clara County, and below the change for the region (see Figure 24).

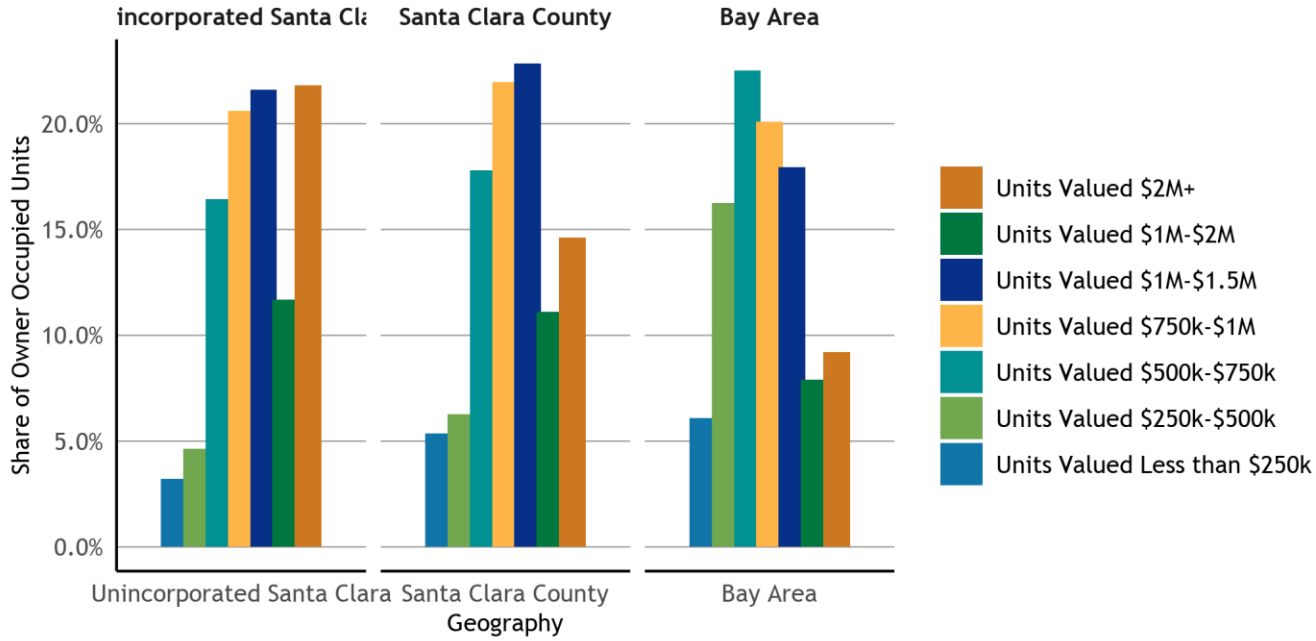


Figure 23: Home Values of Owner-Occupied Units

Universe: Owner-occupied units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

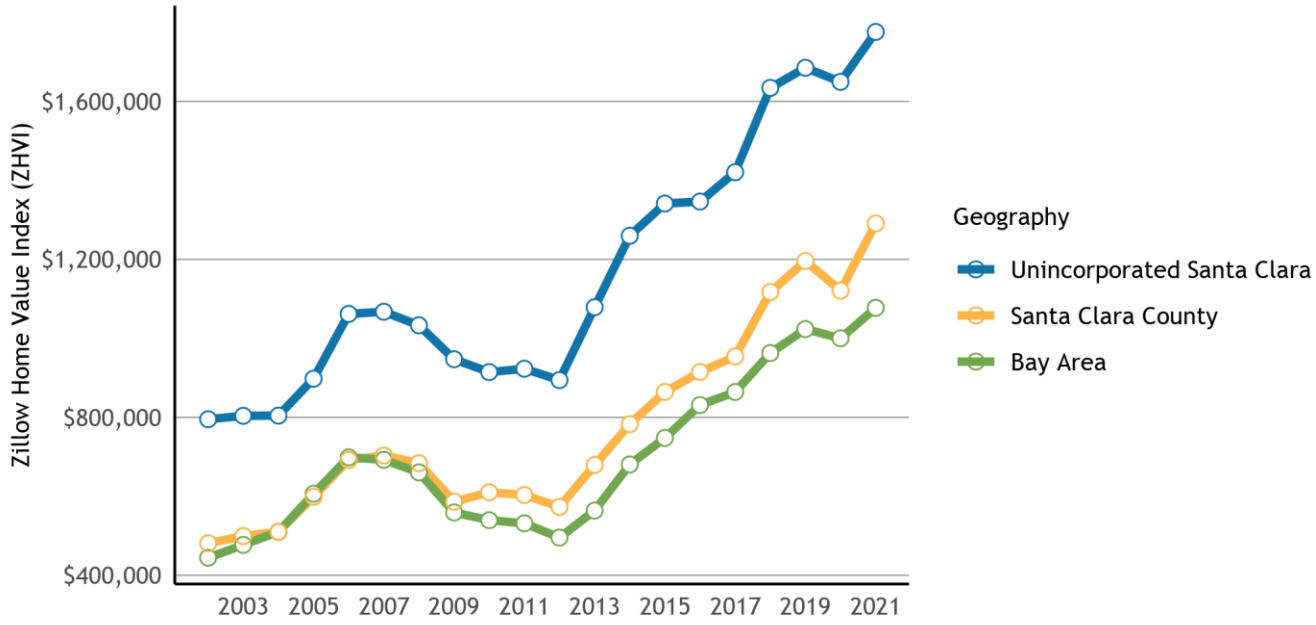


Figure 24: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units
Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The

ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.
Source: Zillow, Zillow Home Value Index (ZHVI)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Unincorporated Santa Clara County, the largest proportion of rental units rented in the *Rent $1000-$1500* category, totaling 27.5%, followed by 26.1% of units renting in the *Rent $1500-$2000* category (see Figure 25). Looking beyond the city, the largest share of units is in the *$2000-$2500* category (county) compared to the *$1500-$2000* category for the region as a whole.

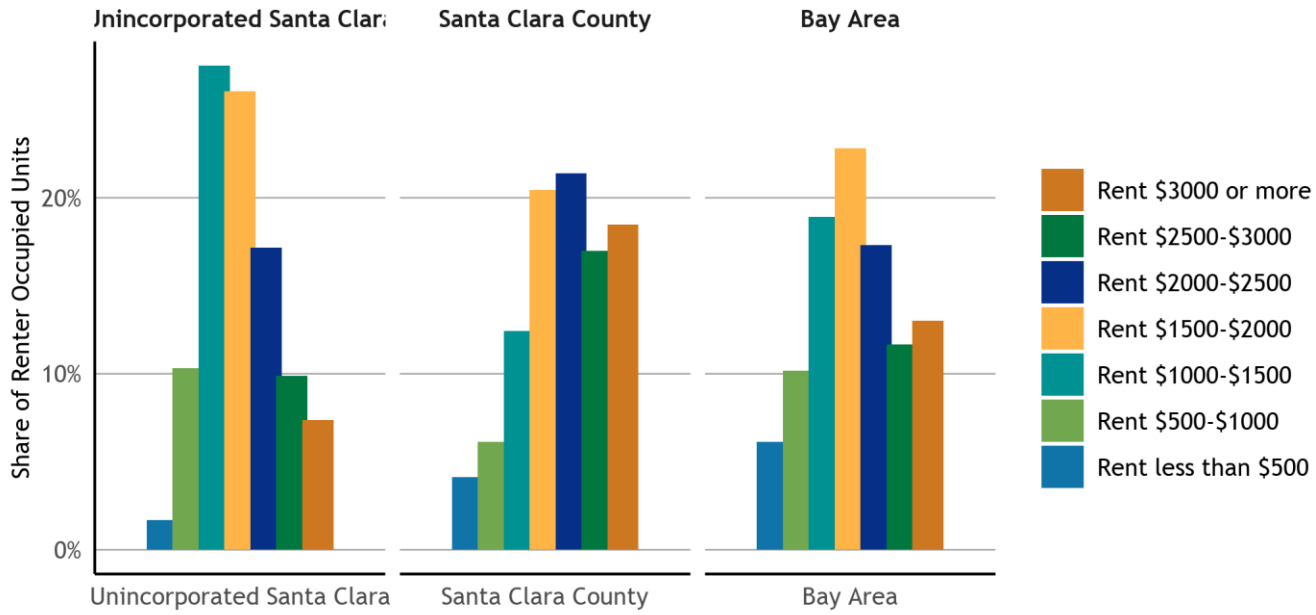


Figure 25: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 42.9% in Unincorporated Santa Clara County, from $1,440 to $1,630 per month (see Figure 26). In Santa Clara County, the median rent has increased 39.4%, from $1,540 to $2,150. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54% increase.[21]

[21] While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the

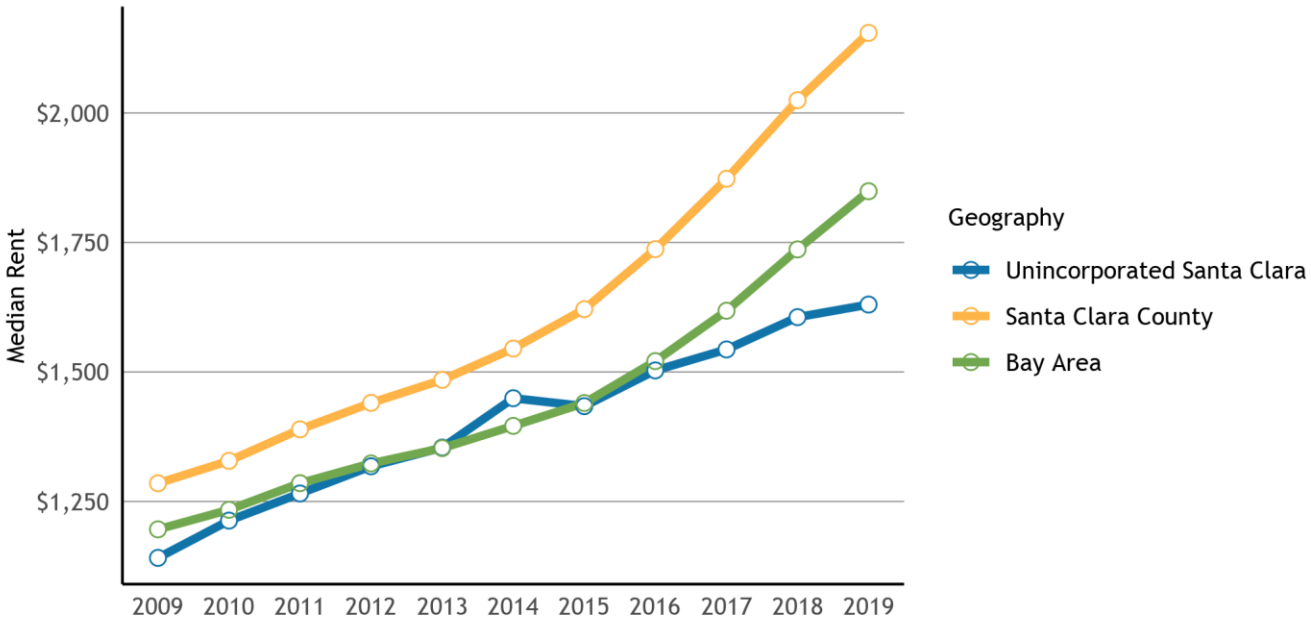


Figure 26: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent
Notes: For unincorporated areas, median is calculated using distribution in B25056.
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 Overpayment and Overcrowding

A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

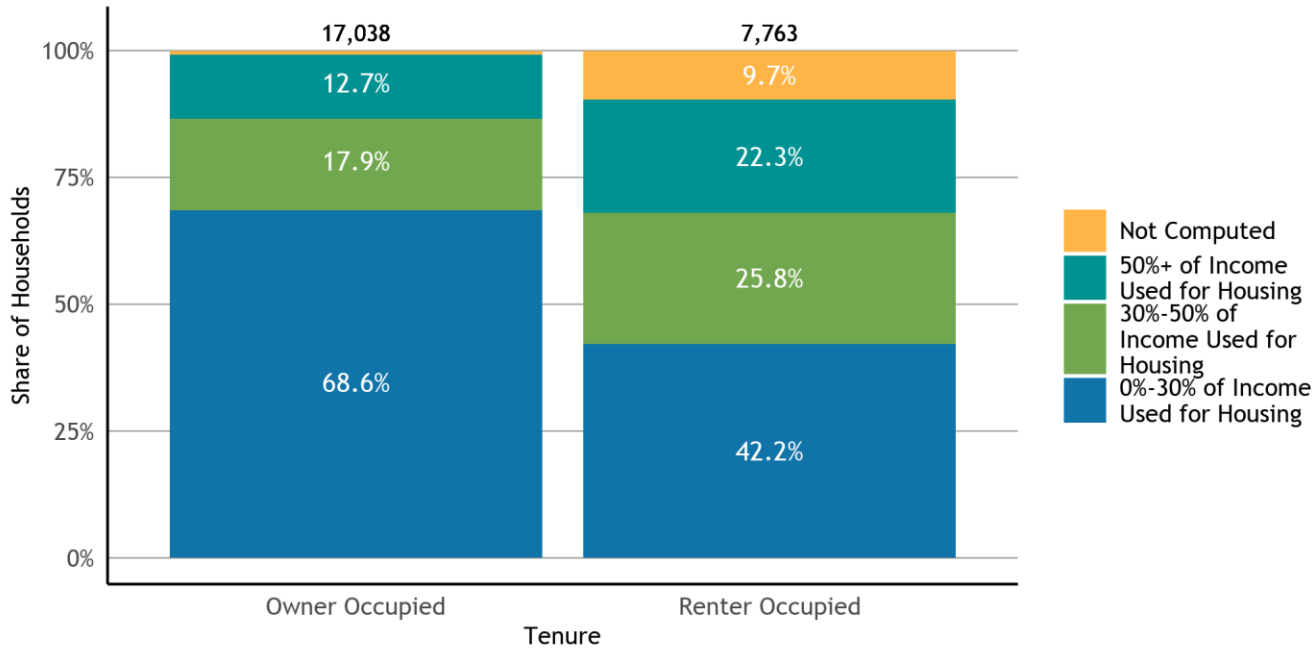


Figure 27: Cost Burden by Tenure

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Unincorporated Santa Clara County, 25.8% of renters spend 30% to 50% of their income on housing compared to 17.9% of those that own (see Figure 27). Additionally, 22.3% of renters spend 50% or more of their income on housing, while 12.7% of owners are severely cost-burdened.

In Unincorporated Santa Clara County, 17.0% of households spend 50% or more of their income on housing, while 20.6% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 28). For example, 74.5% of Unincorporated Santa Clara County households making less than 30% of AMI spend the majority of their income on housing. For Unincorporated Santa Clara County residents making more than 100% of AMI, just 1.9% are severely cost-burdened, and 84.0% of those making more than 100% of AMI spend less than 30% of their income on housing.

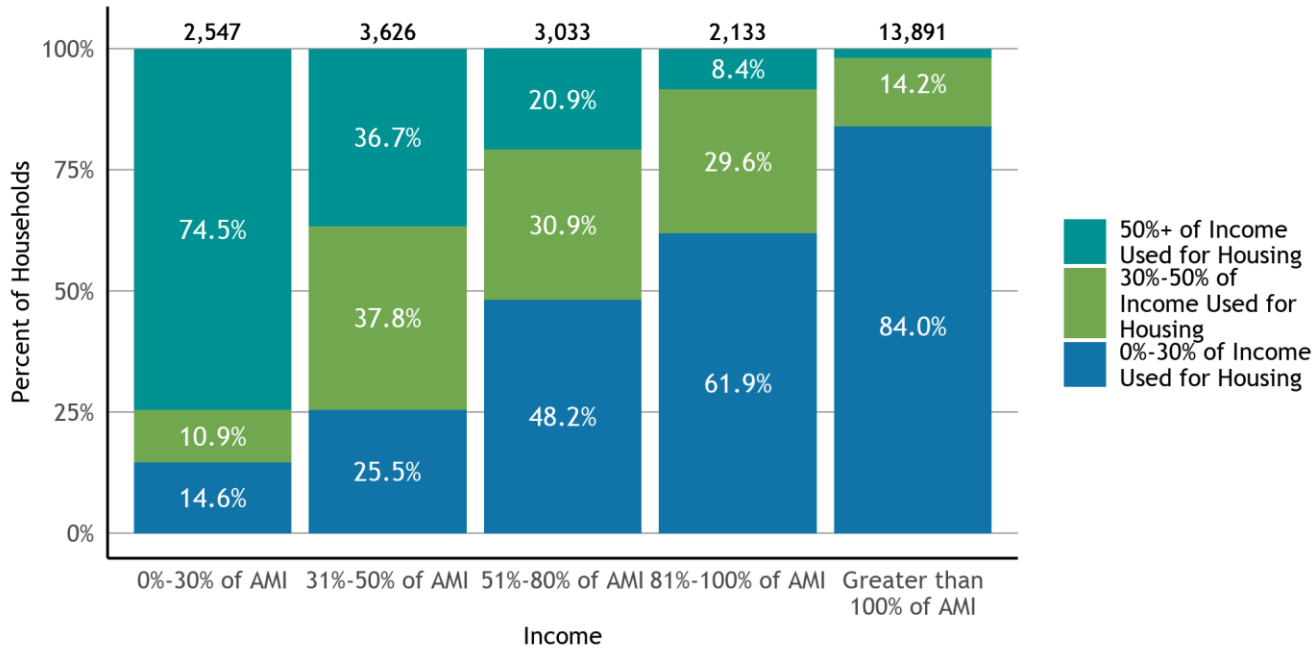


Figure 28: Cost Burden by Income Level

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Black or African American, Non-Hispanic residents are the most cost burdened with *26.1%* spending 30% to 50% of their income on housing, and *American Indian or Alaska Native, Non-Hispanic* residents are the most severely cost burdened with *71.4%* spending more than 50% of their income on housing (see Figure 29).

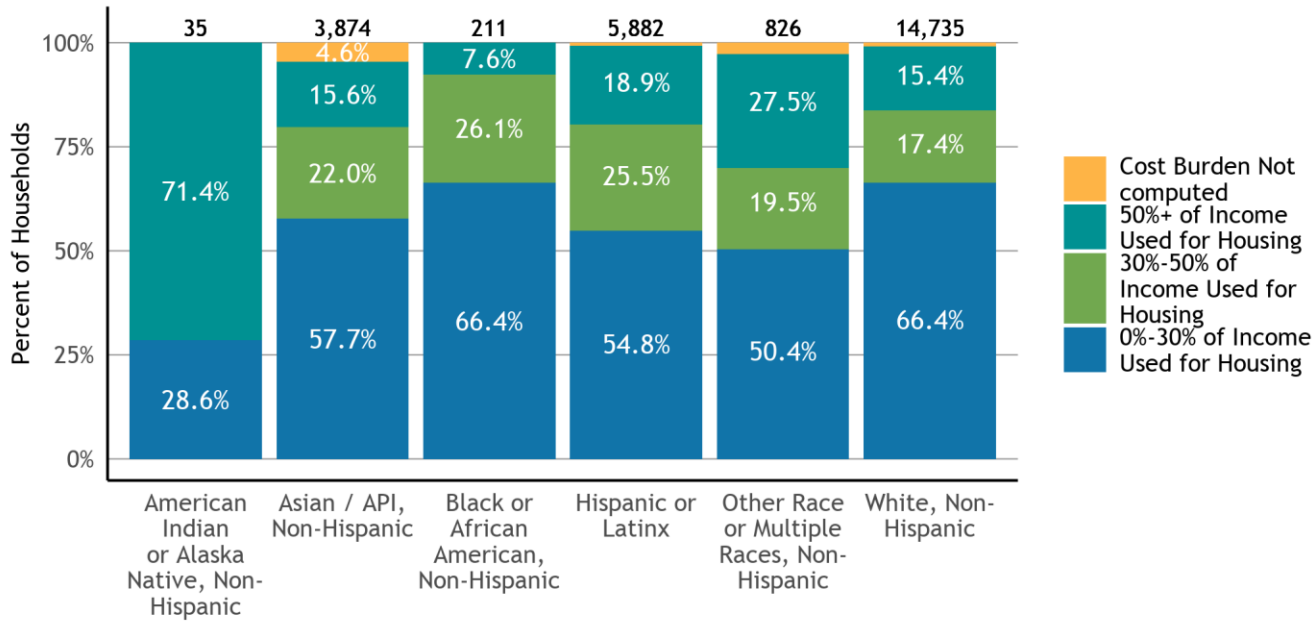


Figure 29: Cost Burden by Race

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Unincorporated Santa Clara County, 21.1% of large family households experience a cost burden of 30%-50%, while 12.3% of households spend more than half of their income on housing. Some 20.5% of all other households have a cost burden of 30%-50%, with 17.7% of households spending more than 50% of their income on housing (see Figure 30).

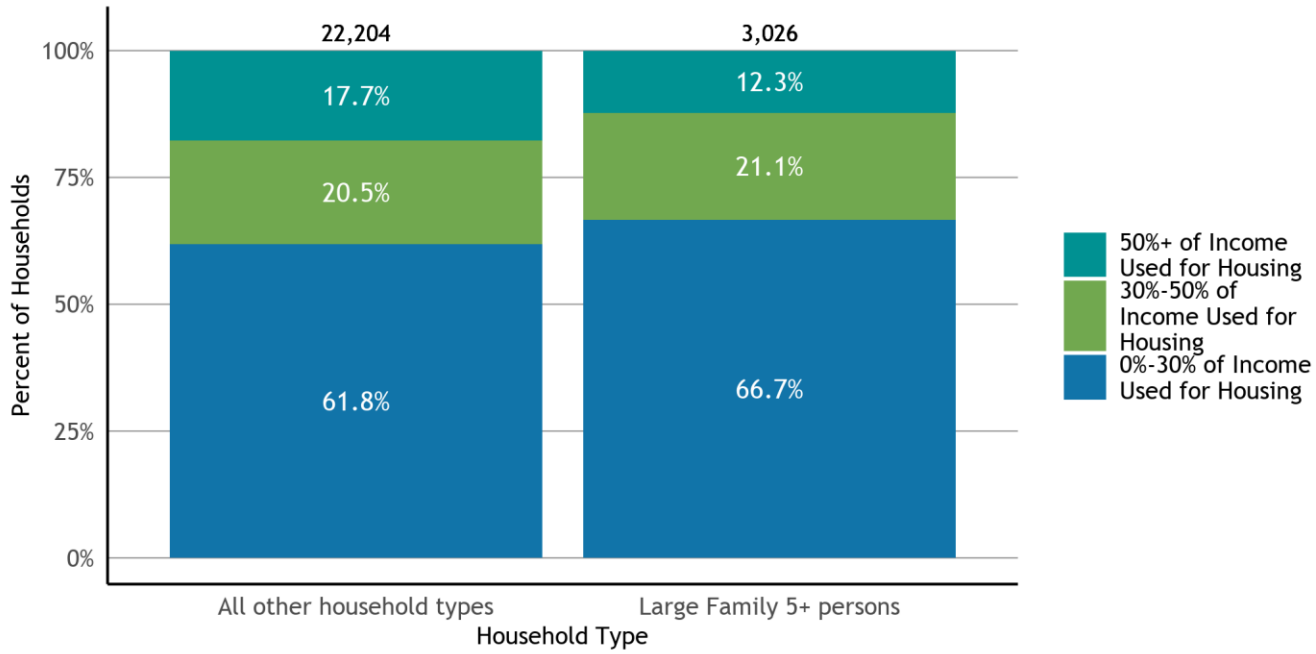


Figure 30: Cost Burden by Household Size

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 58.8% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 83.5% are not cost-burdened and spend less than 30% of their income on housing (see Figure 31).

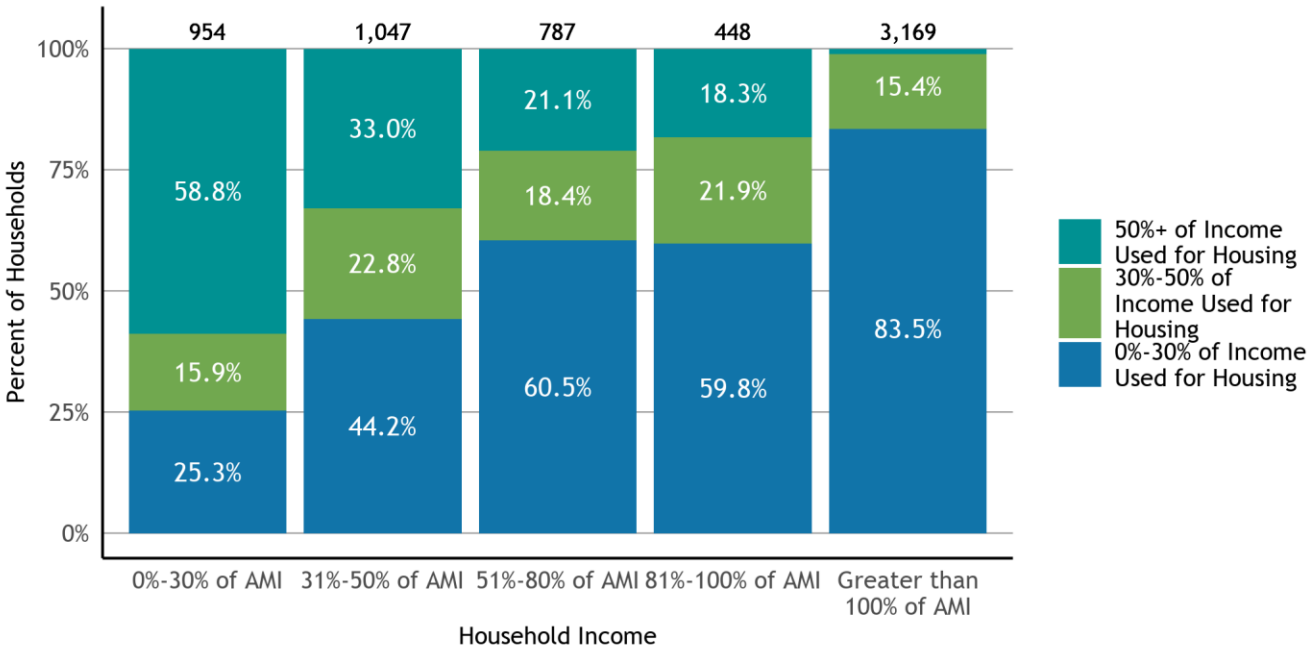


Figure 31: Cost-Burdened Senior Households by Income Level

Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Unincorporated Santa Clara County, 3.3% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.2% of households that own (see Figure 32). In Unincorporated Santa Clara County, 4.5% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2.4% for those own.

Figure 32: Overcrowding by Tenure and Severity

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 2.3% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.9% of households above 100% experience this level of overcrowding (see Figure 33).

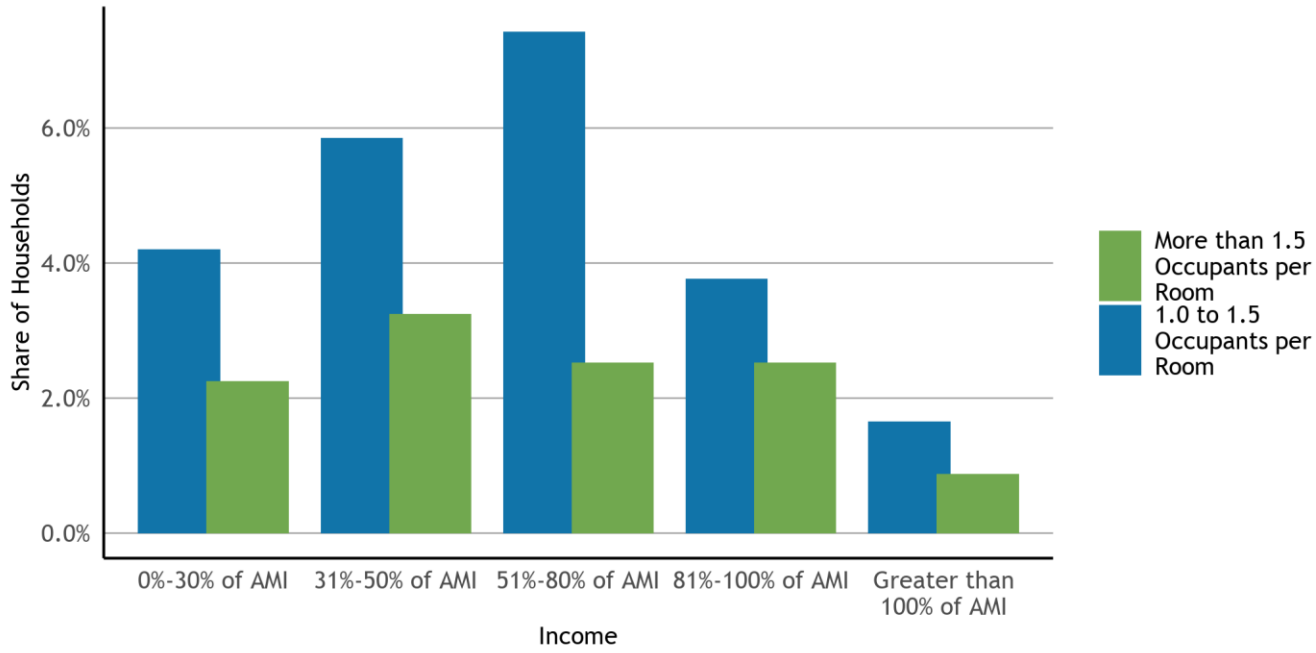


Figure 33: Overcrowding by Income Level and Severity

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Unincorporated Santa Clara County, the racial group with the largest overcrowding rate is *Other Race or Multiple Races (Hispanic and Non-Hispanic)* (see Figure 34)

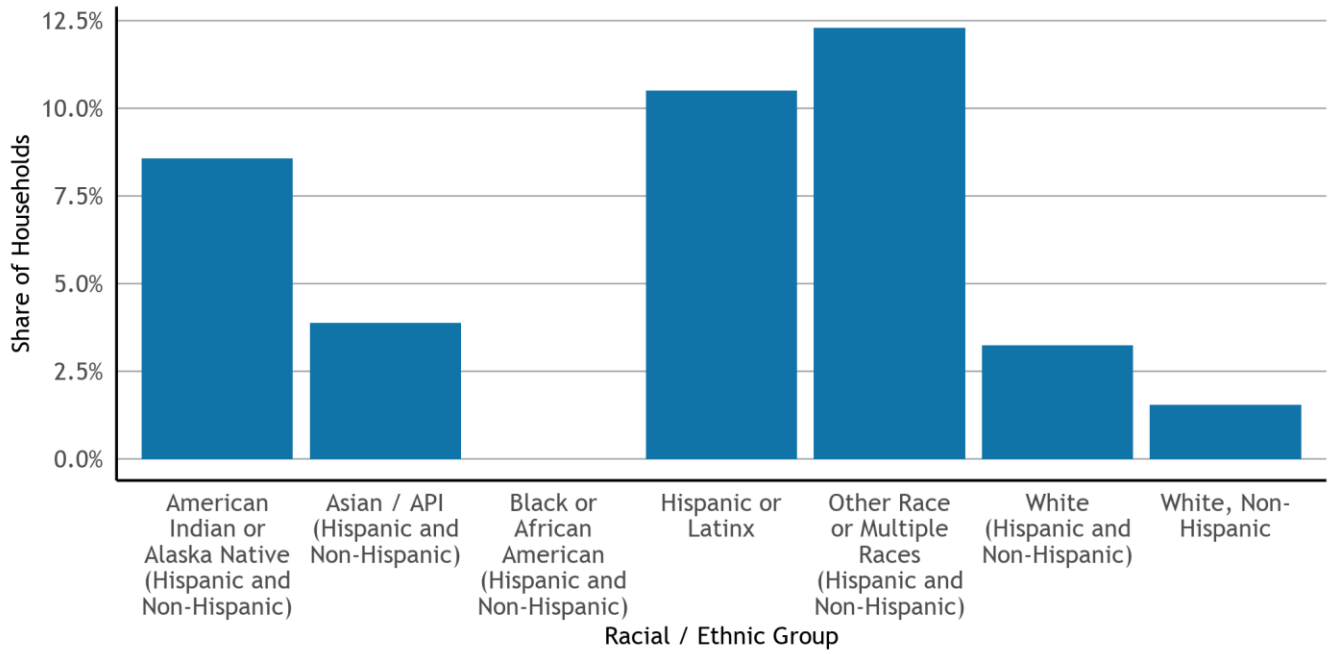


Figure 34: Overcrowding by Race

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 SPECIAL HOUSING NEEDS

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Unincorporated Santa Clara, for large households with 5 or more persons, most units (74.2%) are owner occupied (see Figure 35). In 2017, 18.0% of large households were very low-income, earning less than 50% of the area median income (AMI).

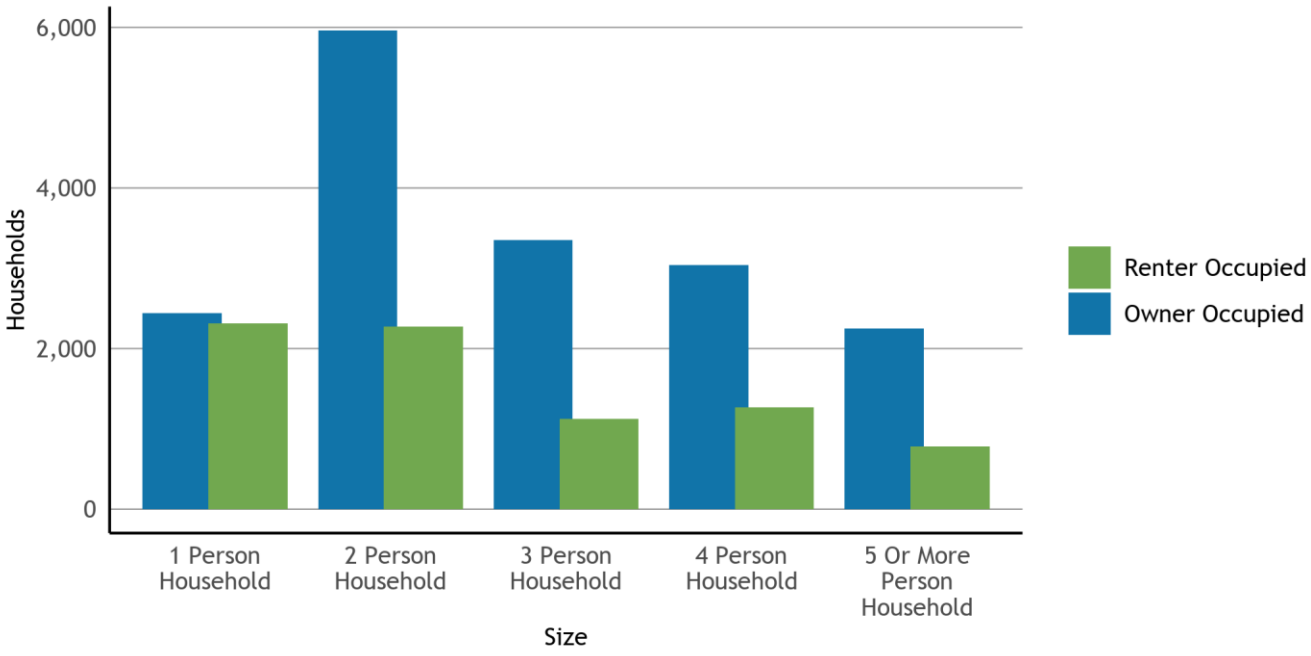


Figure 35: Household Size by Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 17,218 units in Unincorporated Santa Clara County. Among these large units with 3 or more bedrooms, 14.5% are owner-occupied and 85.5% are renter occupied (see Figure 36).

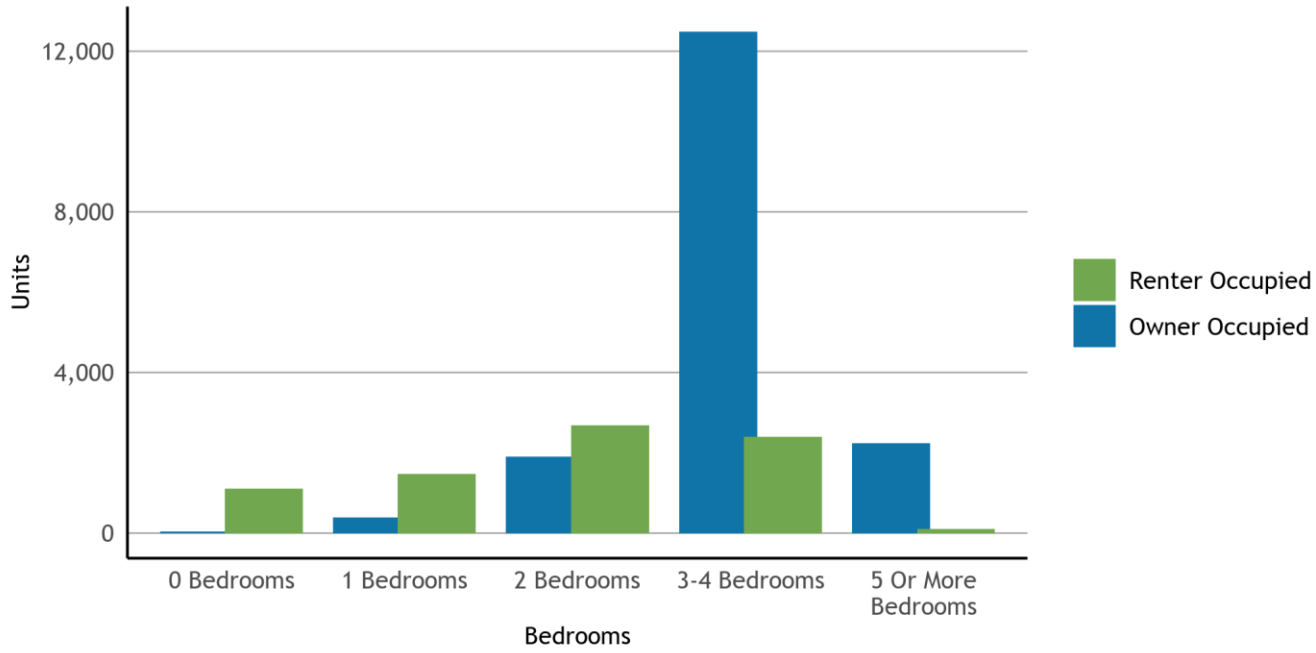


Figure 36: Housing Units by Number of Bedrooms

Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Unincorporated Santa Clara County, the largest proportion of households is *Married-couple Family Households* at 59.9% of total, while *Female-Headed Households* make up 8.1% of all households.

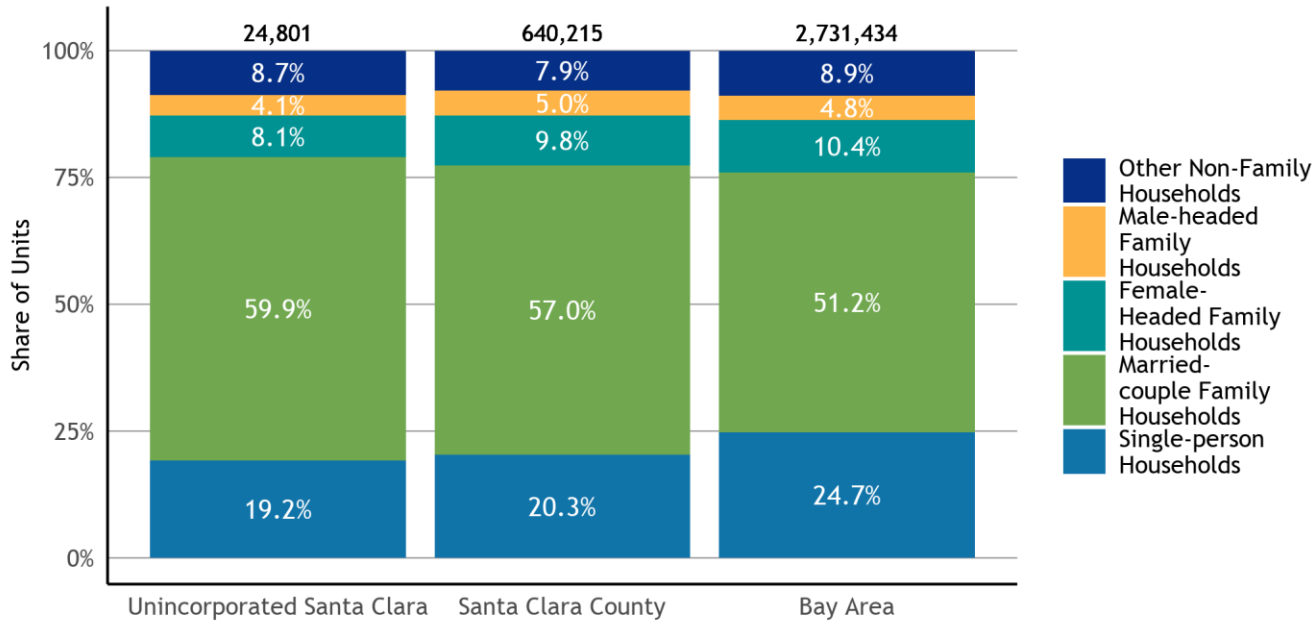


Figure 37: Household Type

Universe: Households
Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Unincorporated Santa Clara County, 26.9% of female-headed households with children fall below the Federal Poverty Line, while 8.4% of female-headed households *without* children live in poverty (see Figure 38).

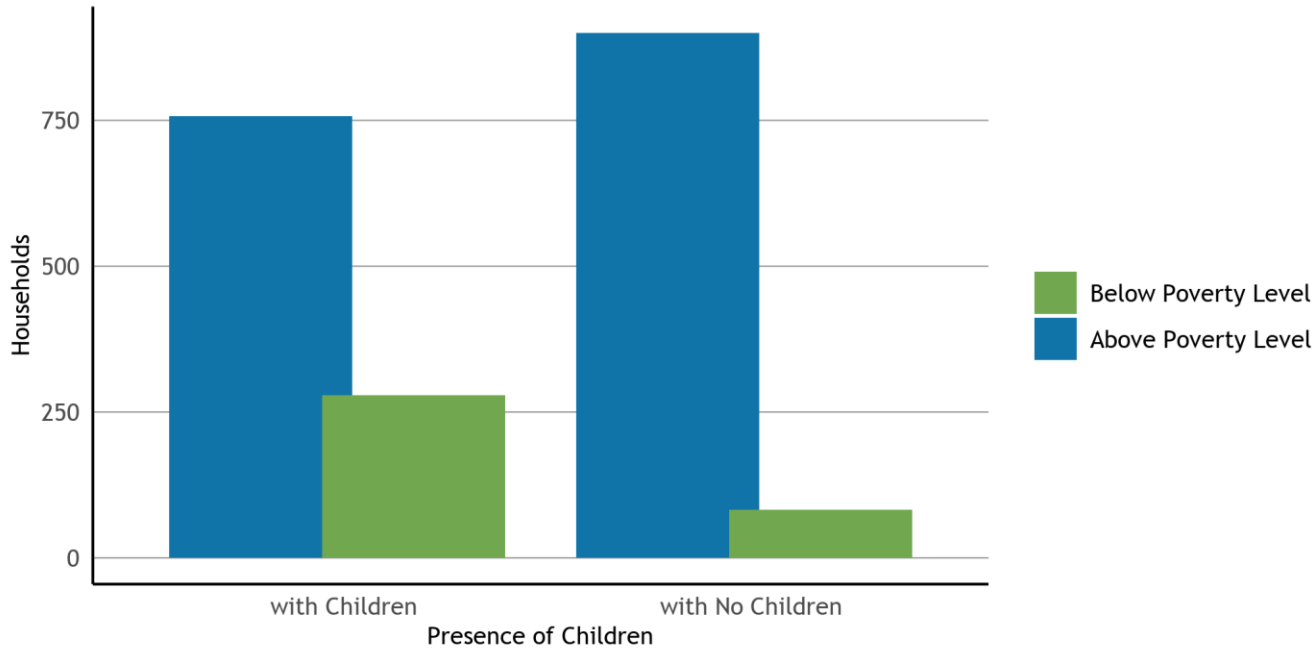


Figure 38: Female-Headed Households by Poverty Status

Universe: Female Households
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *0%-30% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 39).

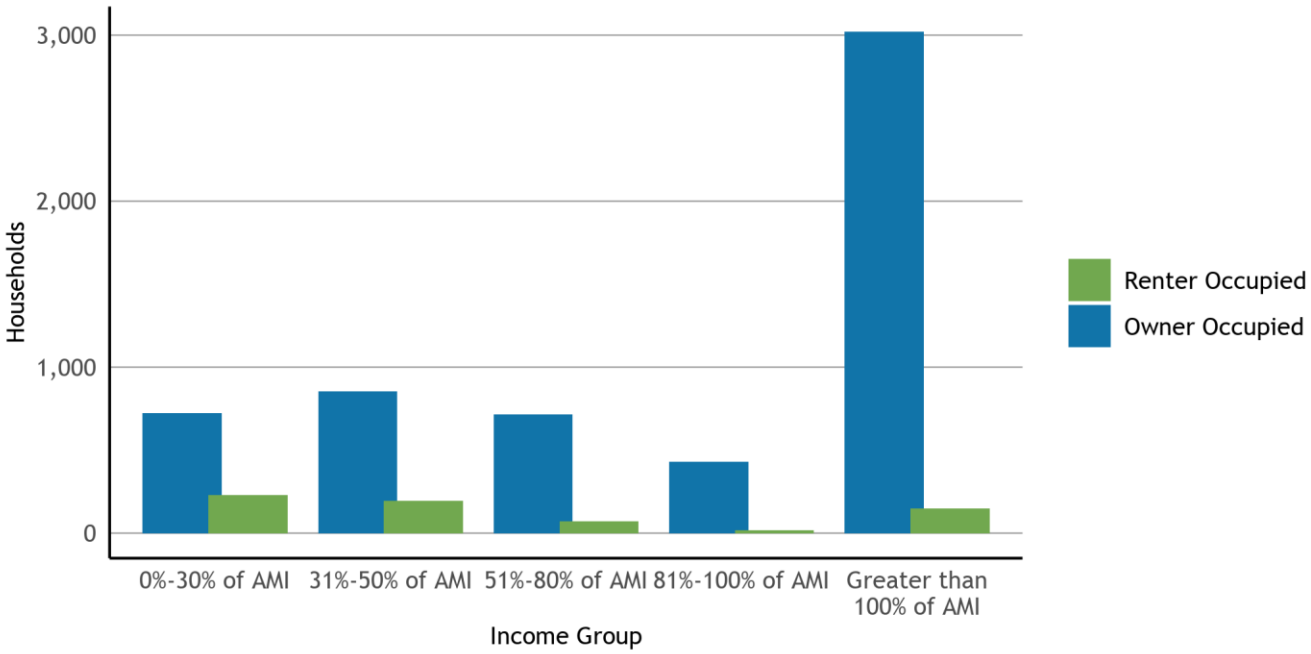


Figure 39: Senior Households by Income and Tenure

Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

6.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 40 shows the rates at which different disabilities are present among residents of Unincorporated Santa Clara County. Overall, 8.3% of people in Unincorporated Santa Clara County have a disability of any kind.[22]

[22] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

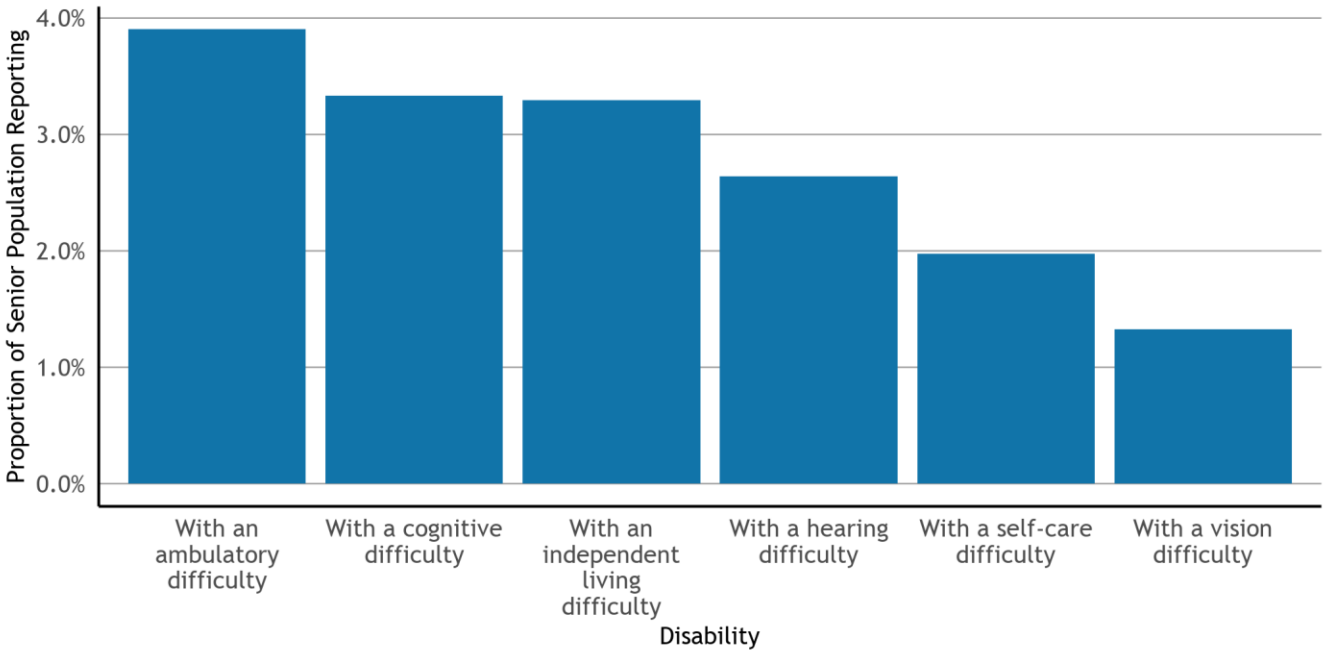


Figure 40: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.
For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.[23]

In Unincorporated Santa Clara County, of the population with a developmental disability, children under the age of 18 make up 48.3%, while adults account for 51.7%.

[23] For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Table 5: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	878
Age Under 18	820

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)
This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Unincorporated Santa Clara County is the home of parent /family /guardian.

Table 6: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	1424
Community Care Facility	145
Independent /Supported Living	89
Other	21
Foster /Family Home	15
Intermediate Care Facility	10

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)
This table is included in the Data Packet Workbook as Table DISAB-05.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Santa Clara County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 87.1% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 41).

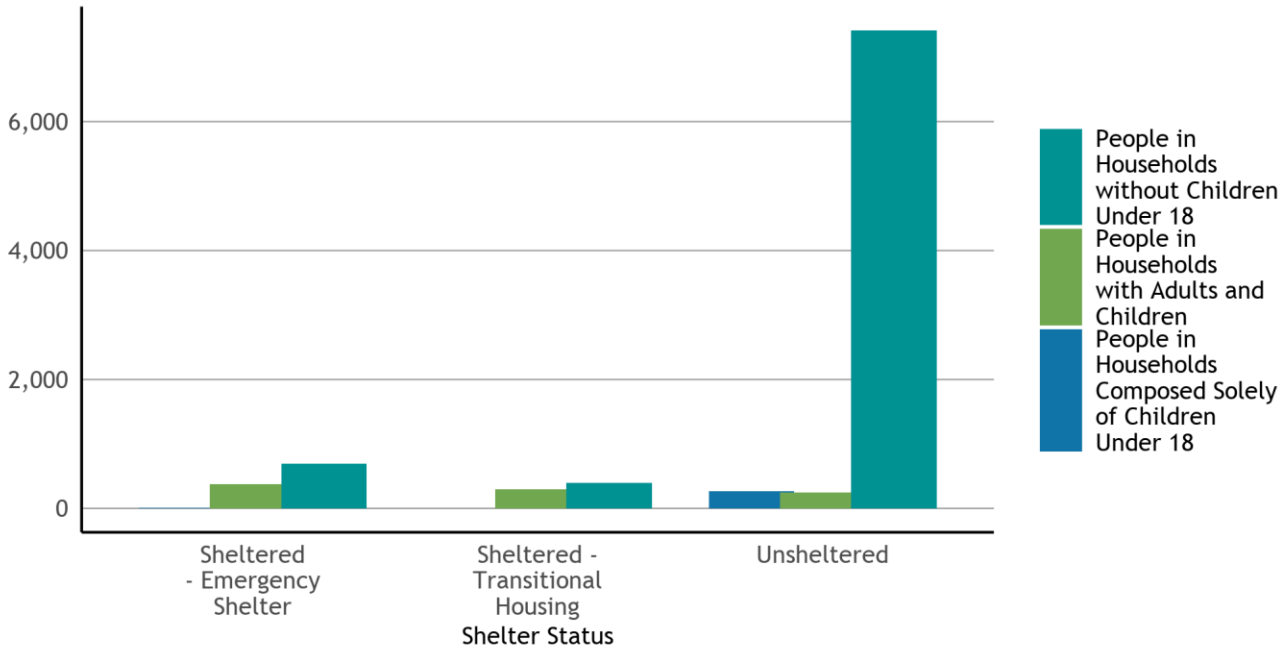


Figure 41: Homelessness by Household Type and Shelter Status, Santa Clara County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Santa Clara County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 43.9% of the homeless population, while making up 44.5% of the overall population (see Figure 42).

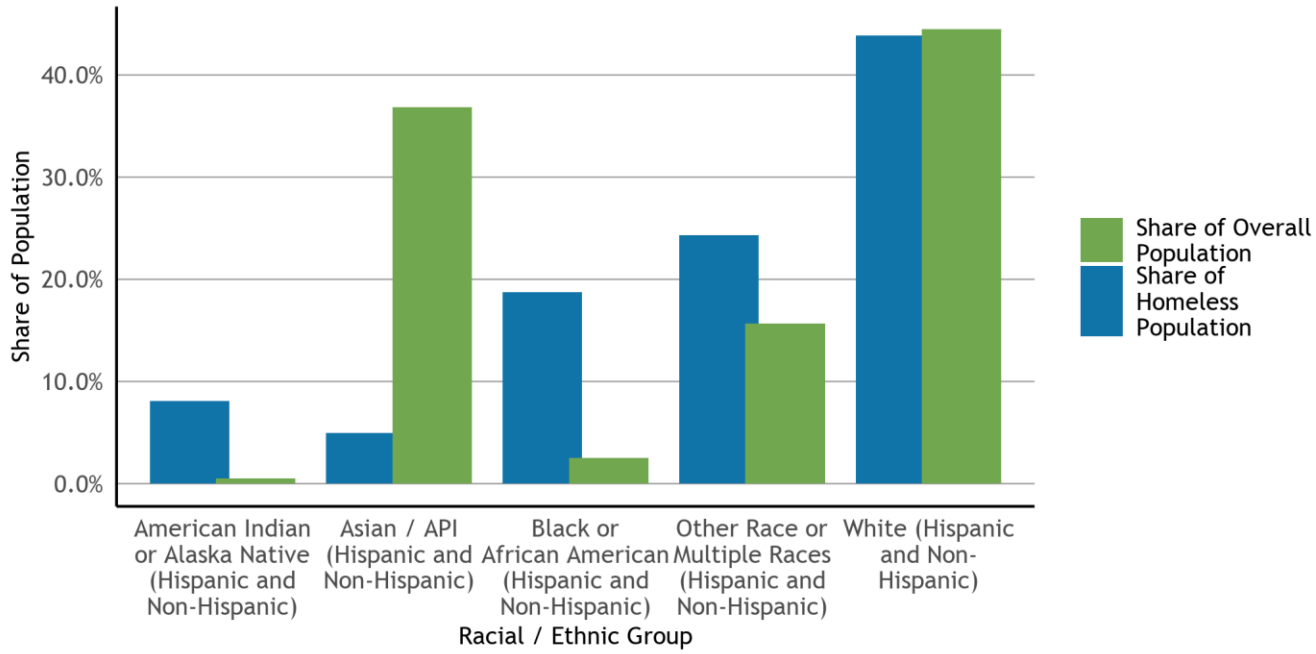


Figure 42: Racial Group Share of General and Homeless Populations, Santa Clara County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In Santa Clara, Latinx residents represent 42.7% of the population experiencing homelessness, while Latinx residents comprise 25.8% of the general population (see Figure 43).

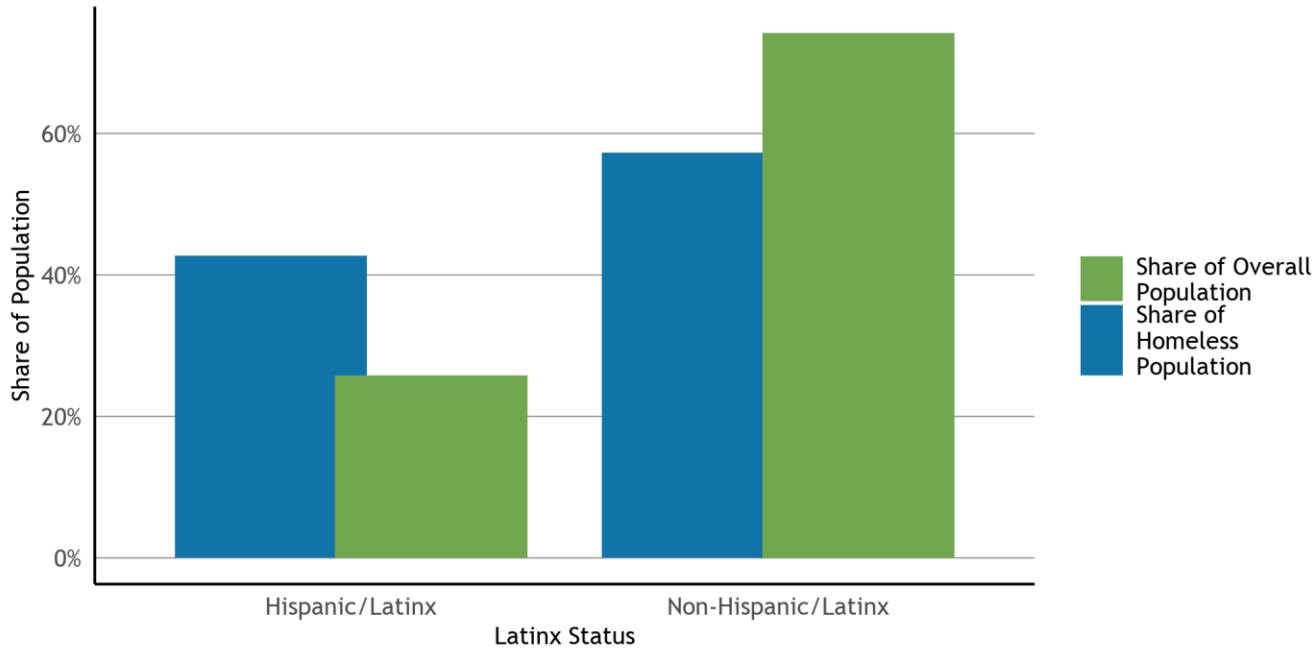


Figure 43: Latinx Share of General and Homeless Populations, Santa Clara County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Santa Clara County, homeless individuals are commonly challenged by severe mental illness, with 2,659 reporting this condition (see Figure 12). Of those, some 87.6% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development's (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county-level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food

programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.[24]

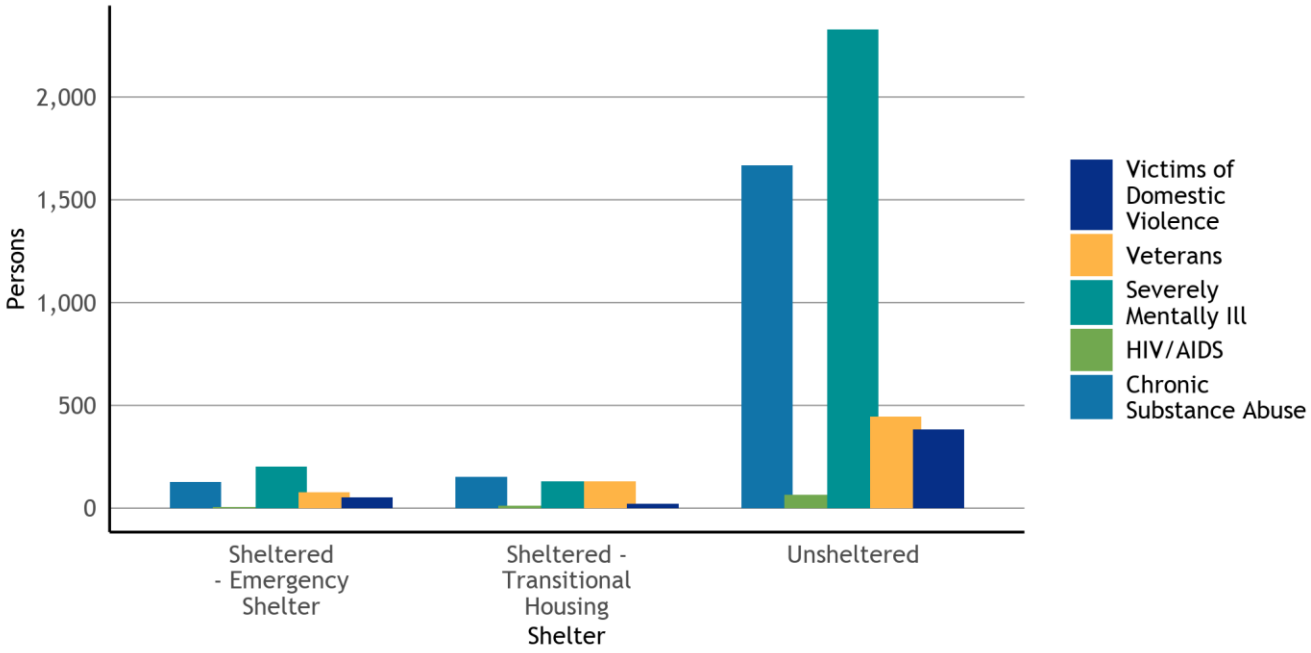


Figure 44: Characteristics for the Population Experiencing Homelessness, Santa Clara County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

In Unincorporated Santa Clara County, the student population experiencing homelessness totaled 299 during the 2019-20 school year and increased by 27.2% since the 2016-17 school year. By comparison, Santa Clara County has seen a 3.5% increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Unincorporated Santa Clara County experiencing homelessness in 2019 represents 13.0% of the Santa Clara County total and 2.2% of the Bay Area total.

[24] For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml

Table 7: Students in Local Public Schools Experiencing Homelessness

AcademicYear	Unincorporated Santa Clara	Santa Clara County	Bay Area
2016-17	235	2219	14990
2017-18	320	2189	15142
2018-19	327	2405	15427
2019-20	299	2297	13718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table HOMELS-05.

6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Unincorporated Santa Clara County, the migrant worker student population totaled 126 during the 2019-20 school year and has decreased by 40.6% since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 49.7% decrease in the number of migrant worker students since the 2016-17 school year.

Table 8: Migrant Worker Student Population

AcademicYear	Unincorporated Santa Clara	Santa Clara County	Bay Area
2016-17	175	978	4630
2017-18	171	732	4607
2018-19	126	645	4075
2019-20	104	492	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Santa Clara County has increased since 2002, totaling 2,418 in 2017, while the number of seasonal farm workers has decreased, totaling 1,757 in 2017 (see Figure 45).

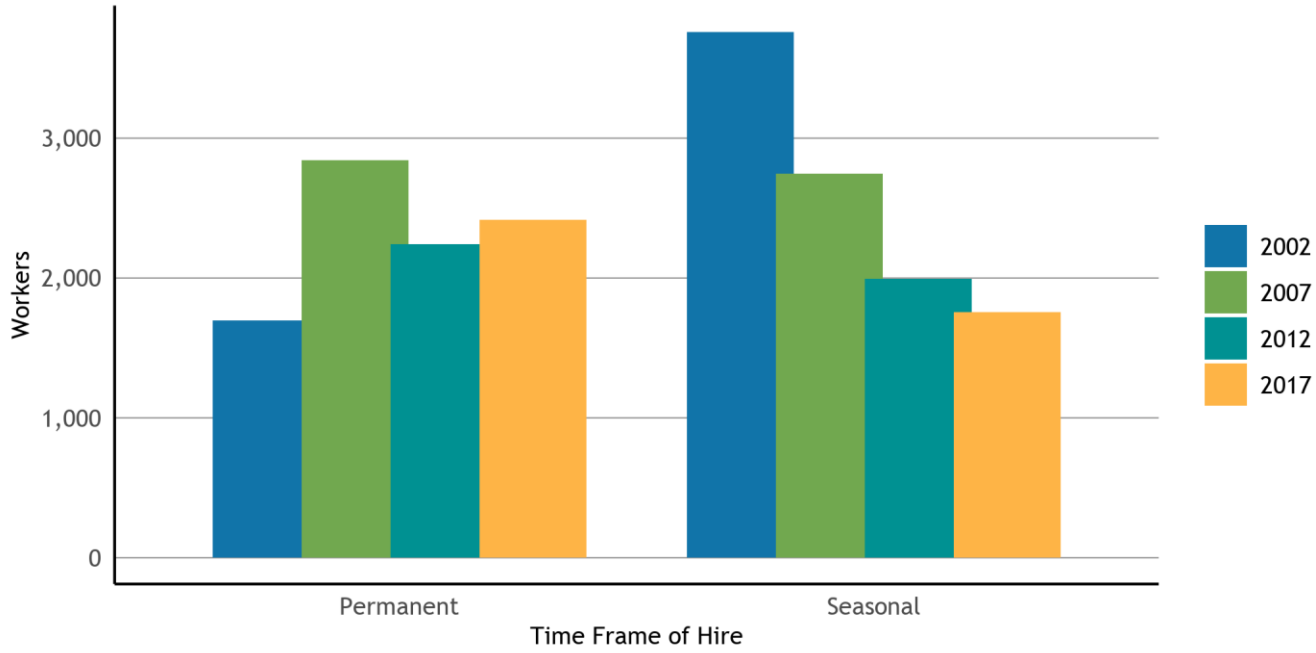


Figure 45: Farm Operations and Farm Labor by County, Santa Clara County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Unincorporated Santa Clara County, 5.0% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Santa Clara County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

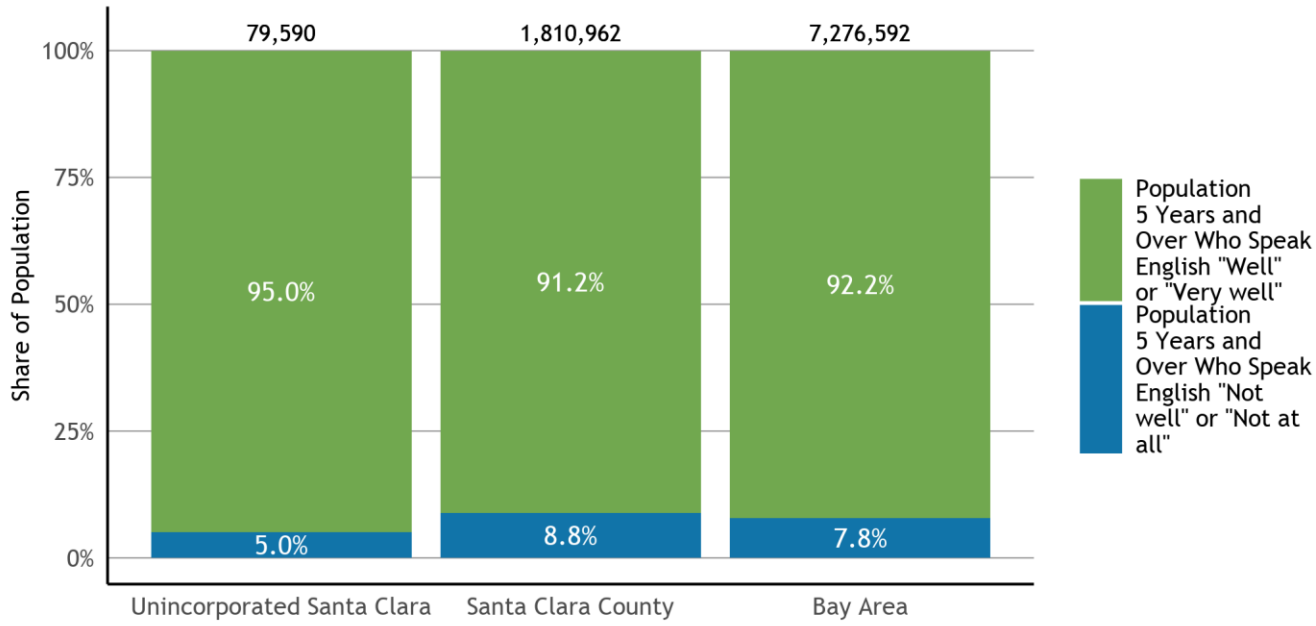


Figure 46: Population with Limited English Proficiency

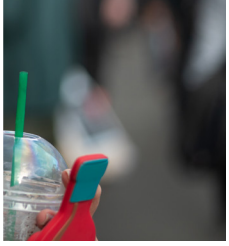
Universe: Population 5 years and over
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005
For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

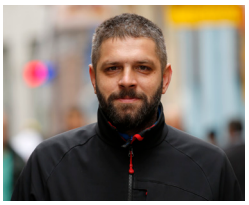
Appendix D:
Race and Homelessness in Santa Clara County

RACE AND HOMELESSNESS

IN SANTA CLARA COUNTY, CALIFORNIA

JANUARY 2020





This project is a
collaboration between

DESTINATION: **HOME**

&

SPARC

with generous support from

CISCO

ACKNOWLEDGEMENTS

This report is part of a year-long initiative on racial equity and homelessness in Santa Clara County, California. The initiative is a partnership between Destination: Home, a public-private partnership dedicated to ending homelessness in Santa Clara County, and SPARC (Supporting Partnerships for Anti-Racist Communities, a national initiative examining structural racism and homelessness. SPARC is a project of Boston-based C4 Innovations.

This report was authored by the SPARC Team: Jeff Olivet, Regina Cannon, Caty Wilkey, and Nastacia' Moore and made possible through the financial support and thought leadership of Cisco, as part of its larger efforts to address homelessness in Santa Clara County.

INTRODUCTION

This report is about helping our community improve and expand services for homeless men, women and children who are disproportionately people of color. Homelessness is an extreme manifestation of poverty. Along the continuum of safety-net services, our supportive housing system is at the end of the line. This report is about making sure that supportive housing services do not exacerbate or perpetuate the racial and social disparities in our community.

This report is also a lens through which we begin to perceive our circumstances more clearly. In a March 2018 report, SPARC (Supporting Partnerships for Anti-Racist Communities), wrote: "People of color are dramatically more likely than White people to experience homelessness in the United States. This is no accident; it is the result of centuries of structural racism that have excluded historically oppressed people—particularly Black and Native Americans—from equal access to housing, community supports, and opportunities for economic mobility." To an extent, homelessness is the result of policy choices we've made.

We asked SPARC to help bring a racial equity lens to the valiant and amazing work that so many social workers, property managers, volunteers, doctors, nurses, and public servants are performing each day. From this effort, two things have become apparent. One, homelessness in Santa Clara County is characterized by many of the same racial and ethnic disparities seen in communities across the country. And two, we are only beginning to scratch the surface when it comes to understanding and addressing the underlying causes that are pushing individuals and families – especially people of color – into homelessness.

We hope this report serves as a jumping off point for the challenging, yet vital, work to eliminate these disparities in our community. By acknowledging the negative consequences of some of our policies, choices, and attitudes, and by embracing the core values and strategies outlined in this report, we can begin to undo the negative and detrimental impacts of decades of systemic racism for our most vulnerable neighbors.

Sincerely,

Pastor Paul Bains,
Project WeHOPE / Dignity on Wheels

Poncho Guevara,
Sacred Heart Community Services

Consuelo Hernandez,
County of Santa Clara, Office of Supportive Housing

Jennifer Kelleher,
Law Foundation of Silicon Valley

Anthony King,
Lived Experience Advisory Board

Dontae Lartigue,
Lived Experience Advisory Board

Camille Llanes-Fontanilla,
SOMOS Mayfair

Jennifer Loving,
Destination: Home

Miguel Márquez,
County of Santa Clara, Office of the County Executive

Jacky Morales-Ferrand,
City of San Jose, Department of Housing

Kelly Petrich,
Cisco

Nicole Taylor,
Silicon Valley Community Foundation

TABLE OF CONTENTS

Executive Summary 3

Approach 5

Race and Homelessness in Santa Clara County 8

- Theme 1: Disproportionately high rates of homelessness among specific racial/ethnic groups 9
- Theme 2: Racial/ethnic variation in experiences of homelessness 11
- Theme 3: Structural barriers, including lack of affordable housing and economic opportunity 14
- Underlying Values 15

Next Steps: Strategies to Address Racial Inequity 16

Conclusion 17

EXECUTIVE SUMMARY

People of color are dramatically more likely than their white counterparts to become homeless in the United States. Recent national research has shown that such racial disproportionality is not limited to any particular geographical area or region of the country, but instead that patterns of racial disproportionality play out in community after community across the country.[1] Further, this is not simply an issue of poverty: people of color experience homelessness at rates significantly higher than the proportion of those living in poverty.[2] Indeed, the legacy of historical and contemporary structural racism is at the root of who becomes homeless.

Against this backdrop, Destination: Home partnered with the national SPARC Initiative (Supporting Partnerships for Anti-Racist Communities) to examine the link between racial inequity and homelessness in Santa Clara County.

Launched in February 2019, the initiative involves:

- Establishment of a Racial Equity Advisory Group to guide the process
- Assessment of the current state of race and homelessness in Santa Clara County through quantitative and qualitative approaches, including Homeless Management Information System (HMIS) and Annual Homelessness Assessment Report (AHAR) data; listening sessions with people of color experiencing homelessness; and stakeholder interviews
- Work with Destination: Home's Lived Experience Advisory Board to center racial equity
- Racial equity training for homeless service providers and city/county government staff
- Action planning to implement racial equity strategies within the Community Plan to End Homelessness

This report presents an assessment of the intersection of race and homelessness in Santa Clara County and offers recommendations for next steps. Three major themes emerged:

1. Disproportionately high rates of homelessness among specific racial and ethnic groups
2. Racial/ethnic variation in experiences of homelessnes
3. Structural barriers, including lack of affordable housing and economic opportunity

Specific findings in each of these three areas create a preliminary understanding of the state of race and homelessness in the county.

Disproportionality

Overall, Santa Clara County is generally similar to other communities across the U.S., with high rates of homelessness among people of color:

- Black/African Americans are disproportionately represented in the homeless population (16.9%) compared to their numbers in the general population (2.5%). This ratio is significantly higher than other communities in which SPARC has conducted research.
- Similarly, American Indian/Native Alaskans experience homelessness in Santa Clara County at a ratio of 7:1 compared to their general population numbers (7.4% of homeless population compared to <1% of general population).
- Unique to Santa Clara County, people who identify as Hispanic/Latinx comprise 43.7% of the homeless (HMIS) population, compared to 27% of the general population; 65% of families presenting to the Coordinated Entry System are Hispanic/Latinx.

[1] Olivet, J., Dones, M., Richard, M., Wilkey, C., Yampolskaya, S., Beit-Arie, M. and Joseph, L. (2018). *Supporting Partnerships for Anti-Racist Communities: Phase One Findings. Center for Social Innovation.*

[2] Carter, G. (2011). From Exclusion to Destitution: Race, Affordable Housing, and Homelessness. *Cityscape: A Journal of Policy Development and Research • Volume 13, Number 1*

- Non-Hispanic people and those who identify as Asian/Asian American are both significantly underrepresented in the homeless population.

Racial/ethnic variation in experiences of homelessness

Our analysis found racial and ethnic disparities for some (but not all) HMIS data sets related to a person's homelessness experiences.

- Prior homeless experiences are generally proportionate by race and ethnicity to the HMIS population.
- Race is a statistically significant predictor of exiting into homelessness for American Indian/Alaska Native, who were 35% more likely to exit into homelessness.
- When assessed for vulnerability and housing need, a higher percentage of Non-Hispanic/Latinx families (45.7%) are assessed as needing Permanent Supportive Housing than Hispanic/Latinx families (39%).

Structural barriers

Stakeholders across the community cited systemic and structural inequities as a significant driver of housing insecurity and poverty in people of color.

- While housing affordability is an issue that affects people of all racial and ethnic background, people of color may be most severely impacted.
- The persistent wealth gap and lack of economic opportunity put communities of color at risk of homelessness.
- Disproportionately high rates of homelessness among people of color in the county mirror disproportionality in other safety net systems.

In addition to these major themes, we identified three underlying values to ground Destination: Home's racial equity work going forward. These include:

1. Integrating people of color with lived experience of homelessness in all program, policy, and funding decisions
2. Aligning racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County
3. Using a racial equity lens and data-driven decision making in the homelessness system and across other systems.

Based on the findings of this assessment, Destination: Home is poised to shift its work from analysis to planning and implementation of racial equity-based strategies in Santa Clara County's homelessness response system. An implementation strategy, as outlined in the recommendations of this report, should address inflow, crisis response and outflow. Through this work, Santa Clara County has the potential to address structural racism as a root cause of homelessness, and, in doing so, create a roadmap for other communities across the country.

APPROACH

In 2016, C4 Innovations launched the SPARC Initiative (Supporting Partnerships for Anti-Racist Communities), a multi-city effort to examine the connections between structural racism and homelessness across the United States. The project documented disproportionately high rates of homelessness among African Americans and Native Americans, with risk of homelessness especially high among families and youth of color.[3] As SPARC communities have continued to examine their data and to shift from understanding the problem to developing equity-based strategies to reduce homelessness among people of color, various key components of racial equity implementation have emerged. These include: upstream prevention, cross-sector collaboration, organizational training and capacity building, targeted programming for specific at-risk groups, and long-term commitment to affordable housing and economic opportunities for communities of color.

To understand any potential racial disproportionality among people experiencing homelessness in Santa Clara County, California, Destination: Home partnered with the national SPARC Initiative. Initiated in February 2019, the collaborative effort includes three phases of work:

1. Assessment
2. Planning
3. Implementation

Throughout these phases, SPARC and Destination: Home (DH) are also focused on community engagement and buy-in, a recognition that tackling the important work of racial equity cannot be done in isolation, but instead in partnership and solidarity with partners across the community, including:

- People of color with lived experience of homelessness
- Homeless service providers
- City and County officials
- Advocates for specific racial and ethnic groups
- Faith community leaders
- Private sector/business leaders
- Philanthropy

[3] Olivet, J., Dones, M., Richard, M., Wilkey, C., Yampolskaya, S., Beit-Arie, M. and Joseph, L. (2018). *Supporting Partnerships for Anti-Racist Communities: Phase One Findings. Center for Social Innovation.*

As a first stage of the work, SPARC led an assessment process that occurred between February and May 2019, and included a number of key activities:

1. Strategy meeting with the Racial Equity Advisory Group (REAG), which was formed to guide this project
2. Meetings with the Destination: Home Lived Experience Advisory Board (LEAB), DH Governing Board and other community partners
3. Listening sessions with people of color experiencing homelessness at four homeless service programs:
   - HomeFirst Boccardo Reception Center homeless shelter
   - Recovery Café
   - CityTeam Men's Program
   - Life Moves Family Shelter
4. Stakeholder interviews with individuals representing a wide range of perspectives:

NAME	TITLE	ORGANIZATION
Ariel Blume	Executive Director	County of Santa Clara Office of Cultural Competence
Analilia P. Garcia	Racial & Health Equity Program Manager	County of Santa Clara Department of Public Health
Jermaine Hardy	Adult Services Division, Deputy Chief Probation Officer	County of Santa Clara Probation Department
Maritza Maldonado	Executive Director	Amigos de Guadalupe Center for Justice and Empowerment
Debra Porchia-Usher	Chief Deputy Director	County of Santa Clara Social Services Agency
Elena Rivera	Board Member	Lived Experience Advisory Board
Amber Siddle-Manas	Health Planning Specialist	County of Santa Clara Department of Public Health
Shari Slate	Vice President, Chief Inclusion & Collaboration Officer	Cisco
Toni Tullys	Behavioral Health Director	County of Santa Clara Department of Health and Human Services

5. Analysis of Homeless Management Information System (HMIS) data

   Our team used Santa Clara County Homeless Management Information System (HMIS) and Coordinated Entry System (CES) data to analyze the current state of racial inequities among the population experiencing homelessness and to better understand the role of race in determining outcomes related to housing and homelessness. This analysis was guided by five research questions:

   1. What is the current state of disproportionality by race and ethnic group?
   2. What is the experience of Black, Indigenous, and People of Color (BIPOC) in previous homeless experience compared to Whites?
   3. What are the differences by race in VI-SPDAT (Vulnerability Index-Service Prioritization Decision Assistance Tool) score and prioritization for permanent housing and other housing resources?
   4. What role does race play in recidivism into homelessness?
   5. What role does household type (i.e., family, single adults, youth) play in understanding inequities in the homeless service system?

   Quantitative data from years 2014-2019[4] were collected from the San Jose/Santa Clara City and County CoC HMIS system and Coordinated Entry System (specifically, VI-SPDAT). Data were cleaned, deduplicated, and analyzed using SPSS. The HMIS sample includes cases from 24,746 individuals and the VI-SPDAT sample included cases from 14,818 individuals and families. We conducted univariate and bivariate analyses to understand the demographics of this client sample and to describe the general nature of over- and under-representation by racial groups in certain circumstances. To better understand outcomes experienced by clients, we analyzed information pertaining to the most recent homeless event and entry in the HMIS system. Where possible, data were analyzed by household type to specifically understand the differences in experience and outcomes of clients presenting to the system as individuals (both single adults and youth) versus clients presenting as part of a household or family. Data on household type was extrapolated using the categories "Household without Children," "Households with only Children," and "Households with Children". The category "young adults" were defined as those under 25 and who were included in the category of "Household without Children"; however, it is unknown whether or not these individuals presented to the system alone. For CES data, to determine whether people of color differed from White clients on prioritization score, a one-way ANOVA was conducted. Pearson chi-square analysis was used to determine whether there is a statistically significant association between race and being classified into a specific vulnerability group (i.e., no housing intervention is needed, Rapid Re-Housing, or Permanent Supportive Housing/ Housing First).

From these sources of information, the SPARC team documented the current state of race and homelessness in Santa Clara County. This report presents the findings from this assessment and offers potential directions forward as Destination: Home works to center racial equity in its county-wide homelessness response.

[4] Some data dating back to 1998 were included in the dataset and analysis; however, the bulk of cases were from 2014 onward.

RACE AND HOMELESSNESS IN SANTA CLARA COUNTY

Through the assessment process, three themes of findings emerged:

- Disproportionately high rates of homelessness among specific racial and ethnic groups
- Racial/ethnic variation in experiences of homelessness
- Structural barriers, including lack of affordable housing and economic opportunity

In addition to these major themes, the assessment unearthed the need for three important cross-cutting values:

1. Integrate people of color with lived experience of homelessness in all program, policy, and funding decisions
2. Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County
3. Use a racial equity lens and data-driven decision making in the homelessness system and across other systems.

THEME 1:

Disproportionately high rates of homelessness among specific racial/ethnic groups

Figure 1 below presents a racial and ethnic breakdown of American Community Survey (ACS) data for Santa Clara County CoC (general population), poverty data, HMIS sample, and Annual Homelessness Assessment Report (AHAR) data. As Figure 1 shows, a simple comparison of the general population in the CoC with the population presenting to the homeless service system (HMIS) shows that Black/African Americans are dramatically overrepresented in the homeless service system (16.9% compared to 2.5% of the local population). This is almost seven (6.76) times greater than would be expected based on this group's presence in the general population. AHAR data also reflects this inequity with 18.3% identifying as Black/African American.

Also shown in Figure 1 is the overrepresentation of the American Indian/Alaskan Native population, which accounts for 7.4% of the HMIS population and 7.1% of the AHAR data, despite making up only 0.5% of the general population. This is almost 15 (14.8) times greater than would be expected based on their presence in the general population.

IMPORTANT FINDINGS

- Black/African Americans are dramatically overrepresented in the homeless populations (16.9% compared to 2.5% of the general population).
- Hispanic/Latinx individuals represent 43.7% of the HMIS sample compared to 27% of the general population.
- High rates of Hispanic/Latinx family homelessness—65% of families experiencing homelessness.
- American Indian/Alaskan Natives are 0.5% of the general population but 7.4% of the homeless population.
- Poverty alone does not explain high rates of homelessness among people of color.

By comparison, Asians are underrepresented in HMIS and AHAR, accounting for 5.0% and 2.8%, respectively, of populations experiencing homelessness, while accounting for more than a third (34.4%) of the general population. This representation is almost seven (6.89) times less than would be expected based on their presence in the general population.

FIGURE 1. **General Population, Poverty, HMIS, and AHAR Data by Race**

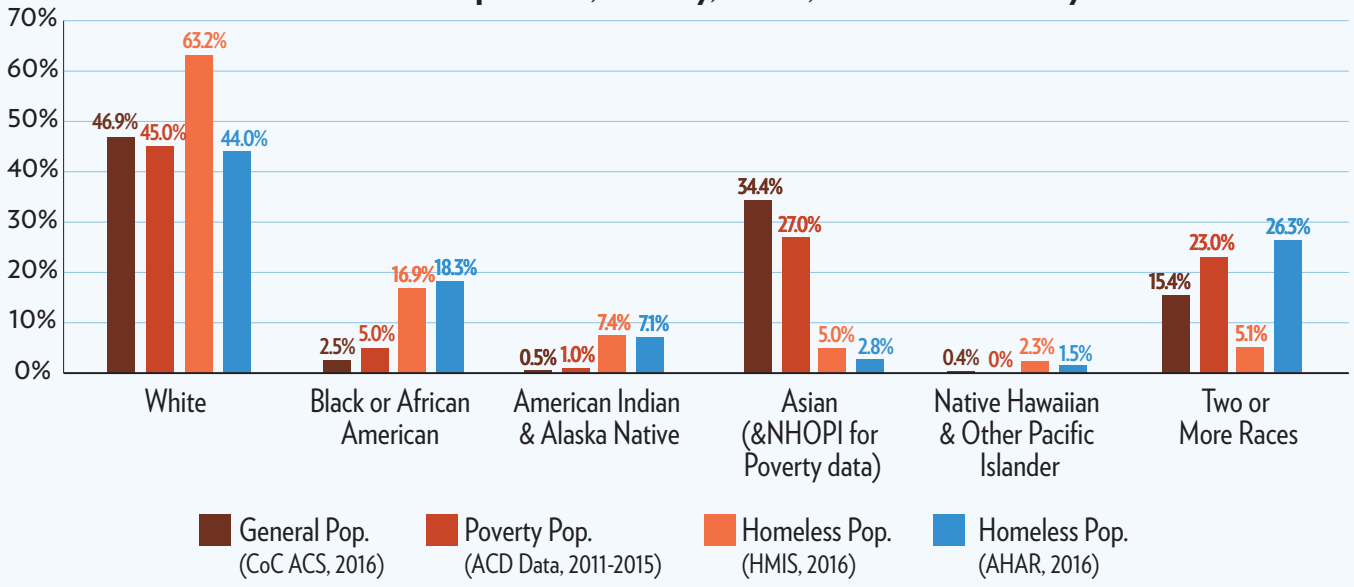
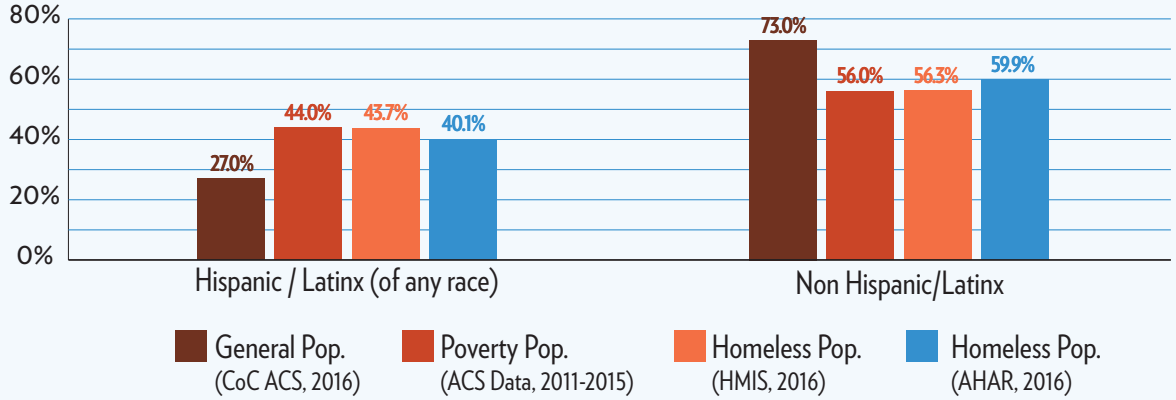


FIGURE 2. **General Population, Poverty, HMIS, and AHAR Data by Ethnicity**



Whites are also overrepresented in the HMIS data, accounting for 63.2% of HMIS population compared to 46.9% in the general population. However, the magnitude of overrepresentation is not as great for Whites as it is for Black/AA and AI/AN race groups. Specifically, representation of Whites in HMIS is 1.34 times greater than what you would expect based on their presence in the general population. It's also worth noting that AHAR data was generally proportional to the general population for Whites.

Also notable is the inequity for Hispanic/Latinx individuals, who represent 43.7% of the HMIS sample compared to 27% of the general population (see Figure 2). This overrepresentation is reflected in the AHAR data as well (40.1%).

Table 1 also shows that poverty cannot explain for racial and ethnic disproportionality in the homeless system (especially given that the percentage of Black/African Americans in poverty in this community is not dramatically disproportionate to the general population).

TABLE 1. **Race & Ethnicity Breakdown Across General Population, Poverty, CES, HMIS, and PIT**

	COC ACS* (2016)	POVERTY (2011-2015)**	HMIS (2016)***	AHAR (2016)****
White	46.9%	45.0%	63.2%	44.0%
Black/AA	2.5%	5.0%	16.9%	18.3%
AI/AN	0.5%	1.0%	7.4%	7.1%
Asian (& NHOPI for poverty data)	34.4%	27.0%	5.0%	2.8%
NHOPI	0.4%	--	2.3%	1.5%
Two or More Races	15.4%	23.0%	5.1%	26.3%
Hispanic/Latinx	27.0%	44.0%	43.7%	40.1%

* "CoC ACS" refers to the general population numbers (according to the U.S. Census Bureau's American Community Survey) for the geographical areas covered by the Santa Clara County Continuum of Care.
** The poverty numbers in this table are also drawn from ACS data
*** Homeless Management Information System (HMIS) data include all individuals served by the homeless services system in the county over the course of a year.
**** Annual Homelessness Assessment Report (AHAR) data represents the total unsheltered and sheltered residents in Santa Clara County, as measured by a standardized count methodology required by the federal government to document the scope of homelessness on an annual basis.

The data for Hispanic/Latinx families with children show similar disparities, representing 43% of the overall homeless population but 65% of families experiencing homelessness. Stakeholders described numerous issues facing this group, including language barriers, lack of culturally competent services, and gentrification that drives Hispanic/Latinx people out of their neighborhoods.

THEME 2:

Racial/ethnic variation in experiences of homelessness

HMIS data elements related to prior location before entering homelessness (i.e. before entering the HMIS system) were analyzed. These distributions were more or less proportionate to the HMIS population; in other words, each racial group presented to the homeless service system from situations/locations at generally the same rate as one would expect. These data are presented in Table 2.

TABLE 2. **Prior Location by Race**

	WHITE	BLACK/AA	AI/AN	ASIAN	NHOPI	TWO OR MORE RACES
Homeless	61.6%	17.1%	7.2%	4.6%	2.5%	7.1%
Permanent Housing/ Renting w/ subsidy	59.4%	22.9%	4.1%	4.3%	1.4%	7.8%
Permanent Housing/ Renting without subsidy	63.1%	16.6%	4.5%	5.5%	2.4%	7.9%
Institutionalized care	69.5%	14.6%	3.4%	5.0%	1.5%	5.9%
Correctional facility	64.4%	16.9%	5.4%	3.7%	2.4%	7.2%
Doubled up	63.8%	15.9%	6.2%	5.4%	2.2%	6.6%
Transitional care	62.3%	18.2%	5.5%	4.6%	2.6%	6.8%

We also analyzed the duration and frequency of homeless experiences. Specifically, *number of months homeless in the past three years* and *number of times homeless in the past three years* were analyzed by race and ethnicity. Prior homeless experiences are generally proportionate by race and ethnicity to the HMIS population.

TABLE 3. **Number of Times Homeless & Number of Months Homeless in Past Three Years by Race and H/L ethnicity***

	WHITE	BLACK/AA	AI/AN	ASIAN	NHOPI	TWO OR MORE RACES	HISPANIC OR LATINX (of any race)
NUMBER OF TIMES HOMELESS							
1	62.7%	16.8%	6.5%	5.1%	2.7%	6.2%	42.6%
2	60.5%	17.5%	7.3%	5.0%	3.3%	6.4%	43.5%
3	59.3%	19.8%	7.3%	4.2%	1.9%	7.5%	43.0%
4 or more	60.6%	18.0%	7.2%	4.4%	2.2%	7.6%	41.9%
NUMBER OF MONTHS HOMELESS							
1 (this is the first month)	60.4%	17.0%	6.0%	7.1%	3.0%	6.5%	43.9%
Average for 2-12 months, Mean	5.97 mo.	6.10 mo.	6.58 mo.	5.90 mo.	5.83 mo.	6.18 mo.	5.93 mo.
More than 12 months	61.4%	17.7%	7.8%	4.0%	2.3%	6.9%	40.9%

*It is important to note the limitations of the HMIS data system as a data source to answer this research question. Specifically, the response options for these two questions are categorical and therefore force respondents to fit into a predetermined answer, which limits a true understanding of prior homeless experiences.

We examined whether or not race was a **predictor of exiting from programs back into homelessness**. Race is a statistically significant predictor of exiting into homelessness for American Indian/Alaska Native, who were 35% more likely to exit into homelessness. Gender is a significant predictor, with females 29% less likely to exit into homelessness than males.

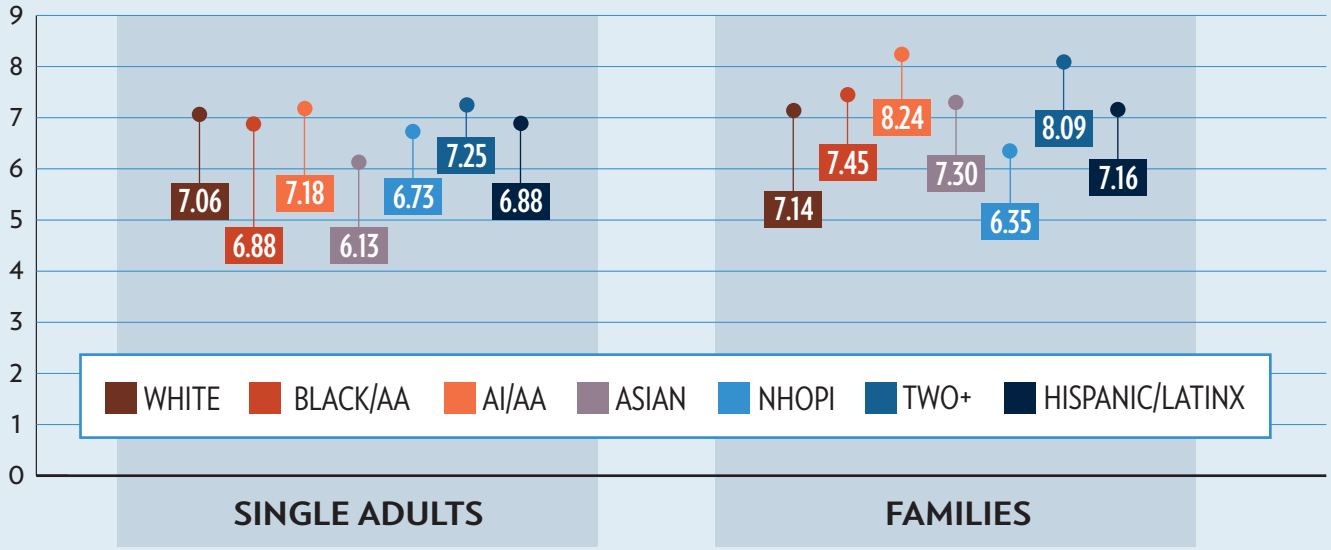
We also examined whether or not race and other factors were predictors of exiting back into homelessness for different age/household groups. For young adults (single, aged 18-24), black youth were 2 times more likely ($p<.05$, OR 2.05) to exit back into homelessness than were their white counterparts. This was also true for Native Hawaiian and Other Pacific Islander youth, who were almost four times as likely ($p<.05$, OR 3.98). Also statistically significant for this age group was gender, where females were over two times less likely to exit into homelessness than males ($p<.01$, OR 0.46). For older single adults, the American Indian/Alaska Native population were 35% more likely to exit into homelessness ($p<.05$, OR 1.35) than whites, and Hispanic/Latinx individuals were 13% more likely than their non-Hispanic/Latinx counterparts (of any race) ($p<.05$, OR 1.13). Females in this age group were 37% less likely to exit into homelessness ($p<.05$, OR 0.73). Neither race nor gender were statistically significant in the models for family members.

IMPORTANT FINDINGS

- Prior homeless experiences are generally proportionate by race and ethnicity to the HMIS population.
- Race is a statistically significant predictor of exiting into homelessness for American Indian/Alaska Native, who were 35% more likely to exit into homelessness.
- Black youth were two times more likely to exit back into homelessness than their white counterparts.
- When assessed for vulnerability and housing need, a higher percentage of Non-Hispanic/Latinx families (45.7%) are assessed as needing Permanent Supportive Housing than Hispanic/Latinx families (39%).
- Gender is a significant predictor of returns to homelessness, with females 29% less likely than males to exit programs back into homelessness.

An examination of VI-SPDAT data helps to understand how individuals and families are prioritized for housing services and whether there are any inequities by race or ethnicity. We examined mean final scores and service referral categorization. Figure 2 shows the variability in mean scores across race and ethnicity. One-way ANOVA found that for both individual and family samples, there was a statistically significant difference between race groups and ethnicity groups of final scores. However, scores were somewhat higher for non-White race groups in the family dataset, with AI/AN and individuals identifying as Two or More Races receiving higher prioritization scores.

FIGURE 2. **VI-SPDAT Mean Score by Race & H/L Ethnicity**



The rate at which non-White individuals and families receive prioritization for Permanent Housing/Housing First following a VI-SPDAT assessment is important in understanding the inequities in the Coordinated Entry System. Figures 3 and 4 shows the distribution of prioritization category by race (BIPOC represents all combined non-White race groups) and ethnicity, respectively. Pearson chi-square analyses showed a statistically significant ($p<.05$) association between race and prioritization category for families only, and a statistically significant ($p<.05$) association between ethnicity and prioritization for both single adults and families.

FIGURE 3. **Race and Prioritization Category**

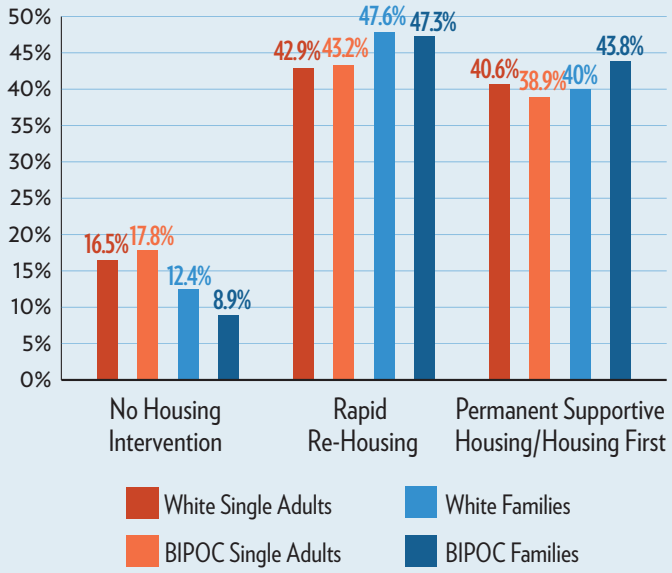
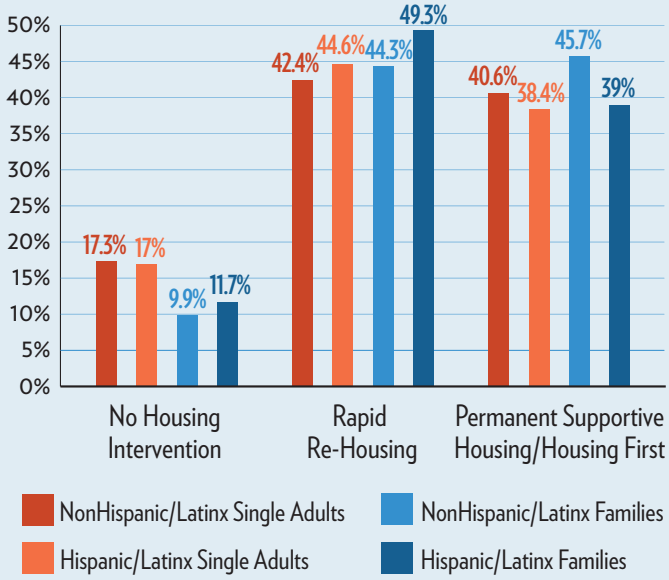


FIGURE 4. **Ethnicity & Prioritization Category**



THEME 3:

Structural barriers, including lack of affordable housing and economic opportunity

Lack of access to affordable housing was a major area of focus in the listening sessions. The following direct quotes from people of color with lived experience of homelessness who participated in one of four listening sessions illustrate barriers to housing and perceptions on the part of participants about the need for more housing. One participant connected housing stability with sobriety: "They need to give us more access to [set aside] units. People get frustrated and relapse and forget about the process." Another said simply, "Everything is so expensive, you can't do it alone."

The stakeholder interviews echoed this theme of lack of affordable housing. The county's public health department has conducted multiple community needs assessments in recent years, each of which, without exception, identified housing as one of the most pressing public health issues facing the county. Interviewees described people living in their cars, doubled up with friends and family, and renting couches, floorspace, or subdivided living rooms for a few hours a day. They talked about people who have lived in Santa Clara County their whole lives, but who have been pushed out by skyrocketing rents, only to drive more than an hour each way to get to work in the county or to keep their children in their schools of origin. As one stakeholder succinctly put it: "You can't have luxury housing for everyone and not have sufficient housing for low-income individuals."

While housing affordability is an issue that affects people of all racial and ethnic backgrounds, several of key stakeholders interviewed stated that people of color were more severely impacted. One reason for this may be the persistent **racial wealth gap** and **lack of economic opportunity** for people of color. Next to housing, economic inequality was the most regularly reported challenge named in the interviews. This focus is captured well in the words of one respondent: "We have to think about systemic structures that have not worked for people of color…Disinvestment from communities of color places them at a great disadvantage. When we talk about community violence and trauma, we come back to economic opportunity."

IMPORTANT FINDINGS

- While housing affordability is an issue that affects people of all racial and ethnic background, people of color may be most severely impacted.
- The persistent wealth gap and lack of economic opportunity put communities of color at risk of homelessness.
- Disproportionately high rates of homelessness among people of color in the county mirror disproportionality in other Safety Net systems.

While other issues were raised, including language barriers, criminalization of homelessness, behavioral health, education, and multi-generational homelessness, stakeholders continually brought the conversation back to housing and economic inequality as major drivers of homelessness among people of color in Santa Clara County.

The disproportionately high rates of homelessness among people of color in the county mirror **disproportionality in other Safety Net systems**. For example, one interviewee described similarities between disproportionately high rates of foster care and criminal justice involvement among Black and Hispanic/Latinx people—with both groups disproportionately represented compared to their general population numbers. Involvement in the child welfare and criminal justice system increases the risk of homelessness and may be creating pipelines into homelessness for people of color. An important area of future work will be to further analyze data across multiple systems to determine not just disproportionality, but also to understand patterns of cross-system involvement (e.g., someone who is ex-

periencing homelessness and has also been involved in foster care, criminal justice, or eviction systems). To date, such involvement is generally documented by self-report rather than data-sharing and analysis across multiple data sets.

Underlying Values to Guide Destination: Home's Racial Equity Work

In addition to these three major findings themes, three cross-cutting values emerged from the assessment process:

1. **Integrate people of color with lived experience of homelessness in all program, policy, and funding decisions**

   The stakeholder interviews revealed a widespread belief that people with lived experience of homelessness should be included more in shaping policy and system responses to homelessness. "The mistake we make in housing," stated one stakeholder, "is that we're talking to people who are housed…I would challenge us to bring authentic voices to the table." Another noted that their agency is "designing programs that target specific communities. We are working on listening to those communities so that we have an impact…partnerships with individuals most impacted by the issue."

2. **Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County**

   Multiple stakeholders identified the importance of aligning efforts to promote racial equity. One stated that "a coordinated, cross-departmental aligned effort" is essential to address racial inequities in homelessness, and that agencies working on racial equity need to "align and advance toward a common goal with something we can measure and truly evaluate our efforts." In the course of the interviews, several existing racial equity initiatives were underway in the county. These include:

   1. GARE: The Government Alliance for Racial Equity, in which multiple city/county departments and staff are participating
   2. A race equity committee in the justice system that has been meeting regularly for a number of years
   3. A subcommittee on the school to prison pipeline
   4. A committee within the Department of Health and Human Services focused on culture and diversity

   As some stakeholders indicated, it will be important to develop a full catalog of such existing efforts, then determine the most effective strategies for aligning and coordinating these efforts.

3. **Use a racial equity lens and data-driven decision making in the homelessness system and across other systems.**

   Across all of this work, interviewees, listening session participants, and members of the Racial Equity Advisory Group and DH's Lived Experience Advisory Board noted the importance of bringing racial equity into all of the organization's work to end homelessness. This suggests that a racial equity initiative should not exist in parallel to other efforts, but should instead permeate all of Destination: Home's work. The upcoming planning process to develop a five-year community plan to address homelessness offers an important opportunity to embed racial equity across multiple activities.

NEXT STEPS: STRATEGIES TO ADDRESS RACIAL EQUITY

The quantitative and qualitative findings outlined in this report confirms that significant racial disproportionality exists within the homeless population in Santa Clara County, especially for Black/African American, Native American people and Hispanic/Latinx individuals and families, pointing perhaps to similar levels of disproportionality in upstream safety net and criminal justice systems. It also paints a picture of the acute challenges and structural barriers, including lack of affordable housing and economic opportunity, present for the most vulnerable people in the community.

With these initial findings complete, Destination: Home and its partners now enter the second phase of work to leverage the data and information provided to identify and adopt a set of structural change objectives. To do so, Destination: Home will propose formally adding racial equity action items to the new Community Plan to End Homelessness. The plan, as well as the community engagement sessions leading up to it, will provide a formal adoption and planning process with a range of county stakeholders, creating the accountability to meaningfully move the racial equity work forward for this community.

Based on this report, we propose incorporating the following action items into the current Community Plan to End Homelessness:

1. **Center and raise the voice of people of color who have experienced homelessness in the policy and program decisions of the supportive housing system.**

   Our community has a vibrant Lived Experience Advisory Board (LEAB), and two of its members serve on the Racial Equity Advisory Group that guides this initiative. The next step is to ensure that people with lived experience of homelessness are included in a decision-making capacity around major policy and program design in concerted and consistent manner.

2. **Partner with the safety net system to better understand and address the systemic causes of poverty and inequity.**

   Based on some of the key findings in Theme 3 of this report, it is critical to fully understand which policies or practices constrain our safety-net systems and the extent to which our policies and institutions exacerbate the crisis of homelessness.

   A comprehensive data study should be conducted that focuses on all systems that serve individuals with housing instability. The study should help policy makers understand housing instability of individuals and families as they interact with safety-net programs and the justice system, the housing outcomes associated with those programs and institutions, and all the resources available to individuals and families to end or prevent their homelessness.

   The findings of this work should help to inform safety net system improvements that could eventually lead to an overall decrease of inflow into homelessness and a reduction in the current disproportionality found in the homeless population.

3. **Adopt new housing and land use policies that help reverse longstanding housing disparities that have negatively impacted people of color.**

   As noted earlier, numerous racial equity efforts are already underway in Santa Clara County, including work on affordable housing dispersion policies, anti-displacement, tenant protections, and local resident preferences. Significant involvement by staff across multiple city and county departments provides a strong foundation for bringing Destination: Home's equity work into alignment with other efforts. One approach would be to develop shared outcomes and strategies for measurement. Additionally, committees and task forces working on displacement, criminal justice, public health, and cultural competence across sectors offer the possibility of joint work, cross-sector pilot projects, and representation of a homelessness focus at those tables.

CONCLUSION

This report is a first step in documenting the intersection of race and homelessness in Santa Clara County. The findings begin to shed light on racial disparities as they related to housing and homelessness. Santa Clara County is not alone, as the SPARC Initiative has documented similar patterns in communities across the United States. This report provides a baseline assessment from which Destination: Home and its partners can develop and implement racial equity strategies to prevent and end homelessness. It takes courage to look candidly at the lasting impact of racism in this country, and to connect its legacy with the current epidemic of homelessness. Destination: Home has begun that courageous work.

Appendix E:
Urban County Consolidated Plan and Annual Action Plan

Urban County of Santa Clara

2020 – 2025 Consolidated Plan

and 2020 – 2021 Action Plan

Prepared for the County of Santa Clara by:

Michael Baker INTERNATIONAL

Table of Contents

Executive Summary 5

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b) **5**

The Process 12

PR-05 Lead & Responsible Agencies - 91.200(b) **12**

PR-10 Consultation - 91.100, 91.200(b), 91.215(l) **14**

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c) **26**

Needs Assessment 35

NA-05 Overview **35**

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c) **39**

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2) **50**

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2) **53**

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2) **55**

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2) **57**

NA-35 Public Housing - 91.405, 91.205 (b) **60**

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c) **65**

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d) **69**

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) **71**

Housing Market Analysis 74

MA-05 Overview **74**

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2) **77**

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a) **80**

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a) **82**

MA-25 Public and Assisted Housing - 91.410, 91.210(b) **84**

MA-30 Homeless Facilities and Services - 91.410, 91.210(c) **86**

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d) **88**

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e) 92

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f) 94

MA-50 Needs and Market Analysis Discussion 102

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) 105

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) 106

Strategic Plan 107

SP-05 Overview 107

SP-10 Geographic Priorities - 91.415, 91.215(a)(1) 108

SP-25 Priority Needs - 91.415, 91.215(a)(2) 109

SP-30 Influence of Market Conditions - 91.415, 91.215(b) 116

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2) 117

SP-40 Institutional Delivery Structure – 91.415, 91.215(k) 120

SP-45 Goals - 91.415, 91.215(a)(4) 127

SP-50 Public Housing Accessibility and Involvement – 91.415, 91.215 (c) 131

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h) 132

SP-60 Homelessness Strategy - 91.415, 91.215(d) 137

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i) 140

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) 141

SP-80 Monitoring - 91.230 143

First Year Action Plan - 2020/2021 Annual Action Plan – Expected Resources 144

AP-15 Expected Resources – 91.220(c)(1,2) 144

AP-35 Projects – 91.220(d) 150

AP-35 Project Summary 152

AP-50 Geographic Distribution – 91.220(f) 160

AP-55 Affordable Housing – 91.220(g) 161

AP-60 Public Housing – 91.220(h) **162**

AP-65 Homeless and Other Special Needs Activities – 91.220(i) **163**

AP-75 Barriers to affordable housing – 91.220(j) **167**

AP-85 Other Actions – 91.220(k) **168**

AP-90 Program Specific Requirements – 91.220(I)(1,2,4) **171**

Appendix A – Terms and Definitions 173

Appendix B - Acronyms 174

Appendix C – Citizen Participation Plan 175

Appendix D – Community Engagement Summary 182

Appendix D – Public Comment Letters 251

Appendix E - Certifications 252

Executive Summary

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

1. Introduction

The Urban County of Santa Clara (Urban County) includes the unincorporated communities within Santa Clara County (County), in addition to seven small jurisdictions: the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The County and the Entitlement Jurisdictions within the County receive federal funding from the U.S. Department of Housing and Urban Development (HUD). These funds include the Community Development Block Grant Program (CDBG), and the HOME Investment Partnerships Program (HOME). The HOME Consortia consists of the cities of Cupertino, Gilroy, Palo Alto, and the Urban County.

The purpose of CDBG funding is to help jurisdictions address their community development needs. The County anticipates approximately $7,500,000 in future CDBG grant funding from 2020-2025. CDBG eligible categories are:

- Public Services programs and projects include social services that provide direct support to individuals and households in need of assistance;
- Economic Development programs and projects focused on assisting private businesses and or business organizations with small business loans, commercial façade improvements, and or other business improvements;
- Public Facilities and Improvements;
- Code Enforcement;
- Housing Rehabilitation;
- Acquisition, Disposition, Clearance, and Rehabilitation; and
- Planning and Capacity Building.

HOME funding is dedicated to housing-related programs and activities that preserve or create affordable housing. Tenant-based rental assistance, homebuyer assistance, rehabilitation, and new construction are all eligible uses of HOME funds. The County anticipates approximately $4,750,000 in new HOME grant funding from 2020-2025.

HUD requires that Entitlement Jurisdictions complete a Consolidated Plan (ConPlan) every five years. The ConPlan is a comprehensive planning document of the local government and application for funding under any of the Community Planning and Development formula grant programs. The ConPlan includes an analysis of the jurisdiction's market, affordable housing, and community development conditions. Entitlement Jurisdictions must also submit an Annual Action Plan (Annual Plan) to report the distribution of federal entitlement program funding over the ConPlan's five-year period. The Annual Plan identifies how funding allocations help meet the goals covered in the ConPlan. Jurisdictions must also report on accomplishments and progress toward ConPlan goals in the annual Consolidated Annual Performance Evaluation Report (CAPER). Additionally, complete an Analysis of Impediments to Fair Housing (AI).

HUD requests every Entitlement Jurisdiction to, through a robust public participation process and data analysis process, create and prioritize community needs and establish 5-year goals. These following priority needs and goals reflect the quantitative and qualitative data analysis:

PRIORITY NEEDS

Priority needs for the County related to housing, public services, and community and public facilities were synthesized into the following overarching needs:

1. Affordable housing;
2. Vital services and homelessness prevention;
3. Assistance for families and individuals in transition from homelessness;
4. Increase in family income;
5. Assistance for special needs populations (including seniors and people with disabilities, who are homeless, live with HIV/AIDS, and have survived domestic violence);
6. Employment and workforce opportunities;
7. Improvements to aging community facilities and public infrastructure; and
8. Fair housing.

FIVE YEAR GOALS

Five Year Goals presented in this plan are:

1. Increase affordable and supportive housing;
2. Promote fair housing Countywide;
3. Maintain and expand activities designed to prevent and reduce homelessness;
4. Preserve existing affordable housing;
5. Provide essential services for special needs populations;
6. Maintain, improve and expand community facilities and spaces; and
7. Strengthen employment and workforce opportunities.

PLANNING PROCESS

The planning process created for the ConPlan included the formation of a steering committee, which was led by the County of Santa Clara's Office of Supportive Housing's (OSH). This planning process included consultation with area service organizations, collection and analysis of data, and facilitation of community meetings. The planning process also included extensive community engagement, which is summarized in the Community Engagement Summary.

The process also requires strategic five-year planning which includes projections and funding allocation of future housing programs, homeless programs, and community and public projects. Finally, the process included ConPlan preparation, public review of the ConPlan, public hearings, ConPlan adoption, and HUD submission.

The planning process also required strategic five-year planning, which included projections and funding allocation of future housing programs, homeless programs, and community and public projects. The Strategic Plan identifies the County's priority needs and goals that help guide the distribution of future federal funding. Finally, the process included ConPlan preparation, public review of the ConPlan, public hearings, ConPlan adoption, and HUD submission.

The ConPlan is drafted utilizing a HUD developed template. The HUD template includes: Introduction, Process, Needs Assessment, Market Analysis, Strategic Plan and first year Action Plan. The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD. The data included in the ConPlan is Comprehensive Housing Affordability Strategy data "CHAS." CHAS data provides community profile data such as population and income as well as pertinent housing data. CHAS provides the City with housing data that shows the number of homes with extreme problems and needs, particularly for low income households. CHAS data informs local governments and provides guidance on how to allocate future HUD funds. This ConPlan includes updated 2012-2016 CHAS data and utilizes 2000, 2010 and American Community Survey (ACS) 2013-2017 five-year estimates. The Strategic Plan identifies the County's priority needs and goals that help guide the distribution of future federal funding.

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

The County's population of over 1.8 million is the sixth largest in California, and it the largest among the nine Bay Area counties. Ninety-five percent of the County's population live in the incorporated cities. San José is the largest City in the County with a population of just over one million, and it is the administrative site of the County government. A significant portion of the County's 1,315 square miles is unincorporated ranch and farmland. The County has direct jurisdiction over urban unincorporated areas.

An analysis of the Needs Assessment section of the ConPlan shows a variety of important facts or trends. The highest priority for future County investment is the addition of affordable housing which includes new development or redevelopment of County lands and properties. This conclusion is verified by reviewing several data facts including: 1) 35.5% of households in the County are paying more than 30% of their income toward housing costs, and 2) 16.2%of households are paying more than 50% of their income toward housing costs.

Certain ethnicities in the County experience disproportionately greater housing problems and cost burden. Hispanic and Black households have the greatest needs according to tables included at NA-15, 20 and 25. Forty one percent (41%) of Hispanic households experience severe housing problems, which is more than double the rate for the County as a whole (20.25%).

Also, renters are a population that have disproportionately greater affordable housing need. As shown in NA-20 tables, 33.3% of renter households experience severe housing problems, compared to 15.3% of owners and 23.1% of all households in the jurisdiction. Among cost burdened households paying 30% to 50% of their income toward housing costs, there are no racial or ethnic groups that are disproportionately affected. However, among severely cost

burdened households paying more than 50% of their income toward housing costs, 28.1% of Hispanic households experience a disproportionate need compared to 17.3% of the jurisdiction as a whole.

A second priority for the County is to enhance programs that will reduce and prevent homelessness in the County. The 2019 Point in Time count (PIT Count) homeless survey identified 9,706 homeless residents of which 81.6%(7,922) were unsheltered and living in a place not fit for human habitation. It should also be noted that the total homeless population in the County increased by 31% since 2017, with the unsheltered population increasing by 45%.

A third priority for the County is to enhance programs and assistance for special needs populations and households. Forty-eight percent (48%) of low- and moderate-income elderly owner-occupied households and 72.3% of low- and moderate-income elderly renter occupied households in the County are cost burdened and spending more than 30% of their household income on housing. Persons with a disability represent 8.2% of the County's population. Eleven percent (11%) of households within the County are large-family households comprised of five or more persons.

In combination with data analysis, the ConPlan's public participation process helped further verify the County's priority needs. Residents and stakeholders who participated identified the following as high priority:

- Public Facilities: increase park space, increase homeless facilities, improve youth and senior centers, improve transit routes to home and work, and accessible (for seniors and disabled individuals) community facilities throughout the County.
- Housing: increase affordable housing opportunities through new construction and rehabilitation of existing homes.
- Public Services to assist and reduce homelessness: homelessness prevention programs, food assistance, rental assistance, and appropriate mental health counseling.
- Public Services for Special Needs Population: special needs populations mentioned most by participants included: mental and physical health care services for seniors and low-income families.
- Economic Development: workforce development and training, access to jobs and job placement assistance.

3. Evaluation of past performance

The County is responsible for ensuring compliance with all rules and regulations associated with the CDBG and HOME programs. The County recognizes that the evaluation of past performance is critical to ensuring that its subrecipients are implementing activities effectively and those activities align with the Urban County's overall strategies and goals.

The Urban County focuses its CDBG and HOME funding efforts on a combination of housing and community development activities and public services directed towards assisting low- and moderate-income (LMI) individuals and families. The bulk of federal assistance is committed to

housing development. The Fiscal Year 2019 CAPER captures expenditures, accomplishments, and the progress made on the strategies and goals outlined in the approved 2015-2020 ConPlan, for the CDBG and HOME programs approved by the County Board of Supervisors on May 5, 2015.

The Fiscal Year 2019 CAPER outlines achievements in affordable housing, homeless services, and community development programs and covers the time period starting July 1, 2018 to June 30, 2019 (FY 2019). It includes activities funded in previous fiscal years with accomplishments reported during FY 2019. As with most new construction projects, the outcomes are not reported until the completion of the project. During FY 2019, the County allocated over $3.2 million in new grant funds, program income, and unspent funds from previous fiscal years to affordable housing, capital improvement and public service projects. Of the total amount allocated, over $3.7 million was spent. The following accomplishments were achieved during FY 2019:

- Two (2) new housing development projects, Morgan Hill Family Apartments and Edwina Benner Plaza, completed their construction. These developments collectively added 106 affordable housing units with 28 units set aside as permanent supportive housing and two (2) manager units.
- Two (2) existing multi-family affordable housing developments, Redwoods and Wheeler Manor, consisting of 132 units of affordable housing and 2 unrestricted manager units, were renovated. In addition, these projects included the construction of seven (7) new units.
- Fifty-seven (57) low-income, owner-occupied, homeowners were assisted with maintenance and emergency repairs.
- Seven (7) low-income, owner-occupied, homeowners were assisted through the County's Housing Rehabilitation Grant Program.
- Through 17 Professional Service Agreements with community-based organizations, 1,856 low-income individuals were assisted with shelter, housing, legal services, counseling, and other supportive services.
- 134 low-income individuals were assisted with fair housing issues.

4. Summary of citizen participation process and consultation process

The County launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the ConPlan. The County informed the public at regional community forums that it was in the process of creating the 2020-2025 ConPlan. The County encouraged public participation in the process by promoting participation in and completion of the Regional Needs Survey and attendance at four (4) regional community forums held on November 4, 7, 12, and 20, 2019.

Over 4,000 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 County

staff. The County 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 and libraries.

The four regional and community forums were held in November 2019 in Morgan Hill, Palo Alto, Cupertino, and San José. A total of one thousand nine hundred and fifty (1,950) individuals completed the Regional Community Needs Survey. The County held a community meeting using zoom (video conferencing) on May 22, 2020 and provided an overview of the draft ConPlan, Action Plan, and preliminary funding recommendations. Attendees were invited to ask questions and provide comments.

5. Summary of public comments

The County and cities helped create an engagement program that included four types of activities: stakeholder interviews, community meetings, pop-up events, and a community needs survey. The engagement program began in its planning processes in October 2019 and was completed at the end of December 2019.

Four Regional Public Forums were held throughout County in the cities of Morgan Hill, Palo Alto, Cupertino, and San José. The Regional Meetings were held on/at the following dates and locations:

- November 4, 2019 @ Morgan Hill City Hall, California;
- November 7, 2019 @ Palo Alto City Hall, California;
- November 12, 2019 @ Cupertino Community Hall, California; and
- November 20, 2019 @ Roosevelt Community Center, San José, California.

A brief overview of the planning process for the 2020-2025 ConPlan was provided and a listening session with live polling was conducted.

Throughout the County twenty-one stakeholder interviews were held, typically at their places of business. The following provides a collective summary of the overarching themes associated with the eight questions mentioned on page two of the Community Engagement Summary. The following entities were interviewed:

- Asian Americans for Community Involvement
- Bridge Housing
- Charities Housing
- Community Services Agency
- CommUniverCity San Jose
- Destination Home
- Downtown Streets Team
- Eden Housing
- Health Trust Involvement
- Heart of the Valley
- Housing Choice
- LifeMoves
- Loaves and Fishes
- Rebuilding Silicon Valley
- Santa Clara Family Health Plan
- Silicon Valley FACES

- City of Gilroy Recreation Department
- Grid Alternatives
- WeHOPE
- Silicon Valley Leadership Group
- Vista Center

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

All comments were accepted during the engagement process.

The Process

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

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

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

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	Santa Clara County	
CDBG Administrator	Santa Clara County	Office of Supportive Housing
HOME Administrator	Santa Clara County	Office of Supportive Housing
Urban County CDBG & HOME Participants	Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga	Office of Supportive Housing

Narrative

Santa Clara County, also known as an "Urban County," includes the unincorporated communities within the County, in addition to seven small jurisdictions: the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The Urban County in partnership with the entitlement jurisdictions within the County that receive HUD funding are the lead agencies for this joint planning process. Entitlement Jurisdictions receive entitlement funding (i.e., non-competitive, formula funds) from HUD, including but not limited to CDBG and HOME funding. In 2015 the County entered into a HOME Consortia with the cities of Cupertino, Gilroy, and Palo Alto. By federal law, each jurisdiction is required to submit to HUD a five-year ConPlan and Annual Action Plans that identifies priorities and strategies for the use of federal funds.

The ConPlan is a guide for how the Urban County will use its federal funds to meet the housing and community development needs of its populations.

Consolidated Plan Public Contact Information

Urban County Region of Santa Clara County

Ky Le, Director, Office of Supportive Housing
County of Santa Clara
2310 N. First Street, Suite 201
San Jose, CA 95131
(408) 278-6400
Ky.Le@hhs.sccgov.org

Consuelo Hernandez, Acting Deputy Director, Office of Supportive Housing

Consuelo.Hernandez@hhs.sccgov.org

Alejandra Herrera, Sr. Management Analyst, Office of Supportive Housing
Alejandra.Herrera@hhs.sccgov.org

Diana Castillo, Sr. Management Analyst, Office of Supportive Housing
Diana.Castillo@hhs.sccgov.org

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

1. Introduction

The County, through OSH, created a steering committee for the planning process of the Regional 2020-2025 Consolidated Plan. Seven Entitlement Jurisdictions and the County met regularly to discuss priorities, missing gaps in the data collection, and outreach program as well as education over the preparation of their ConPlan. The County Entitlement Jurisdictions includes the Cities of Cupertino, Gilroy, Mountain View, Palo Alto, Sunnyvale, San José, and Santa Clara.

Public participation plays a central role in the development of the ConPlan. 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 County and seven participating jurisdictions 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 Community Needs Survey was conducted to solicit input from residents and workers in the region. Respondents were informed that participating jurisdictions were updating their respective ConPlans for federal funds that primarily serve LMI residents and areas. The Regional Needs Survey polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by entitlement funds. A total of 1,950 survey responses were obtained in 2019.

REGIONAL PUBLIC FORUMS

The Entitlement Jurisdictions held four regional public forums to identify housing and community development needs and priorities for the next five years. The public forums were conducted as part of a collaborative regional approach to help the participating jurisdictions make data-driven, place-based investment decisions for federal funds. The Regional Public Forums were held:

- November 4, 2019 @ Morgan Hill City Hall, California
- November 7, 2019 @ Palo Alto City Hall, California
- November 12, 2019 @ Cupertino Community Hall, California
- November 20, 2019 @ Roosevelt Community Center, San José, California

A brief overview of the planning process for the AI report and the 2020-2025 Consolidated Plan was provided and a listening session with live polling was conducted.

COMMUNITY FORUMS IN LOCAL JURISDICTIONS

In addition to the Regional Public Forums, several Entitlement Jurisdictions conducted public outreach independent of the regional collaborative. The cities of San José and Mountain View, and the Urban County each held multiple community forums to solicit public input on local issues, needs and priorities. The community forums were held in tandem with the regional public forums to expand the outreach process and gather specific place-based input.

Printed flyers providing forum dates and information about the ConPlan were provided to the different jurisdictions to distribute throughout their communities. These flyers and survey were available in English, Chinese, Spanish, and Vietnamese languages.

Numerous 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 Regional Public Forums and to solicit responses to the Regional Community Needs Survey. Stakeholder engagement included phone calls, targeted emails, one-on-one interviews, and social media posts. Each participating jurisdiction also promoted the forums and survey link on their respective websites. Outreach materials and the survey links (including materials in English, Chinese, Spanish, and Vietnamese) were emailed to over numerous entities, organizations, and persons.

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 Continuum of Care (CoC) is 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 (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 works closely with the Lived Experience Advisory Board (LEAB). The LEAB is a leadership development body consisting of members with current or past experiences of homelessness. Members participating on the Board learn about and evaluate the system of care and to make recommendations for improvement.

The CoC Board also serve on the Destination: Home Leadership Board. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as the backbone organization to the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. 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.

In 2015, the community came together to create a roadmap for ending homelessness in Santa Clara County. This plan— which was centered around a collective impact response and the proven Housing First model—set an ambitious goal to create 6,000 new housing opportunities and identified innovative strategies and programs for reducing homelessness. Progress since the 2014 Plan include:

- Helped 8,884 households resolve their homelessness, representing 14,132 people.
- Launched a new homelessness prevention system that now serves 1,000 households annually.
- Led a community-wide campaign that has successfully housed more than 1,600 veterans and engaged nearly 800 private landlords in the effort.
- Voters approved a $950 million General Obligation Bond to develop affordable and supportive housing and raised another $100 million in private contributions to support the implementation of the Community Plan.
- Doubled the number of supportive housing units in Santa Clara County.
- Doubled temporary housing and emergency shelter capacity.

In 2019 the CoC Steering Committee launched an effort to develop the 2020-2025 Community Plan to End Homelessness in the County (the Community Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County. 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 as well as address the needs of persons at risk of homelessness. The draft Community Plan is organized around three main strategies:

- Address the root causes homelessness through system and policy change;
- Expand homelessness prevention and housing programs to meet the need; and
- Improve quality of life for unsheltered individuals and create healthy neighborhoods for all.

Concurrently, in early 2019, Destination: Home launched a new effort to examine how issues of race and homelessness intersect. Findings of the report conclude that, much like the U.S., the County has a high rate of homelessness among people of color (16.9% are African Americans and 43.7% are Hispanic). The report goes on to say, “While housing affordability is an issue that affects people of all racial and ethnic background, people of color may be most severely impacted. Disproportionately high rates of homelessness among people of color in the County mirror disproportionality in other systems.” (Source: Destination: HOME & SPARC; Race and Homelessness in Santa Clara County, California 2020 report).

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

The County does not receive ESG funds through HUD. The County currently receives ESG funds through the State of California. The County provides a funding reference sheet that compares the differences between ESG and CoC with regards to homeless eligibility, income restrictions, assessment, rental assistance, housing standards, lease terms, eligible costs, eligible service costs, case management, service limitations and standards, policies and procedures. This funding reference sheet may be found here:

https://www.sccgov.org/sites/osh/ContinuumofCare/CoC%20Toolkit/Documents/Resources/RRH%20Funding%20Reference%20Chart%20-%20ESG%20vs%20CoC%20-%20May%202020.pdf

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

In August 2019, the Entitlement Jurisdictions contracted with Michael Baker International (MBI) to develop the 2020-2025 ConPlan. In partnership with the participating jurisdictions, MBI launched an in-depth, collaborative effort to consult with elected officials, city and County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan.

Table 2 provides a list of all agencies, groups and organizations that attended the regional and community forums. Several of the agencies, groups and organizations identified in the table attended multiple forums. A comprehensive list of all stakeholders and local service providers contacted to provide input into the planning process at the ConPlan regional and community forums is included in the Community Engagement Summary.

Table 2 – Agencies, Groups, Organizations that Participated in the Process

1	**Agency/Group/Organization**	**City of Gilroy, Recreation Department**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted and provided e-mailed feedback.
2	**Agency/Group/Organization**	**CommUniverCity San Jose**
	Agency/Group/Organization Type	Education Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan

Table 2 – Agencies, Groups, Organizations that Participated in the Process

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/25/19. Agency attended Regional Forum meeting in San José on 11/20/19.
3	**Agency/Group/Organization**	**Community Services Agency**
	Agency/Group/Organization Type	Senior Services, Community/Family Services and Organizations, Cultural Organizations
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/15/19.
4	**Agency/Group/Organization**	**Destination: Home**
	Agency/Group/Organization Type	Homeless Services (strategic initiatives)
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder consultation on via telephone meeting on 11/11/19.
5	**Agency/Group/Organization**	**The Health Trust**
	Agency/Group/Organization Type	Services-Health, HIV/AIDS Services, Disabled Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation meeting on 11/21/19.
6	**Agency/Group/Organization**	**Heart of the Valley**
	Agency/Group/Organization Type	Senior Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan

Table 2 – Agencies, Groups, Organizations that Participated in the Process

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through interview questions covering a range of issues such as: community needs, areas in need of neighborhood revitalization, housing needs, low-mod income vulnerabilities, CDBG and HOME funding priorities. Agency provided e-mailed feedback.
7	**Agency/Group/Organization**	**Rebuilding Together (Silicon Valley)**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/21/19.
8	**Agency/Group/Organization**	**Asian Americans for Community Involvement**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder meeting in San José, CA on 11/13/19 from 9-10 AM.
9	**Agency/Group/Organization**	**Bridge Housing**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a Stakeholder interview.
10	**Agency/Group/Organization**	**Charities Housing Development Corporation**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder interview in San José, CA on 11/14/19 from 1-2 PM.

Table 2 – Agencies, Groups, Organizations that Participated in the Process

11	**Agency/Group/Organization**	**Downtown Streets Team**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder interview on 11/26/19 at 10 AM.
12	**Agency/Group/Organization**	**Eden Housing**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a conference call on 11/13/19 from 1-2 PM.
13	**Agency/Group/Organization**	**Grid Alternatives**
	Agency/Group/Organization Type	Environmental Sustainability Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a Stakeholder interview on 11/13/19.
14	**Agency/Group/Organization**	**WeHOPE**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in conference call on 11/21/19 from 2-3 PM.
15	**Agency/Group/Organization**	**Vista Center for the Blind and Visually Impaired**
	Agency/Group/Organization Type	Disabled
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan

Table 2 – Agencies, Groups, Organizations that Participated in the Process

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation via audio meeting on 12/9/19.
16	**Agency/Group/Organization**	**Housing Choices Coalition for Persons with Developmental Disabilities**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Interview on 11/11/19.
17	**Agency/Group/Organization**	**LifeMoves**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Interview on 11/13/19 from 11-12 PM.
18	**Agency/Group/Organization**	**Loaves and Fishes**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Interview on 11/12/19.
19	**Agency/Group/Organization**	**Santa Clara Family Health Plan**
	Agency/Group/Organization Type	Health Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in conference call on 11/12/19 from 4-5 PM.
20	**Agency/Group/Organization**	**Silicon Valley FACES**

Table 2 – Agencies, Groups, Organizations that Participated in the Process

	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Interview on 11/13/19 from 11-12 PM.
21	**Agency/Group/Organization**	**Silicon Valley Leadership Group**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a Stakeholder Interview on 1/3/20 from 12-1 PM.

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

All agency types consulted.

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

Please see the following table.

Table 3 – 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?
CoC	Regional CoC Council	The CoC 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 prevent and end homelessness.
Santa Clara County General Plan and the Housing Element (2015-2023)	County Planning Department	The Housing Element serves as a policy guide to help the County meet its existing and future housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing.

Table 3 – 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?
2013-2017 Comprehensive HIV Prevention & Care Plan	Santa Clara County HIV Planning Council for Prevention and Care	This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for the County. This effort aligns with the Strategic Plan's goal to support activities that provide community services to low income and special needs households.
Affordable Housing Funding Landscape & Local Best Practices	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.
Regional Housing Need Plan for SF Bay Area (2014-2022)	Association of Bay Area Governments	This plan analyzes the total regional housing need for the 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.
Community Plan to End Homelessness in Santa Clara (2015-2020) draft 2020-2025 Community Plan to End Homelessness	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 prevent and end homelessness.
Santa Clara County Seniors' Agenda: A Quality of Life Assessment	Santa Clara County	This plan order explores current and future needs of baby boomers and seniors in the County. The purpose of this effort is to focus the County efforts on seniors themselves, through the education of individual and the community, through action planning to create a safety net for the vulnerable or under serviced. This effort aligns with the Strategic Plan's goal to support activities that provide community services to low income and special needs households.
Valley Transportation Authority Strategic Plan 2017-2022	Valley Transportation Authority (VTA)	This plan is the result of analysis of the agency's strengths, weaknesses, opportunities, and threats, as well as the input, observations and ideas from VTA employees, customers, and members of VTA's advisory committees and Board of Directors. It addresses the VTA's current situation and provides a framework to build an exciting mission. This plan aligns with the Strategic Plan's goal to maintain, improve, and expand community facilities and spaces.

Table 3 – 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?
Bay Area Rapid Transit System Rebuilding Plan	Bay Area Rapid Transit (BART)	This plan outlines a system rebuild in order to begin a transition to a modern commuter rail system. BART is rebuilding and reinvesting throughout the entire area. This plan aligns with the Strategic Plan's goal to maintain, improve, and expand community facilities.
Santa Clara Valley Agricultural Plan	Open Space Authority: Santa Clara Valley	This plan is an innovative approach to agricultural preservation that will reduce future conversion of local farmland and the associated increase in greenhouse gas emissions while growing a vibrant local food economy that contributes to quality of life. This aligns with the Strategic Plan's goal to maintain, improve, and expand community spaces.
UC Berkeley Urban Displacement Project (UDP)	UC Berkeley	This project is a research and action initiative of UC Berkeley. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Their research aims to understand and describe the nature of gentrification and displacement, and also to generate knowledge on how policy interventions and investment can respond and support more equitable development. This aligns with the Strategic Plan's goal to preserve existing affordable housing and to maintain and expand activities designed to prevent and reduce homelessness.

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 County Entitlement Jurisdictions are collaborating on preparation of their 2020-2025 ConPlan. The outreach and the regional needs assessment for these jurisdictions was a coordinated effort. The County worked with the CoC to obtain as much updated data as possible to help prepare priority needs and goals of the ConPlan.

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

provide the County opportunity 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.

Narrative

Please see discussion above.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

In addition to the consultation efforts mentioned in PR-10, the following is an overview of the additional activities conducted to enhance and broaden citizen participation. A comprehensive summary of the citizen participation process and how it impacted goal-setting is provided in the Community Engagement Summary. An informational flyer was prepared for the various regional meetings. The flyer was distributed by City and County websites, mail, email, and handouts at area events, community centers, and libraries. Announcements were posted on Facebook and Twitter accounts of the County and Entitlement Jurisdictions and other community partners. An informational flyer was prepared in four languages: English, Chinese, Spanish, and Vietnamese.

STAKEHOLDER INTERVIEWS

Throughout the County twenty-one stakeholder interviews were held, typically at their place of business. The following provides a collective summary of the overarching themes associated with the eight questions mentioned on page two of this Community Engagement Summary. The following entities were interviewed:

- Asian Americans for Community Involvement
- Bridge Housing
- Charities Housing Development Corporation
- Community Services Agency
- CommUniverCity San Jose
- Destination: Home
- Downtown Streets Team
- Eden Housing
- City of Gilroy Recreation Department
- Grid Alternatives
- WeHOPE
- The Health Trust
- Heart of the Valley
- Housing Choice Coalition for Persons with Developmental Disabilities
- LifeMoves
- Loaves and Fishes
- Rebuilding Together (Silicon Valley)
- Santa Clara Family Health Plan
- Silicon Valley FACES
- Silicon Valley Leadership Group
- Vista Center for the Blind and Visually Impaired

Stakeholders provided a plethora of feedback acknowledging, from an agency's perspective, the priority needs in the County. Priority needs for the County related to housing, services, and public facilities. These were summarized into several overarching themes, which were:

1. Affordable Housing
2. Vital services and homeless prevention
3. Assist families and individuals in transition
4. Increase family income
5. Assist special needs populations
6. Emergency relief for vulnerable populations
7. Improve aging community facilities and public infrastructure
8. Fair housing

FOCUS GROUP MEETINGS

Focus Group meetings were conducted to gain additional information from a group perspective. The following summarizes the five-year priorities participants identified through these meetings:

- Address the lack of housing stock and housing diversity and options;
- increase alternatives for special needs persons, particularly for persons with disabilities;
- Improve transit and incentives to take transit;
- Improve health and safety, particularly mental health options for low-income families;
- Workforce development, particularly for young adults;
- Address lack of housing through strong outreach programs – local and regional; and,
- County-driven affordable housing projects.

REGIONAL COMMUNITY NEEDS SURVEY

The County initiated a Community Needs Survey on October 25, 2019 to December 26, 2019. The survey received 1,950 responses. The following summary provides a highlight of the regional survey. A detailed survey summary was prepared and included in the Community Engagement Summary.

POP-UP ENGAGEMENT ACTIVITIES

The engagement program included several pop-up events to inform residents of the planning process for the 2020-2025 Consolidated Plan and to invite them to attend scheduled public meetings. Four pop-up events were held at/on:

- Farmers Market, City of Santa Clara, California, October 19, 2019
- Farmers Market, City of Sunnyvale, California October 26, 2019
- Farmers Market, City of Palo Alto, California, November 3, 2019
- Community Center, City of Sunnyvale, California, November 21, 2019

ZOOM COMMUNITY MEETING

A community meeting was held via zoom (video conferencing) on May 22, 2020. Residents and community-based organizations were invited via social media postings and email messages. Social media and Residents were More than 30 people attended this community meeting.

This meeting covered the following subjects: introduction, community engagement and draft priority needs and five-year goals for the 2020-2025 ConPlan; preliminary funding recommendations for the 2020-2021 Action Plan; next steps in the ConPlan and Action Plan hearing process, including invitation to attend the June 2, 2020, hearing on the County Subjects covered included. Attendees were also invited to participate, and participated, in a Question and Answer and Comment period. A copy of the PowerPoint and questions, comments, and answers are included in the Community Engagement Summary.

PUBLIC HEARINGS

A public meeting was held on June 2, 2020. The ConPlan included a 30-day public review and comment period. A public notice was published in the San Jose Mercury News, in advance notifying the public of upcoming public hearings as well as the 30-day public comment period. The ConPlan was available electronically at https://www.sccgov.org/sites/osh/Pages/home.aspx.The electronic version was sent to global distribution lists throughout the County, and residents had the option of contacting the OSH to request a copy. A summary of all public comments is included in the final ConPlan, along with any County response(s). In addition, public comment received at public hearings or submitted in writing was included in the final ConPlan. Written comments could be submitted directly to:

Office of Supportive Housing
Housing and Community Development Division
2310 N. First Street, Suite 201
San Jose, CA 95131
(408) 278-6416

Consuelo Hernandez, Acting Deputy Director, Office of Supportive Housing
Consuelo.Hernandez@hhs.sccgov.org

Alejandra Herrera, Senior Management Analyst, Office of Supportive Housing
Alejandra.Herrera@hhs.sccgov.org

Diana Castillo, Senior Management Analyst, Office of Supportive Housing
Diana.Castillo@hhs.sccgov.org

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If Applicable)
1	Public Forums	Broad community outreach to all members of the public and targeted outreach to service providers, beneficiaries, and grant recipients.	The regional/ community forums were held in late 2019.	See PR-10 & 15	All comments were accepted.	See Community Engagement Summary.
2	Survey	Broad community outreach to members of the public and interested stakeholders.	A total of 1,950 Regional Needs Surveys were collected during the open period. The online and paper surveys were available in English, Spanish, Vietnamese, and Chinese.	See PR-15	All comments were accepted.	See Community Engagement Summary.

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If Applicable)
3	Website	Broad outreach to County stakeholders with computer and internet access.	Announcements were posted on the County and websites of the Entitlement Jurisdictions to promote regional survey links (English, Chinese, Vietnamese and Spanish) and regional/community forums.	See PR-15	All comments were accepted.	*County of Santa Clara/ Urban County:* http://www.sccgov.org/sites/oah/Pages/Office-ofAffordable-Housing.aspx; *City of Palo Alto:* http://www.cityofpaloalto.org/gov/depts/pln/cdbg. asp; *City of Sunnyvale:* http://sunnyvale.ca.gov/Departments/CommunityDevelopment/HousingandCommunityAssistance.asp x; *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 San José:* http://www.sanjoseca.gov/HousingConPlan; *City of Cupertino*: http://www.cupertino.org/index.aspx?page=976; City of Santa Clara: http://santaclaraca.gov/index.aspx?page=41&recor did=13579; City of Gilroy: http://www.cityofgilroy.org/cityofgilroy/, http://www.cityofgilroy.org/cityofgilroy/city_hall/communitydevelopment/planning/housing/default.a spx

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If Applicable)
4	Meeting Flyers	General public and area agencies	Multi-lingual flyer advertisements were added to the County website and County staff promoted (English, Chinese, Vietnamese and Spanish) and distributed at regional/ community forums.	See PR-15	All comments given at meetings were documented or accepted.	

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If Applicable)
5	Social Media	Broad outreach to County residents and stakeholders with computer access.	Announcements posted to Facebook, Twitter, and NextDoor accounts and on websites of Entitlement Jurisdictions and community partners.	See PR-15	All comments were accepted.	
6	E-blasts	Mass emails to new and established distribution lists of Entitlement Jurisdictions and community partners.	Numerous 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.	

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If Applicable)
7	Personalized emails from staff of Entitlement Jurisdictions	Service providers, beneficiaries, and grant recipients across the County.	Targeted emails promoting regional survey links (English, Chinese, Spanish, and Vietnamese languages) sent to stakeholders.	See PR-15	All comments were accepted.	
8	Print Outreach Flyers	Print surveys were distributed at community centers, libraries, City Halls, senior centers, and other high-traffic community hubs.	Over 2,700 printed flyers were distributed across the County.	See PR-15	All comments were accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The County, located in the Silicon Valley, is an area known for its technological enterprise and part of the San Francisco Bay Area. This region has distinct socio-economic stratification, containing many of the wealthiest households in the nation. The region boasts a high national median household income at $106,761. However, this region contains an expensive rental market (Median Rent: $1,955) and is known to be one of the least affordable places to live. Over 35% of its residents are cost burden, meaning households are currently spending over 30% or more of their income on housing costs.

These statistics point to a widening gap between the highest earners and the middle- and lower-income populations. The income gap between low income and middle- and upper-income households is wide, with 65% of households earning more $75,000 per year while 35% of total households earn less than $75,000. Of the 65% of households, 53% earn greater than $100,000 per year. Many lower income residents struggle with high housing costs, which are driven by a tight and competitive housing market that responds to the demands of the highest earning households. Both for-sale and rental housing costs have been driven up. In order to maintain housing affordability and meet the needs of a diverse and growing population, the jurisdictions within the County must work to preserve and expand the supply of housing for all income levels. This will be critical to maintaining the integrity, wellbeing, and economic prosperity of the region.

The County's population of approximately 1.9 million is the sixth largest in California, and it is the largest of the nine Bay Area counties. Ninety-five percent (95%) of the population lives in the incorporated cities. San José is the largest city in the County. Its population is just over one million, and it is the administrative site for the County government. A significant portion of the County's 1,315 square miles is unincorporated ranch and farmland. The County has direct jurisdiction over urban unincorporated areas.

Methodology

This ConPlan addresses the needs of the Urban County, which includes the unincorporated areas within the County in addition to seven small jurisdictions of: Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. Within this Needs Assessment and the following chapters, data specific to the County is often not available. In these instances, data for the County as a whole is referenced.

The majority of data utilized throughout the Needs Assessment and Market Analysis is provided by HUD for the purpose of preparing the ConPlan. HUD periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income

households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

When CHAS data is not available or appropriate other data is utilized, including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2013-2017 five-year estimates. While ACS one-year estimates provide the most current data, this report utilizes five-year estimates as they reflect a larger sample size and are considered more reliable and precise.

To adequately address the County's community needs and support its thriving economy, the County has identified and assessed the areas that could benefit the most from federal investment through HUD. Federal funds provided under the CDBG and HOME entitlement programs are primarily concerned with activities that benefit LMI households whose incomes do not exceed 80% of the area median family income (AMI), as established by HUD, with adjustments for smaller or larger families.

HUD utilizes three income levels to define LMI households:

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

NEEDS ASSESSMENT CHAPTER OVERVIEW

The following provides a brief summary of the results of the Needs Assessment, which will be discussed in more detail in each corresponding section of this chapter.

Within the County, over one-third of households (38.6% or 242,035 households) are LMI with incomes ranging from 0-80% AMI.

- 15.4% (96,655 households) at 0-30% AMI
- 11.5% (71,900 households) at 30-50% AMI
- 11.7% (73,480 households) at 50-80% AMI

NA-10 Housing Needs Assessment

- 35.8%of households in the County are paying more than 30% of their income toward housing costs.
- 16.4%of households are paying more than 50% of their income toward housing costs.

NA-15 Disproportionately Greater Need: Housing Problems

- 88.9%of Black/African American households and 87.8%of Hispanic households within the 0-30% AMI category experience housing problems, compared to 80.3% of the jurisdiction as a whole.

- 87.5%of Pacific Islander households and 80.8% of Hispanic households within the 30-50% AMI category experience housing problems, compared to 74.1% of the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- 77.7% of Hispanic households, as well as 75% of Black/African American households, in the 0-30% AMI category experience severe housing problems, compared to 67.6% of the jurisdiction as a whole.
- 58.3% of Pacific Islander households and 51.0% of Hispanic households in the 30-50% AMI category experience severe housing problems, compared to 45.9% of the jurisdiction as a whole.
- 30.1% of Hispanic households in the 50-80% AMI category experience severe housing problems compared to 24.3%of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Among cost burdened households paying more than 30% of their income on housing, Hispanic households (49.7%) and Black African/American households (49.6%) are disproportionately affected when compared to the average jurisdiction rate of 35.8%.
- Among severely cost burdened households paying more than 50% of their income toward housing costs, no single group is disproportionately affected when compared to the jurisdiction rate of 16.4%. However, Black/African American households are impacted the most at a rate of 25.7%.

NA-35 Public Housing

- The Santa Clara County Housing Authority assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program (Section 8).
- The Section 8 waiting list contains 3,486 households.

NA-40 Homeless Needs

- As of the 2019 Point in Time Homeless Survey, the County had 9,706 homeless persons, with 81.8% sheltered and 18.2% unsheltered.

NA-45 Non-Homeless Special Needs Assessment

- 48.5% of LMI elderly owner occupied households and 72.3% of LMI elderly renter occupied households in the County are cost burdened and paying more than 30% of their income toward housing costs.
- Persons with a disability represent 8.2% of the County's population.
- 11.3% of households within the County are large-family households comprised of five or more persons.

NA-50 Non-Housing Community Development Needs

Residents and stakeholders who participated in the community outreach for the ConPlan identified the following non-housing community development needs as high priorities for the following three categories:

- Public Facilities: increase park space, increase homeless facilities, improve youth and senior centers, improve transit routes to home and work, community facility accessibility throughout the County.
- Public Improvements: Increase affordable housing opportunities through the rehabilitation of existing single-family homes, and increase economic development

initiatives through workforce development and training, access to jobs, and job placement assistance.

- Public Services: Homelessness prevention, food assistance and nutrition programs for vulnerable populations, and mental and physical health care services for seniors and low-income families.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section provides an overview of the housing needs present in the County, including the degree and distribution of housing problems within multiple income brackets. Within the CHAS data, HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities;
2. Housing unit lacking complete plumbing facilities;
3. Household being overcrowded; and,
4. Housing being cost burdened.

A household is considered to be overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 people per room. A household is considered to be cost burdened if the household is spending more than 30% of its monthly income on housing costs (including utilities) and severely cost burdened if the household is spending more than 50% of its monthly income on housing costs (including utilities). Tables in this section and further sections refer to Area Median Income (AMI) and HUD Area Median Family Income (HAMFI).

Table 5 – Housing Problems Table

Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	1,739,396	1,911,226	9.9%
Households	626,325	658,409	5.1%
Median Income	$86,850.00	$106,761.00	22.9%

Data Source: 2006-2010 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Table 6 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	96,655	71,900	73,480	57,560	326,980
Small Family Households	31,070	28,330	31,260	26,365	191,930
Large Family Households	9,445	10,535	11,130	8,020	31,385
Household contains at least one person 62-74 years of age	20,070	15,400	16,965	12,455	54,600
Household contains at least one person age 75 or older	19,540	12,680	9,015	6,360	19,245
Households with one or more children 6 years old or younger	15,775	14,040	13,695	10,850	65,270

Data Source: 2012-2016 CHAS

Table 7 – Housing Problems Table (Households with One of the Listed Needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,060	790	535	270	3,655	300	75	140	75	490
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	3,640	2,675	2,155	1,215	9,685	235	455	445	615	1,750
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	6,530	5,705	3,700	2,490	18,425	790	1,410	1,885	1,475	5,560
Housing cost burden greater than 50% of income (and none of the above problems)	34,800	11,870	2,870	520	50,060	16,990	10,050	6,145	3,150	36,335
Housing cost burden greater than 30% of income (and none of the above problems)	8,275	14,340	14,550	7,060	44,225	4,020	5,895	9,800	9,020	28,735

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	3,810	0	0	0	3,810	2,060	0	0	0	2,060

Data Source: 2012-2016 CHAS

Table 8 – Housing Problems 2 (Households with One or More Severe Housing Problems: Lacks Kitchen or Complete Plumbing, Severe Overcrowding, Severe Cost Burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	55,305	35,385	23,810	11,555	126,055	22,335	17,885	18,420	14,335	72,975
Having none of four housing problems	6,650	5,495	13,130	13,990	39,265	6,495	13,130	18,125	17,680	55,430
Household has negative income, but none of the other housing problems	3,810	0	0	0	3,810	2,060	0	0	0	2,060

Data Source: 2012-2016 CHAS

Table 9 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	20,460	15,325	9,455	45,240	5,900	6,115	7,740	19,755

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	6,860	5,210	1,725	13,795	1,555	2,175	2,735	6,465
Elderly	14,665	4,220	1,715	20,600	10,930	7,020	4,505	22,455
Other	12,105	7,970	6,120	26,195	3,585	1,635	2,110	7,330
Total need by income	54,090	32,725	19,015	105,830	21,970	16,945	17,090	56,005

Data Source: 2012-2016 CHAS

Table 10 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	17,150	5,785	1,580	24,515	4,905	3,960	2,735	11,600
Large Related	5,375	1,325	105	6,805	1,370	1,225	570	3,165
Elderly	9,975	2,120	490	12,585	8,280	4,145	1,950	14,375
Other	10,645	4,085	860	14,730	3,240	1,135	1,125	5,500
Total need by income	43,145	13,315	3,035	58,635	17,795	10,465	6,380	34,640

Data Source: 2012-2016 CHAS

Table 11 – Crowding (More Than One Person Per Bedroom) – 1 of 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	8,595	6,865	4,445	2,740	22,645	750	1,100	1,120	985	3,955
Multiple, unrelated family households	1,275	1,495	1,340	735	4,845	300	770	1,205	1,090	3,365
Other, non-family households	515	185	185	280	1,165	0	10	4	25	39
Total need by income	10,385	8,545	5,970	3,755	28,655	1,050	1,880	2,329	2,100	7,359

Data Source: 2012-2016 CHAS

Table 5 (Cont.) – Crowding - 2 of 2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	13,650	10,815	8,965	33,430	2,125	3,225	4,730	10,080

Data Source: 2012-2016 CHAS**Describe the number and type of single person households in need of housing assistance.**

The Santa Clara County Housing Authority assists approximately 17,000 households countywide through the federal Section 8 Housing Choice Voucher program (Section 8). The Section 8 waiting list contains 3,486 households, and it is closed.

Within the County, there are approximately 9,706 homeless persons, with 81.8% who are sheltered and 18.2% who are unsheltered.

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 5,492 disabled persons supported by Section 8 and HCV Programs. According to the 2019 Point-in-Time count for the County, about 27% of homeless persons on a given night, or 2,620 individuals, were victims of some form of domestic violence.

What are the most common housing problems?

The most common housing problems found in the County are issues with households being cost burdened, severely cost burdened, and households that are experiencing overcrowding. The following shows these problems in detail:

1) Cost Burden

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

- 26.1% of households (161,825) in the County are LMI and cost burdened.
- 17.1% of households (105,825) in the County are LMI renter households who are cost burdened.
- 9.0% of households (55,990) in the County are LMI owner households who are cost burdened.

2) Severe Cost Burden

The second most common housing problem within the County is severe cost burden.

- 15.2% of households (94,135) in the County are LMI and severely cost burdened.
- 9.6% of households (59,495) in the County are LMI renter households who are severely cost burdened.
- 5.6% of households (34,635) in the County are LMI owner households who are severely cost burdened.

3) Overcrowding

The third most common housing problem is overcrowding.

- 4.8% of all households (30,159) are LMI and overcrowded.

Are any populations/household types more affected than others by these problems?
Severe cost burden is felt more by renter households (22.4%) than owner households (11.8%). Non-severe cost burden is also experienced by a higher percentage of renter households (22.5%) than by owner households (17.1%).

The data for housing problems shows that 81.2% of renter households with a housing problem (114,500 households) are LMI while only 52.4% of owner households with a housing problem (58,640 households) are LMI.

For severe housing problems, 98.9% of renter households experiencing severe housing problems are LMI, and 83.4% of owner households with severe housing problems are LMI.

Renter households are about five times as likely to be overcrowded, with 10.5% of renter households experiencing overcrowding compared to only 2.1% of owner households. Additionally, 86.9% of overcrowded renter households are LMI compared to 71.5% 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

Homeless
The amount and diversity of data collected for and about the County's homeless population has increased over the last decade. Data from the 2019 PIT Count revealed the following:

1. **Male**: 62% of all homeless individuals are male.
2. **Female**: 36% of all homeless individuals are female. A gender shift is becoming prevalent, as, from 2017 to 2019, the number of homeless females rose by 45%.
3. **Sheltered**: Only 18% of all homeless individuals are sheltered.
4. **Veterans**: 7% of the homeless population are veterans.
5. **Age**: 28% of all homeless individuals are between 51-60 years of age.
6. **Race**: 44% of all homeless individuals are White, 43% are Hispanic, 24% are Multi-Racial, and 19% are Black.
7. **Family/Race**: 68% of all homeless families are Hispanic.
8. **Youth**: 16% of all homeless individuals are 25 years old and/or younger.
9. **Foster Care**: 19% of all homeless individuals are children of foster care.
10. **First Time Homeless**: 36% of all homeless individuals counted were homeless for the first time. Sixty four percent (64%) of all homeless persons may be considered chronically homeless.
11. **Employed**: 18% of all homeless individuals are employed.

Rapid Rehousing Services

Rapid rehousing is an evidence-based supportive housing strategy that quickly moves families and individuals who are experiencing homelessness into permanent housing and provides a time-limited rental subsidy, typically 6 to 24 months. During this time, clients have access to case management and supportive services, such as employment and training opportunities and childcare. These resources are aimed at increasing income and addressing other barriers to housing stability that families and individuals face. While rapid rehousing offers a promising path to housing stability for large numbers of families and individuals, the high cost of housing makes rapid rehousing program-design and implementation challenging in Santa Clara County. These challenges make cross-system partnerships to support clients in obtaining and maintaining stable housing all the more important – for rapid rehousing clients, finding living-wage employment and locating an affordable apartment can make the difference between long term housing stability and a continued risk of homelessness. Rapid Rehousing programs in the County follow:

- **Bringing Families Home**. Families involved in the child welfare system with a child placed out of the home must have safe and stable housing to be considered for reunification by the Department of Family and Children's Services. Maintaining stable housing is critical in preventing future separation. In Santa Clara County's high-cost housing market, this presents a daunting challenge for many vulnerable families. Launched in 2017, the Bringing Families Home program, a partnership between the OSH and the Department of Family and Children's Services, addresses these risk factors by providing stable housing to promote family reunification. Funded through a State legislative initiative targeted to families with connections to child welfare, the program provides rapid rehousing, including a rental subsidy and housing location services, to families at any point in the reunification process.

  Child welfare-involved families access the program through the County's Coordinated Assessment System and by referral from Family and Children's Services. This flexible approach ensures that vulnerable households quickly receive the support they need no matter where they seek help – a central element of achieving reunification because households have a narrow window of time to meet these requirements. Families with a child currently placed out of the home, or families who have recently reunified who may be precariously housed, are also eligible. These families, like other families who benefit from the program, have the opportunity to achieve housing stability faster, exit the child welfare system more quickly, and prevent re-entry.

  Abode Services supports families in achieving stability. It does this by providing housing navigation and rental assistance and developing strengths-based individualized case plans focused on employment objectives and family maintenance goals. Together, the partners connect reuniting families with the support networks key to addressing the factors that led to child welfare involvement. These partners use the following collaborative strategies:

- Co-locating partnering agency services to better serve families and provide targeted interventions; and
- Achieving housing stability and lasting family reunification by partnering to provide individualized, wrap-around support.

- **Rapid Rehousing for School-Age Children**. According to the 2017 Homeless Census and Survey, 72% of families with children experiencing homelessness in Santa Clara County were residing in shelters or transitional housing programs. This is a significant decrease since 2013, when 95% of families experiencing homelessness in Santa Clara County were sheltered. Often, families that do not access shelters or other typical entry points for the County's supportive housing system can be more challenging to engage, and they risk falling through the cracks.

  To reach these families, the OSH has developed a rapid rehousing program targeting families with school-aged children who are not accessing the system through traditional access points, such as shelters or other community services. For this program, the County partners with the Bill Wilson Center and local school districts' McKinney-Vento Homeless Education liaisons to identify families experiencing homelessness. Eligible families with school-age children are referred to the program, which can serve 60 families annually, via the Coordinated Assessment System. Innovative approaches utilized by the program include:

  - Meeting families where they are;
  - Forging new partnerships to better serve children and families; and
  - Creating opportunities for innovation.

- **Rapid Rehousing for Public Safety and Justice.** Through partnerships with 14 community-based organizations, 12 County agencies, and 38 faith-based organizations, the Reentry Resource Center is a hub where individuals reentering the community from incarceration can efficiently access a broad range of services to help reentry clients and their families during this transition. It has locations in San José and Gilroy. One of the Reentry Resource Center's key partnerships is with the County of Santa Clara's OSH, which, as of 2018, had provided housing assistance - including case management, connections to employment, and rental assistance. Since opening in 2012, the Reentry Resources Center has served more than 20,000 reentry clients.

- **Rapid Rehousing for Survivors of Domestic Violence, Sexual Assault, and Human Trafficking.** Homelessness itself can be traumatic for individuals and families, and often those experiencing homelessness have coped with other traumatic events in their lives. National studies show that 80% of women with children experiencing homelessness have also experienced domestic violence, and one in five of all homeless women report that domestic violence was the immediate cause of their homelessness.

In many communities, service providers working with survivors operate independent of the supportive housing system; however, since 2015, the County of Santa Clara OSH, the YWCA of Silicon Valley, The Health Trust, and the City of San José have partnered to develop several rapid rehousing programs to support survivors of domestic violence, sexual assault, and human trafficking who are experiencing homelessness. These programs serve individuals and families coming from the streets, emergency shelters, or directly fleeing domestic violence, and bring together the expertise of domestic violence service providers with evidence-based supportive housing strategies.

The YWCA-SV works with survivors to locate safe and secure housing options, and the programs currently have the capacity to serve 77 households at a time, receiving referrals through a confidential process within the Coordinated Assessment System. The County and the City of San José provide local funding for the programs, which is combined with federal dollars. The programs utilize the following evidence-based and effective strategies:

- Providing client-centered, trauma-informed services; and
- Ensuring ongoing and individualized support.

- **CalWORKs Homeless Assistance Program**. The California Work Opportunity and Responsibility to Kids (CalWORKs) program was established to help families meet the reasonable costs of securing housing. The CalWORKs Homeless Assistance (CalWORKS HA) program serves eligible recipients or eligible applicants who are homeless or at risk of homelessness. Eligible recipients/applicants are homeless or at risk of homelessness. All social service entities providing homeless and homeless prevention services must create and operate programs that meet the State's definition of "homeless," which is defined by Welfare and Institutions Code 11450. This definition includes, but is not limited, to:

  - Lacking a fixed or regular nighttime residence; and
  - residing in a shelter; or
  - residing in a place not designed as a regular sleeping accommodation; or
  - In receipt of a notice to pay rent or quit.

  CalWORKS HA provides the funding needed to make payments for temporary shelter for up to sixteen consecutive calendar days. It also provides payments to secure or maintain housing, including a security deposit and last month's rent or up to two months of rent arrearages. Applicants and recipients must have less than $100 in liquid resources (cash on hand) and must be homeless or at risk of homelessness in order to qualify for CalWORKS HA benefits. Types of homeless assistance services include:

  - Temporary HA, which helps families pay the costs of temporary shelter;

- Sixteen calendar days of motel vouchers ($85 per day for a family of four or fewer and $15 for each additional family member, up to $145 daily);
- Permanent HA, which helps families secure housing or prevent eviction; and
- Security deposit and last month's rent or 2 months arrearages to prevent eviction.

In 2018, CalWORKs assisted 57,614 families find temporary housing and 6,276 families find permanent housing, costing over $45,000,000 in temporary shelter and HA expenditures. Recent CalWORKS HA legislative changes include:

- Increased eligibility to once in a 12-month period, from once in a lifetime;
- Expanded eligibility to applicants who are victims fleeing domestic abuse, without regard to the income or assets of the abuser;
- Temporary benefits to parents engaged in family reunification; and
- Increased daily rate for temporary homeless assistance to $85 per night for a family of four.

- **Destination: Work**. For many individuals and families experiencing homelessness, one, or even multiple, low- or minimum-wage job(s) is/are simply not sufficient to cover housing costs and other basic necessities in Santa Clara County. Employment that provides a living wage can be the key to long-term housing stability, particularly for families receiving time-limited rental subsidies in rapid rehousing programs.

- The new "Destination: Work" employment initiative, coordinated by Destination: Home and the County of Santa Clara's OSH, aims to provide opportunities for living-wage employment for individuals and families experiencing homelessness. Through partnerships with programs offering job training, professional certifications, and paid work experience in high-growth industries, Destination: Work supports each client to identify pathways to increasing income and long-term career opportunities. Destination: Work forges new and more meaningful collaboration between employment and supportive housing programs that prioritize client-led problem solving and continual improvement in system design. Key strategies of this collaborative approach include the following:

  - Maximizing impact by tracking outcomes; and
  - Deepening partnerships with employment partners.

- **Employment Pathways Initiative**. Short-term housing subsidies, such as those offered through rapid rehousing programs, are designed to help people get back on their feet. However, many rapid rehousing participants find it difficult to obtain living-wage jobs that will allow them to take over the rent at the end of the program and maintain long-term housing stability. This is due to barriers like lack of work history, a criminal record, and behavioral health issues. To address this gap, Destination: Home, the County of Santa Clara's OSH, and the City of San José developed the Employment Pathways Initiative to

help ensure that households receiving rapid rehousing assistance, and other supportive housing program participants, are quickly connected to employment and training opportunities that will help them remain stably housed.

The Employment Pathways Initiative staff teams up with each participant's existing housing program case manager, empowering them to support their clients in securing employment. Through partnerships with private businesses and nonprofits, the program connects participants with opportunities in high-growth industries such as healthcare, building and construction trades, advanced manufacturing, and technology, depending on the client's employment goals and experience. Key strategies of this partnership include:

- Sustainable collaboration for mutual benefit of employers and participants; and
- Leveraging data and shared goals to increase employment and improve outcomes across the supportive housing system.

Of 178 participants through 2018, 61% were connected with full-time employment and 91% of employment placements were retained for 365 days.

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.

"At-risk" of homelessness is defined as households receiving Section 8 assistance whose gross annual income equals 30% or less than the current AMI per family size.

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

The following statistics display the primary causes of homelessness cited by respondents to the 2019 Homeless Census. Based on the Census, 30% reported job loss, 22% reported alcohol and drug use as the primary cause, followed by divorce/separation/breakup at 15%, and eviction at 14%.

This data suggests that 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.

Discussion

Please see discussions above.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 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% or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need. The four housing problems are: 1) lack of complete kitchen facilities; 2) lacks complete plumbing facilities; 3) more than one person per room; and 4) cost burden greater than 30%.

Table 6 - Disproportionally Greater Need 0 - 30% AMI

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	77,640	13,145	5,870
White	24,540	5,460	2,210
Black / African American	3,525	220	220
Asian or Pacific Islander	21,910	4,359	2,540
Native American	190	45	0
Other	1,860	265	160
Hispanic	25,610	2,800	745

Data Source: 2012-2016 CHAS

Table 7 - Disproportionally Greater Need 30 - 50% AMI

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	53,270	18,625	0
White	18,020	8,800	0
Black / African American	1,790	500	0
Asian	12,440	4,290	0
American Indian, Alaska Native	120	90	0
Pacific Islander	210	30	0
Hispanic	19,565	4,650	0

Data Source: 2012-2016 CHAS

Table 8 - Disproportionally Greater Need 50 - 80% AMI

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	42,230	31,255	0
White	13,715	13,375	0
Black / African American	1,330	940	0
Asian	192	7,335	0
American Indian, Alaska Native	75	120	0
Pacific Islander	150	195	0
Hispanic	13,675	8,720	0

Data Source: 2012-2016 CHAS

Table 9 - Disproportionally Greater Need 80 - 100% AMI

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	25,890	31,670	0
White	10,310	13,735	0
Black / African American	755	1,170	0
Asian	8,160	8,670	0
American Indian, Alaska Native	10	90	0
Pacific Islander	110	75	0
Hispanic	5,895	7,185	0

Data Source: 2012-2016 CHAS

Discussion

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

- 87.5% of Pacific Islander households in the 30-50% AMI category experience housing problems compared to 74.1% of the jurisdiction as a whole. This is the only category that meets the HUD standard for disproportionate needs, although it represents a small sample size. Two hundred and ten (210) out of the 240 households in this category have housing problems, which is a small portion of the 71,895 households in the category.

No other group meets the 10% HUD threshold, but there are still a few groups affected more than others:

- 88.9%of Black/African American households and 87.8% of Hispanic households within the 0-30% AMI category experience housing problems, compared to 80.3% of the jurisdiction as a whole.

- 80.8% of Hispanic households and 78.2%of Black/African American households within the 30-50% AMI category experience housing problems, compared to 74.1%of the jurisdiction as a whole.
- Another outlier is the Asian population in the 50-80% AMI category, where just 2.5% of this population experiences housing problems, compared to 57.5% of the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 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% 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%of its income toward housing costs, including utilities. This section analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need. Again, the four housing problems are: 1) lack of complete kitchen facilities; 2) lacks complete plumbing facilities; 3) more than one person per room; and 4) cost burden greater than 30%. Disproportionately greater need is explored below.

Table 10 – Severe Housing Problems 0 - 30% AMI

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	65,345	25,445	5,870
White	20,695	9,300	2,210
Black / African American	2,975	770	220
Asian	17,160	8,865	2,520
American Indian, Alaska Native	114	115	0
Pacific Islander	115	124	20
Hispanic	22,645	5,765	745

Data Source: 2012-2016 CHAS

Table 11 – Severe Housing Problems 30 - 50% AMI

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	33,035	38,865	0
White	10,515	16,305	0
Black / African American	985	1,305	0
Asian	8,235	8,490	0
American Indian, Alaska Native	110	105	0
Pacific Islander	140	100	0
Hispanic	12,355	11,855	0

Data Source: 2012-2016 CHAS

Table 12 – Severe Housing Problems 50 - 80% AMI

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	17,880	55,610	0
White	5,105	21,990	0
Black / African American	305	1,965	0
Asian	5,315	14,195	0
American Indian, Alaska Native	50	140	0
Pacific Islander	35	310	0
Hispanic	6,740	15,655	0

Data Source: 2012-2016 CHAS

Table 13 – Severe Housing Problems 80 - 100% AMI

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	9,810	47,755	0
White	2,715	21,335	0
Black / African American	215	1,710	0
Asian	3,405	13,415	0
American Indian, Alaska Native	10	90	0
Pacific Islander	90	95	0
Hispanic	3,185	9,890	0

Data Source: 2012-2016 CHAS

Discussion

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

- 77.7% of Hispanic households in the 0-30% AMI category experience severe housing problems, compared to 67.6%of the jurisdiction as a whole.
- Over half of Pacific Islander households (58.3%) in the 30-50% AMI category experience severe housing problems, compared to 45.9 % of the jurisdiction as a whole. This sample size is small and represents 240 households out of 71,900 in this category as a whole.

While no other group is above the 10% disproportionate threshold set forth by HUD, it is worth noting that beyond the 0-30% AMI category, Hispanic households are consistently at least 5% higher than the jurisdiction average across all categories.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 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 its income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of its income toward housing costs. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden.

Housing Cost Burden

Table 14 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	398,040	120,650	101,635	6,255
White	181,340	46,535	38,245	2,270
Black / African American	7,940	3,755	4,055	230
Asian	137,940	35,990	27,585	2,710
American Indian, Alaska Native	710	195	245	0
Pacific Islander	1,165	365	200	20
Hispanic	60,250	30,750	28,680	870

Data Source: 2012-2016 CHAS**Discussion**

The data indicates that, as a whole, 35.8% of households in the County are cost burdened and paying more than 30% of their income toward housing costs. Sixteen percent of households in the County are severely cost burdened and paying more than 50% of their income toward housing costs.

Among households paying more than 30% of their income towards housing costs, there are two groups that are disproportionately higher than the jurisdiction average of 35.8%. Hispanic households are disproportionately affected by housing cost burden, with 49.7% of households overpaying for housing. In addition, 49.6% of Black/African American households are disproportionately affected by housing cost burden and are overpaying for housing.

Among cost burdened households paying 50% or more of their income toward housing costs, there are no racial/ethnic groups that are disproportionately affected. While not meeting the HUD threshold for disproportionate need, the most affected groups are Black/African American (25.7%) and Hispanic (24.0%) when compared to the jurisdiction average of 16.4%.

Note: Households with no/negative income are not counted in the analysis, 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. Below is a summary of the disproportionate needs experienced by LMI households:

- 77.7% of Hispanic households in the 0-30% AMI category experience severe housing problems, compared to 67.6% of the jurisdiction as a whole.
- Over half of Pacific Islander households (58.3%) in the 30-50% AMI category experience severe housing problems, compared to 45.9% of the jurisdiction as a whole. This sample size is small and represents 240 households out of 71,900 in this category as a whole.

While no other group is above the 10% disproportionate threshold set forth by HUD, it is worth noting that beyond the 0-30% AMI category, Hispanic populations are consistently at least 5% higher than the jurisdiction average across all categories. Data for determining disproportionate needs in terms of housing cost burden is summarized below:

- The data indicates that, as a whole, 35.8% of households in the County are cost burdened and paying more than 30% of their income toward housing costs. Sixteen point four percent (16.4%) of households in the County are severely cost burdened and paying more than 50% of their income toward housing costs.
- Among households paying more than 30% of their income towards housing costs, there are two groups that are disproportionately higher than the jurisdiction average of 35.8%. Hispanic households are disproportionately affected by housing cost burden, with 49.7% of households overpaying for housing. In addition, 49.6% of Black/African American households are disproportionately affected by housing cost burden and are overpaying for housing.
- Among cost burdened households paying 50% or more of their income toward housing costs, there are no racial/ethnic groups that are disproportionately affected. While not meeting the HUD threshold for disproportionate need, the most affected groups are Black/African American (25.7%) and Hispanic (24.0%) when compared to the jurisdiction average of 16.4%.

Note: Households with no/negative income are not counted in the analysis, although they still may require housing assistance.

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

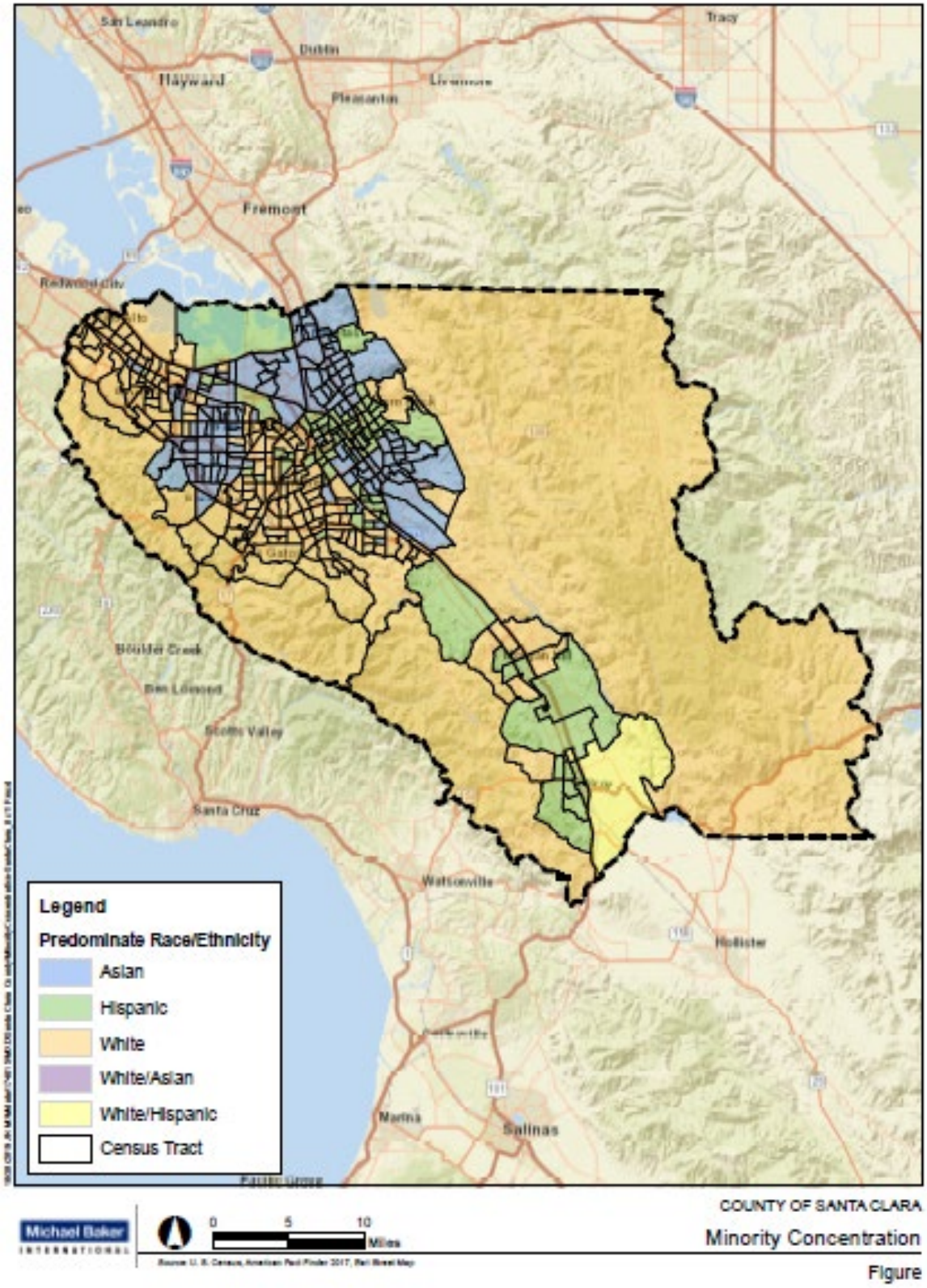
Needs have been identified above.

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

HUD requires Entitlement Jurisdictions to review the racial make-up of its region. A map was created to show predominant race/ethnicity group locations throughout the County. White and

Hispanic populations dominate the largest areas of the County. There are concentrations of Asian and Hispanic populations in the north western area of the County, in and around San José, and in the southern area of the County. Please see the Race/Ethnicity map that follows.

Map 1: Minority Concentration



NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

In 2008, the Santa Clara County Housing Authority (SCCHA) 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. SCCHA is currently in the process of updating its Strategic Plan. The updated plan will promote informed decision-making about how to achieve overall objectives in support of the agency's mission. Until the update is completed the SSCHA will continue to utilize its current MTW Strategic Pan.

Additionally, SCCHA has used Low-Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into SCCHA-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. SCCHA assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program. The Section 8 waiting list contains 3,486 households, and it is closed.

The following tables display the public housing inventory and housing vouchers maintained by SCCHA. SCCHA has four two-bedroom family public housing units in its portfolio, which are located in the City of Santa Clara. A total of 10,528 housing vouchers are in use countywide.

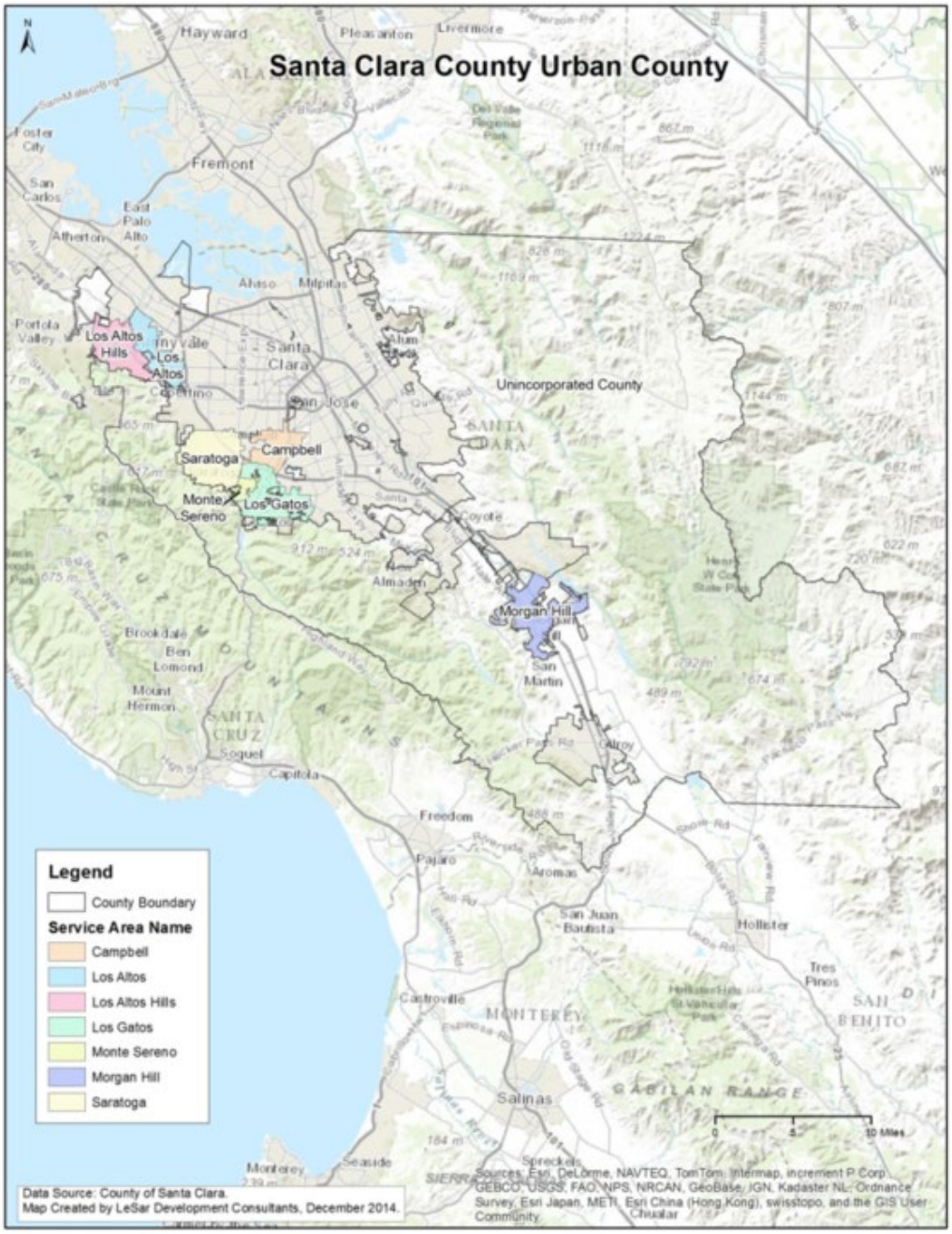
Specific SCCHA data is not available for the Urban County. The data below reflect SCCHA information for the entire County, which includes the Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill and Saratoga and the County's unincorporated areas. (Refer to the Service Area Map below.). Table 23 shows the public housing by program type including Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.

Table 15 - Public Housing by Program Type

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of unit vouchers in use	0	48	20	10,212	692	9,267	212	0	36
* Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.									

Data Source: PIC (PIH Information Center)

Map 2 - Urban County Jurisdictions (Urban County)



Data Source:	2010 Census

NA-30

Table 16 – Characteristics of Public Housing Residents by Program Type

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	20,067	16,342	15,882	13,333	16,112	14,199	0
Average length of stay	0	7	5	8	1	9	0	0
Average Household size	0	2	2	2	1	2	1	0
# Homeless at admission	0	0	1	15	4	4	0	0
# of Elderly Program Participants (>62)	0	10	4	3,859	502	3,315	24	0
# of Disabled Families	0	10	6	1,784	69	1,610	85	0
# of Families requesting accessibility features	0	48	20	10,212	692	9,267	212	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Table 17 – Race of Public Housing Residents by Program Type

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

Data Source: PIC (PIH Information Center)

Table 18 – Ethnicity of Public Housing Residents by Program Type

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	20	8	3,217	133	3,038	38	0	7
Not Hispanic	0	28	12	6,964	559	6,198	174	0	29
* Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

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

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

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

SCCHA randomly samples its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. Affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the 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.

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

The needs of public housing and Section 8 tenant-based rental assistance, who are seeking self-sufficiency, mirror the needs of the general population who also seek economic achievement. High on their list of needs are:

- Affordable healthcare;
- Job training;
- Basic computer skills;
- Job placement; and
- Higher education.

Discussion
Please see discussion above.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

As was previously discussed, the Santa Clara region is home to a large population of homeless individuals (9,706 single individuals), and a high percentage of unsheltered homeless (81.6%). The Supportive Housing System is governed by the CoC and the CoC Board, and the Destination: Home Leadership Board. Membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the SCCHA, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. The management information system utilized by the CoC is referred to as the Help Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

Homeless Point-in-Time (PIT Count) Census and Survey

The PIT Count is conducted every two years and consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless persons 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 they are collected directly from providers not using HMIS as needed. Unsheltered homeless persons 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 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.

The PIT Count is performed annually using HUD recommended practices for counting and surveying homeless individuals. This survey includes field enumeration of homeless individuals residing in the County for a given night in January. In January, the Cities of Gilroy and Morgan Hill, as well as portions of Campbell, Los Gatos, Milpitas, San José, Los Gatos, San José, and the unincorporated areas in the eastern and southwestern parts of the County are enumerated. 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 also enumerated.

The PIT Count completed for the County identified top barriers to affordable housing are:

- Lost job;
- Drug and alcohol abuse;
- Divorce/separation/breakup;
- Eviction; and
- Argument with family or friend.

Obstacles to obtaining permanent housing include:

- Affordable rent;
- No job or income;
- No housing available;
- No money for moving costs; and
- No transportation.

The following definitions below provide the methodology for Table 25:

Definitions

- No. Experiencing Homelessness Each Year – unduplicated count of all persons enrolled during the program year
- No. Becoming Homeless Each Year – unduplicated count of persons appearing in HMIS for the first time during the year
- No. Exiting Homelessness Each Year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- No. of Days Persons Experience Homelessness – average of the sums of the lengths of stay for each person

Table 19 - Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	700	221	921	-	-	-
Persons in Households with Only Children	N/A	N/A	N/A	-	-	-
Persons in Households with Only Adults	1,532	6,977	8,509	-	-	-
Chronically Homeless Individuals	371	2,099	2,470	-	-	-
Chronically Homeless Families	N/A	N/A	N/A	-	-	-
Veterans	209	444	653	-	-	-

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				
Unaccompanied Youth/Young Adult	14	254	276	-	-	-
Persons with HIV	29	165	194	-	-	-

Data Source: Santa Clara County 2019 Point in Time Count (PIT Count) and Survey Report**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, the PIT Count did include broad data referring to the amount of days spent homeless for the population at large. However, the data is not presented to estimate a total number of days for the entire population. Instead it lists, by percentage, the length of homelessness in a few brackets. The data for 2019 is as follows:

- 7 Days or Less – 2%
- 8-30 Days – 4%
- 1-3 Months – 6%
- 4-6 Months – 12%
- 7-11 Months – 9%
- 1 Year or More – 67%

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

Recent voucher data shows that 212 veteran families were in need of housing assistance through special vouchers by Veterans Affairs. Overall, there are an estimated 653 veterans experiencing homelessness on a given night. For the County, there are 269 families consisting of 921 individuals family members who need housing assistance. This number includes individuals in families with adults and children, as well as families with only children.

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

Forty-four percent (44%) of homeless individuals are White, followed by 43% who are Hispanic. The third largest percentage of homeless individuals are Black or African American at 19% of the total number of homeless individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to data from the 2019 PIT Count, out of the 9,706 homeless persons in the County at-large, 81.6% of individuals were unsheltered, with the remaining 18.4% being sheltered. Overall, the homeless population has increased in total by 31% since 2017, when the population was then 7,394 individuals. Since 2017, the total number of sheltered homeless persons has decreased by 8%, while the total number of unsheltered homeless persons has increased by 45%.

Discussion:

From 2013 through 2017 the number of persons in living with diagnosed with HIV infection increased by 5.1%. The 2017 number was 135,082 in CA. In 2017, 3,361 residents were living with HIV in the County. In 2017, 156 individuals were reported as newly diagnosed with HIV infection. (Source: HIV Epidemiology Annual Report, County of Santa Clara, 2017.)

NA-45 Non-Homeless Special Needs Assessment - 91.405, 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
- Persons living with AIDS/HIV and their families

Describe the characteristics of special needs populations in your community:

Elderly/Seniors

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 affordability represents a key issue for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages.

Eleven percent (11%) of County residents (202,304 individuals) are 65 years of age or older. Thirty percent (30%) of households (186,330) in the County contain at least one person who is elderly. Fifty percent (50%) of these households are LMI, compared to 36% of households for the County as a whole. Within the entire County, almost 49% of LMI owner-occupied households containing an elderly member, and 72% of LMI elderly renter-occupied households containing an elderly member, are cost burdened and paying more than 30% of their income toward housing costs.

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.

According to the 2013-2017 ACS, 8.2% of the County's population, as a whole, is affected by one or more disabilities.

Large Families
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. Approximately 11.3% of households within the County are large family households.

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.

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

Please see discussions above.

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

In California, the number of HIV individuals in 2017 was 135,082. In the County, there were 156 individuals reported as newly diagnosed, making the total residents living with HIV infection at 3,361. During the same time period, a cumulative number of 2,557 (40%) persons were known to have died, including 2,498 with a diagnosis of AIDS. (Source: HIV Epidemiology Annual Report, County of Santa Clara, 2017.)

Discussion:
Please see discussions above.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public and community facilities in the County were discussed at the regional and local community forums and meetings, stakeholder interviews, as well as the Regional Needs Survey. These outreach activities were conducted to engage community members to document the community and or public facilities needed in the County. Participants identified the following priority community and or public facilities:

- Enhance transit systems and rider accessibility;
- Additional senior citizens and mental health facilities;
- Additional emergency shelters;
- Centers for education and job/housing placement;
- Centers for subsidized auto repair;
- Facilities for abused/abandoned/neglected children;
- Educational and healthcare facilities; and
- Childcare facilities.

How were these needs determined?

Feedback was gathered from the Regional Needs Survey and regional community forums, where residents and stakeholders of the City provided input community needs. Please see the Community Engagement Summary for more detail.

Describe the jurisdiction's need for Public Improvements:

Stakeholders at each of the ConPlan Regional Public Forums highlighted the lack of affordable and accessible transportation services in the County. Participants in the forums also emphasized the need for:

- Transit service expansion and bus service for seniors and homeless;
- Improvements to public infrastructure and facilities;
- Improve interim housing and services options for homeless population;
- Recreation and open spaces; and
- Mental health centers.

REGIONAL NEEDS SURVEY

Survey respondents rated the level of need for infrastructure improvements. The highest rated improvement was the cleanup of contaminated and or abandoned properties and buildings. Other high priorities identified include:

1. Street improvements;
2. Lighting improvements; and
3. Water/sewer improvements.

How were these needs determined?
Feedback was gathered from the Regional Community Needs Survey and Regional Public Forums, where residents and stakeholders of the City provided input community needs. Please see the Community Engagement Summary for more detail.

Describe the jurisdiction's need for Public Services:
During the forums, participants emphasized the need to support a broad range of community services. The need to increase services for homeless residents and homelessness prevention were key concerns identified by community members. Other priorities included providing the following enhanced services for special needs populations such as:

- Support is needed for other at-risk homeless due to high cost of living (i.e., college students, former homeless, those who cannot live alone, and those with a criminal history).
- Provide safe parking areas for unsheltered homeless populations who have vehicles and RVs.
- Develop a comprehensive Wrap-Around Services program for a variety of social service organizations to use.
- Increase the number of shelters in the County.
- Greater communication and integration of social service entities.

In addition, participants noted there was a lack of fresh food in certain areas of the County. Solutions for gaining food subsidies and services include:

- Prepare a list of known food desert areas in the County and collaborate with service entities that provide routine nutrition and food delivery services.
- Create and or expand food storage spaces.
- Work with local grocers to create secondary outlets in in designated food deserts.
- Provide food subsidies to individuals with chronic health issues particularly those at risk (e.g., drug/alcohol/chronic health conditions and those under 60 where other organizations cannot provide services)

The Regional Needs Survey respondents prioritized several public services that are needed most in the County. Respondents identified the following as the highest priority services:

1. Mental health;
2. Abused/abandoned/neglected children;
3. Homeless prevention;
4. Emergency housing assistance for homeless; and
5. Neighborhood cleanups.

How were these needs determined?

Feedback was gathered from the Regional Needs Survey and Regional Public Forums, where residents and stakeholders of the County provided comprehensive input about community needs. Please see the Community Engagement Summary for more detail.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Affordable housing is paramount to addressing homelessness in the County. When incomes do not keep pace with housing costs, it becomes clear there is a need for more affordable housing.

The San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA) is one of the most expensive rental market in the nation. Renter households must earn higher than average incomes to afford the average two bedroom apartment. Multiple jurisdictions within the County fall within the top thirty most expensive markets, including: Los Altos, Saratoga, Los Gatos, and Morgan Hill.

Market analysis and public engagement activities indicated there is a tremendous need for additional affordable housing units to satisfy the housing needs of the homeless, households in transition, and cost-burdened population earning below 80% AMI. The 2020 Analysis of Impediments to Fair Housing Choice (AI) report contains a thorough analysis of housing needs for the County and its jurisdictions.

The following provides a brief overview of the results of the Market Analysis, with more detail included in each corresponding section. Housing and affordable housing in the County has taken a top position in terms of priority. A general housing background analysis was performed. The data shows that 57% of housing units in the County are occupied by owner-occupied households and 54%of units are occupied by renter households. Just over 50% of the housing units are single family residences (1-unit detached structures) and 34% of units are multi-family attached units.

The cost of housing has risen to the point where 36% of the County's households pay more than 30% of their income toward housing costs and 16% of households pay more than 50% of their income toward housing costs.

Affordable housing is a priority for the County. The County provides capital funding to developer for the construction of affordable and supportive housing. Another way the County provides affordable housing is through public housing. SCCHA develops, controls, and manages more than 2,600 affordable rental housing properties throughout the County. As per the 2017 Housing Inventory Count (HIC), 9,093 beds are available for homeless individuals and families in the County. Housing facilities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, and safe havens.

Other factors that contribute to affordability are housing conditions. When reviewing the overall housing stock age and conditions, low and moderate income household do not make enough for needed maintenance project work. Sixty-five percent (65%) of housing units in the County were constructed before 1980, and therefore are at risk of a Lead Based Paint (LBP) hazard. It is also

estimated that 39% of units at risk of LBP hazards are occupied by households making 80% or less than AMI.

The ConPlan's Regional Forums, stakeholder interviews, and the Regional Needs Survey feedback was that enhanced services and facilities are needed for our special needs populations, particularly for individuals who are homeless, elderly, and live with disabilities and / or mental health needs. There are numerous special need facilities in the County, some of which are adult residential facilities that provide non-medical care for adults, group homes that service children or adults with chronic disabilities, and residential care facilities for the elderly. As per the Needs Assessment, 48% of elderly owner-occupied households and 72% of elderly renter-occupied households in the County are cost burdened and paying more than 30% of their incomes toward housing costs.

Currently the County is completing its AI. As part of this processes for the AI, the County must determine through data analysis and community engagement activities the barriers to Fair housing. Barriers or impediments to fair housing are:

- Lack of affordable housing in areas that are at risk of displacement;
- Rising housing and rent costs;
- High construction costs to build affordable housing;
- Decreasing homeownership;
- Limited resources for financial assistance for families;
- Support for inclusionary housing requirements varies from city to city;
- Lack of or limited fair housing monitoring and tenant protection efforts;
- Limited fair housing law education and outreach with landlords, municipal government, and social service agencies;
- Slow planning, permitting and development process;
- Costly code violations in older neighborhoods;
- Limited capacity for homeowners both financial and expertise for home maintenance;
- Increasing number of units that are not habitable;
- Environmental justice and housing equity;
- Lack of redevelopment target setting and planning;
- Lack of affordable house near employment or transit areas; and
- Lack of supportive housing for special needs populations (particularly for victims of domestic violence, persons with limited English proficiency, and individuals with chronic health problems).

The Housing Market Analysis section also provides data from industries that employ LMI households. This section also analyzes how far workers travel to work and level of education. The average one-way commute to work for people living in the County is 27 minutes, and that the average commute nationally is 25.5 minutes. Overall, 93% of County residents age 25 and older have at least a high school diploma or higher, and 56.8% have a bachelor's degree or higher. Fifty-eight percent (58%) of the total jobs in the County are produced by

these four employment sectors: 1) Education and Health Care Services (18%); 2) Professional, Scientific, Management Services (17%); 3) Arts, Entertainment, Accommodations (13%); and 4) Retail Trade (10%).

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

The County is primarily a jurisdiction of owner occupied, single-family housing units. The County contains 658,409 total units of which 63.4% are single family attached or detached structures. Multi-family developments units make up 33.5% percent of the County's housing stock. Fifty six point nine percent (56.9%) of units, or 358,864 units, are owner occupied and 43.1%, or 271,587 units, are renter occupied.

Table 20 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	348,469	52.9%
1-unit, attached structure	69,412	10.5%
2-4 units	47,128	7.2%
5-19 units	70,047	10.6%
20 or more units	103,649	15.7%
Mobile Home, boat, RV, van, etc.	19,704	3.0%
Total	658,409	100.0%

Data Source: 2013-2017 ACS

Table 21 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,320	0.4%	19,411	7.1%
1 bedroom	6,848	1.9%	76,879	28.3%
2 or 3 bedrooms	201,431	56.1%	153,823	56.6%
4 or more bedrooms	149,265	41.6%	21,474	7.9%

Data Source: 2013-2017 ACS

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

The SCCHA Section 8 Housing Choice Voucher program and other voucher programs target assistance as follows: 75% entering the program must be at 0-30% AMI and the remaining 25% must be no higher than 50% AMI. SCCHA's housing properties mandate income limits.

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

Does the availability of housing units meet the needs of the population?
As described in the Needs Assessment, based on both the number of cost-burdened severely cost burdened households, high number of households on the SCCHA waitlist, and the number of available affordable housing units do not meet the needs of the County's LMI residents.

While the County has been proactive in working to meet the affordable housing needs, the demand and resources have historically been out of balance due to the extreme cost of living in the Bay Area..

On November 8, 2016, voters in the County approved the 2016 Measure A – Affordable Housing Bond (Housing Bond), authorizing the County issue up to $950 million in general obligation bonds to acquire or improve real property for the purpose of providing affordable housing for vulnerable populations throughout the County. Highlights of the County's Housing Bond include:

- Setting a target to construct 4,800 homes. As of March 10, 2020, $234 million has been committed to 19 housing developments, adding 1,416 units of affordable housing and 203 units of low-income units.
- $25 million committed towards a first-time homebuyer program to assist 235 families with down payment assistance loans.
- $11.9 million committed to a supportive housing fund.

Each jurisdiction is required to produce a State mandated housing plan for its fair share of housing needs during a planning cycle. A jurisdiction's fair share housing need is determined through a three-step process:

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; and,
3. COGs work with the cities and counties within their purview to allocate the regional need to the local level in what is known as the Regional Housing Need Allocation (RHNA).

Another regional program that supports affordable rental housing, the Housing Search Assistance Program, is operated by the Silicon Valley Independent Living Center. The program provides assistance in finding accessible, affordable, and integrated housing options primarily for people living with disabilities and who are experiencing housing discrimination.

Describe the need for specific types of housing:
The County is seeing an aging low-income population emerging. As mentioned in the Needs Assessment, 11% of County residents (202,304 individuals) are over the age of 65 plus almost 30% of all households (186,330 households) in the County contain at least one person age 62 or older. And over 50% of those households are LMI. Elderly residents may benefit from additional accessible, affordable units that have greater access to transit, healthcare, and other services.

Additionally, several special needs populations, require affordable housing, such as the homeless or at-risk of homelessness, large households, female-headed households with children, seniors, and disabled individuals. SCCHA 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.

Discussion

Please see discussion above.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 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% of their gross income toward housing costs, including utilities.

As stated in the Needs Assessment, cost burden is the most common housing problem, with 35.8% of households in the County paying more than 30% of their incomes toward housing costs and 16.4% of households paying more than 50% of their incomes toward housing costs.

As discussed in MA-05, in the San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area, which includes the Urban County, renter households must earn high incomes to afford a market rate apartment. This causes the area to be one of the most expensive rental market in the nation.

Table 22 – Cost of Housing

	2010	2017	% Change
Median Home Value	$701,000	$829,600	18.3%
Median Contract Rent	$1,402	$1,955	39.4%
Median Income	$86,850	$106,761	22.9%

Data Source: 2012-2016 CHAS

Table 23 - Rent Paid

Rent Paid	Number	%
Less than $500	10,305	3.9%
$500-999	18,141	6.9%
$1,000-1,499	46,138	17.4%
$1,500-1,999	63,508	24.0%
$2,000 or more	126,654	47.9%

Data Source: 2011-2015 ACS

Table 24 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	28.5%	No Data
50% HAMFI	25.6%	16.7%
80% HAMFI	45.3%	16.0%
100% HAMFI	45.1%	27.6%

Data Source: 2012-2016 CHAS

Table 25 – Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,507	$1,773	$2,220	$3,078	$3,545
High HOME Rent	$1,310	$1,405	$1,688	$1,942	$2,148
Low HOME Rent	$1,045	$1,120	$1,343	$1,552	$1,732

Data Source: HUD FMR and HOME Rents 2017

Is there sufficient housing for households at all income levels?

There is a disparity between need and availability of affordable housing in the County. Approximately 96,655 households are at 0-30% AMI, yet there are only 29,055 units available that are affordable to these households. In total, there are 82,055 units affordable for LMI households earning below 80% AMI, yet there are 242,035 households within this income bracket in need of housing.

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

Data was collected for median home values and median contract rents. This data demonstrates that from 2010 to 2017 there has been an 18.3% increase in the median home value ($701,000 to $829,600) and a 39.4% increase in the median rent ($1,402 to $1,955). As mentioned in the Needs Assessment, there has been a 22.9% increase in median income ($86,850 to $106,761) during the same time period. This indicates that the median household income in the County is not keeping pace with the cost of rental housing, which may pose financial challenges to people looking to rent a home.

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

As stated above, median contract rent for the County was $1,955 per month in 2017. This is significantly higher than the HOME rates in every unit category except four-bedroom units, and higher than FMR rates for efficiency and 1 bedroom units.

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

Discussion

Please see discussion above.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 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%;
3. Lack of complete plumbing; and
4. Lack of complete kitchen facilities.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation.

The County defines substandard housing as buildings or units that are not in compliance with the California Health and Safety Code. This includes units having structural hazards; faulty weather protection; fire, health and safety hazards; or those lacking complete kitchen or plumbing facilities. Standard condition housing is defined as being in compliance with the California Health and Safety Code.

Table 26 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With One Selected Condition	106,323	29.6	120,829	44.5%
With Two Selected Conditions	3,998	1.1%	19,472	7.2%
With Three Selected Conditions	98	<0.1%	622	0.2%
With Four Selected Conditions	4	<0.1%	74	<0.1%
No Selected Conditions	248,441	69.2%	130,590	48.1%
Total	358,864	100.0%	271,587	100.0%

Data Source: 2013-2017 ACS

Table 27 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or Later	35,740	10.1	35,975	13.2%
1980-1999	71,880	20.3	71,815	26.4%
1960-1979	146,630	41.4	113,220	41.6%
Before 1960	100,010	28.2	51,315	18.8%
Total	354,260	100.0	272,325	100.0%

Data Source: 2012-2016 CHAS

Table 28 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	246,640	69.6%	164,530	60.4%
Housing Units Built Before 1980 with Children Present	37,575	10.6%	38,625	14.2%

Data Source: 2012-2016 CHAS

Table 35 – Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	No Data	No Data	27,958
Abandoned Vacant Units	No Data	No Data	No Data
REO Properties	No Data	No Data	1
Abandoned REO Properties	No Data	No Data	No Data

Data Source: 2013-2017 ACS Estimates

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Characteristics commonly used to evaluate the housing supply include age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint (LBP). Unless carefully maintained, older housing stock can create health and safety problems for occupants. As seen in Table 33, a majority (65.6%) of the County's housing stock was constructed prior to 1980.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

Building age is used to estimate the number of homes with LBP, as LBP was prohibited on residential units after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Sixty five point six percent (65.6%) of all housing units were built before 1980 and have potential exposure to LBP. As explained in the Needs Assessment, 38.6% of the households in the County (242,035 households) are 0-80% AMI. Using this percentage as a baseline, it is estimated that 156,113 LBP units are occupied by LMI families.

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 into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in table 34, approximately 76,200 households with children age 6 or younger live in owner- and renter-occupied housing with risk of LBP .

MA-25 Public and Assisted Housing - 91.410, 91.210(b)

Introduction

SCCHA assists approximately 17,000 households through Section 8 Vouchers for housing. SCCHA also develops, controls, and manages affordable rental housing properties throughout the County. SCCHA's programs are targeted toward LMI households, and more than 80% of their client households are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.

SCCHA has used Low Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into SCCHA-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. Over ten years ago, SCCHA entered into a ten-year agreement with HUD to become a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.

The following tables display the public housing inventory and housing vouchers maintained by SCCHA. SCCHA has four two-bedroom family public housing units in its portfolio, which are located in the City of Santa Clara. Approximately 10,635 housing vouchers are in use countywide.

Specific SCCHA 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 SCCHA) and the County as a whole.

Table 29 – Total Number of Units by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
No. of units vouchers available	0	48	20	10,635	815	9,820	1,964	0	465
No. of accessible units									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing developments located in the jurisdiction.

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. There are no public housing developments located in the jurisdiction.

Table 30 - 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. There are no public housing developments owned by the County.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:
As previously referenced, SCCHA has been a Moving to Work 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. The following is excerpted from SCCHA's August 2014 Board of Commissioner's report:

"SCCHA's Family Self Sufficiency (FSS) Program is designed to provide assistance to current SCCHA Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LifeSTEPS service provider help 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, SCCHA holds the amount of the tenant's rent increases in an escrow account, which is then awarded to participants who successfully complete the program. SCCHA 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, SCCHA provides a report to HUD on the previous year's activities in its FSS program.

Discussion:

See above.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Various organizations within the County provide housing facilities and services for residents who are 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.

Facilities Targeted to Homeless Persons

Table 31 - Facilities Targeted to Homeless Persons

	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)	205	0	144	466	0
Households with Only Adults	437	571	441	3,041	0
Chronically Homeless Households	0	0	0	2,251	0
Veterans	50	0	149	1,315	0
Unaccompanied Youth	23	0	0	0	0

Data Source and Comments: PIC (PIH Information Center); 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:

- The 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. The OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.
- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Medical Center and provides medical services to homeless individuals, including primary care and urgent care. VHHP also manages a Medical Respite program for homeless individuals

discharged from hospitals as well as a Backpack Homeless Health Care Program for those in encampments.

- The County's Social Services Agency has expedited the review process of homeless households' CalFresh applications so that they may receive benefits within three days.
- The County's Behavioral Health Services Department (BHS) has multiple programs to connect homeless individuals with housing or shelter assistance. BHS also treats those going through behavioral health crises.
- The County's Reentry Resource Center provides services to those who have been previously incarcerated and to individuals who are homeless upon release. Services include referrals to drug treatment, housing assistance, food assistance, counseling, and other benefits.

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.

Specific homeless populations on a given night within the County include:

- Families: 269 (921 individuals);
- Families with Children: 921 individuals (includes households with adults and children);
- Veterans: 653 individuals;
- Unaccompanied youth/young adult: 1,876 individuals;
- Domestic violence: 27% of all homeless individuals in 2019;
- Chronic homelessness: 2,470 individuals or 25% of the overall PIT Count;
- Chronic homeless gender: 68% male, 30% female;
- Chronically homeless that are sheltered: 15%; and
- Health conditions of chronically homeless: 64% have psychiatric or emotional conditions; 53% PTSD; 51% drug or alcohol abuse; 38% chronic health problems, and 17% traumatic brain injury.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The County is a significant funder of housing for special needs persons including the elderly, individuals living with disabilities, mental health conditions, and HIV/AIDS as well as persons living with substance abuse issues. This chapter will provide statistics on special needs facilities in the County. The County currently operates and or provides funds for emergency shelters, transitional and supportive housing countywide.

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

Santa Clara County HIV Commission was created to provide an effective, compassionate, and comprehensive system of HIV prevention and care services for people living with HIV/AIDS in the County. The HIV Commission serves as a designated alternative to an HIV health services planning council pursuant to the Public Health Services Act for the receipt of Ryan White HIV/AIDS Program grant funds.

OSH prioritizes supportive housing for vulnerable populations including the elderly, homeless, veterans, persons with disabilities, foster youth, and survivors of domestic violence. Supportive housing services generally involves providing units that are accessible, have greater access to transportation and healthcare, and or could possibly be larger units to accommodate those who need assistance with one or more daily activities.

Elderly Residents

Results and recommendations of engagement activities include supporting elderly services, housing assistance and assistance with food delivery. Participants of engagement activities stated that seniors need better support systems so they can age in place in their own home. 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. In 2019 the County funded three senior-oriented projects 1) adult day care services at the Saratoga Senior Coordination Council 2) at-risk seniors program operated by the Community Services Agency in Los Altos and 3) legal services by Senior Adults Legal Assistance.

Persons with Disabilities

Currently the County provides vouchers to 369 persons with a disability however there are 4,980 vouchers in the San José-Sunnyvale- County region (Data Source: 2016 CHAS). The County currently prioritizes support for disabled elderly. This population generally has lower incomes and often face barriers to finding suitable employment or adequate affordable housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, medical facilities, 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. In 2019 the County funded a housing program for persons with disabilities run by Silicon Valley Independent Living Center.

HIV/AIDS

In California, the number of HIV individuals was 135,082 in 2017. In 2017, 156 individuals were reported as newly diagnosed making the total residents living with HIV infection 3,361 in the County (Source: HIV Epidemiology Annual Report, County of Santa Clara, 2017). The fatality rate due to HIV/AIDS has declined since 1995. 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 in order to ensure they adhere to the medications necessary to prolong their lives.

The County prepared a plan that 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 support activities that provide community services to low income and special needs households. Another County program that provides assistance is Health Trust AIDS Services (THTAS). This program serves persons living with HIV/AIDS in the County. THTAS receives and administers contract funding for its housing subsidy program (Housing for Health) from HOPWA and HOPWA-PSH from the City of San José (grantee) and the 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 prepared Social Workers for the more medically acute clients. Housing clients are also eligible for additional services provided by Ryan White Care Act funding.

Describe programs for ensuring that persons receive appropriate supportive housing

The 2018 State of the Supportive Housing System in the County provides details about the supportive housing system. The system relies on several central elements to support participants as they obtain and retain stable housing including:

- Affordable housing;
- Case management; and,
- Supportive services (i.e. medical and behavior health services).

The County supports the national directive “All the Way Home”. This campaign seeks to end veteran homelessness across the County. Strategies to implement this initiative are strategies to incentivize landlords to rent to homeless veterans as well as offer supportive services and rental assistance. Collaborative partnerships in the County are: SSCHA, Abode Services, Destination: Home, Goodwill Silicon Valley, HomeFirst Services of Santa Clara County, Sunnyvale Community

Services, The Health Trust, U.S. Department of Veterans Affairs, and Veterans Voices of Santa Clara County.

The County also supports the Reentry Resource Center to assist individuals leaving the criminal justice system. Formerly incarcerated individuals are an at-risk of homeless population. The Center is funded by California's Public Safety Realignment Act and provides post-release supervision including employment services, case management, and rental assistance.

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

The County has a total of 9,093 supportive housing beds available for persons with health-related conditions. This includes the following licensed care facilities:

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

Adult Residential Facility
Adult Residential Facilities (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.

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 diminishing amount of funds to meet underserved needs continues to be the most significant obstacle to addressing the needs of underserved populations. The County supplements its federal funding with other resources and funds, including:

- The Housing Trust Silicon Valley is a public/private venture dedicated to increasing affordable housing in the county. The Trust makes available funds for developers to borrow for the construction of affordable units.
- Reissued Mortgage Credit Certificates (RMCC), a federal program issued by the County, allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. As of March 2019, applications are being accepted for the reissued program. Through an RMCC, a homeowner's deduction can be converted into a federal income tax credit that reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 15%of the annual interest paid on the borrower's mortgage. The homebuyer's lender will determine eligibility and will work with the application process with the County.
- McKinney Vento Homeless Assistance Funds are distributed by the County to organizations that provide services to homeless persons and persons at-risk of homelessness.
- Rental assistance provided by SCCHA will continue to be available to Urban County residents through the Moderate Rehabilitation Program and the Section 8 Program.
- The County Affordable Housing Fund was established to assist in the development of affordable housing, especially extremely low income and special needs people throughout the County.
- Measure A was a giant step towards reducing homelessness by creating affordable housing units, homebuyer's programs, and more options for supportive housing. In November 2016, the $950 million Housing Bond was approved. This housing bond provides the County with an unprecedented opportunity to partner with cities, residents, and the affordable and supportive housing community to significantly address the housing needs of the community's poorest and most vulnerable residents.

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 above.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any 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. High on the list is the lack of developable land, which increases the cost of available real estate and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as unforeseen increases in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed school safety. However, in order to ensure a healthy economy, the region must focus on strategies and investment that provide housing for much of the region's workforce – for example, salesclerks, secretaries, firefighters, police, teachers, and health service workers – whose incomes might significantly limit their housing choices.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The County identified several constraints to the maintenance, development, and improvement of housing and affordable housing in its 2015-2022 Housing Element update:

- Land use controls, including the General Plan, which governs unincorporated residential land use and development potential;
- The countywide growth management policies, referred to as the "Joint Urban Development Policies," shared by the County, cities, and LAFCO;
- The Land Use Plan policies, also referred to as the Land Use Element;
- The Zoning Ordinance;
- The County's subdivision ordinance; and
- The County regulation of single building sites.

Other specific development standards such as parking requirements and height limits, any growth control measures employed, policies and regulations regarding secondary dwelling units, and density bonuses.

Barriers to affordable housing in the region are examined during the process and creation of the AI. During this process, collaborating jurisdictions in the County identified the following priority factors for affordable housing to be:

- Displacement of residents due to economic pressures;
- Loss of affordable housing;
- Land use and zoning laws;

- Income discrimination;
- Community opposition;
- Availability, location, size, and type of affordable units;
- Lack of affordable, accessible housing in a range of unit sizes;
- Lack of access to opportunity due to high housing costs;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Lack of resources for fair housing agencies; and
- Private discrimination.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Strategies for increasing the housing supply must take into account a jurisdiction's jobs/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.

Non-housing community development incentives and programs supported by the County include:

- The California Capital Access Program (CalCAP), which are small business loans for businesses that do not otherwise qualify for loans under customary banking practices.
- Registered Warrants and Tax Liability that provides additional investment opportunities.
- Silicon Valley Economic Development Alliance, which is a regional partnership of a four county area that brings together public and private resources.

The County provides a resource sheet on employment training resources found at: https://www.sccgov.org/sites/oir/Documents/emplymt-trng-resources.pdf

Describe the jurisdiction's need for Public Improvements:

Stakeholders at each of the ConPlan Regional Public Forums highlighted the lack of affordable and accessible transportation services in the County. Participants in the forums also emphasized the need for:

- Transit service expansion and bus service for seniors and homeless;
- Improvements to public infrastructure and facilities;
- Improve interim housing and services options for homeless population;
- Recreation and open spaces; and
- Mental health centers.

REGIONAL NEEDS SURVEY

Survey respondents rated the level of need for infrastructure improvements. The highest rated improvement was the cleanup of contaminated and or abandoned properties and buildings. Other high priorities identified include:

- Street improvements;
- Lighting improvements; and
- Water/sewer improvements.

Economic Development Market Analysis

As housing prices increase, the value of household income decreases. One prime example is that the inflation-adjusted value of the federal minimum wage has fallen by more than a third from its peak and is currently about 20% less than it was in 1981. Thus, the federal minimum wage has lost value and has not kept up with the rising cost of housing such as rent. Even in states such as California where the state minimum wage exceeds the federal minimum wage, one full-time minimum wage job is not enough for a household to afford a two-bedroom unit. As was discussed in MA-05, in the San José-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area, renter households must earn higher than average wages in order to afford an apartment unit.

As shown in Table 45 below, the educational attainment for Urban County residents 25 years of age and older (184,107 individuals) is as follows:

- 7.0%have not graduated high school;
- 12.2% have graduated high school (including equivalency), but no further education;
- 17.0% have some college but no degree;
- 7.1% have an associate degree;
- 29.3% have a bachelor's degree; and,
- 27.5% have a graduate or professional degree.

Overall, 93% of Urban County residents over the age of 25 have at least a high school diploma or higher, and 56.8% have a bachelor's degree or higher.

Table 32 - Business Activity (Urban County)

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,763	2,344	2%	3%	1%
Arts, Entertainment, Accommodations	11,151	12,182	10%	13%	3%
Construction	6,074	7,415	6%	8%	3%
Education and Health Care Services	16,516	16,569	15%	18%	3%
Finance, Insurance, and Real Estate	5,360	4,692	5%	5%	0%
Information	6,956	2,479	6%	3%	-4%
Manufacturing	15,872	6,946	14%	8%	-7%
Other Services	3,578	4,398	3%	5%	2%
Professional, Scientific, Management Services	18,770	15,232	17%	17%	0%
Public Administration	0	0	0%	0%	0%
Retail Trade	9,898	9,107	9%	10%	1%
Transportation and Warehousing	1,723	694	2%	1%	-1%
Wholesale Trade	5,121	2,851	5%	3%	-2%
Total	102,782	84,909	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Table 33 - Labor Force (Urban County)

Labor Force	Number of People
Total Population in the Civilian Labor Force	136,426
Civilian Employed Population 16 years and over	127,885
Unemployment Rate	6.23%
Unemployment Rate for Ages 16-24	11.49%
Unemployment Rate for Ages 25-65	4.34%

Data Source: 2011-2015 ACS

Table 34 – Occupations by Sector

Occupations by Sector (Urban County)	Number of People
Management, business and financial	54,030
Farming, fisheries and forestry occupations	3,681
Service	8,591
Sales and office	25,575
Construction, extraction, maintenance and repair	7,337
Production, transportation and material moving	4,131

Data Source: 2011-2015 ACS

Table 42 - Travel Time (Urban County)

Travel Time	Number	Percentage
< 30 Minutes	68,184	59%
30-59 Minutes	37,989	33%
60 or More Minutes	9,821	8%
Total	115,994	100%

Data Source: 2011-2015 ACS

Table 43 - Educational Attainment by Employment Status – Population 16 and Older (Urban County)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	5,519	545	2,795
High school graduate (includes equivalency)	11,655	1,232	3,660
Some college or Associate degree	25,265	2,002	7,920
Bachelor's degree or higher	64,545	2,484	15,725

Data Source: 2011-2015 ACS

Table 35 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	162	701	1,106	1,900	2,557

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	1,608	1,499	1,348	2,315	1,497
High school graduate, GED, or alternative	6,871	3,952	3,682	8,925	5,913
Some college, no degree	10,548	5,477	5,314	13,744	6,676
Associate degree	823	2,002	2,239	6,442	2,315
Bachelor's degree	4,138	9,854	10,765	22,854	10,444
Graduate or professional degree	700	4,658	10,115	24,585	11,228

Data Source: 2011-2015 ACS

Table 45 – Median Earnings in the Past 12 Months (Santa Clara County)

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$22,034
High school graduate (includes equivalency)	$30,723
Some college or Associate degree	$41,755
Bachelor's degree	$75,389
Graduate or professional degree	$105,409

Data Source: 2011-2015 ACS

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

As show in Table 39, the major employment sectors in the Urban County include Education and Health Care Services (18% or16,569 jobs), Professional, Scientific, Management Services (17% or 15,232 jobs), Arts, Entertainment, Accommodations (13% or 12,182 jobs), and Retail Trade (10% or 9,107 jobs). Fifty-eight percent (58%) of the total jobs (53,090 jobs) in the Urban County are produced by these four employment sectors.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

The unemployment rate for the Urban County was 6.23% in according to the 2011-2015 ACS. This compares with an unadjusted unemployment rate of 9.9% for the entire state of California during the same period.

Infrastructure Needs

The economic health and the social well-being of a community is often reflected in the quality of its public infrastructure, including roads and highways, public transit systems, sewer and sewage treatment systems, water distribution systems, schools, parks and recreation areas, libraries, and other public buildings. Adequate public infrastructure is an important foundation for a healthy economy. Maintenance and expansion of public infrastructure in the County is not keeping pace with growth or with the deterioration of existing facilities. In the County's General Plan, policies have been adopted and recommendations for implementation have been made to complete the

connection between the county government and the individual jurisdiction's infrastructure needs and the overall health of the County's and jurisdiction's economy.

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.

There is a substantial regional effort lead by the County and the Santa Clara Valley Open Space Authority (OSA) to conserve Santa Clara Valley's farmland and ranchland. The Santa Clara Valley Agricultural Plan discusses strategies to further reduce greenhouse gas emissions by reducing conversion of working lands and focusing development into existing urban areas.

The Santa Clara Valley Transportation Authority (VTA) is a regional independent transit district that primarily does business in the Silicon Valley. The VTA Strategic Plan provides direction for future routes, public and private partnerships, sustainability goals, and ultimately reduce congestion and improve air quality.

The Bay Area Rapid Transit (BART) to San José project represents a final link to complete the 20-mile gap in the regional rail system around San Francisco Bay and tie together the region's three major metropolitan centers: San José, San Francisco, and Oakland.

In 2018, a new BART system was brought to the Berryessa neighborhood of North San José. The BART expansion also included a tunnel under Downtown San José and ultimately end near San José International Airport. Extension of the BART to the City of San José on the south end of the San Francisco Bay is into, perhaps, its most positive stage of development and realization. After years of stalled progress, funding sources are now identified and with a procurement program in place, the project developers are exploring signal bore options for the underground stations and track alignment ahead of plan start of construction in 2019.

Figure 1: Proposed BART Extension

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

As was previously discussed, in the Urban County 56.8% of residents 25 years and older have a bachelor's or higher. According to the median annual wages, residents in the Urban County who have a high school diploma or less can only expect to be employed in occupations that will provide them with incomes in the 0-50% AMI range.

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.

There are several workforce training initiatives available to residents in the County. The Silicon Valley Workforce Investment Network's Work2Future is the local administrative arm of the Workforce Innovation and Opportunity Act (WIOA). 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.

The WIOA is updated biennially, and a local plan modification was introduced on March 15, 2019. Required components for local plan modifications include the following:

- Coordination of services for CalFresh recipients;
- Coordination of services with local Child Support Agency;
- Strategies to enhance Competitive Integrated Employment; and
- Services for English-language learners, the foreign-born and refugees.

Required components for the Regional Plan modifications include efforts to align, coordinate, and integrate reentry and workforce services for the formerly incarcerated and other justice-involved individuals.

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; and
- 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;
- Registered apprenticeship training; and
- Technology-based training and attainment of industry recognized certificates and credentials.

Their Plan commits at least 25% of their WIOA Adult and Dislocated Worker funds toward these training approaches and 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)? 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.

No, the County does not participate in a CEDS.

Discussion

See discussion above.

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

- 87.5% of Pacific Islander households in the 30-50% AMI category experience housing problems compared to 74.1% of the jurisdiction as a whole. This is the only category that meets the HUD standard for disproportionate needs, although it represents a small sample size. Two hundred and ten (210) out of the 240 households in this category have housing problems, a small number of the 71,895 households in the jurisdiction category as a whole.

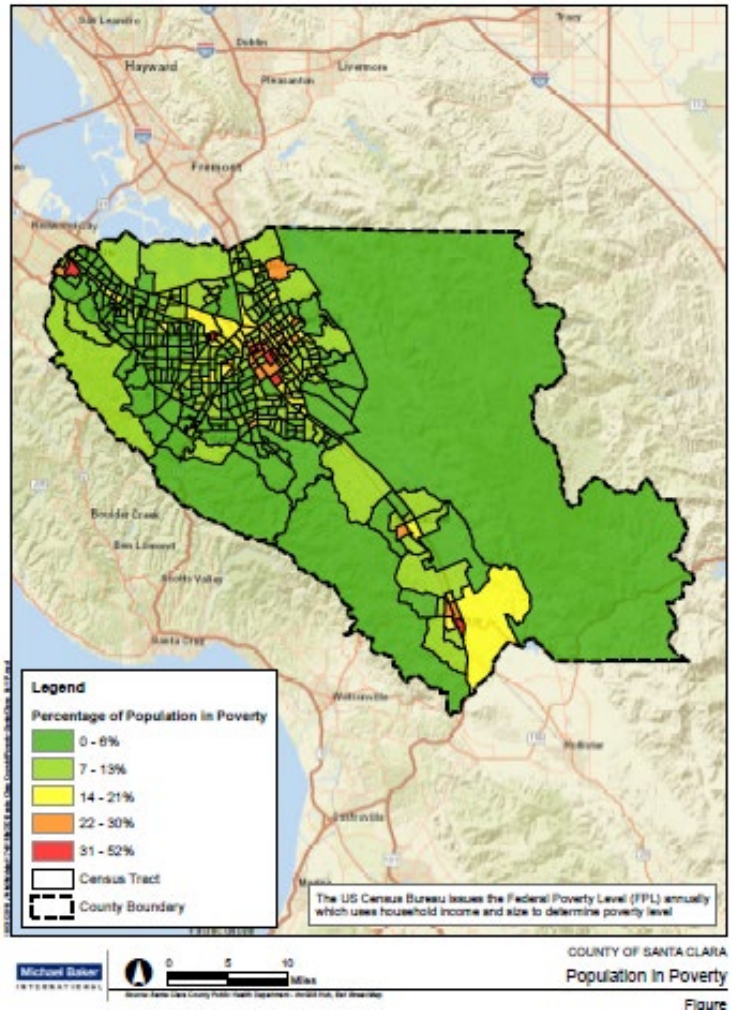
No other group meets the 10% HUD threshold, however, there are several groups effected more than others:

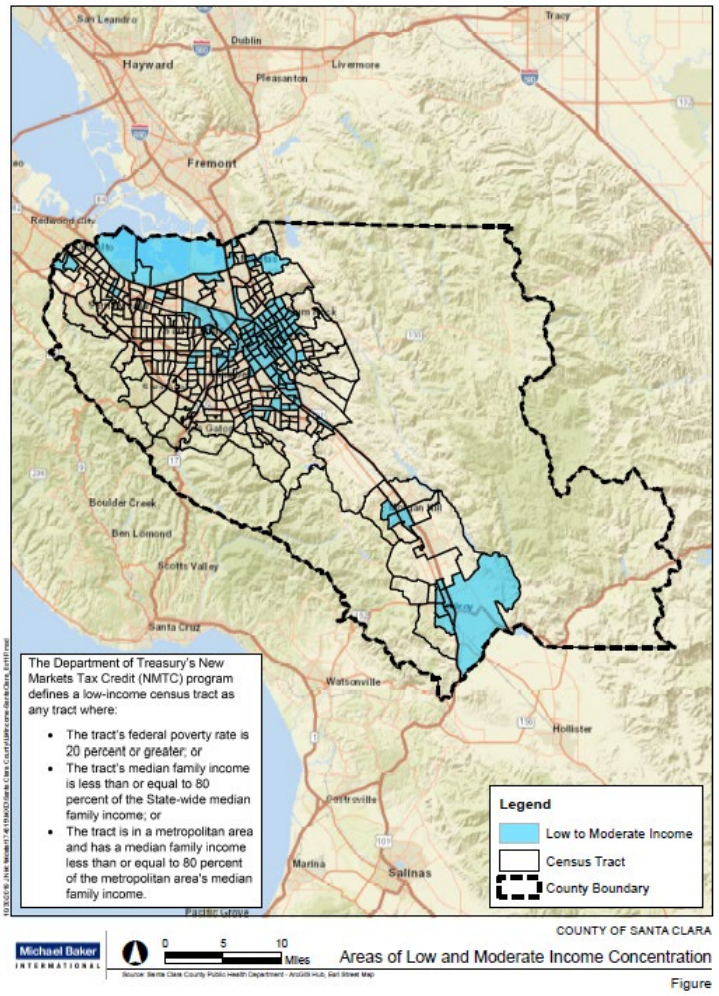
- Almost 90% of Black/African American households and 88% of Hispanic households within the 0-30% AMI category experience housing problems compared to 80% of the jurisdiction as a whole.
- Over 80% of Hispanic households and 78% of Black/African American households within the 30-50% AMI category experience housing problems compared to 74% of the jurisdiction as a whole.

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

Please see NA-30. Maps have been provided below for LMI and Poverty.

Map 3: Population in Poverty and Areas of Low- and Moderate-Income Concentration





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

The County's housing costs are among the highest in the nation. Multiple jurisdictions within the County – Los Altos, Saratoga, Los Gatos, and Morgan Hill - fall within the most expensive markets. (See MA-05.)

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Regional Needs Survey for the County included a few questions on broadband access in order to better understand the issue in the region. When asked if there were common or pressing broadband internet problems, the most common response was yes. Furthermore, respondents answered "No" 31.23% of the time when asked if LMI areas had adequate access to broadband compared to just 19.96% that said "Yes" (48.81% answered "Don't Know").

When asked to expand upon problems with broadband access, there were many responses pointing to inadequate service that was spotty or too slow in the County. In addition, respondents noted that some areas had such limited access that only one provider was available for their region. Others pointed to high costs as a main broadband issue.

When asked how broadband access could be improved, many pointed towards making advanced infrastructure more accessible. Fiber optics, for example, improve download speeds and clarity, however, these services are more expensive.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The County has a need for increased competition between broadband internet providers. This is shown by responses in the Regional Needs Survey, where many cited that in some cases only one provider was available for their area. Others stated that Comcast had too much power, and that the lack of options allowed them to charge more than what was necessary. Overall, increased competition may help the market in the area, and help more households access the right services for their needs, including those in LMI households.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

With increasing temperatures and more intense dry seasons, wildfires present an immediate risk for the County and its surrounding areas. This is highlighted by the North Bay Fires of 2017, one of the largest wildfires on record for the region. Another natural hazard associated with increasing temperatures and more intense dry seasons in the County is the increase in drought periods and heat waves. In addition to wildfires, the area is also subject to heavy storms as a result of climate change. These storms cause many problems in the area, such as flooding and mudslides. While not directly tied to climate change, earthquakes remain as an increased hazard risk for the County and surrounding areas.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Land development on floodplains is less expensive than in areas devoid of increased risk. Therefore, many LMI families can only afford households with an increased risk of flooding, which also subjects them to high flood insurance costs. The County has this issue in its jurisdictions as well. For example, the City of Gilroy's LMI and Minority concentrated Census Tracts almost entirely overlap with the floodplain for the area, according to the City's Hazard Mitigation Plan. Overall, LMI households are typically at a higher risk and are more vulnerable to natural hazards than wealthier households.

For the County overall, there a couple of minor, intermittent areas of land that are present in a 100-year floodplain. However, there are two larger, more continuous areas of the County which are present in this 100-year floodplain, which represents a higher flood risk. This FEMA map that is present in the Hazard Mitigation Plan shows one large flood area towards the Northwest of the county, and another at the Southern point of the County. When examining the LMI Concentration map that has already been presented in MA-50, it becomes clear that these areas overlap with one another. The plan says that 10% of people in Census Tracts that intersect with the 100-year floodplain have an income of $20,000 or less.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The ConPlan goals below represent high priority needs for the County and serve as the basis for strategic actions. Strategic Plan goals and descriptions have been prepared and will be followed over the next five years. The 2020-2025 ConPlan priority needs and goals, listed in no particular order, follow:

Priority Needs:

1. Affordable housing;
2. Vital services and homelessness prevention;
3. Assistance for families and individuals in transition from homelessness;
4. Increase in family income;
5. Assistance for special needs populations (including seniors and people with disabilities, who are homeless, live with HIV/AIDS, and have survived domestic violence);
6. Employment and workforce opportunities;
7. Improvements to aging community facilities and public infrastructure; and
8. Fair housing.

Goals:

1. Increase affordable and supportive housing;
2. Promote fair housing Countywide;
3. Maintain and expand activities designed to prevent and reduce homelessness;
4. Preserve existing affordable housing;
5. Provide essential services for special needs populations;
6. Maintain, improve, and expand community facilities and spaces; and
7. Strengthen employment and workforce opportunities.

The ConPlan update coincides with the development of the first year 2020-21 Annual Action Plan. The County awards CDBG and HOME funding to public entities and nonprofit agencies that provide public services and housing for LMI and special needs households that address County priorities. The County operates its public service grants on a five-year grant funding cycle for CDBG.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

The County does not have a designated target area. All project funding shall benefit the entire county-wide region.

Table 36 - Geographic Priority Areas

	Area Name:	Countywide
1	Area Type:	Regional Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 37 – Priority Needs Summary

1	**Priority Need Name**	**Affordable Housing**
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Countywide
	Associated Goals	Increase affordable and supportive housing. Preserve existing affordable housing.
	Description	Nearly 39% of households (or 242,035 households) in the County are extremely low income, low income , or moderately low income, with incomes ranging from 0-80% area median income (AMI). The 2019 PIT Count identified a total of 9,706 persons experiencing homelessness. As stated in the Needs Assessment, cost burden is the most common housing problem, with 36% of households in the County experiencing either cost burden or severe cost burden. Among owner-households, 29% are cost burdened and 12% are severely cost burdened. Among renter-households, 45% are cost burdened and 22% are severely cost burdened. When reviewing the 2015-2020 ConPlan the number of cost burden households rose by 11% particularly with the renter-households. From 2015 to 2020 the number of renter-households who were cost burdened rose 20%.
	Basis for Relative Priority	Qualitative feedback collected through the regional forums and regional community needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization. The following were all considered highly important: • Affordability particularly for the extremely low income; starter homes are too expensive • Not enough affordable housing • Diversity of housing types for a diverse population are not available • Support for transitioning homeless i.e. financial, medical, and social • Affordable housing zoning

2	**Priority Need Name**	**Vital services and homelessness prevention**
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Countywide
	Associated Goals	Maintain and expand activities designed to prevent and reduce homelessness.
	Description	The 2019 PIT Count identified a total of 9,706 persons experiencing homelessness, and more than four in five persons experiencing homelessness were unsheltered.
	Basis for Relative Priority	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization. Creating an inclusive Anti-Homeless Strategy is vital for the County, particularly including special needs populations. Regional meeting input included the following issues/solutions: ▪ Support is needed for other at-risk homeless due to high cost of living. i.e. college students, former homeless, those who cannot live alone, and those with a criminal history. ▪ Provide safe parking areas for unsheltered homeless populations having vehicles and RVs ▪ Develop a comprehensive Wrap-Around Services program for a variety of social service organizations to use. ▪ Increase the number of shelters in the County. ▪ Greater communication and integration of social service entities.

3	**Priority Need Name**	**Assist families and individuals in transition from homelessness**
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Countywide
	Associated Goals	Maintain and expand activities designed to prevent and reduce homelessness. Provide essential services for special needs populations.
	Description	Families in transition are struggling to make it because: their household income is low, lack of supportive housing or permanent affordable housing or they have been displaced by redevelopment or have been evicted. Solutions for families that are at risk of homelessness are desperately needed. Regional meeting input included the following issues/solutions: • More transitional housing and programs for families in transition • Programs that support families so they can remain in their homes • Local and regional support for displacement policies
	Basis for Relative Priority	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.
4	**Priority Need Name**	**Increase family income**
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development Economic development
	Geographic Areas Affected	Countywide

	Associated Goals	Maintain and expand activities designed to prevent and reduce homelessness. Provide essential services for special needs populations.
	Description	There is a specific need to support services and facilities that could increase a family's earning capacity. LMI households and special needs populations require a multifaceted network to address needed professional, vocational, and life skills training. This coupled with programs and policies that stabilize rents and create and financial planning, LMI households will begin to plan more effectively for rainy-day times and misfortunate events.
	Basis for Relative Priority	Qualitative feedback collected through the stakeholder interviews, regional public meetings and the Regional Needs Survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.
5	**Priority Need Name**	**Assist special needs populations (including seniors and people with disabilities and who are homeless, live with HIV/AIDS, and survived domestic violence)**
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Countywide
	Associated Goals	Provide essential services for special needs populations.
	Description	The number of special needs individuals with mental, behavior health issues is growing. Most local Housing Element reports do not provide guidance for special needs populations. Regional social service agencies report: • there is increasing at-risk youth and victims of domestic violence populations • many neighborhoods do not have access to vital services, and • there is a lack of aging services.
	Basis for Relative Priority	Qualitative feedback collected through the stakeholder interviews, regional public meetings and the Regional Needs Survey, and local and regional Housing Elements, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

6	**Priority Need Name**	**Employment and workforce opportunities**
	Priority Level	Medium
	Population	Extremely Low Low Moderate Large Families Families with Children Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development Economic development
	Geographic Areas Affected	Countywide
	Associated Goals	Provide essential services. Improve community facilities and infrastructure.
	Description	Low- and moderate-income households and individuals living in temporary housing need essential workforce development and training. Increasing household earning capacity and affording housing are tied to employment and transportation opportunities. Such services also include counseling services that assist people with interviewing, finding jobs, computer training and transportation needs.
	Basis for Relative Priority	Community input was collected through stakeholder interviews, regional public meetings and the Regional Needs Survey.
7	**Priority Need Name**	**Improvements to aging community facilities and public infrastructure**
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Elderly Frail Elderly Chronic Homelessness Individuals Families with Children Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide

	Associated Goals	Improve community facilities and infrastructure.
	Description	Engagement activities and previous CDBG grantee projects continuously express the need the need for ongoing maintenance and upgrades to local public facilities, such as parks, community centers, educational facilities for children and seniors, youth and senior centers, sidewalks and lighting, water/wastewater infrastructure, and others.
	Basis for Relative Priority	Community input was collected through stakeholder interviews, regional public meetings and the community needs survey served as the basis for prioritization. Energy efficiency, water conservation, and greenhouse gas reduction are all growing policy concerns for the Urban County. Public facilities that serve low income and special needs households should be upgraded to improve their energy and water efficiency.
8	**Priority Need Name**	**Fair Housing**
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Elderly Frail Elderly Chronic Homelessness Individuals Families with Children Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Promote fair housing County-wide
	Description	Fair housing represents an ongoing concern in the County. Of the 1,472 total survey respondents, 192 (16%) said they have experienced some form of housing discrimination. The majority of respondents (29%) who experienced discrimination indicated that race was the primary factor for that discrimination. Additionally, 66% 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.
	Basis for Relative Priority	Qualitative feedback collected through the regional forums and regional needs survey, which were substantiated by quantitative data reported in the Needs Assessment and Market Analysis, served as the basis for prioritization.

Narrative (Optional)

Based on the Needs Assessment, Market Analysis, and community outreach and engagement activities conducted, goals were established based on the priority needs. Projects will only be considered for funding within the ConPlan period if they address these high priority needs, summarized in the table above. Knowing the region is one of the wealthiest in the nation. The County is tasked with determining how to maintain economic growth while assisting the most vulnerable populations. Reducing the income gap between the upper income and low-and moderate income households is a priority that requires significant services and new opportunities.

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

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Table 38 – 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)	According to the Needs Assessment, 36% of households in the County experiencing either cost burden or severe cost burden and paying more than 50% of their income toward housing costs. Nearly 39% of households (or 242,035 households) in the County are extremely low income, low income, or moderately low income
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, 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 County can make it difficult to transition from care facilities or group homes to private rental units without rental subsidies. This may put those special needs groups at a higher risk of becoming homeless.
New Unit Production	There are currently 157,875 units in the County that are affordable for households earning 80% AMI or less, yet there are 242,035 households within this income bracket in need of affordable housing. In addition, the 2019 PIT Count identified a total of 9,706 persons experiencing homelessness. This reflects a total large deficit of affordable housing units for LMI households. The production of new units, rehabilitation of vacant/deteriorated units is an important tool for growing the affordable housing stock.
Rehabilitation	According to the Needs Assessment and Market Analysis, 65% of the County's housing stock (over 427,000 homes) is over 40 years old and may require maintenance and repair.
Acquisition, including preservation	Within the Urban County additional affordable housing units are needed to satisfy the housing needs of the population earning below 80% AMI. With a decreasing amount of vacant land for new development within existing jurisdictions, acquisition and preservation are important tools for growing the affordable housing stock.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Table 39 - Anticipated Resources

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	Housing Rehab Economic Development Housing Public Facilities Public Services Admin and Planning	$1,500,000	0	0	$1,500,000	$6,000,000	CDBG funds will be used for the creation and/or preservation of affordable units for LMI households and for public services that benefit LMI and special needs households.
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily Rental rehab New construction for ownership TBRA	$950,000	0	0	$950,000	$3,800,000	This program is designed exclusively to create and preserve affordable housing for low income households.

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
Leverage, in the context of entitlement funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the Urban County's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Match Requirements
The majority of ConPlan activities carried out by the Urban County involve the leveraging of a variety of resources. For example, during the FY2018-2019 reporting period, the County utilized proceeds from the 2016 Measure A –Housing Bond to match HOME funds. The Housing Bond provides the County with an opportunity to partner with cities, residents, and the affordable and supportive housing community to significantly address the housing needs of the community's poorest. In the last several years, the County has leveraged a total of $18,584,708 in matching funds.

Other Federal Grant Programs
In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher Program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others.

Additionally, the Low-Income Housing Tax Credit (LIHTC) provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households. The LIHTC subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants.

It should be noted that in most cases the Urban County would not be the applicant for these funding sources as many of these programs offer financial assistance to affordable housing developers rather than local jurisdictions.

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

County-owned properties provide important but somewhat limited housing development opportunities. The sale of surplus properties to non-government entities for use in housing or mixed use developments is one means of facilitating housing development. Another means is through County retention of land rights and partnership with a private developer to create new housing or mixed use developments. In either case, the use of land for redevelopment, not for a governmental purpose or structure, is governed by the applicable city general plan if located within a city Urban Service Area.

Analysis of the constraints affecting development of individual County-owned properties for affordable housing projects is more difficult than analyzing the constraints affecting residential development on privately-owned lands because:

- Opportunities for redevelopment on County-owned lands is limited by the number of properties and the financial considerations involved in determining the disposition of those properties.
- For those projects that may require city approvals, the parcels involved may not initially have residential designations in the cities' general plans and/or necessary pre-zoning that would indicate how many residential units the cities would allow to be built on them.
- The residential land use designations the cities would apply to County-owned lands proposed to be used for housing are likely to be "planned unit development" designations that allow for a relatively wide range of densities and development types. Estimates of housing development would be case-by-case.

On the whole, use of surplus County-owned properties does not involve significant constraints to housing development. Rather, it promotes housing development if located within the Urban County and meets the needs of both the County and the city within which development is proposed. *(Source: County of Santa Clara. "Housing Element Update 2015-2022."* See: https://www.sccgov.org/sites/dpd/DocsForms/Documents/HealthElement_2015_Adopted_Final.pdf.)

Discussion

Please see discussion above.

SP-40 Institutional Delivery Structure – 91.415, 91.215(k)

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

Table 40 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
County of Santa Clara Office of Supportive Housing	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of Los Altos - Department of Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental Public services	Jurisdiction
City of Los Altos Hills, Department of Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental Neighborhood improvements Public facilities Public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Monte Sereno - Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of Morgan Hill	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of Saratoga	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental neighborhood improvements Public facilities Public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Campbell	Government	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of Los Gatos	Government	Economic Development Homeless Non-homeless special needs Ownership Public Housing Rental Neighborhood improvements Public Facilities Public Services	Jurisdiction
SCCHA	Government	Ownership Public Housing Rental	Region

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The Urban County manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for ConPlan programs. To assure widespread information and access to the programs, especially by LMI households, the funding process involves the participation of an elected official from each of the cities and towns in the Urban County and one representative from the County's Board of Supervisors. In this way, local policy makers and administrators can identify LMI neighborhoods and evaluate applications accordingly. Through this sharing of responsibilities geographical balance can also be achieved.

The County utilizes a web-based grants management system. This online system reduces burdensome administration, eliminates obscure regulations for potential subrecipients, and expedites the entire process. The web-based monitoring of contracts will assure that LMI households are served as the system will not allow for payments for ineligible uses.

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

These quarterly meetings provide the opportunity for the Urban County 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.

In addition, the Countywide Fair Housing Task Force includes representatives from the Urban County 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 an accessibility training, first-time homebuyer training, and predatory lending training.

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

Table 41 - 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	
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X

Supportive Services			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	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 Urban County participates in the County 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 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.

Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as the backbone organization for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. 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.

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

The County funds and provides emergency shelters, transitional and supportive housing, and housing for other special needs populations countywide. Although a considerable gap continues to exist, collectively these efforts make strides in closing the gap. The 2019 CAPER reports that CDBG and HOME funds are annually utilized to create more affordable, below-market rate housing and special needs housing. Over the past five years over 2,900 non-homeless and or special needs persons have been assisted. In 2019 three special needs households were provided affordable housing units. The County significantly contributes to affordable housing and housing preservation specifically funding:

- Construction, rehabilitation, and housing preservation;
- Rental subsidies;
- Shelter programs and transitional housing programs;
- Federal tax credit programs for first-time homebuyers through the Countywide Mortgage Credit Certificate (MCC) program; and
- New housing opportunities on surplus County-owned lands.

Over the past 12 months the County's Board of Supervisors has approved significant capital in permanent supportive housing funds. In addition to this, a 66-unit affordable housing project in

the City of Sunnyvale is under construction, of which 13 units will be set-aside as permanent supportive housing units for those with special needs.

The 2019 Community Plan to End Homelessness in the County, originally prepared by the CoC in 2014, outlines a roadmap for community-wide efforts to end homelessness in the County. The updated Plan included homeless statistics, causes of homelessness, three pillars and proposed strategies. 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. The Plan was created to guide the County, cities, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs. County progress since 2014 Plan include:

- Helped 8,884 households resolve their homelessness, representing 14,132 people.
- Launched a new homelessness prevention system that now serves 1,000 households annually;
- Led a community-wide campaign that has successfully housed more than 1,600 veterans and engaged nearly 800 private landlords in the effort;
- Voters approved a $950 million General Obligation Bond to develop affordable and supportive housing and raised another $100 million in private contributions to support the implementation of the Community Plan;
- Doubled the number of supportive housing units in Santa Clara County; and
- Doubled temporary housing and emergency shelter capacity.

Recent Accomplishments:

- In 2018 97% of families and individuals remained housed while receiving homelessness prevention services. Ninety percent (90%) of families and individuals were stably housed for at least 12 months after they stopped receiving homelessness prevention services.
- The number of households seeking assistance dropped, from 5,486 (2017) to 4,415 (2018), for the first time.
- A priority 2020 goal of the 2014 Plan was to add 6,000 housing units/vouchers (2,146 units/vouchers, 9561 units in the pipeline, and 2,893 units/vouchers) to be completed by 2020. The County is 52% of the way to making this goal.

However, even with such a plan in place, the number of people experiencing homelessness continues to rise. The number of homeless people rose from 7,394 in 2017 to 9,706 in 2019, nearly a 24% increase. The Plan reports the reasons why there is a resurgence in homelessness include:

1. Economic Dislocation;
2. Reduced Social Safety Nets;
3. Failed Housing Policy;
4. Mass Incarceration;

5. Family Instability;
6. Structural Racism; and
7. Individual Causes.

When asking what led an individual to become homeless: lost job; alcohol or drug abuse; eviction; domestic family disputes; and incarceration. (Source: Santa Clara County Homeless Census & Survey: Comprehensive Report (2019), Applied Survey Research.)

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 County 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 that are being encouraged include:

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

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Table 42 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase affordable and supportive housing	2020	2025	Affordable Housing	Countywide	-Assist families and individuals in transition -Affordable housing -Increase family income	CDBG: $2,310,000 HOME: $2.300,000	Rental units constructed: 60 Housing Units
2	Promote fair housing Countywide	2020	2025	Affordable housing	Countywide	-Fair housing -Affordable housing -Assist families and individuals in transition	CDBG: $240,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
3	Maintain and expand activities designed to prevent and reduce homelessness	2020	2025	Homeless, Non-Homeless Special Needs Non-Housing Community Development	Countywide	Vital services and homeless prevention -Assist families and individuals in transition -Increase family income -Assist special needs populations -Emergency relief for vulnerable populations	CDBG: $500,000	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted 125: Homeless shelter
4	Preserve existing affordable housing	2020	2025	Affordable housing	Countywide	Community Services	CDBG: $2,150,000 HOME: $1,500,000	Owner-occupied housing Rehabilitation: 180 Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide essential services for special needs populations	2020	2025	Homeless, Non-Homeless Special Needs Non-Housing Community Development	Countywide	-Assist special needs populations -Homes prevention	CDBG: $1,000,000	-Individuals assisted with housing needs -individuals assisted with rental assistance -facilities/ or programs enhanced for disabilities
6	Maintain, improve, and expand community facilities and spaces	2020	2025	Non-Housing Community Development	Countywide	-Emergency relief for vulnerable populations -Improve aging community facilities and public infrastructure	CDBG: $800,000	-Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted
7	Strengthen employment and workforce opportunities	2020	2025	Non-Housing Community Development	Countywide	-increase family income -employment and workforce opportunities	$500,000	Jobs created Programs created Individuals receiving job training
						TOTALS	**CDBG: $7,500,000 HOME: $4,750,000**	

Table 43 – Goal Descriptions

Proposed 2020-2025 Consolidated Plan Goals & Description		
1	**Goal Name**	**Increase affordable and supportive housing**
	Goal Description	Provide funding for new housing development and or programs that assist low- and moderate-income families with finding housing solutions including programs that increase homeownership, access to affordable rental opportunities, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the County's Analysis for Impediment to Fair Housing Choice.
2	**Goal Name**	**Promote Fair Housing Countywide**
	Goal Description	The County will continue to collaborate with social service entities, surrounding cities, and unincorporated areas to provide assistance for families and individuals seeking counselling and or legal solutions to fair housing and discrimination problems. Funds will also be used for other planning initiatives, such as strategies to further fair housing and safe routes to school infrastructure planning.
3	**Goal Name**	**Maintain and expand activities designed to prevent and reduce homelessness**
	Goal Description	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, mental and preventative health services, job training and search assistance for those who are homeless or at -risk of homelessness, and other vital social services.
4	**Goal Name**	**Preserve existing affordable housing**
	Goal Description	Provide programs and funding for housing maintenance and rehabilitation including activities related to essential exterior and interior home repairs, given that 69.6% of homes in the County were built in 1980 or earlier. Such activities may also include lead testing and clearance testing, remediation of lead/asbestos hazards of housing units constructed prior to 1978.
5	**Goal Name**	**Provide essential services for special needs populations**
	Goal Description	Provide programs and services that increase the quality of life for special needs individuals or households. Special needs populations include senior households, persons with disabilities, domestic violence survivors, large households, female-headed households, and persons who are homeless and/or living with AIDS/HIV.
6	**Goal Name**	**Maintain, improve and expand community facilities and spaces**
	Goal Description	Support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, safe routes to school infrastructure, and addressing public safety concerns.
7	**Goal Name**	**Strengthen employment and workforce opportunities**
	Goal Description	Support programs and or the development or expansion of facilities that provide future employment opportunities for homeless and or low- and moderate-income individuals.

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 Urban County estimates that entitlement funds will be used to provide affordable housing to approximately 60 rental housing units and 180 owner-occupied rehabilitated units over the next five years.

SP-50 Public Housing Accessibility and Involvement – 91.415, 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

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

> "SCCHA's Family Self Sufficiency (FSS) Program is designed to provide assistance to current SCCHA Section 8 families to achieve self-sufficiency. When a family enrolls in the five-year program, HPD's FSS Coordinator and LifeSTEPS service provider help 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, SCCHA holds the amount of the tenant's rent increases in an escrow account, which is then awarded to participants who successfully complete the program. SCCHA is currently in the initial stages of creating a pilot successor program to FSS under the auspices of its MTW flexibility called Focus Forward."

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

No.

Plan to remove the 'troubled' designation

See discussion above.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The unincorporated and incorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available real estate and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools. However, in order to ensure a healthy economy, the region must focus on strategies and investment that provide housing for much of the region's workforce whose incomes might significantly limit their housing choices. In 2020, when the AI is completed a listing of barriers and impediments to fair housing will be included in this document.

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

In the 2020 Economic and General Fund Financial Outlook for Santa Clara County, unaffordable housing remains a long-term challenge for the region as well as California. The ratio of the median home price over the median household income indicates six of the seven least affordable metropolitan statistical areas for homeowners were in California in 2018. San José, Los Angeles, San Francisco, and San Diego were the least affordable followed by New York, Sacramento, and Riverside.

However, housing market activity slowed down in 2019, and the median home price increased just by 2.1%. Rent affordability (rent over income) is also a challenge for the State. Five of the seven least affordable metropolitan areas were also located in California in 2018. Nevertheless, both housing indices have been gradually improving as Californians' income increases. Housing market activities in the County cooled down in late 2018 after rapid increases of home prices and mortgage rates in early 2018. Recent data suggest this was a healthy adjustment and will stabilize over time, assuming no further raising interest rates in the near future. Housing price values growth was projected to slow down to 0.0 percent in 2019 and rise 2 percent by 2023. Legal services, in 2019, include limited scope representation to 750 individuals and families and full-scope representation to 175 individuals and families, placing cases with pro bono attorneys, and program staff for representation in court proceedings, including trial. Additionally, the County developed a house sharing pilot to increase access to affordable housing without incurring the costs or time associated with building additional units.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing
In general, the County's policies, regulations, permit processes, and related factors do not pose an undue burden or constraint on housing development. The 2020 AI is under development, and the following barriers or impediments to fair housing have been described:

- Displacement of residents due to economic pressures;
- Loss of affordable housing;
- Land use and zoning laws;
- Income discrimination;
- Community opposition;
- Availability, location, size, and type of affordable units;
- Lack of affordable, accessible housing in a range of unit sizes;
- Lack of access to opportunity due to high housing costs;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Lack of resources for fair housing agencies; and
- Private discrimination.

Other Barriers to Affordable Housing
The County identified several constraints to the maintenance, development, and improvement of housing and affordable housing in its 2015-2022 Housing Element update. These include:

- Land use controls, including the General Plan, which governs unincorporated residential land use and development potential;
- The countywide growth management policies, referred to as the "Joint Urban Development Policies," shared by the County, cities, and LAFCO;
- The Land Use Plan and policies also referred to as the Land Use Element;
- The Zoning Ordinance;
- The County's subdivision ordinance;
- The County regulation of single building sites; and
- Other specific development standards such as parking requirements and height limits, any growth control measures employed, policies and regulations regarding secondary dwelling units, and density bonuses.

County Support for Reducing Barriers to Affordable Housing:
Additionally, the Urban County is addressing the barriers to affordable housing by administering or participating in the following programs and ordinances:

Stanford Affordable Housing Fund:
The Stanford Affordable Housing Fund was established in 2000. For each 11,763 square feet of academic development built, Stanford University must either provide one affordable housing unit on campus or make an appropriate cash in-lieu payment. All payments are deposited into an

escrow account for the purpose of funding affordable housing projects within a 6-mile radius of the university. The County maintains the fund and distributes it through a Notice of Funding Availability (NOFA) process. The Stanford Coalition for Planning an Equitable 2035 was created in 2019. Stanford's obligation to fully mitigate its impacts by building affordable housing must be non-negotiable. Sanford must build the number of units listed in the County's draft Conditions of Approval. Stanford also created trip standards and policies for employees living closer to their workplaces. As of 2019 the Stanford Affordable Housing Trust Fund had $93,037 remaining.

In 2019, Stanford University provided the following information: In 2016 Stanford proposed a new General Use Permit to govern land use on the University's lands in the unincorporated County over the next two decades. The permit would have allowed the University to expand the availability of housing, including affordable housing, and gradually build new academic facilities at a rate of about 1 percent per year to support its mission. The proposal also included a range of features to limit traffic congestion, protect open space, promote sustainable development, and provide accountability measures to the community. During meetings with supervisors in November 2019, Stanford officials indicated the university was no longer requesting credit for existing housing projects and was willing to build or fund 2,172 new workforce units, including 933 affordable units-the same amount of housing including in the County administration recommended conditions of approval. In addition, through a development agreement, some of this housing could have been provided more quickly than through the conditions of approval.

2016 Measure A - Affordable Housing Bond:
In November 2016, County voters approved Measure A – the $950 million affordable housing bond. The housing bond provides the County with an unprecedented opportunity to partner with cities, residents, and the affordable and supportive housing community to significantly address the housing needs of the community's poorest and most vulnerable residents. It will provide affordable housing for vulnerable populations including veterans, seniors, the disabled, low- and moderate-income individuals or families, foster youth, victims of abuse, the homeless and individuals suffering from mental health or substance abuse issues. The bond proceeds would contribute to the creation and/or preservation of approximately 4,800 affordable housing units.

The Housing Bond will enhance the County's ability to achieve its housing priorities which include:

- Increasing the scope and breadth of supportive housing for special needs populations, including homeless and chronically homeless persons;
- Increasing the supply of housing that is affordable to extremely low income (ELI) households; and
- Improving coordination and collaboration among the County, the cities, other governmental agencies, and the affordable housing community.

The County and its partners have moved quickly to utilize the bond funds, which are projected to fund 120 new affordable housing developments over ten years, including 4,800 new units

dedicated to extremely low-income households and individuals, families exiting homelessness, and other underserved populations.

2016 Measure A Progress:
On November 8, 2016, the people of the County approved Measure A, a proposition authorizing the County to issue up to $950 million in general obligation bonds to acquire or improve real property for the purpose of providing affordable housing for vulnerable populations throughout the County. We provide the following highlights about the Measure A Program (Program):

- Program funds are targeted to help construct 4,800 units of affordable housing, in addition to assisting about 235 families to secure loans to finance their first homes.
- In October 2017, after adopting a range of program guidelines over the use of Program funds, the County issued its first bond tranche of $250 million.
- As of September 30, 2019, the Program has committed over $271 million, of which $25 million is committed to the first-time homebuyer loan program, $11.9 million has been committed to a Supportive Housing Fund for predevelopment loans, and about $234 million has been committed to 19 housing developments. In year 2 of implementation there were 1,437 new apartments built, 484 units were renovated, 19 new housing developments and $25 million was spent on funding homebuyers through a first-time homebuyer's program.
- These housing developments are in the process of adding 1,416 units of affordable housing included in the County's housing goals, and an additional 203 units of low-income housing that are not addressed in the Program's housing goals (as discussed in the Housing Program Goals section below).
- As detailed in the program overview dashboard below, this means that 28.5% of all bond proceeds are financing the development of 29.5% of the Program's housing goals.
- In addition, for every dollar invested by the Program, the Program incentivizes an average of $2.78 from outside investments (Public/Private Leveraging Ratio). Housing Community Development Fund was created to administer Measure A. In 2020 the County allocated $1,492,125 to pay for four full time employees.

Supportive Housing Fund:
The Supportive Housing Fund is a partnership between the County and Housing Trust Silicon Valley. Funded with $16.7 million in County funds and $5 million from Housing Trust, Supportive Housing Fund loans finance acquisition, predevelopment, or construction of permanent housing with supportive services for extremely low income individuals and families and those with special needs.

Flexible Financial Assistance Pool:
This program, administered by the County's OSH, supports clients by eliminating barriers to obtaining housing. The fund will be used to incentivize landlords to rent to clients with weak housing credit or criminal histories; pay utility deposits and fees; provide housing application fees for clients with no or little income; secure motel rooms as interim housing; gain immediate access to detox services; purchase basic furniture and other move-in supplies; hold a unit for up to 60

days during the process of application, housing inspection, and lease execution; pay for special services, equipment, or fees associated with the housing unit; and meet other unique needs. This funding is projected to serve at least 250 households, with an average assistance amount of $3,000. The on-going cost for this program is $743,750 annually.

Management Information System for Victim Service Providers:
Funding was approved to implement a shared database system that will help the County manage scarce resources, measure program outcomes, leverage funding, and strategically align resources across the homeless system of care. In 2020 this system development project was funded $212,400.

Density Bonus Program:
The County maintains a Density Bonus Program fund, established in 1979, and deposits of in-lieu fees paid by developers of housing on lots subject to the 10% density bonus ordinance. The fund balance will be used to increase the supply of LMI housing.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:
Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs
The County has a supportive housing system in place to combat homelessness and support these populations as well as households on the verge of homelessness. This supportive housing system is overseen by the County's OSH. OSH's 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. The OSH supports the County mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness. The following section outlines additional initiatives for the County in the Strategic Plan, which will use CDBG and HOME funds to supplement the supportive housing system in the area.

The PIT Count is an annual countywide collaborative effort to help assess regional homeless needs. The Urban County participates with 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. Several formally homeless persons are on the CoC Board. Homeless outreach primarily occurs in the City of San José, although outreach efforts to the rest of the County, including the Urban County jurisdictions, are expected to increase in the next 12 months. The Urban County financially contributes and participates in the countywide Homeless Census survey that took place in 2019 and will financially contribute and participate in the upcoming 2020 survey. The 2019 homeless count identified a total of 9,706 persons experiencing homelessness showing a 23% rise in homeless population. An estimated 82% of all homeless persons in the County remain unsheltered.

Addressing the emergency and transitional housing needs of homeless persons
OSH targets populations for Transitional Housing include:

- Transition youth age 16-24;
- Domestic violence survivors; and
- Those in recovery from substance use disorders.

Supportive services from the County include temporary rent subsidy; case management and/ or counseling; and other types of employment and life skill support. Transitional housing is generally provided for a limited time period, depending on the program - the maximum duration being 24 months. Transitional Housing requires the program participants to pay a portion of their monthly income for rent and usually provides a temporary rent subsidy for the duration of the program.

OSH also created Project Welcome Home program (PWH). This program is the first "*pay for success"* project launched in the State of California. A custom designed and integrated data platform was created to support PWH. The platform identifies the highest need utilizers in the County's systems in order to enroll applicants and begin conducting outreach efforts. The system

also monitors and tracks client's progress in the permanent supportive housing program. The County and Abode Services**,** a provider of services for homeless residents in the County, serves 150-200 chronically homeless individuals who are also frequent users of the County's emergency services, mental health facilities and jails.

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.
Over the last five years the County has rehabilitated 187 owner-occupied units and constructed 59 rental units. Specifically, production of new housing units for special needs households has increased through the construction of several new apartment developments including Morgan Hill Family apartments and Edwina Benner Plaza collectively adding 106 affordable housing units with 28 units set aside as permanent supportive housing. Seven new affordable senior units within Redwoods and Wheeler Manor in the City of Gilroy were constructed for households earning up to 60% of the area median income.

In addition, the County funded or directly assisted over 4,000 persons were assisted with homeless services and or services to prevent homeless.

Community Plan to End Homelessness.
The County partners with the CoC in a coordinated effort to address homelessness in the County. As previously discussed, in fall 2014 the CoC released the Community Plan to End Homelessness in Santa Clara County, which outlined a roadmap for community-wide efforts to end homelessness in the County by 2020. In 2019 a revised 2020-2025 plan was drafted to include updated homeless statistics, causes of homelessness, three policy pillars, details of supportive/affordable housing production and proposed strategies. 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. The plan will guide the County, cities, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs.

Progress from 2014 to 2019:

- $950 million was procured through the 2016 Measure A Affordable Housing Bonds;
- 1,537 apartments with supportive services were built;
- A supportive housing system was established;
- 6,937 people found a home; and
- Created a new homelessness prevention system and increased capacity by 340%.

Other efforts to end homelessness include the:

- Creation of outreach teams in San José, Palo Alto, and Gilroy;
- Improvements in Discharge Planning for all area hospitals; and
- Use of a Tenant Based Housing Assistance Program with intensive case management for 200 disabled homeless individuals.

To address the needs of homeless individuals and individuals at risk of homelessness, the Community Plan to End Homelessness (2014 & 2019 update) aims to implement the following strategies:

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.

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

BHS provides many forms of assistance for individuals, families, children and young adults, and elderly care and services on the behalf of the County. BHS services are divided into the following program categories:

- Call center;
- Emergency services;
- Inpatient and outpatient services;
- Substance abuse services; and
- Suicide prevention and crisis services/Hotline.

There are many social services located in the County that provide critical assistance to families and individuals in need. Residents can find vital links and connections on the County's website to social services including: transportation, substance abuse and recovery services, clothing, medical, faith-based resource centers, domestic violence, employment, health clinics, childcare, food, nutrition, teen pregnancy, financial counseling, family health, veterans, lead prevention and remediation, LGVTQ issues, and legal services. Links to social services can be found on the BHS website:
https://www.sccgov.org/sites/bhd/info/suts-resources-info/Pages/SUTS_Resources.aspx

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

The Urban County addresses lead based paint (LBP) hazards by conducting screening and abatement procedures through various rehabilitation programs. The Housing Rehabilitation Program informs all applicants and tenants of rental housing about the dangers and hazards of LBP. The Program conducts visual assessment, paint testing or risk assessment on all of its projects. Lead hazard reduction activities include paint stabilization, interim controls, standard treatments, lead abatement, safe work practices and clearance to confirm that no lead based paint hazards remain when work is complete. The program also requires that all participating contractors must have completed the state training on safe work practices.

The County of Santa Clara Public Health Childhood Lead Poisoning Prevention Program is a state-funded program aimed at identifying and treating children who are at risk for lead poisoning. Their mission is to identify children with elevated blood lead levels, and to subsequently investigate, find, and remediate the source of lead poisoning if possible. The program works with children from birth to age 21, and involves a multidisciplinary team consisting of a coordinator, a public health nurse, a registered environmental health specialist, and a community worker. Through a coordinated team effort, they provide case management for children who have elevated blood lead levels that meet program requirements, and with collaboration with community partners, they aim to lower blood lead levels of all children in the County.

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

The County addresses LBP hazards by conducting screening and abatement procedures through various rehabilitation programs as noted in section MA-20 Housing Market Analysis: Condition of Housing. According to the Market Analysis, building age is used to estimate the number of homes with LBP, as LBP was prohibited on residential units after 1978. Units built before 1980 are used as a baseline for units that contain LBP. Sixty five point six percent (65.6%) of all housing units in the County were built before 1980 and have potential exposure to LBP. As explained in the Needs Assessment, 38.6% of the households in the County are 0-80% AMI. Using this percentage as a baseline, it is estimated that 156,113 LBP units are occupied by LMI families.

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

All properties being rehabilitated or acquired for affordable housing are inspected for LBP. No federally funded rehabilitation is allowed to occur without due screening for LBP hazards. The County's Housing Rehab Program conducts visual assessment, paint testing or risk assessment on all of its projects. Lead hazard reduction activities include paint stabilization, interim controls, standard treatments, lead abatement, safe work practices and clearance to confirm that no LPB hazards remain when work is complete.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families
As stated in the Needs Assessment, over one-third of households (38.6% or 242,035 households) in the County are LMI, with incomes ranging from 0-80% AMI. To address this, the County employs a multi-tiered anti-poverty strategy, with each of the goals and programs described in this plan addressing poverty directly or indirectly. The County, 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 County has made a commitment to improve the communication and service delivery capabilities of agencies and organizations that provided programs to assist the homeless.

Other recent developments since the last ConPlan have helped the city combat poverty. Notably, in 2016 the County approved Measure A, a $950 million affordable housing bond. This gives the County an opportunity to significantly address the needs of the City's poorest and most vulnerable residents to better access affordable housing. It addresses housing issues for many vulnerable populations including veterans, seniors, the disabled, LMI individuals and families, foster youth, victims of abuse, the homeless and individuals living with mental health disabilities or substance abuse issues. This measure will contribute to the creation and or preservation of an estimated 4,800 affordable housing units.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan
Historically the County has provided funding to agencies such as Sacred Heart Community Services, LifeMoves, Community Solutions, and several other service providers. Although the Urban County is not currently providing direct funding for economic development or job training projects, the funding provided to these agencies is for housing-related services, which are integral components of the total services provided by these agencies that assist in reducing poverty in the Urban County. One of the most important services of these agencies is to help families obtain stable housing and reduce the percentage of their income paid for housing, allowing them to use a greater percentage of their income for other essential goods and services (food, clothing, medical care, etc.) The services that these agencies provide that assist in the reduction of poverty include:

- Affordable housing information and referral;
- Information and counseling on tenant/landlord issues;
- Shared housing counseling and placement;
- Counseling, shelter services, and general assistance to very low-income or homeless populations;
- Services that address the needs of the frail-elderly, or persons with disabilities; and
- Services that address the needs of low-income children and their families.

Additionally, NOVA is a local nonprofit agency that addresses poverty issues for North County residents, including the Urban County City of Los Altos. To support workforce mobility, NOVA provides:

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

Other Countywide programs that serve the Urban County and have a positive impact on the elimination of poverty are the FSS Program administrated by SCCHA and CalWORKS administered by the Social Services Agency of Santa Clara County.

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

The Housing and Community Development (HCD) Program of the OSH has developed a Monitoring Plan to address the various financial and programmatic monitoring requirements. In addition to on-site monitoring, the Plan requires funded agencies to submit quarterly reports on the status of their projects. The County reports out on projects located in participating cities as well as all funded agencies in the annual CAPER. Project reimbursement requests are held until quarterly reports are current and approved by the project monitor. Projects that are not substantially meeting contract goals are discussed for possible action. Projects that continue to fall behind meeting goals could be subject to withholding reimbursement until corrective action is productive. The Rehab Grant program was established to allow for the spending of Rehab Grant funds more rapidly than in the past.

The County monitors the HOME Program annually by selecting a sample of HOME-assisted units for property inspection and a request to the funded agency for verification of tenant's income and rental data. The units to be inspected are drawn from a sample of 10% of the HOME-assisted units. Deficiencies are noted by the Asset Management Team and follow up inspections are made to verify that the recommended corrections were made. As part of the Urban County's annual HOME monitoring, HOME rental projects consisting of five or more HOME-assisted units will be reviewed for affirmative marketing. An evaluation is prepared for each of the affirmative marketing plans for the effectiveness of leasing vacant units.

The County CDBG program provides funds to nonprofit agencies utilizing service agreements. Service agreements require that, where feasible, the agency utilize MBE/WBE contractors. Housing rehabilitation projects are managed through adopted procedures established in the County Rehabilitation Program. The Program requires that all contractors complete a County Housing Rehabilitation Program Contractor's Questionnaire and a Statement of Bidder's Qualifications form. These requirements also request that the contractor provide ethnicity, minority, or female-owned business information.

First Year Action Plan - 2020/2021 Annual Action Plan – Expected Resources

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

Introduction

The County expects to receive approximately $1,540,720 in CDBG entitlement funds and $1,010,604 in HOME funds for FY 2020/2021.

Table 53 - 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	Acquisition. Admin and Planning. Economic Development. Housing. Public Improvements. Public Services.	$1,540,720	$400.00	$0.00	$1,940,720	$6,080,000	CDBG funds will be used for the creation and/or preservation of affordable units for low- and moderate-income (LMI) households and for public services that benefit LMI and special needs households.
HOME	Public-Federal	Acquisition. Homebuyer assistance. Homeowner rehab. Multi-family rental new construction. Multi-family rental rehab. New construction for ownership TBRA.	$1,010,604	$0.00	$0.00	$1,010,604	$3,800,000	This program is designed to create and preserve affordable housing for extremely low- and low-income households, as well as create designated units for special needs populations.

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
Leverage, in the context of entitlement funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the Urban County's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Match Requirements
The majority of ConPlan activities carried out by the Urban County involve the leveraging of a variety of resources. For example, during the FY2018-2019 reporting period, the County utilized proceeds from the 2016 Measure A – Affordable Housing Bond (Housing Bond) to match HOME funds. The Housing Bond provides the County with an opportunity to partner with cities, residents, and the affordable and supportive housing community to significantly address the housing needs of the community's poorest. In the last several years, the County has leveraged a total of $18,584,708 in matching funds.

Other Federal Grant Programs
In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher Program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others.

Additionally, the Low-Income Housing Tax Credit program (LIHTC) provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households. The LIHTC subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants.

It should be noted that in most cases the Urban County would not be the applicant for these funding sources as many of these programs offer financial assistance to affordable housing developers rather than local jurisdictions.

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

County-owned properties provide limited housing development opportunities. The sale of surplus properties to non-government entities for use in housing or mixed-use developments is

one means of facilitating housing development. Another means is through County retention of land rights and partnership with a private developer to create new housing or mixed-use developments. In either case, the use of land for redevelopment, not for a governmental purpose or structure, is governed by the applicable city General Plan if located within the Urban Service Area.

Analysis of the constraints affecting development of individual County-owned properties for affordable housing projects is more difficult than analyzing the constraints affecting residential development on privately-owned lands because:

- Opportunities for redevelopment on County-owned lands is limited by the number of properties and the financial considerations involved in determining the disposition of those properties.
- For those projects that may require city approvals, the parcels involved may not initially have residential designations in the cities' general plans and/or necessary pre-zoning that would indicate how many residential units the cities would allow to be built on them.
- The residential land use designations cities would apply to County-owned lands proposed to be used for housing are likely to be "planned unit development" designations that allow for a relatively wide range of densities and development types. Estimates of housing development would be case-by-case.

On the whole, use of surplus County-owned properties does not involve significant constraints to housing development. Rather, it promotes housing development if located within the Urban County and meets the needs of both the County and the city within which development is proposed. *(Source: County of Santa Clara. "Housing Element Update 2015-2022." See https://www.sccgov.org/sites/dpd/DocsForms/Documents/HealthElement_2015_Adopted_Final.pdf)*

Discussion

Please see above.

AP-20 Annual Goals and Objectives

Table 54– Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase affordable and supportive housing	2020	2025	Affordable Housing	Countywide	-Assist families and individuals in transition -Affordable housing -Increase family income	CDBG: $424,891 HOME: $909,544	Rental units constructed: 10 Housing Units
2	Promote fair housing County-wide	2020	2025	Affordable housing	Countywide	-Fair housing -Affordable housing -Assist families and individuals in transition	CDBG: $123,894	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
3	Maintain and expand activities designed to prevent and reduce homelessness	2020	2025	Homeless, Non-Homeless Special Needs Non-Housing Community Development	Countywide	Vital services and homelessness prevention -Assist families and individuals in transition -Increase family income -Assist special needs populations -Employment and Workforce Opportunities	CDBG: $93,004	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted 125: Homeless shelter
4	Preserve existing affordable housing	2020	2025	Affordable housing	Countywide	-Affordable Housing -Assist special needs populations	CDBG: $425,000	Owner-occupied housing Rehabilitation: 180 Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide essential services for special needs populations	2020	2025	Homeless, Non-Homeless Special Needs Non-Housing Community Development	Countywide	Vital services and homelessness prevention -Assist families and individuals in transition -Increase family income -Assist special needs populations -Employment and Workforce Opportunities	CDBG: $130,960	-Individuals assisted with housing needs -individuals assisted with rental assistance -facilities/ or programs enhanced for disabilities
6	Maintain, improve and expand community facilities and spaces	2020	2025	Non-Housing Community Development	Countywide	-Employment and workforce opportunities -Improve aging community facilities and public infrastructure	CDBG: $366,577	-Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
7	Strengthen employment and workforce opportunities	2020	2025	Non-Housing Community Development	Countywide	-Increase family income -employment and workforce opportunities	$0	Jobs created Programs created Individuals receiving job training
						TOTALS	**CDBG: $1,411,089 HOME: $909,544**	

Table 55– Goal Descriptions

Proposed 2020-2025 Consolidated Plan Goals & Description		
1	**Goal Name**	**Increase affordable and supportive housing**
	Goal Description	Provide funding for new housing development and or programs that assist low and moderate income families with finding housing solutions including programs that increase homeownership, access to affordable rental opportunities, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the County's Analysis for Impediment to Fair Housing Choice.
2	**Goal Name**	**Promote Fair Housing Countywide**
	Goal Description	The County will continue to collaborate with social service entities, surrounding cities, and unincorporated areas to provide assistance for families and individuals seeking counselling and or legal solutions to fair housing and discrimination problems. Funds will also be used for other planning initiatives, such as strategies to further fair housing and safe routes to school infrastructure planning.
3	**Goal Name**	**Maintain and expand activities designed to prevent and reduce homelessness**
	Goal Description	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homelessness prevention, services for at-risk families, shelter in-take services, mental and preventative health services, job training and search assistance for those who are homeless or at -risk of homelessness, and other vital social services.
4	**Goal Name**	**Preserve existing affordable housing**
	Goal Description	Provide programs and funding for housing maintenance and rehabilitation including activities related to essential exterior and interior home repairs, given that 69.6% of homes in the County were built in 1980 or earlier. Such activities may also include lead testing and clearance testing, remediation of lead/asbestos hazards of housing units constructed prior to 1978.
5	**Goal Name**	**Provide essential services for special needs populations**
	Goal Description	Provide programs and services that increase the quality of life for special needs individuals or households. Special needs populations include senior households, persons with disabilities, domestic violence survivors, large households, female-headed households, and persons who are homeless and/or living with AIDS/HIV.
6	**Goal Name**	**Maintain, improve and expand community facilities and spaces**
	Goal Description	Support a higher quality of life through enhancing recreational spaces, supporting community and social service facilities, improve and enhance existing infrastructure such as streets, sidewalks, curbing and other public facilities, safe routes to school infrastructure, and addressing public safety concerns.
7	**Goal Name**	**Strengthen employment and workforce opportunities**
	Goal Description	Support programs and or the development or expansion of facilities that provide future employment opportunities for homeless and or low-and moderate-income individuals.

AP-35 Projects – 91.220(d)

Introduction

The Consolidated Plan goals below represent high priority needs for the County and serve as the basis for the strategic actions the County will use to meet these needs. The goals are:

1. Increase affordable and supportive housing.
2. Promote Fair Housing Countywide.
3. Maintain and expand activities designated to prevent and reduce homelessness.
4. Preserve existing affordable housing.
5. Provide essential services for special needs populations.
6. Maintain, improve and expand community facilities and spaces.
7. Strengthen employment and workforce opportunities.

Table 56 – Project Information

No.	Project Name	Type
1.	HO-21-01 Office of Supportive Housing	Housing Development
2.	CDBG-21-01 Rebuilding Together	Home Repair/Maintenance
3.	CDBG-21-02 Office of Supportive Housing	Multifamily Acquisition & Rehab of Emergency Shelters and Transitional Housing
4.	SC-21-52 Rehab Services	Costs related to Housing Rehabilitation and activity delivery fee for such costs
5.	PS-21-01 Catholic Charities	Ombudsman Program
6.	PS-21-02 Boys and Girls Club	El Toro Youth Center
7.	PS-21-03 Community Solutions	La Isla Pacifica – Domestic Violence Shelter
8.	PS-21-05 Family Supportive Housing	Bridges Aftercare
9.	PS-21-06 Family Supportive Housing	San Jose Family Shelter
10.	PS-21-07 Live Oak Adult Day Services	Day Care in Los Gatos and Morgan Hill
11.	PS-21-08 Project Sentinel	Fair Housing Consortium (Includes Project Sentinel and Asian Law Alliance)
12.	PS-21-09 Next Door Solutions to Domestic Violence	Domestic Violence Shelter and Support Services Program
13.	PS-21-10 Project Sentinel	Tenant-Landlord Services
14.	PS-21-11 Saratoga Area Senior Coord. Council	Adult Day Care Program
15.	PS-21-12 Senior Adults Legal Assistance (SALA)	Legal Services in Campbell, Los Gatos, Morgan Hill, and Saratoga
16.	PS-21-13 Silicon Valley Independent Living Center (SVILC)	Housing Programs for Persons with Disabilities
17.	PS-21-14 West Valley Community Center	Community Access to Resources and Education (CARE)
18.	PS-21-15 YWCA Silicon Valley	Domestic Violence Services and Shelter
19.	PS-21-16 Sacred Heart Community Services	Homeless Prevention Program
20.	PS-21-16 LifeMoves	Opportunity Services Center
21.	FH-21-01 Project Sentinel	Fair Housing (Admin)
22.	SC-21-91 CDBG Planning and Admin	CDBG Planning and Administration
23.	HO-21-91 HOME Admin	HOME Administration

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

These projects will address the priority needs described in the ConPlan and enhance services to the homeless, residents at risk of homelessness, LMI residents, special needs populations, and others mentioned in the ConPlan.

AP-35 Project Summary

Project Summary Information

Table 57 – Project Summary

1.	**Project Name**	HO-21-01 Office of Supportive Housing
	Target Area	Countywide
	Goals Supported	Increase affordable and supportive housing
	Needs Addressed	Affordable housing
	Funding	HOME: $909,544
	Description	New construction of multi-family rental units
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 families will benefit from the proposed project.
	Location Description	Countywide
	Planned Activities	Funding will be used for soft and hard costs associated with the project.
2.	**Project Name**	CDBG-21-01 Rebuilding Together
	Target Area	Countywide
	Goals Supported	Preserve existing affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $300,000
	Description	Provide a safe living environment for qualified low- and moderate-income households of single-family, owner-occupied, housing units, through minor rehabilitation, repair or home maintenance.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	67 low-income, owner-occupied, housing units will be repaired.
	Location Description	Within the County jurisdictions
	Planned Activities	Low-to-moderate income owner-occupied, minor and emergency housing rehabilitation.
3.	**Project Name**	CDBG-21-02 Office of Supportive Housing
	Target Area	Countywide
	Goals Supported	Increase affordable and supportive housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $424,891
	Description	Funding for the acquisition and/or rehabilitation of multifamily housing, emergency shelters, and transitional housing facilities serving low- and very-low income individuals, families, and homeless persons countywide. Applicants will be drawn from the County's Supportive Housing Development Loan Program Notice of Funding Availability and future Capital Improvement Program (CIP) Notice of Funding Availability. Should the County receive unplanned program income, the funding will be placed into this category.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	5 low- or very low-income households
	Location Description	Countywide
	Planned Activities	Funding will be used for costs associated with the installation of energy efficiency and costs to administer the program.
4.	**Project Name**	SC-21-52 Office of Supportive Housing
	Target Area	Countywide
	Goals Supported	Preserve existing affordable housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $125,000
	Description	Funding to provide low interest, deferred payment housing rehabilitation loans and/or grant serving low to moderate-income homeowners. Also, for costs related to the administration of the Urban County single-family Housing Rehabilitation Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 low-to-moderate-income homeowner households
	Location Description	County jurisdictions
	Planned Activities	Activities include planning and the construction of single-family housing rehabilitation.
5.	**Project Name**	PS-21-01 Catholic Charities – Ombudsman Program
	Target Area	Countywide
	Goals Supported	Provide essential services to special needs populations
	Needs Addressed	Assist special needs populations (including those who are senior, disabled, homeless, living with HIV/AIDS, and survivors of domestic violence).
	Funding	CDBG: $12,118
	Description	The project will provide low-income seniors in long-term care facilities with an Ombudsman who will work to resolve client problems and bring about changes to improve their care.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	60 low-income seniors will benefit
	Location Description	Countywide
	Planned Activities	Site visits to various senior care facilities and case management for those clients with open cases.
6.	**Project Name**	PS-21-02 Boys and Girls Club – El Toro Youth Center
	Target Area	Countywide
	Goals Supported	Provide essential services to special needs populations
	Needs Addressed	Assist special needs populations (including those who are senior, disabled, homeless, living with HIV/AIDS, and survivors of domestic violence).

	Funding	CDBG: $12,118
	Description	The project will provide at-risk Morgan Hill youth ages 6-18 with accessibility to "out-of-school" enrichment programs, course work assistance, and mentorship.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 at-risk youth
	Location Description	City of Morgan Hill
	Planned Activities	Activities include enrichment, assistance, and mentorship programs for at-risk youth.
7.	**Project Name**	PS-21-04 Community Solutions – La Isla Pacifica Domestic Violence Shelter
	Target Area	Countywide
	Goals Supported	Maintain and expand activities designed to prevent and reduce homelessness
	Needs Addressed	Vital services and homelessness prevention
	Funding	CDBG: $23,353
	Description	To provide shelter and supportive services for 28 ELI unduplicated adults plus their minor children.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	17 low-income homeless adults with children
	Location Description	Morgan Hill
	Planned Activities	Shelter and Support Services
8.	**Project Name**	PS-21-05 Family Supportive Housing – Bridges Aftercare
	Target Area	Countywide
	Goals Supported	Maintain and expand activities designed to prevent and reduce homelessness
	Needs Addressed	Assistance for families and individuals in transition from homelessness.
	Funding	CDBG: $12,118
	Description	This project will provide an additional 9 months of support and services to 24 unduplicated homeless families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	24 very low-income adults with children
	Location Description	San Jose
	Planned Activities	Project will provide 9 months of additional support and services to those adults with children who have transitioned out of the San Jose Family Shelter.
9.	**Project Name**	PS-21-06 Family Supportive Housing – San Jose Family Shelter
	Target Area	Countywide
	Goals Supported	Maintain and expand activities designed to prevent and reduce homelessness
	Needs Addressed	Assistance for families and individuals in transition from homelessness.

	Funding	CDBG: $12,118
	Description	Project provides up to 90 days of temporary housing to 22 homeless families with children.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	22 homeless families with children
	Location Description	San Jose
	Planned Activities	Shelter and Supportive Services
10.	**Project Name**	PS-21-07 Live Oak Adult Day Services – Day Care in Los Gatos and Morgan Hill
	Target Area	Countywide
	Goals Supported	Provide essential services to special needs populations
	Needs Addressed	Assist special needs populations (including those who are senior, disabled, homeless, living with HIV/AIDS, and survivors of domestic violence).
	Funding	CDBG $22,000
	Description	Adult day care services in the cities of Los Gatos and Morgan Hill.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	31 very-low and low-income seniors
	Location Description	Cities of Los Gatos and Morgan Hill
	Planned Activities	Day Care facility which will provide client intake and assessment, socialization and recreation, physical stimulation.
11.	**Project Name**	PS-21-08 Project Sentinel – Fair Housing
	Target Area	Countywide
	Goals Supported	Promote Fair Housing Countywide
	Needs Addressed	Fair Housing
	Funding	CDBG: $30,657
	Description	Fair Housing Assistance for 35 individuals and families. Prevent wrongful eviction for persons with disabilities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	64 persons with disabilities will be assisted.
	Location Description	Countywide
	Planned Activities	Provide educational presentations, outreach, and brochures at a variety of venues. Provide information and referral services and investigate cases of alleged discrimination.
12.	**Project Name**	PS-21-09 Next Door Solutions – Domestic Violence Shelter
	Goals Supported	Provide essential services to special needs populations
	Needs Addressed	Assist special needs populations (including those who are senior, disabled, homeless, living with HIV/AIDS, and survivors of domestic violence).
	Funding	CDBG: $12,118

	Description	Shelter & Support Services to victims of domestic violence.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	204 victims of domestic violence will be assisted
	Location Description	Countywide
	Planned Activities	Emergency shelter and support services. 24-hour domestic hotline, housing services, crisis counseling, legal, and self-sufficiency services.
13.	**Project Name**	PS-21-10 Project Sentinel – Tenant Landlord
	Goals Supported	Promote Fair Housing Countywide
	Needs Addressed	Fair Housing
	Funding	CDBG: $36,490
	Description	Fair Housing /Tenant Landlord Services for low income individuals or families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	74 low-income individuals and/or families
	Location Description	Countywide
	Planned Activities	Information and client referral services on housing issues. Renal dispute resolution. Counseling and conciliation.
14.	**Project Name**	PS-21-11 Saratoga Area Senior Coord. Council (SASCC) – Adult Day Care
	Goals Supported	Provide essential services to special needs populations
	Needs Addressed	Assist special needs populations (including those who are senior, disabled, homeless, living with HIV/AIDS, and survivors of domestic violence).
	Funding	CDBG; $11,880
	Description	Adult Day Care Facility
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	41 low-income seniors, ages 65+
	Location Description	City of Saratoga
	Planned Activities	Day care facility, socialization, physical activity, creative actives, and meals provided.
15.	**Project Name**	PS-21-12 Senior Adults Legal Assistance (SALA)
	Goals Supported	Provide essential services to special needs populations
	Needs Addressed	Assist special needs populations (including those who are senior, disabled, homeless, living with HIV/AIDS, and survivors of domestic violence).
	Funding	CDBG: $36,490
	Description	Legal Assistance for low income seniors in the Cities of Campbell, Los Gatos, Morgan Hill, and Saratoga.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	140 low-income seniors will be assisted

	Location Description	Cities of Campbell, Los Gatos, Morgan Hill, Saratoga
	Planned Activities	Legal assistance, including advising and counseling on basic rights. Facilitation access to public benefits to meet basic life needs and legal planning.
16.	**Project Name**	PS-21-13 Silicon Valley Independent Living Center (SVILC) – Housing Persons with Disabilities
	Goals Supported	Provide essential services to special needs populations
	Needs Addressed	Assist special needs populations (including those who are senior, disabled, homeless, living with HIV/AIDS, and survivors of domestic violence).
	Funding	CDBG: $12,118
	Description	Housing Program for Persons with Disabilities
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	110 LMI individuals or families with disabilities will benefit
	Location Description	Countywide
	Planned Activities	Assist low-income residents with disabilities in their search for affordable and accessible housing. Provide education and training workshops on how to conduct a housing search to transition from homelessness, from a health care facility, unstable or temporary housing.
17.	**Project Name**	PS-21-14 West Valley Community Center – Community Access to Resources and Education (CARE)
	Goals Supported	Provide essential services to special needs populations
	Needs Addressed	Assist special needs populations (including those who are senior, disabled, homeless, living with HIV/AIDS, and survivors of domestic violence).
	Funding	CDBG: $12,118
	Description	Community Access to Resources and Education (CARE)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 LMI individuals or families
	Location Description	County jurisdictions
	Planned Activities	Provide intensive case management and education to each client.
18.	**Project Name**	PS-21-15 YWCA Silicon Valley – Domestic Violence Services and Shelter
	Goals Supported	Maintain and expand activities designed to prevent and reduce homelessness
	Needs Addressed	Assistance for families and individuals in transition from homelessness.
	Funding	CDBG: $12,118
	Description	Shelter for victims of domestic violence
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	40 victims of domestic violence will benefit
	Location Description	Countywide
	Planned Activities	Activities include emergency shelter, basic needs, including food and clothing, case management, and safety.
19.	**Project Name**	PS-21-16 Sacred Heart Community Services Homeless Prevention Program
	Goals Supported	Maintain and expand activities designed to prevent and reduce homelessness
	Needs Addressed	Assistance for families and individuals in transition from homelessness.
	Funding	CDBG: $22,118
	Description	Emergency Shelter for homeless individuals and families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	140 LMI households at risk of eviction and/or homelessness
	Location Description	Countywide
	Planned Activities	Activities will provide housing counseling, information and referral services.
20.	**Project Name**	PS-21-17 LifeMoves – Opportunity Services Center
	Goals Supported	Maintain and expand activities designed to prevent and reduce homelessness
	Needs Addressed	Assistance for families and individuals in transition from homelessness.
	Funding	CDBG: $11,179
	Description	Services at the Opportunity Services Center, a comprehensive, one-stop, multi-service, drop-in day center providing critically needed services for residents of Santa Clara County and the surrounding areas who are homeless or at risk of homelessness.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	12 unduplicated homeless individuals will be provided with services at the Opportunity Center.
	Location Description	Unincorporated County
	Planned Activities	Activities include food, showers, laundry and will receive referrals to medical and other community services while also receiving intensive case management.
21.	**Project Name**	FH-21-01 Project Sentinel – Fair Housing (Admin.)
	Goals Supported	Promote Fair Housing Countywide
	Needs Addressed	Fair Housing
	Funding	CDBG: $50,194
	Description	Fair Housing Services funded from CDBG Admin.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	See PS-21-08
	Location Description	Countywide

	Planned Activities	Activities include consultations, investigations, educational workshops to landlords and tenants, technical assistance and housing rights brochures to landlords and rental property owners.
22.	**Project Name**	SC-21-91 CDBG Planning and Admin.
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: $251,397
	Description	Personnel costs related to the administrative costs of managing the Urban County CDBG Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Oversight related to implementing the programs and projects funded with CDBG.
23.	**Project Name**	HO-21-91 HOME Admin
	Goals Supported	All
	Needs Addressed	All
	Funding	HOME: $101,060
	Description	Personnel costs related to the administrative costs of administering the Urban County HOME program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Oversight related to implementing the programs and projects funded with CDBG.

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

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 44 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

AP-55 Affordable Housing – 91.220(g)

Introduction

Table 57 - One Year Goals for Affordable Housing by Support Requirement

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

Table 58 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	67
Acquisition of Existing Units	0
Total	77

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

In 2008 the Santa Clara County Housing Authority (SCCHA) 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. SCCHA is currently in the process of updating its Strategic Plan. The updated plan will promote informed decision-making about how to achieve overall objectives in support of the agency's mission. Until the update is completed the SCCHA will continue to utilize its current MTW Strategic Pan.

Additionally, SCCHA has used Low-Income Housing Tax Credit financing to transform and rehabilitate 535 units of public housing into SCCHA-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. SCCHA assists approximately 17,000 households through the federal Section 8 Housing Choice Voucher program. The Section 8 waiting list contains 3,486 households, and it is closed.

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

Not applicable, there are no public housing developments in the Urban County.

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

While the majority of their units have been converted to affordable housing stock, SCCHA 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 SCCHA board.

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

Not applicable.

Discussion

See Discussion above.

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 (9,706 single individuals) and the second highest percentage of unsheltered homeless of any major city (81.6% of homeless people sleep in places unfit for human habitation). The Supportive Housing System is governed by the Continuum of Care (CoC) and the CoC Board, and the Destination: Home Leadership Board. Membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, the SCCHA, 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.

The CoC also works closely with the Lived Experience Advisory Board (LEAB). The LEAB is a leadership development body consisting of members with current or past experience of homelessness. Members participating on the Board learn about and evaluate the system of care and to make recommendations for improvement.

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 a countywide collaborative effort to help assess regional homeless needs. The Urban County participates with the other jurisdictions in the region 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. The Urban County financially contributed and participated in the countywide Homeless Census survey that took place in 2019 and will financially contribute and participate in future surveys. Additionally, two formally homeless persons participate on the CoC Board of Directors. The Urban County will leverage the following Supportive Housing System Strategies:

- **Client Engagement Team**: To reach and house clients more swiftly, the Office of Supportive Housing has committed its Client Engagement Team, an outreach team with expertise in locating and building relationships with individuals experiencing homelessness, to take on this role. The Client Engagement Team is charged with mobilizing immediately to make contact with households as they are referred through

the Coordinated Assessment. This team explains available housing opportunities to households and helps put them in contact with the supportive housing program.

- **Mobile Crisis Services Team**: The crisis response system is designed to meet the immediate needs of people experiencing or at risk of homelessness, providing emergency assistance to avoid homelessness, emergency shelter, and support for other basic needs. While the supportive housing system strives to ensure that homelessness is rare, brief, and nonrecurring for Santa Clara County residents, the demand for safe, affordable, stable housing far exceeds the system's current capacity, necessitating short-term solutions. In 2018, the many partners involved in the crisis response system incubated and grew a variety of promising programs to provide critical support for individuals and families at risk of and experiencing homelessness. Often the first step back to stable housing, these programs work together with the community's supportive housing system to help clients achieve long-term housing stability.

Addressing the emergency shelter and transitional housing needs of homeless persons
Individuals currently experiencing homelessness need programs and services that address their immediate needs. Each night, emergency shelters in Santa Clara County provide a safe place to rest for hundreds of people experiencing homelessness, a fundamental role of the supportive housing system. Emergency shelter program models vary significantly across the system, with many providing an array of on-site services through partnerships with the County and other safety net providers. From meeting basic needs, such as food, showers, and access to health care, to case management and connection to employment, emergency shelters are a critical resource hub for many people experiencing homelessness. All emergency shelters also act as access points for the Coordinated Assessment System, administering the standard assessment used to prioritize households for the community's permanent and transitional housing opportunities.

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 supportive housing system relies on three central elements to support participants as they obtain and retain stable housing: affordable housing, case management, and supportive services, including medical and behavioral health services. Performance measurement is used to evaluate and improve the effectiveness of these tools.

Affordable Housing can take the form of rental subsidies, which cover part or all of a client's housing costs and may be short-term (1-3 months), medium-term (3-24 months), or long-term (over 2 years). Subsidies are used in physical housing units owned or leased by a housing

program, in units that are part of the market-rate housing stock, or in affordable apartments developed and set aside for households exiting homelessness.

Case management involves one or more trained staff members working closely with a client to establish client-driven goals to attain and retain stable housing and connect the client to the best resources to help reach those goals.

Supportive services are a diverse array of resources that help clients obtain or maintain permanent housing, including assistance with public benefits applications, legal services, credit repair, childcare, job training and employment programs, assistance with housing location or rental applications, and help building relationships with landlords. Medical and behavioral health services, including services to address mental health and substance use challenges, are essential to helping clients address barriers to housing and stabilize once they are housed.

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.

Recognizing the critical role that prevention plays in reducing inflow into the supportive housing and crisis response system, in 2017, the CoC developed the Homelessness Prevention System to provide a range of supports to help residents at risk of losing their housing to regain stability. Through a combination of public and private resources from partners including the Packard Foundation, Sunlight Giving, Google.org, the City of San José, the City of Santa Clara, the City of Morgan Hill, and the County of Santa Clara, over $4.2 million was initially raised to launch a pilot program with the goal of implementing a countywide homelessness prevention system and ultimately preventing all instances of homelessness. These efforts were spearheaded by the Office of Supportive Housing, Destination: Home, and the Emergency Assistance Network agencies, who provide a variety of essential services for low-income households across the county.

Owing to its diverse and adaptable funding sources, the Prevention System is able to provide support tailored to each household's needs to stabilize its housing. These services include help paying future and past-due rent or mortgage payments, security deposits, utility bills, and other expenses that place the household at risk of homelessness, such as transportation costs, medical bills, and childcare. Partner agencies also offer case management and follow up to provide additional support if participants find themselves at risk of homelessness again in the

future. The program leverages the following strategies to provide comprehensive support to at-risk households:

- Coordinating to provide “no wrong door” access to prevention services.
- Partnering to provide streamlined access to legal assistance in landlord-tenant proceedings.

Discussion

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

Introduction:

The unincorporated and incorporated jurisdictions within the County face barriers to affordable housing that are common throughout the Bay Area. High on the list is the lack of developable land, which increases the cost of available real estate and increases housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as a foreseen increase in crime; erosion of property values; increase in parking and traffic congestion; and overwhelmed schools. However, in order to ensure a healthy economy, the region must focus on strategies and investment that provide housing for much of the region's workforce whose incomes might significantly limit their housing choices. In 2020, when the Analysis of Impediments (AI) is completed a final listing of barriers and impediments to fair housing will be included in this document.

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

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

Discussion:

Please see discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The diminishing amount of funds to meet underserved needs continues to be the most significant obstacle to addressing the needs of underserved populations. The Urban County supplements its federal funding with other resources and funds, such as:

- 2016 Measure A – Affordable Housing Bond.
- The Housing Trust Silicon Valley is a public/private venture dedicated to increasing affordable housing in the county. The Trust makes available funds for developers to borrow for the construction of affordable units.
- Mortgage Credit Certificates (MCC), a federal program issued by the County, allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. Through an MCC, a homeowner's deduction can be converted into a federal income tax credit that reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 10 to 20 percent of the annual interest paid on the borrower's mortgage.
- McKinney Vento Homeless Assistance Funds are distributed by the County to organizations that provide services to homeless persons and persons at-risk of homelessness.
- Rental assistance provided by the SCCHA will continue to be available to Urban County residents through the Moderate Rehabilitation Program and the Section 8 Program.

Actions planned to foster and maintain affordable housing

Historically, the Urban County's primary role in housing development has been to provide financial assistance to create more affordable and supportive housing and below-market rate housing. This role has included making a significant contribution in a variety of ways to housing affordability and preservation, including, but not limited to the following:

- Funding for construction, rehabilitation, and preservation;
- Providing rental subsidies;
- Creating and assisting shelters and special needs housing;
- Providing home financing for first-time and low-income homebuyers;
- Offering and funding services to address housing discrimination and dispute resolution;
- Generating opportunities for new housing on surplus County-owned lands; and
- Facilitating advocacy and education.

Actions planned to reduce lead-based paint hazards

The Urban County addresses lead based paint (LBP) hazards by conducting screening and abatement procedures through various rehabilitation programs. The Housing Rehabilitation Program informs all applicants and tenants of rental housing about the dangers and hazards of LBP. The Urban County's Housing Rehab Program conducts visual assessment, paint testing or risk assessment on all of its projects. LBP hazard reduction activities include paint stabilization, interim controls, standard treatments, lead abatement, safe work practices and clearance to confirm that no lead based paint hazards remain when work is complete. The program also requires that all participating contractors have completed the state training on safe work practices.

Actions planned to reduce the number of poverty-level families

Historically the Urban County has provided funding to agencies such as Sacred Heart Community Services, Community Solutions, and several other service providers.

Although the Urban County is not currently providing direct funding for economic development or job training projects, the funding provided to these agencies is for housing-related services, which are integral components of the total services provided by these agencies that assist in reducing poverty in the Urban County. One of the most important services of these agencies is to help families obtain stable housing and reduce the percentage of their income paid for housing, allowing them to use a greater percentage of their income for other essential goods and services (food, clothing, medical care, etc.) The services that these agencies provide that assist in the reduction of poverty include:

- Affordable housing information and referral;
- Information and counseling on tenant/landlord issues;
- Shared housing counseling and placement;
- Counseling, shelter services, and general assistance to very low-income or homeless populations;
- Services that address the needs of the frail-elderly, or persons with disabilities; and
- Services that address the needs of low-income children and their families.

Actions planned to develop institutional structure

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

The Urban County benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the CDBG Coordinators Meeting, Regional Housing Working Group and the CoC. To improve intergovernmental and private sector cooperation, the

County will continue to participate with other local jurisdictions and developers in sharing information and resources.

Discussion:
Please see above.

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$0
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.	
5. The amount of income from float-funded activities	$0
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
    - The Urban County does not use HOME Funds in any other manner than those described in Section 92.205

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

    In the event the Property should no longer be the principal residence of the Borrower for the Affordability Period, then County shall recapture all or a portion of the HOME funds, as set forth in the Loan Documents/Agreement, from the proceeds of the sale which shall consist of the sales price less non-HOME loan repayments and eligible closing costs plus interest due.

    An exception to this rule would be that after the Property is sold, and in the event of a foreclosure, short sale, or transfer in lieu of foreclosure, there are insufficient proceeds from the sale, then the County shall accept a partial or zero repayment of the HOME Funds. This Recapture provision is described in the Promissory Note. These provisions are

consistent with 24 CFR 92.254. The County intends to exercise the Recapture Provision of the HOME regulations for First-Time Homebuyer Down Payment Assistance loans made with HOME funds. The County will recapture the entire amount of the HOME investment from the borrower provided there are net proceeds sufficient to repay the County HOME loan. The value of the property assisted with HOME funds may not exceed 95% of the area median utilizing data from the HUD 203b limits.

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

   In certain circumstances, the County may permit the assisted homebuyer to sell the assisted unit at a restricted resale price to another income eligible borrower, who is willing and able to assume the County loan and affordability restrictions. In these instances, the County will not require the full repayment of the initial HOME subsidy. The HOME subsidy would be transferred to the new buyer in the form of a deferred repayment down payment assistance loan. All other HOME assisted buyers will sell their homes at fair market value and the County will exercise the recapture option as outlined and in accordance with CFR Section 92.254(5)(ii)(a).

   In the event the Property should no longer be the principal residence of Borrower for the Affordability Period, then County shall recapture all or a portion of the HOME funds, as set forth in the Loan Documents, from the proceeds of the sale which shall consist of the sales price less non-HOME loan repayments and eligible closing costs plus interest due. An exception to this rule would be that after the Property is sold, and in the event of a foreclosure, short sale, or transfer in lieu of foreclosure, there are insufficient proceeds from the sale, then the County shall accept a partial or zero repayment of the HOME Funds. This Recapture provision is described in the NOTE. These provisions are consistent with 24 CFR 92.254. The County intends to exercise the Recapture Provision of the HOME regulations for First-Time Homebuyer loans made with HOME funds. The County will recapture the entire amount of the HOME investment from the borrower provided there are net proceeds sufficient to repay the County HOME loan. The value of the property assisted with HOME funds may not exceed 95% of the area median utilizing data from the HUD 203b limits.

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

   HOME funds will not be used to refinance existing debt.

Appendix A – Terms and 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.

- **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 County's annual achievements relative to the goals in the Consolidated Plan and proposed activities in the Action Plan. HUD requires the County 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.

- **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.

Appendix B - Acronyms

- AHP - Affordable Housing Program
- AI – Analysis of Impediments to Fair Housing
- CAPER - Consolidated Annual Performance Evaluation Report
- CBO - Community-Based Organization
- CDBG - Community Development Block Grant Program
- CoC - Continuum of Care
- ESG - Emergency Services Grant
- FSS - Family Self Sufficiency
- FY - Fiscal Year
- SCCHA - Santa Clara County Housing Authority
- HEARTH - Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009
- HMIS - Homeless Management Information System
- HOME - HOME Investment Partnerships Program
- HOPWA - Housing Opportunities for Persons with AIDS
- HUD - United States Department of Housing and Urban Development
- LBP - Lead-Based Paint
- LMI - Low and moderate income
- MCC - Mortgage Credit Certificates
- OSH – Office of Supportive Housing
- ACS American Community Survey
- CHAS – Comprehensive Housing Affordability Strategy
- AMI – Area Median Family Income
- PIT – Point-in-Time Count
- HCD – Housing and Community Development Division
- RMCC – Reissued Mortgage Credit Certificates
- MTW - Moving to Work
- NOFA - Notice of Funding Availability
- NSP - Neighborhood Stabilization Program
- RHNA - Regional Housing Needs Allocation
- VTA - Valley Transportation Authority
- UDP – UC Berkeley Urban Displacement Project
- BART – Bay Area Rapid Transit
- Section 8 Section 8 Housing Choice Voucher Program
- HCV – Housing Choice Voucher
- TBRA - Tenant-Based Rental Assistance
- WIOA - Workforce Innovation and Opportunity Act
- HA - CalWORKs Homeless Assistance Program

Appendix C – Citizen Participation Plan

Introduction

The Santa Clara Urban County (Urban County) includes the unincorporated communities within Santa Clara County (County) and seven small jurisdictions: the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The Urban County, along with the Entitlement Jurisdictions within the County that receive federal funding administered by the U.S. Department of Housing and Urban Development (HUD), are the lead agencies for the 2015-2020 Consolidated Plan.

The Urban County and Entitlement Jurisdictions receive federal entitlement grant funding for the following programs:

- Community Development Block Grants (CDBG)
- HOME Investment Partnership Program (HOME)
- Housing Opportunities for People with AIDS (HOPWA)
- Emergency Solutions Grants (ESG)

As a recipient of entitlement funding, the Urban County is required to prepare a:

- Five Year Consolidated Plan (Consolidated Plan) that includes a Citizen Participation 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 Urban County must adopt a Citizen Participation Plan (CPP) that sets forth the Urban County'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 Urban County 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 Urban County 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 Urban County's annual achievements relative to the goals in the Consolidated Plan and proposed activities in the Action Plan. HUD requires the Urban County 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.
- **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:
    - Extremely low income: Households earning 30 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
    - Very low income: Households earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
    - Low and moderate income: Households earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)
- **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 Urban County'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 Urban County and Entitlement Jurisdictions within the County receive grant funding from HUD.

The County's Board of Supervisors is responsible for approving the Urban County's Consolidated Plan, Action Plans, Substantial Amendments, and CAPERs prior to their submission to HUD.

It is the intent of the Urban County 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 Urban County 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 the County of Santa Clara Board Chambers, located at 70 W. Hedding Street, San José, CA 95112, 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 Urban County's HUD Entitlement Programs is:

Urban County Region of Santa Clara County

Ky Le, Director Office of Supportive Housing
County of Santa Clara, Office of Supportive Housing (OSH)
3180 Newberry Drive, Suite 150
San José, CA 95118
(408) 793-0550
Ky.Le@hhs.sccgov.org

Citizen Participation Policies

Public Hearings

The Urban County 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 the Housing and Community Development Advisory Committee (HCDAC), a Board recommending Committee and one required hearing is before the Board of Supervisors for document adoption. The CAPER requires one hearing before the Board of Supervisors 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 Board of Supervisors public hearings will be held at Board Chambers located at 70 W. Hedding, San Jose, CA 95110. 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 Clerk of the Board. 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 Urban County will hold a minimum 30-day public review and comment period for the Consolidated Plan, Action Plan, and Substantial Amendment. The Urban County 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 County's Office of Supportive Housing, 3180 Newberry Drive, Suite 150, San José, CA 95118.

The Urban County will place public notices online through the Urban County'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 Urban County 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 Urban County for those parties expressing interest in receiving information and updates related to the Urban County'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 tracy.cunningham@hhs.sccgov.org, by calling (408) 793-0560 or by writing to the County's Office of Supportive Housing, 3180 Newberry Drive, Suite 150, San José, CA 95118.
- The notices will be distributed through a variety of methods, including e-mail, newspaper publications and the County's website at www.sccgov.org. 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 County's Office of Supportive Housing, 3180 Newberry Drive, Suite 150, San José, CA 95118; via email to tracy.cunningham@hhs.sccgov.org; by phone at (408) 793-0560. Comments may also be submitted in person at the County's Office of Supportive Housing, 3180 Newberry Drive, Suite 150, San José, CA 95118, Monday through Friday during business hours, and during the Council adoption hearing.

When necessary or applicable, the Urban County 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 County's Office of Supportive Housing, 3180 Newberry Drive, Suite 150, San José, CA 95118. Written comments or complaints will be referred to appropriate County staff for consideration and response. The County 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 County's website: www.sccgov.org/sites/oah. Hard copies of all documents will be available at the County's Office of Supportive Housing, 3180 Newberry Drive, Suite 150, San José, CA 95118 and upon written request. If the County 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 through the County's website at www.sccgov.org/sites/oah.

Relocation Policy

As part of the CPP, the County must maintain a Relocation policy. Relocation refers to the involuntary relocation of individuals from their residence due to housing development and rehabilitation paid for with federal funds. The County will continue to 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

The County's rehabilitation programs may also incur relocation issues when they provide minor additions to existing dwellings in order to address overcrowding. Any temporary relocation costs are included in the rehabilitation loan package offered to clients.

Technical Assistance

The County 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 County. "Technical assistance," as used here, does not include the provision of funds to the entities requesting such assistance. Assistance will also be provided by Office of Supportive 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.

Outreach Results

County of Santa Clara

2020-2025 Consolidated Plan

Community Engagement Summary

Michael Baker INTERNATIONAL

Summary Introduction

The County of Santa Clara and each of its Cities helped create an engagement program that included community meetings, stakeholder interviews, focus group meetings, a community needs survey, and pop-up events. The engagement program began in its planning processes in October and was completed at the end of December. The following summarizes of the highlights of the engagement program. The table below lays out all engagement events including their dates, locations and attendance. Overall, it is estimated that these engagement efforts reached about 2,400 residents.

Events Table			
Event	Date	Location	Attendance
Community Needs Survey			
Community Needs Survey	October 25, 2019 – December 26, 2019	Online/Paper	Responses: 1,950
Regional Public Forums			
Morgan Hill Public Meeting	November 4, 2019	Morgan Hill Council Chambers	8
Palo Alto Public Meeting	November 7, 2019	Palo Alto City Hall Community Meeting Room	9
Cupertino Public Meeting	November 12, 2019	City of Cupertino Community Hall	14
San Jose Public Meeting	November 20, 2019	Roosevelt Community Center	20
Focus Groups			
Santa Clara Focus Group Meetings	November 7, 2019	1500 Warburton Ave	5
Gilroy Focus Group Meetings	November 18, 2019	Gilroy Library, Community Room	2
San Jose Focus Group Meetings 1	November 21, 2019	San Jose City Hall, 6th Floor	0
San Jose Focus Group Meetings 2	December 10, 2019	San Jose City Hall, 12th Floor, Room 1254	0
Pop-Up Events			
Pop-Up Event 1	October 19, 2019	Santa Clara City Farmers Market	Flyers Distributed: 20 Attendees Approached: 68+
Pop-Up Event 2	October 26, 2019	Sunnyvale Farmers Market	Flyers Distributed: 16

Events Table			
Event	Date	Location	Attendance
			Attendees Approached: 40+
Pop-Up Event 3	November 3, 2019	Palo Alto Farmers Market	Flyers Distributed: 62 Attendees Approached: 100+
Pop-Up Event 4	November 21, 2019	Sunnyvale Community Center	Flyers Distributed: 10 Attendees Approached: 12 Surveys Completed: 3
Stakeholder Interviews			
Destination: Home	November 11, 2019	Phone Call	1
Bridge Housing	November 11, 2019	Phone Call	1
Housing Choices Coalition for Persons with Developmental Disabilities	November 11, 2019	6203 San Ignacio Ave, Suite 108, San Jose, Ca	1
Loaves and Fishes	November 12, 2019	Phone Call	1
Santa Clara Family Health Plan	November 12, 2019	Phone Call	1
Silicon Valley FACES	November 13, 2019	Phone Call	1
LifeMoves	November 13, 2019	Menlo Park	3
Grid Alternatives	November 13, 2019	Phone Call	1
Eden Housing	November 13, 2019	Phone Call	1
Asian Americans for Community Involvement	November 13, 2019	Conference Call	4
Heart of the Valley	November 14, 2019	E-mail	1
Charities Housing Development Corporation	November 14, 2019	Phone Call	1
Community Services Agency	November 15, 2019	Phone Call	1
WeHOPE	November 21, 2019	Phone Call	1
Rebuilding Together (Silicon Valley)	November 21, 2019	Phone Call	1
Health Trust	November 21, 2019	Health Trust Headquarters	3

Events Table			
Event	Date	Location	Attendance
City of Gilroy, Recreation Department	November 25, 2019	E-mail	1
CommUniverCity San Jose	November 25, 2019	Phone Call	1
Downtown Streets Team	November 26, 2019	Phone Call	1
Vista Center for the Blind and Visually Impaired	December 9, 2019	Phone Call	1
Silicon Valley Leadership Group	January 3, 2020	Phone Call	1

Regional Public Forums – Location of Meeting

Four regional public forums were held throughout Santa Clara County in the Cities of Morgan Hill, San José, Palo Alto, and Cupertino. Over 2,700 flyers were distributed to advise residents about and encourage them to attend these forums. These Regional public forums were held on/at:

November 4, 2019 @ Morgan Hill City Hall, California

November 7, 2019 @ Palo Alto City Hall, California

November 12, 2019 @ Cupertino Community Hall, California

November 20, 2019 @ Roosevelt Community Center, San José, California

A brief overview of the planning process for the Analysis of Impediments to Fair Housing Choice and the 2020-2025 Consolidated Plan was provided and a listening session with live polling was conducted. The following questions were asked:

Question 1. What should the County's top priorities be over the next 5 years?

Question 2. Where are any neighborhood revitalization target areas?

Question 3. What do you feel are the most common or pressing housing problems in the County?

Question 4. What are the ways to overcome these problems?

Question 5. How do you feel local organizations/service providers can better support your priorities?

Question 6. In what ways are LMI families vulnerable to crisis situations, such as natural

disasters?

Question 7.Do you feel there is an issue with broadband access and technical literacy? If not, what support is missing?

Question 8. How do you feel the County should spend their annual CDBG allocation? (*Eligible projects are: community and social services, economic development assistance; improvements to public infrastructure and facilities; affordable housing; homelessness; and housing rehabilitation).*

The major themes and outcomes from regional public forums were:

What should the County's top priorities be over the next 5 years?

Housing maintenance and rehabilitation

Continue to fund and create sustainable housing solutions

Increase affordable housing

Continue to work with and improve homeless prevention programs, shelters, education and job/housing placement

Provide more assistance for emergency assistance including transitional housing

Provide more services for special needs populations: particularly single-income families, seniors, and homeless youth

Increase services for senior citizens and mental health (consumers)

Provide needed workforce development Where are any neighborhood revitalization target areas? (priority order)

San José

Downtown San José

South San José

Central San José

San José-Monterey Road Corridor (poverty and lack of planning)

East San José (high gang activity)

Little Saigon, Alum Rock, Foothills

Coyote Creek

Alviso

Monterey Rd.

District 8

17th & Santa Clara St.

Mayfair

Rengstorff Park

Southwest Expressway

Tully Rd.

Wooster area

Roosevelt Park

Gilroy- (high gang activity)

East Gilroy and Glenview neighborhoods.

C. Morgan Hill (Boundary area between Morgan Hill and Gilroy)

D. El Camino Real

E. Other Areas Mentioned

BART, VTA, and Caltrain corridors

Mayfair (San José)

East Milpitas at Route 680 area

Stevens Creek

Older shopping areas and vacant lots throughout the County

What do you feel are the most common or pressing housing problem in the County?

Affordability, particularly for the extremely low income; starter homes are too expensive

Not enough affordable housing

Diversity of housing types are not available

Support for transitioning homeless (e.g., financial, medical and social)

Housing suitability for diverse population

Private sector funding for city or service programs

Affordable housing zoning

Amenities for concentrated areas of affordability

Tech companies in cities have driven the cost of housing up

Monitored portable bathroom sites

Subsidized auto repair and medical services

What are the ways to overcome these problems?

First-time homebuyer loans

Housing and employment assistance for foster youth who age out of system

Streamline planning, permitting and development processes

Community planning that supports sustainable density development. (i.e., TODs, incentives and infrastructure for affordable transportation, bicycles and pedestrians)

Regulatory requirements for housing diversity or alternative housing

Mobile home parks are being bought out and unit rent prices go up.

Family financial literacy

Job training for young farmers (i.e., education and support for new agricultural technologies)

Subsidies or prevention programs for families at risk of displacement

Increase the 15% cap for social services

Create a resource navigation center for individuals or social services to use and update

How do you feel local organizations/service providers can better support your priorities?

County, city and service organizations can collaborate and leverage more funding (e.g., City of Mountain View Safe Parking, Move Mountain View and Lots of Love are working together)

In what ways are LMI families vulnerable to crisis situations, such as natural disasters?

Lack of emergency funds for family emergencies, job loss, homelessness, single income families, and extremely low-income households

Emergency preparedness in the home and for a community-sized crisis

Efficient communication

Do you feel there is an issue with broadband access and technical literacy?

Mountain View and Morgan Hill have issues with cell service

Centralized facilities are needed for libraries and community centers

Rapid technology updates make it difficult for communities and/or families to keep up

Technology is needed at senior centers

Affordable collaborative internet service for qualified areas

How do you feel the County should spend their annual CDBG allocation? (*Eligible CDBG projects are: community and social services, economic development assistance; improvements to public infrastructure and facilities; affordable housing; homelessness; housing rehabilitation).*

Affordable housing particularly near employment centers

Housing rehabilitation – special needs populations

Homelessness – improve interim housing and services options

Home buyer programs

Transit service expansion and bus service for seniors and homeless

Community and social services

Mental health services

Economic development assistance

Improvements to public infrastructure and facilities

Recreation and open spaces

Stakeholder Interview Meetings

Throughout the County twenty-one stakeholder interviews were held, typically at their places of business. The same eight questions (shown on page 4) were asked of each of the stakeholders. The following provides a collective summary of the overarching themes associated with the eight questions mentioned on page two of this Community Engagement Summary. The following entities were interviewed:

Asian Americans for Community Involvement	The Health Trust
Bridge Housing	Heart of the Valley
Charities Housing	Housing Choices Coalition
Community Services Agency	LifeMoves
CommUniverCity San José	Loaves and Fishes Family Kitchen
Destination: Home	Rebuilding Together Silicon Valley
Downtown Streets Team	Santa Clara Family Health Plan
Eden Housing	Silicon Valley FACES
City of Gilroy Recreation Department	Silicon Valley Leadership Group
Grid Alternatives	Vista Center for the Blind and Visually Impaired
WeHOPE	Santa Clara County Continuum of Care (CoC)

Issue	Needs
Affordable Housing	
The market for housing is bigger than what is available	Increase affordable housing options and alternatives (varieties are needed in size and income levels, particularly for extremely-low and low-income, homeless, disabled, singles, large families, and elderly residents) in the County. There is legislation requiring more affordable housing, but there is no timetable. Increase funds to build or rehab homes, old nursing/care units, and mobile home parks (particularly near places of employment and transit routes). Commuter numbers are high. There are 120,000 units proposed near transit in the Bay Area. Create grant or loan programs for property maintenance. Create land acquisition funding programs that purchase land dedicated to new housing. Work with Cities to target specific lands. Create housing plans that fund and implement housing for working families or "Middle Housing." Revitalize mobile home parks, particularly in District 7 (in San José). Expand voucher programs to include motels, group homes, and other temporary housing.
Homeownership is rapidly declining	Increase and continue area-wide first-time home buyers' programs. Increase subsidies for down payment. Review and fill the gaps that exist in mortgage affordability after upfront costs fulfilled. Provide assistance for housing needs when move-in occurs. Create incentives for property owners to sell to pre-established lists of LMI families.

Issue	Needs
High cost of land and construction forces higher unit prices	Incentivize developers through subsidies to integrate affordable units. (Unit prices are based on economy, the better the economy the higher rent prices). Seek out more County distributed Housing Choice Vouchers.
The issue of market rate dependent housing and affordable housing are separate issues	Create affordable housing solutions that do not involve cutting back on market rate housing development.
We do not involve private companies who care	Approach private companies that employ below median income residents to assist in financing affordable housing development.
Affordable housing projects take too much time	Create solutions to reduce the time it takes to build affordable housing. Many granting agencies do not want to see a "built" project prior to funding. Takes too long to satisfy public policy. Many plans require variances which can be a lengthy process. Develop regional action to allocate land, target needs, and implement.
There is a lack of neighborhood planning and amenities	Create or revitalize neighborhoods with new housing and needed amenities including parks, lighting, and good infrastructure. Review proposals in the region that support neighborhood sustainability (e.g., District 1-Project HOPE – cultivates leadership and support from SJSU for 1-2 years to improve community involvement, cleanliness and crime reporting). Improve and create flexible zoning particularly in San José. Advocate that Cities update ordinances to include flexible, dense and inclusionary residential and mixed-use zoning. Create consistent land use policies for inclusionary housing. Morgan Hill has an inclusionary housing ordinance.
Annual rents and housing values are not affordable but continue to rise	Create local policies and advocacy for rent and housing value stabilization. Increase funding for rental subsidy programs. Create model policies/programs that promote more affordable housing (Review San Jose's District 3 Community Leadership Council) (including Hensley and Hyde Neighborhoods)
Developers do not get involved in local planning	Engage housing developers and the business community when developing Specific/Master Plans and Housing Element background studies and recommendations.
Vital Services & Homelessness Prevention	
Lack of services for homeless residents	Provide appropriate training for intake staff (navigators) that includes a variety of individual needs. increase communication on needs, gaps and accomplishments.

Issue	Needs
	Create nutrition programs, cooking instruction and food delivery assistance where homeless exist.
Lack of an anti-homeless strategy (Homeless Prevention)	Create an inclusive homeless strategy, particularly for special needs populations. Support is needed for other at-risk homeless due to high cost of living (e.g.., college students, former homeless, those who cannot live alone, and those with a criminal history). Provide safe parking areas for unsheltered homeless populations having vehicles and RVs (Palo Alto and Mountain View prohibits RVs). Develop a comprehensive wrap-around services program for a variety of social service organizations to use. Increase the number of shelters and shelter space in the County; particularly cold weather shelter, emergency shelters and safe parking areas. Greater communication and integration of social service entities. Implement the CoC's Community Plan to End Homelessness. Establish goals and strategies that address the root cause of homelessness, housing affordability and barriers to new housing development. Build more housing for extremely low-income households.
There are not enough social service entities to handle homelessness issues	Increase and or franchise reputable service entities to serve other locations.
Complex system for housing and homeless people	Reduce complexity and streamline intake systems for homeless needing housing.
There is a high turn-over rate in service provider staff	Increase wages and professional development for County and outside agency service providers and staff.
County services are strained and communication with other services is low.	The County should study the feasibility of outsourcing some of its services to existing social service agencies. Collaborating with other service entities may solve capacity problems.
CoC has limited communications	The CoC can become more effective if they could increase communication on needs, gaps and accomplishments.
Vital Services & Homelessness Prevention	
Individuals do not know what services are available	Update County resource guides and websites that point to the right agency. The resources could be listed by "need" and provide contact and address and emails. Service agencies could adopt response policies for service linkage. (It was reported there are sometimes 10 days that will go by without a response.)

Issue	Needs
Lack of food in certain areas of the County	Prepare a list of the probable food desert areas and collaborate with service entities that can provide routine nutrition and food delivery service. Create and or expand food storage spaces. Work with local grocers to create secondary outlets in designated food deserts. Provide food subsidies to individuals with chronic health issues. particularly those at-risk (e.g., drug/alcohol/chronic health conditions, and those under 60 where other organizations cannot provide services.
Increase Family Income	
Keeping up with the cost of living	Increase earning capacity of the LMI County residents. Stabilize rent costs. Create rainy-day funds for LMI households (most LMI families are at-risk for homelessness).
Families & Individuals in Transition	
Families in transition are struggling	Create County-driven transitional housing programs and services. Services and assistance are needed for women with young children.
Lack of transitional housing, permanent supportive housing and rapid rehousing units	Increase transitional housing. Increase rapid rehousing units and services.
Family displacement	Create programs that serve residents who can no longer afford to remain in their homes. (This is due to rising housing bills - rents or property taxes - or when residents are forced out due to causes such as eminent domain, lease non-renewals, and or mandatory evictions to make way for new development.) East San José area, in particular, is experiencing displacement. County and its Cities should create displacement policies when new (re)development is occurring.
Special Needs or Target Populations	
Increased number of individuals with mental/behavior health issues	Increase funding for more trained counseling and referral personnel. Create life skills training in larger residential buildings where there is more demand. Research the feasibility of provide more mental health recovery centers.
Housing elements do not improve conditions for special needs/target populations	Realign Housing Elements, General Plans and Specific Plans to include to a larger degree the needs and goals for the underserved.

Issue	Needs
Increased numbers of victims of domestic violence	Increased services for victims of domestic violence.
Lack of services for new immigrants	Increase housing and services for newly immigrated families. Services that help families with credit establishment and rental history for housing placement.
Unemployed special needs populations	Increase workforce training and employment assistance.
Language barriers	Reduce communication barriers for housing and services. Increase ESL classes.
Lack of elderly (aging) services	Funding assistance is needed for senior care and housing. Such programs require more oversight. Provide traveling classes that engage seniors in technology. Create nutrition programs and food delivery assistance to homebound seniors. Create policies that new housing units be accessible. Promote handicap accessibility with all new units by providing elevators, at-grade front entrances or first floor bedrooms, kitchens and bathrooms.
Increasing at-risk youth	Provide separate emergency shelter space. Create safe spaces to foster and provide oversight, particularly children of domestic violence. Provide technology resources to youth that are homeless or whose families are LMI. School district communication improvements for parents to provide homework and tutoring assistance.
Neighborhoods are not accessible	Increase visitable homes and places in neighborhoods (e.g., wheelchair ramps bathrooms, curbing, sidewalks, handrails).
Emergency/Natural Disaster Effect Vulnerable Populations	
Vulnerable populations are most impacted by power outages	Create policies on being electric dependent (e.g., San José may switch to all electric water heating).
Residents and older buildings are never ready for disasters	Promote flooding and emergency preparedness classes, making sure communication gaps are covered. Create a rapid emergency grant program that funds or insures from the government for vulnerable LMI residents (e.g., flooding, fire, etc.). Create programs to rehab properties that experience frequent damage from disasters. Create programs that fund LMI homeowners rebuilding projects.
Lack of emergency providers and low response times	Create more County-driven emergency management employment opportunities and positions.

Issue	Needs
Low access to services during a disaster	Emergency providers should discuss the LMI issues and service needs to better determine needs. Services should include replacement of household basic needs (e.g., food and water replacement). Mobile home park households are particularly at risk. Provide interpreters when needed for services provided, particularly Vietnamese. Identify where vulnerabilities in the community or neighborhood exist, so they can be assisted first.
Lack of emergency housing and solutions for displaced families	Engage in post-disaster planning particularly for family displacement housing and food and health needs. Create places to park vehicles owned by displaced families.
Emergency/Natural Disaster Effect Vulnerable Populations	
Broadband quality if low in certain areas of the County	Public – Private partnership are encouraged to bridge the digital divide. Work with cellular providers to improve services in LMI areas. Continue to overcome the digital divide. Fund projects that increase digital inclusion and reduce cost to access. Build new affordable housing units with reduced cost WiFi. Provide technical support regarding WiFi safety for LMI families, particularly the elderly. Fund computer hardware and software upgrades in schools.
Shelters lack full services for employment needs	Increase employment and workforce training for shelter counselors and staff.
Getting to transit routes and affording rides is difficult	Improve ride-share programs, particularly transit payment systems.
Lack of technology resources for LMI households	Guide unemployed persons to places having direct access and public computer resources.
Fair Housing	
Landlords do not respond to poor housing conditions and tenants needs	Increase education for tenant rights.
LMI residents are not engaged	Create engagement activities and programs that help craft specific solutions, particularly with Vietnamese communities.
Individuals with disabilities looking for housing have difficulty	Increase local advocacy for planning for disabilities.
Target Areas	

Issue	Needs
Neighborhood revitalization	**San José:** Downtown San José; South San José; Central San José; San José- Monterey Road Corridor (poverty and lack of planning); East San José (high gang activity); Little Saigon; Alum Rock; Foothills; Coyote Creek; Alviso; Monterey Rd.; District 8; 17th and Santa Clara St; Mayfair; Rengstorff Park; Southwest Expressway; Tully Road; Wooster area; and Roosevelt Park. **Gilroy** (high gang activity): East Gilroy and Glenview neighborhoods. **Morgan Hill** (Boundary area between Morgan Hill and Gilroy) **El Camino Real** **Other Areas Mentioned:** BART/VTA/ and Caltrain corridors; East Milpitas, Route 680 area; Stevens Creek, off Route 85, near Mountain View; Cupertino; Milpitas; Story and Keene [King or Keyes]; Eastridge; Old Oakland Road (near mobile home park); Riverbend (near mobile home park); San Martin; and Older shopping areas and vacant lots throughout the County.
Safety improvements	McKinley; north of the McLaughlin Road ramps. Homeless encampments have caused some pedestrian safety issues. Washington: 1st and Oak Streets. Crime, child endangerment, constant trespassing and police issues. Jackson, between 10th and 11th, Grant Elementary has a traffic safety issues for students and pedestrians. Coyote Creek encampments and Scott & Keys low-income residents.
Future CDBG Expenditures	
More affordable housing	Invest in new housing and housing rehab programs and projects that increase the number of affordable units. Actively support and show advocacy for current and future local development proposals for affordable housing. Support efforts to create conversions of larger dwellings to multiple units. Create short-term housing while housing rehab or while new housing projects are being built.
Poor housing conditions	-Complete more housing rehabs. -Reduce the number of vacant homes and properties.
Social Services/Homelessness	Funding Priorities include: Homelessness prevention programs. Funding for staffing salaries. Wellness programs. Build more shelters and expand existing shelter capacity.

Issue	Needs
	Seek out available housing and provide services particularly for elderly and disabled.
Transportation	Transit improvements to connect LMI areas to employment centers.
Community facilities	Revitalize older city infrastructure, particularly accessibility for seniors and disabled individuals.
Economic development	Fund private business needs for expansion or employee hire. Fund transportation and event costs for routine job fairs in various regions of the County.
Other Notes	
Notes: Difficult County and or City CDBG Application process	Decrease the paperwork associated with grant application preparation. It is often felt the process is not worth it. Increase funding for social services. Reduce the number of awarded applicant and give larger amounts to grantees to make a difference.
San José – Tax proposal	Property transfer tax ballot measure proposal for affordable housing. See: https://sanjosespotlight.com/san-jose-officials-propose-new-property-tax-for-affordable-housing/

Focus Group Meetings

There were four focus groups held on November 7, 2019, November 18, 2019, November 21, 2019 and December 10, 2019. There were a total of 7 attendees. Each of the attendees were from the following social service entities:

Boys and Girls Clubs of Silicon Valley

Healthier Kids Foundation

Live Oak Adult Day Services

San José Conservation Corps Charter

Agency Priorities:

Address the lack of housing stock and housing diversity and options

Address lack of housing through strong outreach programs – local and regional

County driven affordable housing projects

Increase alternatives for special needs residents, particularly those with disabilities

Improve transit and incentives to take transit

Improve health and safety, particularly mental health options for low income families

Workforce development, particularly for young adults

Target areas:

Downtown Gilroy (1st to 10th Streets on Monterey Blvd.) and east of railroad tracks

El Camino Real

Morgan Hill

Transit hubs all around the County

Most common/pressing problems:

Cost of housing. Morgan Hill Schools are closing due to low enrollment

Lack of variety of housing types and lack of land

Lack of financial support networks

Lack of transitional housing (e.g., tiny homes, accessory housing)

Lack of zoning regulations that are affordable housing friendly

Lack of funding for social services, particularly mental health and professional development (after high school)

Gentrification has pushed affordable housing outside the cities

Fair housing rules for discrimination seem to be unclear, particularly with individuals with criminal records, bankruptcy, or disabilities

Lack of coordination between resource organizations

How can we overcome these problems:

Create housing bond programs

Restructure federal funds policies, particularly with service or partner organization pulling funds together for a common project; too strict of spending caps with special needs populations

Create services that provide financial assistance when a catastrophic family event occurs (e.g., layoff, illness)

Grant writing assistance at the local level

Create measurements that prioritize affordable housing

Regional Community Needs Survey

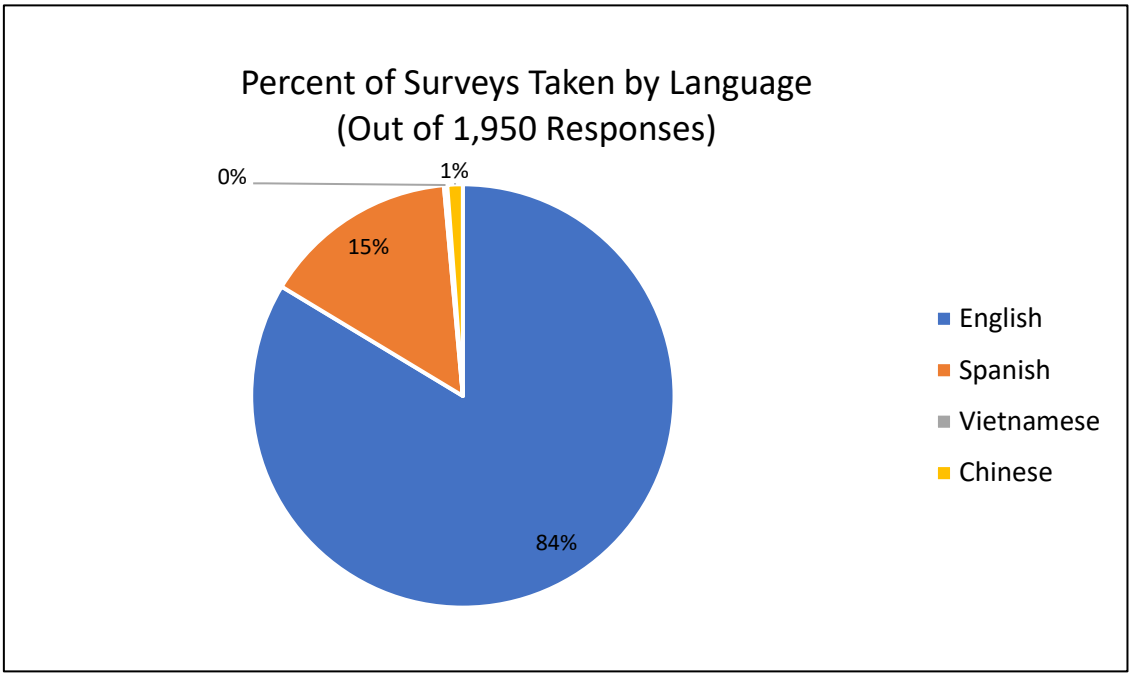
Santa Clara County initiated a Community Needs Survey on October 25, 2019 to December 26, 2019. The survey received 1,950 responses. The survey was available to complete online or by hand, and it was distributed and made available in English, Spanish, Vietnamese and Chinese. Over 2,700 flyers were distributed to encourage participation in this survey. The following summary highlights survey responses in detail. Occasionally, write-in responses added additional insight when specific response options were not available, and they will be noted as a part of their question's summary.

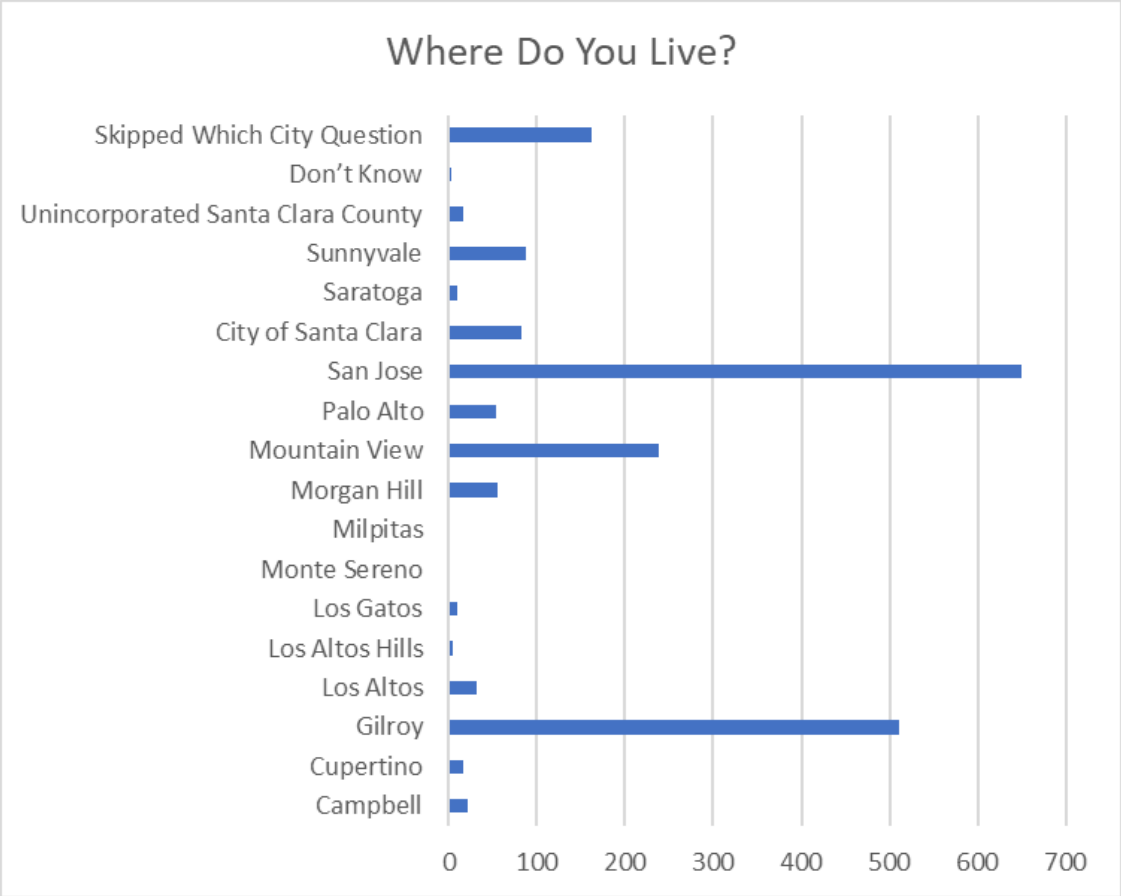
Introductory Questions						
Where do you live?			What language do you speak?			
City	#	%	English	Spanish	Vietnamese	Chinese
Campbell	21	1.1%	21	0	0	0
Cupertino	17	0.9%	16	1	0	0
Gilroy	511	26.2%	283	224	2	2
Los Altos	31	1.6%	29	0	0	2
Los Altos Hills	4	0.2%	4	0	0	0
Los Gatos	10	0.5%	10	0	0	0
Monte Sereno	0	0.0%	0	0	0	0
Milpitas	0	0.0%	0	0	0	0
Morgan Hill	55	2.8%	40	14	0	1
Mountain View	238	12.2%	206	22	0	10
Palo Alto	53	2.7%	51	1	0	1
San Jose	650	33.3%	630	17	2	1
City of Santa Clara	82	4.2%	80	0	0	2
Saratoga	10	0.5%	10	0	0	0
Sunnyvale	87	4.5%	81	6	0	0
Unincorporated Santa Clara County	16	0.8%	15	0	0	1
Don't Know	3	0.2%	3	0	0	0
Skipped Which City Question	162	8.3%	152	6	1	3
Total (Paper and Online)	1,950	100.0%	1,631	291	5	23

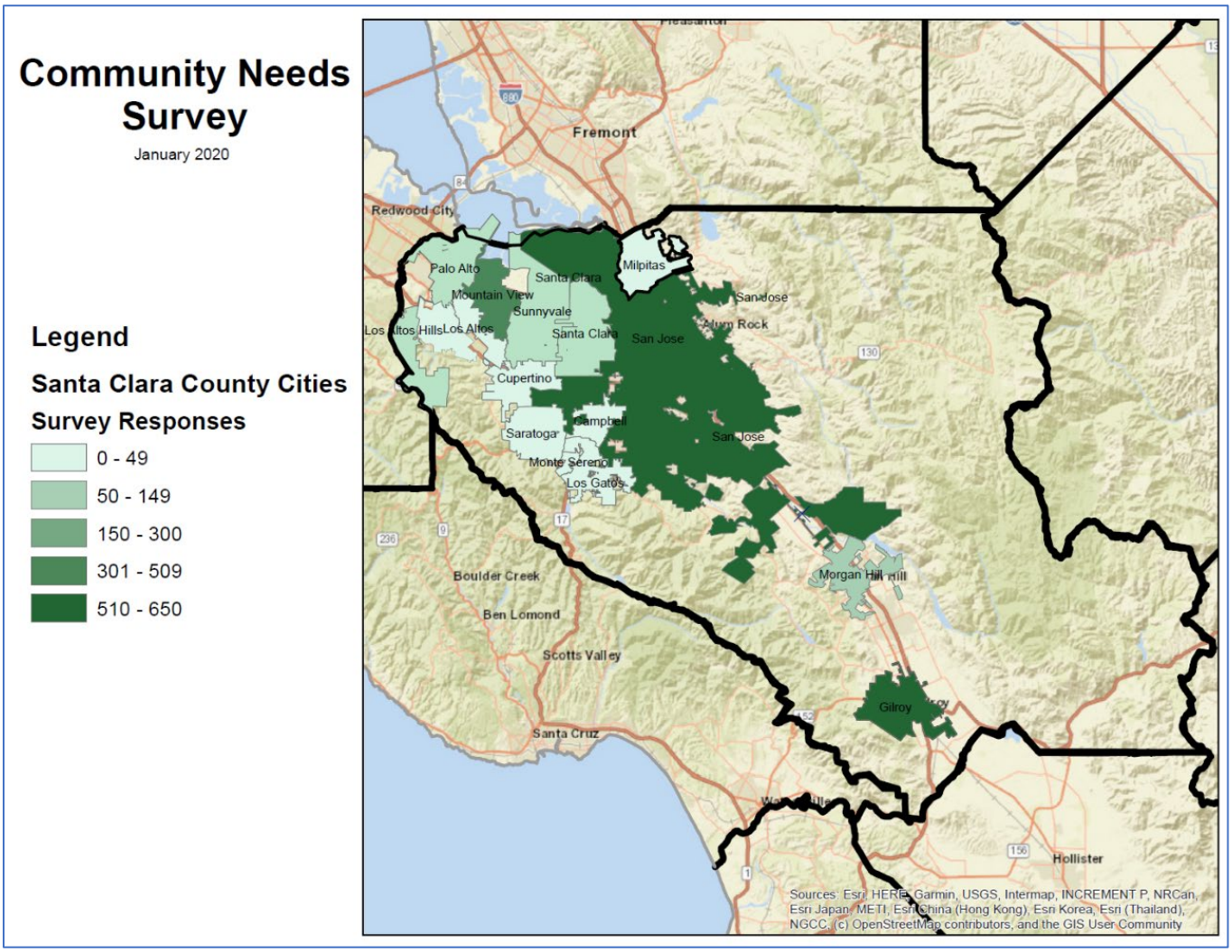
Note: We received one response from a Milpitas resident but note that Milpitas is not participating in the preparation of the 2020-2025 Consolidated Plan. Milpitas' Consolidated Plan covers a different 5-year period.

The three following figures display the percent of surveys taken in each language, as well as the number of online and paper survey respondents per specified City, and a map showing responses per City. The most common language in which respondents responded was in English

(84%). Of the 1,950 survey responses received, most were provided by residents in the Cities of San José (650) and Gilroy (511).




Where Do You Live?
Skipped Which City Question
Don't Know
Unincorporated Santa Clara County
Sunnyvale
Saratoga
City of Santa Clara
San Jose
Palo Alto
Mountain View
Morgan Hill
Milpitas
Monte Sereno
Los Gatos
Los Altos Hills
Los Altos
Gilroy
Cupertino
Campbell
0
100
200
300
400
500
600
700


Community Needs Survey
January 2020
Legend
Santa Clara County Cities
Survey Responses
0 - 49
50 - 149
150 - 300
301 - 509
510 - 650
Fremont
Redwood City
Palo Alto
Mountain View
Sunnyvale
Santa Clara
Milpitas
San Jose
Alum Rock
Los Altos Hills
Los Altos
Cupertino
Campbell
Saratoga
Monte Sereno
Los Gatos
Boulder Creek
Ben Lomond
Scotts Valley
Santa Cruz
Morgan Hill
Gilroy
Hollister
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Do you work in the County of Santa Clara?

Beyond questions of where survey respondents live within the County, further data was gathered on where respondents work within the County, and on how they best identify themselves (e.g., responding as a resident, business owner, service provider, etc.). The results follow.

Whether Respondents Work in County - Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
Yes	68.88%	1,037	224	11	3	1,275
No	30.09%	501	46	9	1	557
Unincorporated Santa Clara	0.32%	3	3	0	0	6
Don't Know	0.70%	12	1	0	0	13
Answered Question		**1,553**	**274**	**20**	**4**	**1,851**
Skipped Question		**78**	**17**	**3**	**1**	**99**

In Which City Do You Work?

Answer Choices	Responses	English	Spanish	Chinese	Vietnamese	Total
San Jose	36.46%	424	30	1	0	455
Gilroy	15.46%	118	74	0	1	193
Mountain View	10.74%	108	19	7	0	134
Palo Alto	8.41%	101	3	1	0	105
City of Santa Clara	6.81%	82	1	2	0	85
Sunnyvale	5.93%	72	2	0	0	74
Morgan Hill	4.73%	36	22	1	0	59
Cupertino	2.80%	33	2	0	0	35
Campbell	1.04%	13	0	0	0	13

Los Altos	0.88%	10	0	1	0	11
Unincorporated Santa Clara County	0.88%	10	0	1	0	11
Los Gatos	0.56%	7	0	0	0	7
Saratoga	0.56%	6	0	0	1	7
Los Altos Hills	0.32%	4	0	0	0	4
Monte Sereno	0.08%	1	0	0	0	1
Don't Know	4.41%	51	1	1	**2**	55
Answered		**1076**	**154**	**15**	**3**	**1248**
Skipped		**555**	**139**	**8**	**0**	**702**

According to survey responses across all languages, 68.88% of respondents work within the County. Most respondents identified that their workplace is in San José (36.46%), followed by Gilroy (15.46%) and Mountain View (10.74%).

Who are You?

As shown below, the vast majority of survey respondents self-identified as residents of the County (86.24%). The remaining 13.76% of respondents self-identified as Community Based Organizations or Non-Profits (4.25%), Other (3.49%), Public Agencies (2.53%), and Business Owners (2.26%). A common write-in response showed that many identified as retirees, which was not a response option.

How Respondents Self-Identify – Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
Resident	86.24%	1,331	252	18	3	1,604
Business owner	2.26%	34	6	2	0	42
Service provider	1.24%	20	3	0	0	23
Public agency	2.53%	45	2	0	0	47

Community-based organization/ non-profit	4.25%	71	8	0	0	79
Other	3.49%	60	5	0	0	65
Answered		**1,561**	**276**	**20**	**3**	**1,860**
Skipped		**70**	**15**	**3**	**2**	**90**

Priority Overall Needs

Following introductory questions pertaining to place of residence, place of work, and self-identification, respondents were asked to rank levels of needs for specified areas within in the following categories: **1) Overall, 2) Housing**, **3) Economic Development**, **4) Public Facilities**, **5) Public Services**. In each of these categories, respondents had the opportunity to write-in additional areas not specified in the survey. Respondents were asked to rate the need for the specified areas as "low," "medium," or "high" need or "don't know." "Low" need was assigned the number "1", "medium" was assigned "2" and "high" need was assigned a "3."Then, these responses were weighted to account for the number of responses received in each language category to produce an overall needs ranking.

For **Overall Needs**, respondents rated the level of need in their neighborhoods in the following areas:

Create additional affordable housing available to low-income residents.

Improve non-profit community services (such as senior, youth, health, homeless and fair housing).

Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvement).

Create more jobs available to low-income residents.

For these Overall Needs, the weighted responses for these areas are contained in the table that follows.

Overall Needs	English	Spanish	Chinese	Vietnamese	Combined Weighted Average
Create additional affordable housing available to low-income residents	2.47	2.79	1.75	3	2.5
Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	2.37	2.75	2	3	2.4
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	2.25	2.66	2.5	3	2.3
Create more jobs available to low-income residents	2.28	2.81	1.92	3	2.3
Answered	**1319**	**277**	**15**	**1**	
Skipped	**312**	**14**	**8**	**4**	

Priority Housing Needs

Following Overall Needs, survey respondents were then asked to rate 13 different **Housing Needs** related improvements in their areas. The top needs were: 1) Increase affordable rental housing inventory; 2)Housing for other special needs (such as seniors and persons with disabilities); 3) Rental assistance (tenant-based rental assistance) for the homeless; Permanent supportive rental housing (housing with case management and supportive services) for people who are homeless; 5) Affordable housing located near transit; and 6) Healthy homes (free of mold, lead, etc.) (Note: Responses 3-6 tied with a weighted average of 2.3). The overall responses for all 13 options are displayed in the table that follows.

Housing Needs	English	Spanish	Chinese	Vietnamese	Combined Weighted Average
Increase affordable rental housing inventory	2.52	2.7	1.83	3	2.5
Housing for other special needs (such as seniors and persons with disabilities)	2.4	2.77	2.08	3	2.4

Housing Needs	English	Spanish	Chinese	Vietnamese	Combined Weighted Average
Rental assistance (tenant-based rental assistance) for the homeless	2.33	2.72	1.64	1	2.3
Permanent supportive rental housing (housing with case management and supportive services) for people who are homeless	2.35	2.74	1.64	3	2.3
Affordable housing located near transit	2.34	2.58	1.83	3	2.3
Healthy homes (free of mold, lead, etc.)	2.34	2.78	2	1	2.3
Energy efficiency and sustainability improvements	2.19	2.64	1.92	3	2.2
Down payment assistance to purchase a home	2.11	2.69	1.91	1	2.1
Code enforcement, in coordination with a neighborhood plan	2.19	2.55	1.92	1	2.1
Housing accessibility improvements	2.06	2.75	1.75	1	2.0
Rental housing rehabilitation	2.03	2.63	1.83	1	1.9
Emergency home improvement/repair	1.98	2.65	1.92	3	1.9
Owner-occupied housing rehabilitation	1.87	2.46	2.33	3	1.7
Answered	**1,319**	**276**	**13**	**1**	
Skipped	**312**	**15**	**10**	**4**	

Priority Economic Development Needs

The next needs area for respondents to rank options was **Economic Development: Job Creation in Low-Income Neighborhoods.** For this section, there were five different economic development related improvements to be rated by need. "Job training for people who are homeless" was identified as the largest need for this section. The full results follow. A common write-in response showed a need for public transportation access to job locations, which was not a response option.

Economic Development Needs	English	Spanish	Chinese	Vietnamese	Combined Weighted Average
Job training for people who are homeless	2.44	2.73	2.17	3	2.4
Financial assistance for low-income residents for business expansion and job creation	2.14	2.72	2.08	1	2.2
Storefront improvements in low-income neighborhoods	2.07	2.59	1.83	3	2.0
Microenterprise assistance for small business expansion (5 or fewer employees)	2.04	2.54	1.92	3	1.9
Public improvements to commercial / industrial sites	1.8	2.5	2.33	3	1.8
Answered	**1,297**	**264**	**13**	**1**	
Skipped	**334**	**12**	**10**	**4**	

Priority Public Facilities Needs

The next category in the survey was **Public Facilities**. This section had 14 improvement options to public facilities available for ranking. The top three rated needs were: 1) Mental health care facilities, 2) Facilities for children who are abused, abandoned and/or neglected, and 3) Homeless facilities (temporary housing and emergency shelters. The full results follow.

Public Facilities Needs	English	Spanish	Chinese	Vietnamese	Combined Weighted Average
Mental health care facilities	2.59	2.72	2.25	1	2.5
Facilities for children who are abused, abandoned and / or neglected	2.58	2.78	2.33	3	2.5
Homeless facilities (temporary housing and emergency shelters)	2.46	2.75	1.75	1	2.4
Educational facilities	2.33	2.81	2.46	3	2.3
Healthcare facilities	2.29	2.79	2.33	3	2.3

Public Facilities Needs	English	Spanish	Chinese	Vietnamese	Combined Weighted Average
Youth centers	2.3	2.75	2	1	2.3
Childcare centers	2.28	2.73	2.42	3	2.3
Drop-in day center people who are homeless	2.29	2.76	1.75	1	2.3
Centers for the people who are disabled	2.26	2.76	2.25	3	2.2
Parks and park facilities	2.13	2.63	2.38	3	2.2
Senior centers	2.15	2.69	2.43	3	2.1
Recreation facilities	2.06	2.65	1.83	3	2.1
Parking facilities	1.98	2.65	2.17	3	2.0
Facilities for people with HIV / AIDS	1.96	2.63	1.75	1	1.9
Answered	**1,313**	**275**	**15**	**1**	
Skipped	**318**	**16**	**8**	**4**	

Priority Public Services Needs

Next, **Public Services** needs offered the most improvement options of any section with 24. Out of the 24 for this section only, the top needs were: 1) Mental health services, 2) Homeless services, 3) Services for children who are abused, abandoned and/or neglected, 4) Neighborhood cleanups (trash, graffiti, etc.), and 5) Emergency housing assistance to prevent homelessness – such as utility and rental assistance.

The top responses for this section highlight the same type of needs identified as the previous section, demonstrating that respondents in the County may have a very strong desire for better mental health and homeless services. The full results follow.

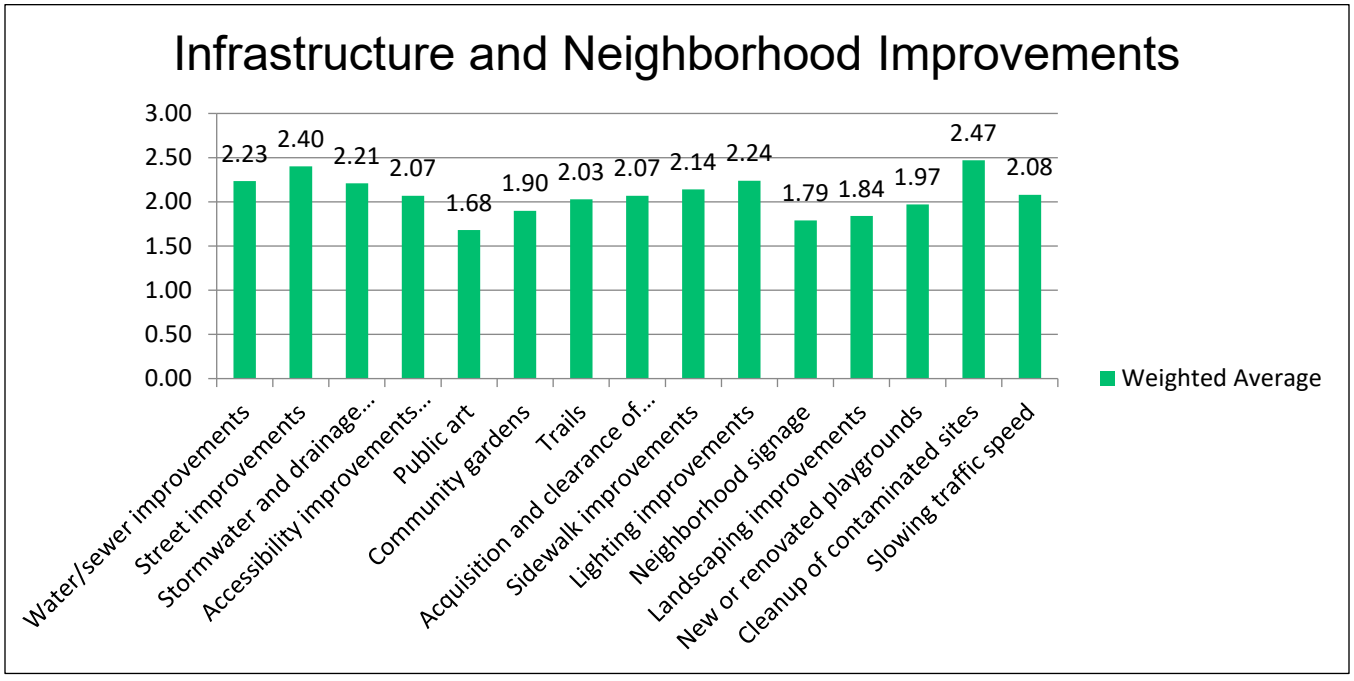
Public Services Needs	English	Spanish	Chinese	Vietnamese	Combined Weighted Average
Mental health services	2.61	2.73	2.17	3	2.5
Homeless services	2.44	2.78	1.58	3	2.4
Services for children who are Abused, abandoned and/or neglected	2.52	2.79	2.17	3	2.4
Neighborhood cleanups (trash, graffiti, etc.)	2.41	2.72	1.83	3	2.4
Emergency housing assistance to prevent homelessness – such as utility and rental assistance	2.41	2.77	1.83	3	2.4
Crime awareness/prevention services	2.35	2.81	2.42	1	2.3
Employment training services	2.36	2.69	2.25	3	2.3
Youth services	2.35	2.75	2.08	1	2.3
Transportation services	2.34	2.55	2.75	3	2.3
Access to fresh and nutritious foods	2.3	2.72	2	1	2.3
Battered and abused spouses' services	2.35	2.73	1.92	3	2.2
Senior services	2.28	2.66	2.36	3	2.2
Childcare services	2.28	2.76	2.27	1	2.2
Veteran services	2.34	2.67	2	3	2.2
Disability services	2.3	2.7	2.25	3	2.2
Financial literacy	2.22	2.69	1.83	3	2.2
Food banks	2.2	2.65	1.75	1	2.2
Services to increase neighborhood and Community engagement	2.12	2.71	2.08	3	2.1
Fair housing activities	2.17	2.71	1.83	3	2.1
Legal services	2.08	2.71	2.17	3	2.1
Tenant/landlord counseling services	2.07	2.68	1.92	1	2.1
Housing counseling for homebuyers and owners	1.92	2.63	1.75	3	1.9

Public Services Needs	English	Spanish	Chinese	Vietnamese	Combined Weighted Average
Lead-based paint/lead hazard screens	1.98	2.66	2.25	1	1.9
Services for persons with HIV/AIDS	1.9	2.63	1.91	1	1.8
Answered	**1,301**	**266**	**15**	**1**	
Skipped	**330**	**25**	**8**	**4**	

The preceding questions invited residents to rank needs across five different areas. The survey also included questions about housing discrimination and broadband access. A summary of these responses follows.

Priority Infrastructure and Neighborhood Improvements

Top priority needs that were identified for **Infrastructure and Neighborhood Improvements** are shown in the graph below. The top needs were: 1) Clean-up of contaminated sites, 2) Street Improvements, 3) Lighting Improvements, 4) Water/sewer improvements, and 5) Stormwater and drainage improvements.



Housing Discrimination

The survey asked respondents about their personal experiences with discrimination in housing opportunities, like at apartment complexes or when applying for a mortgage. Nearly 72% of responses indicated that "no" that they had not personally experienced housing discrimination. But, about 19% said they had experienced housing discrimination. Of those who had experienced discrimination, nearly 45% of those who completed the survey in Spanish reported that they had experienced housing discrimination compared to about 14 % of those who completed the survey in English.

Have you ever personally experienced housing discrimination?

Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
No	71.71%	979	120	11	0	**1,110**
Yes	19.19%	186	109	1	1	**297**
Don't Know	9.11%	123	15	3	0	**141**
Answered		**1,288**	**244**	**15**	**1**	**1,548**
Skipped		**343**	**47**	**8**	**4**	**402**

Where did discrimination occur?

Further examining discrimination, the next question asked where the act of discrimination occurred. The majority of respondents said the discrimination occurred at an apartment complex (65%), followed by single-family neighborhood (16%) and when applying for City/County programs (14%).

Where did the act of discrimination occur?

Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
Apartment complex	65%	104	83	1	1	**189**
Single-family neighborhood	16%	45	2	0	0	**47**
When applying for City/County programs	14%	29	11	0	0	**40**

Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
Public or subsidized housing project	11%	28	4	1	0	**33**
When applying for a Mortgage or Homeowner's Insurance	7%	17	3	0	0	**20**
Other (please specify)	6%	14	3	0	0	**17**
Trailer or mobile home park	5%	6	9	0	0	**15**
Condo development	5%	12	2	0	0	**14**
Answered		**182**	**105**	**1**	**1**	**289**
Skipped		**1,449**	**186**	**22**	**4**	**1,661**

Why were you discriminated against?

The third question on discrimination asked respondent to identify which was the basis for this discrimination (e.g., race, national origin, disability, etc.). Respondents were allowed to identify all basis for discrimination. The top response by a wide margin was "race" at 54%. The next most common responses were: familial status (families with children under 18), 16%; source of income (e.g., receipt of federal housing assistance, Section 8), 16%; color, 12%; national origin, 11%; and sex, 8%. The full results follow. A common write-in response showed that many felt discriminated against due to their age, and this was not a response option.

On what basis do you believe you were discriminated against?

Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
Race	54%	79	72	1	1	**153**
Familial status (families with children under 18)	16%	38	8	0	0	**46**
Source of Income (e.g. federal housing assistance, Sect. 8)	16%	39	5	1	0	**45**
Color	12%	28	5	0	1	**34**
National origin	11%	19	12	0	0	**31**
Sex	8%	22	1	0	0	**23**

Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
Retaliation for Complaining about Housing Discrimination	7%	12	7	1	0	**20**
Disability	5%	14	1	0	0	**15**
Religion	3%	7	2	0	0	**9**
Sexual orientation	2%	5	1	0	0	**6**
Gender Identity	0%	0	0	0	0	**0**
Another Protected Category from above or Other	13%	31	7	0	0	**38**
Don't Know	7%	12	8	0	0	**20**
Answered		**181**	**100**	**1**	**1**	**283**
Skipped		**1,450**	**191**	**22**	**4**	

Who discriminated?

The survey asked respondents to identify who discrimination against them. Responses provided showed that most respondents believed that the Landlord/Property Manager was the person responsible (80%), followed by City/County staff (10%). The full results follow.

Who do you believe discriminated against you?

Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
Landlord/Property manager	80%	143	77	1	1	**222**
Real estate agent	7%	14	6	0	0	**20**
Mortgage lender	7%	15	3	0	0	**18**
City/County staff	10%	21	5	1	0	**27**
Homeowners' Insurer	2%	4	1	0	0	**5**
Neighbor	6%	8	6	1	1	**16**
Don't Know	4%	5	5	0	0	**10**

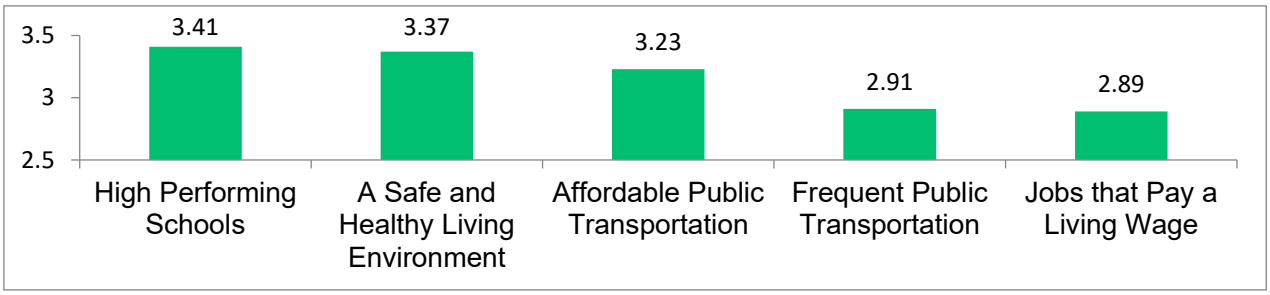
Response Options	Responses	English	Spanish	Chinese	Vietnamese	Total
Other	4%	8	2	0	0	**10**
Answered		**176**	**98**	**1**	**1**	**276**
Skipped		**1,455**	**193**	**22**	**4**	**1,674**

Access to Opportunities

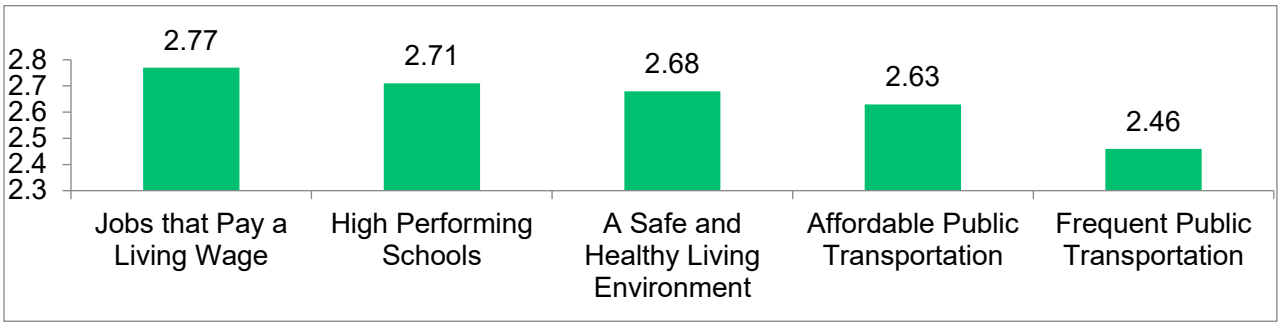
Respondents were asked about their access to opportunities. These responses were not combined and weighted, as some responses above were. Instead, the responses were ordered based on preference, and remained separated by language. These questions were not weighted since the responses did not have different degrees to them and could not be combined across languages. The top responses by language follow.

Does the neighborhood you live in provide you access to opportunities?

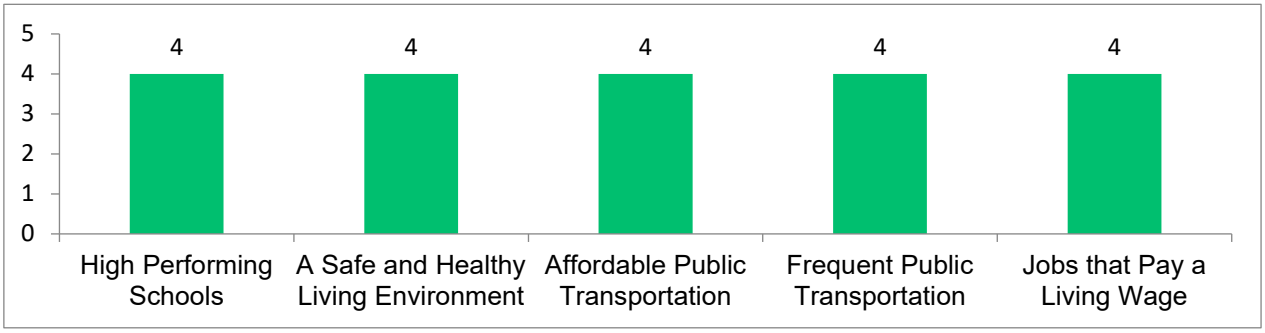
English Responses



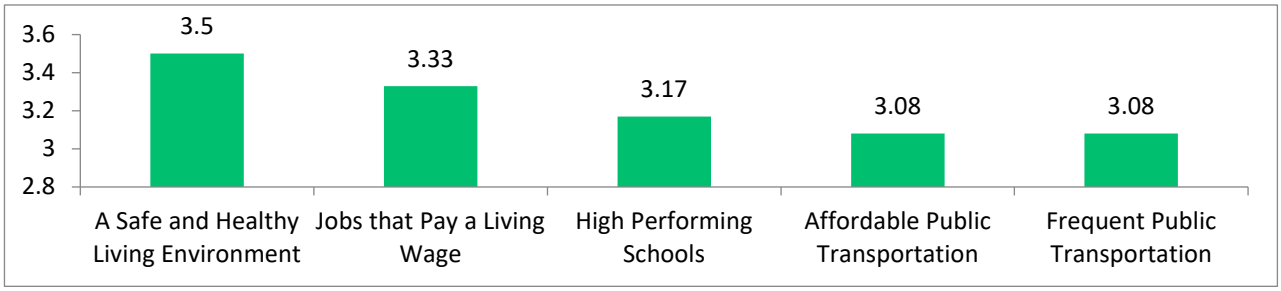
Spanish Responses



Chinese Responses



Vietnamese Responses



Broadband Issues

The final issue addressed on the Community Needs Survey was internet/broadband access and availability. More respondents believe there are common broadband questions (32.88%) than those who do not (30.43%).

Do you feel there are common/pressing broadband internet problems (e.g., high-speed connectivity, availability of providers, etc.)?

Answer Choices	Responses	English	Spanish	Chinese	Vietnamese	Total
Yes	32.88%	420	59	4	0	**483**
No	30.43%	395	46	5	1	**447**
Don't Know	23.14%	252	85	3	0	**340**
If yes, what are they	13.55%	180	19	0	0	**199**
Answered		**1,247**	**209**	**12**	**1**	**1,469**
Skipped		**384**	**82**	**11**	**4**	**481**

Further, respondents were asked if they believe low- and moderate-income areas have adequate broadband access. While most said they "don't know" (48%), for those that responded "yes" or "no," the most common answer (32%) was "no," that low- and moderate-income areas do not have adequate broadband access.

Do you feel that low- and moderate-income areas have adequate broadband access?

Answer Choices	Responses	English	Spanish	Chinese	Vietnamese	Total
No	32%	386	54	1	0	**441**
Yes	20%	236	45	2	1	**284**
Don't Know	48%	602	63	9	0	**674**
Answered		**1,224**	**162**	**12**	**1**	**1,399**
Skipped		**407**	**129**	**11**	**4**	**551**

Pop-Up Engagement Activities

The engagement program included attending several pop-up events to inform residents of the planning process for the 2020-2025 Consolidated Plan, public meetings that were scheduled, and that the Regional Needs Survey was available. Four pop-up events were held at/on:

Farmers Market, City of Santa Clara, California, October 19, 2019

Farmers Market, City of Sunnyvale, California October 26, 2019

Farmers Market, City of Palo Alto, California, November 3, 2019

Community Center, City of Sunnyvale, California, November 21, 2019

Over 220 residents were polled and were asked, "What is most needed in your community?" Some of the most common responses were:

A regional forum on housing

Affordable housing

Development built close to public transportation

Mixed use development along El Camino Real

Work to expand public transit route options

Property maintenance is a problem

Create viable alternative temporary housing options for homeless (e.g., tiny homes)

Control rising rent costs

Regional Meetings Notification

An informational flyer was prepared for the various regional meetings. Over 2,700 flyers were distributed through City and County channels, including through websites, email, and handouts at area events, and at community centers and libraries. The flyer was prepared in four languages: English, Chinese, Spanish and Vietnamese. See flyers that follow. Social media and newspaper postings were also used to notify and invite residents to attend the regional meetings and participate in the survey. Newspaper postings are attached for reference in the attachment, and social media samplings are attached in the attachment as well.

Zoom Community Meeting

A community meeting was held via zoom, or video conferencing, on May 22, 2020. Residents and community-based organizations were invited via social media postings and email messages. Social media and Residents were More than 30 people attended this community meeting.

This meeting covered the following subjects: introduction, community engagement and draft priority needs and five-year goals for the 2020-2025 ConPlan; preliminary funding recommendations for the 2020-2021 Action Plan; next steps in the ConPlan and Action Plan hearing process, including invitation to attend the June 2, 2020, hearing on the County Subjects covered included. Attendees were also invited to participate, and participated, in a Question and Answer and Comment period. A copy of the PowerPoint and questions, comments, and answers are included in the Community Engagement Summary.

Attendees asked questions and provided feedback primarily about the preliminary funding recommendations that would be submitted to the Board of Supervisors at their June 2, 2020, hearing on the ConPlan and Action Plan. The PowerPoint used, and questions and answers from the questions and comments period are included in the following pages.

Mon., Nov. 4, 2019
6:00 pm – 8:00 pm
City of Morgan Hill
Council Chambers
17555 Peak Ave.
Morgan Hill, CA 95037

Thurs., Nov. 7, 2019
5:00 pm – 7:00 pm
City of Palo Alto
Community Meeting Room
250 Hamilton Ave.
Palo Alto, CA 94301

Tues., Nov. 12, 2019
12:00 pm – 2:00 pm
City of Cupertino
Community Hall
10350 Torre Ave.
Cupertino, CA 95014

Wed., Nov. 20, 2019
6:00 pm – 8:00 pm
City of San Jose
Roosevelt Community Center
901 E. Santa Clara St.
San Jose, CA 95116

2020 - 2025 Consolidated Plan

REGIONAL FORUMS

Are you a resident, service provider, business owner or housing professional in Santa Clara County? ***Join the Discussion!***

Please join the County and Cities of Santa Clara for a series of Regional Forums to help identify **affordable housing, homeless and community improvement needs** over the next five years. **We want to hear from you!**

Why is this important to you?

The County and Cities of Santa Clara receive federal funds to invest in improving local communities. **How should these funds be spent?** Your input will help City and County leaders prioritize spending for important services and community improvements.

How can you participate?

1. Come to one of our interactive Regional Forums
2. Take our short onlinesurvey:

English:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Spanish:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
Vietnamese:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
Chinese	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

For more information:

http://bit.ly/AFH_ConPlan or the websites of the cities listed below.

Participating jurisdictions include: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

We will provide reasonable accommodations to include all participants. We need at least three (3) business days to accommodate requests for language interpretation, translation and/or disability-related assistance. Please contact Santa Clara County's Office of Supportive Housing, at diana.castillo@hhs.sccgov.org or (408) 793-1841 for assistance.

Thứ Hai, ngày 4 tháng 11 năm 2019
6:00 pm – 8:00 tối
Phòng Họp Hội Đồng
Thành Phố Morgan Hill
17555 Peak Ave.
Morgan Hill, CA 95037

Thứ Năm, ngày 7 tháng 11 năm 2019
5:00 – 7:00 chiều
Phòng Họp Cộng Đồng
của Thành Phố Palo Alto
250 Hamilton Ave.
Palo Alto, CA 94301

Thứ Ba, ngày 12 tháng 11 năm 2019
12:00 – 2:00 chiều
Hội Trường Cộng Đồng
của Thành Phố Cupertino
10350 Torre Ave
Cupertino, CA 95014

Thứ Tư, ngày 20 tháng 11 năm 2019
6:00 – 8:00 tối
Thành Phố San Jose
Trung Tâm Cộng Đồng
Roosevelt
901 E. Santa Clara St. San
Jose, CA 95116

Kế Hoạch Hợp Nhất năm 2020 - 2025

CÁC CUỘC HỌP KHU VỰC

Có phải quý vị là cư dân, người cung cấp dịch vụ, chủ doanh nghiệp hay làm việc trong ngành nhà ở tại Quận Santa Clara không? ***Hãy cùng trao đổi với chúng tôi!***

Xin mời quý vị tham gia với Quận và Thành Phố Santa Clara trong một loạt các Cuộc Họp Khu Vực nhằm xác định **các nhu cầu về nhà ở giá vừa phải, người vô gia cư và việc cải thiện cộng đồng** trong năm năm tới. **Chúng tôi muốn biết ý kiến của quý vị!**

Tại sao điều này quan trọng đối với quý vị?

Quận và Thành Phố Santa Clara có nguồn quỹ liên bang để đầu tư vào việc cải thiện các cộng đồng địa phương. **Tiền quỹ nên được chi tiêu như thế nào?** Những ý kiến đóng góp của quý vị sẽ giúp các lãnh đạo của Thành Phố và Quận ưu tiên các dịch vụ quan trọng và nhu cầu cải thiện cộng đồng cần được chi trả.

Quý vị có thể tham gia bằng cách nào?

1. Đến dự một trong các Cuộc Họp Khu Vực mang tính tương tác
2. Điền vào một bản khảo sát trực tuyến ngắn:

Tiếng Anh: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Tiếng Tây Ban Nha: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
Tiếng Việt: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
Tiếng Hoa: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

Để biết thêm chi tiết:

http://bit.ly/AFH_ConPlan hoặc vào xem trang web của các thành phố dưới đây.

Các khu vực tham gia bao gồm: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Thành Phố Santa Clara, San Jose, Saratoga, Sunnyvale và các vùng Quận Santa Clara chưa được sáp nhập.

Chúng tôi sẽ cung cấp các tiện nghi hợp lý để giúp cho tất cả mọi người có thể tham gia. Cần thông báo trước ít nhất ba (3) ngày làm việc để chúng tôi có thời gian sắp xếp dịch vụ thông dịch, phiên dịch và/hoặc hỗ trợ người khuyết tật. Vui lòng liên lạc với văn phòng Office of Supportive Housing tại diana.castillo@hhs.sccgov.org hoặc (408) 793-1841 để được trợ giúp.

2019年 11月4日，週一
晚 6:00 - 8:00
摩根希爾市會議廳
17555 Peak Ave.
Morgan Hill, CA 95037

2019年 11月7日，週四
晚5:00 - 7:00
帕洛阿托**社區會議**室
250 Hamilton Ave.
Palo Alto, CA 94301

2019年 11月12日，週二
中午12:00 - 下午2:00
庫比蒂諾市**社區禮堂**
10350 Torre Ave.
Cupertino, CA 95014

2019年11月 20日，週三
晚 6:00 - 8:00
聖何塞市
羅斯福社區中心
901 E. Santa Clara St.
San Jose, CA 95116

2020 - 2025 綜合 計劃

區域 論壇

您是聖克拉拉縣的居民、服務提供商、企業主或住房專業人士嗎？*請加入我們的討論！*

請加入聖克拉拉縣和城市舉辦的一系列區域論壇，幫助我們確定未來五年內可**負擔住房、無家可歸者和社區改善的需求。我們希望**聽到您的意見！

為什麼這對您十分重要？

聖克拉拉縣市獲得聯邦資金投資改善本地社區。**這些資金應如何使用？**您的意見將幫助市縣領導優先安排重要服務和社區改善方面的支出。

參與活動方式

1. 參加我們的互動式區域論壇
2. 參與一項簡短的在線調查：

英語： https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
西班牙語： https://es.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
越南文: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
中文: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

欲獲得更多信息，請前往：
http://bit.ly/AFH_ConPlan 網站查看關於下列城市的相關內容。

綜合計劃程序參與司法管轄區包括：坎貝爾，庫比蒂諾，吉爾羅伊，洛斯阿爾托斯，洛斯阿爾托斯山，洛斯加托斯，蒙特塞雷諾，摩根希爾，山景城，帕洛阿爾托，聖克拉拉市，聖何塞，薩拉託加，桑尼維爾和聖克拉拉縣非建制地區。

我們將為所有參與者提供合理支持。請在至少三（3）個工作日前申請口譯、文字翻譯和/或殘障人士等相關幫助。
請通過電子郵件 diana.castillo@hhs.sccgov.org 或致電（408）793-1841與聖克拉拉縣住房支持辦公室接洽。

Plan Consolidado 2020 - 2025

FOROS REGIONALES

¿Es usted un residente, proveedor de servicios, dueño/a de negocio o profesional de vivienda en el Condado de Santa Clara? ***¡Partícipe en la Discusión!***

Por favor únase con el condado y las ciudades de Santa Clara para una serie de Foros Regionales donde se identificarán **necesidades de mejoramiento para viviendas asequibles, lugares comunitarios y para personas sin hogar** dentro de los próximos cinco años. **¡Queremos su opinión!**

Lunes, nov. 4, 2019
6:00 pm – 8:00 pm
Ciudad de Morgan Hill
Cámara del Consejo
17555 Peak Avenue
Morgan Hill, CA 95037

Jueves, nov. 7, 2019
5:00 pm – 7:00 pm
Ciudad de Palo Alto
Sala de Reuniones Comunitarias
250 Hamilton Avenue
Palo Alto, CA 94301

Martes, nov. 12, 2019
12:00 pm – 2:00 pm
Ciudad de Cupertino
Sala de la Comunidad
10350 Torre Avenue
Cupertino, CA 95014

Miércoles, nov. 20, 2019
6:00 pm – 8:00 pm
Ciudad de San Jose
Centro de Comunidad Roosevelt
901 E. Santa Clara Street
San Jose, CA 95116

Para mas información sobre estos eventos, por favor contacte a Diana Castillo, Condado de Santa Clara, (408) 793-1841

¿Por qué es importante para usted?

El condado y las ciudades de Santa Clara reciben fondos federales para invertir en el mejoramiento de las comunidades locales. **¿Cómo deben usarse esos fondos?** Su opinión ayudará a los líderes del condado y de las ciudades a priorizar servicios importantes y mejoramientos comunitarios.

¿Como se puede participar?

1. Venga a uno de nuestros Foros Regionales interactivos
2. Tome nuestra encuesta:

Ingles:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Español:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
Vietnamita:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
Chino:	https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

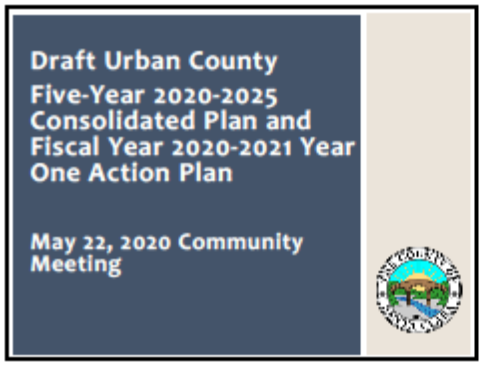
Para más información:

Visite http://bit.ly/AFH_ConPlan o la página web de las ciudades listadas a continuación.

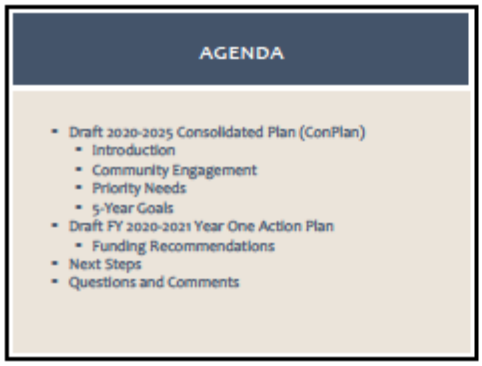
Jurisdicciones participantes incluyen: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Ciudad de Santa Clara, San Jose, Saratoga, Sunnyvale, y el Condado de Santa Clara No Incorporado.

Proveeremos acomodaciones razonables para incluir a todos los participantes. Necesitamos por los menos tres (3) días hábiles para atender solicitudes de interpretación de idiomas, traducción y/o asistencia relacionada con una discapacidad. Por favor contacte a Diana Castillo, Condado de Santa Clara, Oficina de Vivienda de Apoyo, diana.castillo@hhs.sccgov.org o (408) 793-1841 para asistencia.

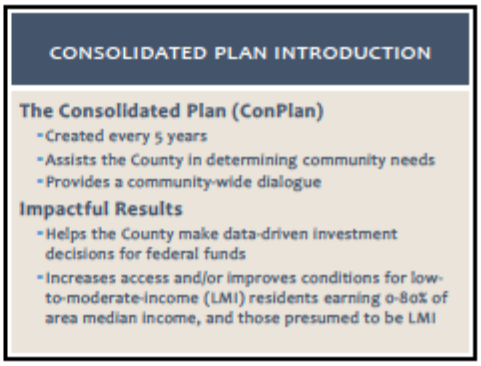
Zoom Meeting PowerPoint
May 22, 2020



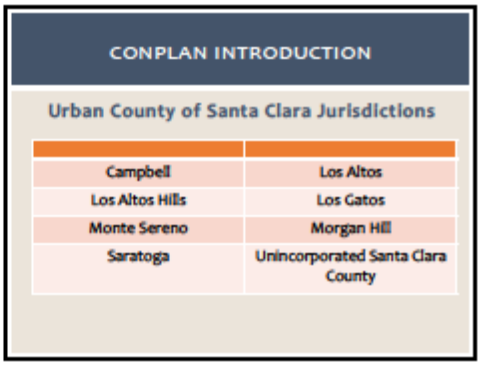
1



2



3



4

CONPLAN INTRODUCTION

Federal Programs

- **Community Development Block Grant (CDBG)**
  - Provides resources to address housing and community development needs
  - Principally for LMI persons
- **HOME Investment Partnership (HOME)**
  - Designed exclusively to create affordable housing for low-income households

5

CONPLAN INTRODUCTION PROCESS: SIX PHASES

6

COMMUNITY ENGAGEMENT

- Four **regional community engagement public meetings**
- Twenty-one **stakeholder interviews**
- Four **focus groups**
- Four **pop-up events** for short interactions (e.g., farmers markets and community center) and to promote survey and regional meeting participation
- **Community Needs Survey** (Oct. – Dec. 2019): 1,950 responses
- Outreach to promote survey and regional meeting participation: newspaper ads and social media, emails to stakeholders, regional forum and survey flyer (multiple languages) distribution

7

PRIORITY NEEDS

Data and community engagement feedback regarding priority needs for housing, public services, community and public facilities were analyzed and synthesized into the following overarching needs:

- Affordable housing
- Vital services and homelessness prevention
- Assist families and individuals in transition from homelessness;
- Increase in family income
- Assist special needs populations (including seniors and people with disabilities and who are homeless, live with HIV/AIDS, and have survived domestic violence)
- Employment and workforce opportunities
- Improvements to aging community facilities and public infrastructure
- Fair housing

8

DRAFT FIVE-YEAR GOALS

Data and community engagement feedback were analyzed and synthesized into the following five-year goals:

FIVE YEAR GOALS

- Increase affordable and supportive housing
- Promote fair housing Countywide
- Maintain and expand activities designed to prevent and reduce homelessness
- Preserve existing affordable housing
- Provide essential services for special needs populations
- Maintain, improve and expand community facilities and spaces
- Strengthen employment and workforce opportunities

9

DRAFT FY 2020-21 YEAR ONE ACTION PLAN

- Draft FY 2020-21 Year One Action Plan is the first of five programs covered by the 2020-25 ConPlan.
- The Action Plan serves as the County's application to HUD for CDBG & HOME funds.
- This year's funding recommendations include:
  - 17 public service projects including legal advice, emergency shelter services, case management and mentorship program for youth
  - Fair Housing Services
  - Funding for 70 minor home repairs for low-income homeowners

10

FY21 CDBG FUNDING RECOMMENDATIONS

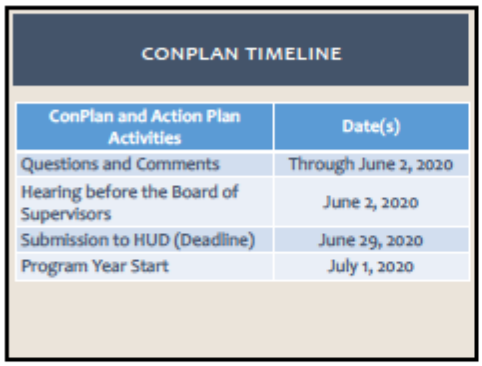
ACTIVITY	TOTAL
Public Services	$ 291,108
Fair Housing Services	$ 56,747
Housing Development, Preservation, Emergency Shelter, and Transitional Housing	$ 849,891
City Pooled Funds	$ 366,577
CDBG Administration	$ 251,397
TOTAL	$ 1,940,720

11

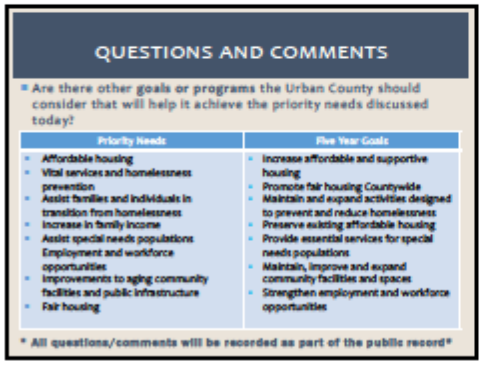
FY 21 FUNDING RECOMMENDATIONS – PUBLIC SERVICE

Agency	Project Name	FY 21 Funding Recommendation
Catholic Charities	Long Term Care Ombudsman	$[illegible]
Boys and Girls Club	El Toro Youth Center	$[illegible]
Community Solutions	La Isla Pacifica Domestic Violence Shelter	$[illegible]
Family Supportive Housing	Bridges AfterCare	$[illegible]
Family Supportive Housing	San Jose Family Shelter	$[illegible]
Live Oak Adult Day Services	Adult Day Care (Los Gatos and Morgan Hill)	$[illegible]
Project Sentinel (Fair Housing)	Fair Housing Consortium (Includes Project Sentinel and Asian Law Alliance)	$[illegible]
Next Door Solutions to Domestic Violence	Shelter and Support Services Program	$[illegible]
Project Sentinel	Tenant Landlord Services	$[illegible]
Saratoga Area Sr Coor. Council	Adult Day Care Prog	$[illegible]
Senior Adults Legal Assistance (SALA)	Campbell, Morgan Hill, Saratoga, and Los Gatos Legal Assistance	$[illegible]
Silicon Valley Independent Living Center (SVILC)	Housing Programs for Persons with Disabilities	$[illegible]
West Valley Community Services	Community Access to Resources and Education (CARE)	$[illegible]
YWCA Silicon Valley	Domestic Violence Services	$[illegible]
Sacred Heart Community Services	Homeless Prevention Program	$[illegible]
LifeMoves	Opportunity Services Center	$[illegible]
	TOTAL	$[illegible]

12


CONPLAN TIMELINE
ConPlan and Action Plan Activities
Date(s)
Questions and Comments
Through June 2, 2020
Hearing before the Board of Supervisors
June 2, 2020
Submission to HUD (Deadline)
June 29, 2020
Program Year Start
July 1, 2020

13


QUESTIONS AND COMMENTS
Are there other goals or programs the Urban County should consider that will help it achieve the priority needs discussed today?
Priority Needs
Affordable housing
Vital services and homelessness prevention
Assist families and individuals in transition from homelessness
Increase in family income
Assist special needs populations
Employment and workforce opportunities
Improvements to aging community facilities and public infrastructure
Fair housing
Five Year Goals
Increase affordable and supportive housing
Promote fair housing Countywide
Maintain and expand activities designed to prevent and reduce homelessness
Preserve existing affordable housing
Provide essential services for special needs populations
Maintain, improve and expand community facilities and spaces
Strengthen employment and workforce opportunities
* All questions/comments will be recorded as part of the public record*

14

QUESTIONS AND COMMENTS
This concludes our presentation. Thank you for your time, and we are available for your questions and comments.
Office of Supportive Housing
Consuelo Hernandez, AICP
Interim Deputy Director
consuelo.hernandez@hhs.sccgov.org
Chris Malcom
Management Analyst
chris.malcom@hhs.scc.org
Alejandra Herrera Chávez
Senior Management Analyst
alejandra.herrera@hhs.sccgov.org
Diana Castillo
Senior Management Analyst
diana.castillo@hhs.sccgov.org

15

For more information about and a draft of the ConPlan and Action Plan, see:
https://tinyurl.com/y8ttpomn
THANK YOU

16

Zoom Meeting Questions and Comments

May 22, 2020

1 Question: How much is Rebuilding Together being funded and which pot does it come out of?

The recommended funding amount for FY21 is $300,000 for Rebuilding Together. Rebuilding Together is funded with CDBG funding with funds dedicated to the preservation of existing housing.

2. Question: What kinds of assistance are you providing to "special needs" population?

For FY 21, in public service awards, the Silicon Valley Independent Living Center will be receiving funding for housing programs for persons with disabilities.

3. **Do services for victims of domestic violence fit under essential services?**

There are 3 agencies we are recommending for funding in FY21 that provide services specifically for domestic violence survivors: Next Door, Community Solutions, and YWCA. All 3 agencies provide emergency shelter services and Community Solutions provides permanent supportive housing opportunities.

4. **Comment: Please consider adding universal design accessibility features into all new affordable housing so people can age in place.**

These features are a requirement of all new affordable housing that is developed.

5. **Question: Will it be proposed that Rebuilding Together be funded after the first year?**

Yes, Rebuilding Together will be funded for a total of five years.

6. **Question: Can you speak a bit more about the transitional housing support - particularly as it pertains to domestic violence survivors?**

The County of Santa Clara OSH, the YWCA of Silicon Valley, The Health Trust, and the City of San José have partnered to develop several rapid rehousing programs to support survivors of domestic violence, sexual assault, and human trafficking who are experiencing homelessness. These programs serve individuals and families coming from the streets, emergency shelters, or directly fleeing domestic violence, and bring together the expertise of domestic violence service providers with evidence-based supportive housing strategies. Resources through family supportive housing and Bridges Aftercare Program were discussed and future funding opportunities were discussed.

7. **Question: Are there separate pools of funds for affordable rental housing and affordable ownership housing?**

Funding for the development of affordable rental housing is funded with HOME funds and the Measure A Affordable Housing Bond. Empower Homebuyers SCC, provides down payment assistance for first-time homebuyers who meet specific criteria and is funded with the Measure A Housing Bond.

8. **Question: Is there a plan to include survivors of other forms of gender based violence - like human trafficking and sexual assault**?

The current funding recommendations do not address gender based violence.

9. **Question: Would a Safe Park be considered emergency shelter?**

No, not at this time. However, there is additional guidance that will be provided by HUD related to additional CDBG funding for activities related to the prevention, preparation, and in response to coronavirus.

10. **Comment: Thank you from Rebuilding Together Silicon Valley for your support of our work to provide critical, safety home repairs and modifications for low income homeowners--primarily older adults and people with disabilities. This is even more important to keep these vulnerable populations safe at home as they look to spending even more time in their home in the months and years ahead.**

11. **Question: For the Rebuilding Together program - have the units to receive repairs already been identified?**

No, not for FY21. If new households need assistance, they can contact Rebuilding Together for assistance.

12. **Comment: Rebuilding Together takes applications year round and serves qualified applications on a first-come, first-serve basis.**

There are three agencies that provide services to survivors of domestic violence (YWCA, NextDoor Solutions, and Community Solutions) being recommended for funding.

13. **Question: Can we submit comments until June 2? if so, how?**

Yes. Comments will be received through June 2, 2020, concluding at the hearing before the Board of Supervisors. You may submit comments via email (diana.castillo@hhs.sccgov.org) or phone (408-278-6416). You may also submit comments by mail to Diana Castillo (Senior Management Analyst, Office of Supportive Housing, County of Santa Clara, 2310 N. First Street, Suite 201, San Jose, CA 95131). I am working remotely and there may be a delay in receipt of comments submitted by mail. You may also comment at the June 2, 2020, Board of Supervisors' hearing. For more information about accessing this hearing via teleconference, please visit https://www.sccgov.org/sites/bos/Pages/Meetings.aspx.

The Office of Supportive Housing will request that the Board of Supervisors approve a Delegation of Authority to include comments made through June 2, 2020 on the ConPlan and Action Plan.

14. **Question: Are there ever any misc. funds remaining for programs that may be "thought about" after the plan has been approved?**

If there are additional funds, contingency plans are outlined in the FY21 funding recommendations. If contingency plans are not outlined and if the County were to receive additional funding, the County would have to submit a substantial amendment to the Consolidated Plan.

15. **Question: Will you please send out the PP presentation so we can have more time to review the information?**

Yes. (The PowerPoint presentation was emailed on May 22, 2020.)

ATTACHMENT 1: Public Notification

San Jose Mercury News
4 N. 2nd Street, Suite 800
San Jose, CA 95113
408-920-5332

3365690

SC CO OFFICE OF AFFORDABLE HOUSING
TRACY CUNNINGHAM
3180 NEWBERRY DRIVE, #150
SAN JOSE, CA 95118

PROOF OF PUBLICATION
IN THE CITY OF SAN JOSE
IN THE STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

FILE NO. T.Cunningham: Regional Forums

In the matter of

San Jose Mercury News

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to or interested in the above entitled proceedings; and was at and during all said times and still is the principal clerk of the printer and publisher of the San Jose Mercury News, a newspaper of general circulation printed and published daily in the City of San Jose, County of Santa Clara, State of California as determined by the court's decree dated June 27, 1952, Case Numbers 84096 and 84097, and that said San Jose Mercury News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000; that at all times said newspaper has been established, printed and published in the said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned. Said decree has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a true printed copy, has been published in each regular or entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/29/2019

Dated at San Jose, California
October 29, 2019

Legal No. **0006416763**

2020 - 2025 Consolidated Plan

REGIONAL FORUMS

Please join the County and Cities of Santa Clara for a series of Regional Forums to **help identify housing and community improvement needs** over the next five years.

Why is this important to you?

The County and Cities of Santa Clara receive federal funds to invest in improving local communities. **How should these funds be spent?** Your input will help City and County leaders prioritize spending for important services and community improvements.

You can **participate by attending one of our forums or by taking our short survey**:

English: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Español: https://es.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL

We want to hear from you!

Join the Discussion! Attend one of our interactive regional forums.

Mon., Nov. 4, 2019
6:00 pm - 8:00 pm
City of Morgan Hill
Council Chambers
17555 Peak Ave.
Morgan Hill, CA 95037

Thurs., Nov. 7, 2019
5:00 pm - 7:00 pm
City of Palo Alto
Community Meeting Room
250 Hamilton Ave.
Palo Alto, CA 94301

Tues., Nov. 12, 2019
12:00 pm - 2:00 pm
City of Cupertino
Community Hal
10350 Torre Ave.
Cupertino, CA 95014

Wed., Nov. 20, 2019
6:00 pm - 8:00 pm
City of San Jose
Roosevelt Community Center
901 E. Santa Clara St.
San Jose, CA 95116

For more information please visit: http://bit.ly/AFH_ConPlan

Legal Advertising and Public Notices

San Jose Mercury News • Legals@MercuryNews.com
San Mateo County Times • Legals@MercuryNews.com

legals

Legal Notice

FICTITIOUS BUSINESS NAME STATEMENT
File No. PBN6619598
The following person(s) is (are) doing business as: (1) **INFINITI OF SAN JOSE**; (2) **SAN JOSE INFINITI**, 2188 Tully Rd. San Jose, CA 95122, Santa Clara County. The business is owned by a corporation. The name, and residence address of the owner(s)/registrant(s) is: Inchcape Retail (Infiniti) USA, Inc., 3800 Stevens Creek Blvd, San Jose, CA 95128. The registrant/owner began transacting business under the fictitious business name(s) listed above on: 10/1/2019. This filing is a first filing. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ Galen Lemmon
This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/02/2019
Regina Alcomendras, County Clerk Recorder
By:/s/ Yesica Rodriguez, Deputy
File No.: PBN6599372
SUMM # 0407-437
Oct. 8, 15, 22, 29, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. PBN6600252
The following person(s) is (are) doing business as: **TRANS IN RENT BOOKKEEPING & TAX SERVICES**, 641 Kirkland Drive, Apt. I, Sunnyvale, CA 94087. The registrant/owner began transacting business under the fictitious business name(s) listed above on: N/A. This filing is a first filing. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ Podrom Amin, Capitol Infiniti, USA, Inc. President
Article/Registration #C4321840. Above entity formed in the State of California. This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/16/2019.
Regina Alcomendras, County Clerk Recorder
By: /s/ Vee Rood, Deputy
File No.: PBN6599595
SUMM # 0407-450
Oct. 22 29, Nov 5, 12, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. PBN 6600526
The following person(s) is (are) doing business as: **GATE OF HEAVEN CEMETERY**, 22505 Cristo Rey Drive, Los Altos, CA 94024 Santa Clara County. The business is owned by a corporation. The name and residence address of the owner(s)/registrant(s) is: San Jose Catholic Cemeteries, 1st Floor, First St. Suite 190, San Jose, CA 95112. The registrant/owner began transacting business under the fictitious business name(s) listed above on: 07/01/2019. This filing is a first filing. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ San Jose Catholic Cemeteries, Brian Mooney, CFO
Article/Registration #4282784. Above entity formed in the State of California. This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/24/2019.
Regina Alcomendras, County Clerk Recorder
By: /s/ Nina Khamphilavanh, Deputy
File No.: PBN 6600535
SUMM # 0417945
Oct. 29, Nov. 5, 12, 19, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. PBN 6599372
The following person(s) is (are) doing business as: **PIKE UNIVERSITY PERCUSSION GROUP**, 1591 Carmel Drive, San Jose, CA 95125 Santa Clara County. The business is owned by: a married couple. The name and residence address of the owner(s) /registrant(s) is: Galen Lemmon, 1591 Carmel Drive, San Jose, CA 95125; Nora Lemmon, 1591 Carmel Drive, San Jose, CA 95125. The registrant/owner began transacting business under the fictitious business name(s) listed above on: 10/1/2019. This filing is a first filing. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ Galen Lemmon
This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/02/2019
Regina Alcomendras, County Clerk Recorder
By:/s/ Yesica Rodriguez, Deputy
File No.: PBN6599372
SUMM # 0407-437
Oct. 8, 15, 22, 29, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. PBN6600252
The following person(s) is (are) doing business as: **TRANS IN RENT BOOKKEEPING & TAX SERVICES**, 641 Kirkland Drive, Apt. I, Sunnyvale, CA 94087. The registrant/owner began transacting business under the fictitious business name(s) listed above on: N/A. This filing is a first filing. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ Podrom Amin, Capitol Infiniti, USA, Inc. President
Article/Registration #C4321840. Above entity formed in the State of California. This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/16/2019.
Regina Alcomendras, County Clerk Recorder
By: /s/ Vee Rood, Deputy
File No.: PBN6599595
SUMM # 0407-450
Oct. 22 29, Nov 5, 12, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. PBN 6600526
The following person(s) is (are) doing business as: **GATE OF HEAVEN CEMETERY**, 22505 Cristo Rey Drive, Los Altos, CA 94024 Santa Clara County. The business is owned by a corporation. The name and residence address of the owner(s)/registrant(s) is: San Jose Catholic Cemeteries, 1st Floor, First St. Suite 190, San Jose, CA 95112. The registrant/owner began transacting business under the fictitious business name(s) listed above on: 07/01/2019. This filing is a first filing. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
/s/ San Jose Catholic Cemeteries, Brian Mooney, CFO
Article/Registration #4282784. Above entity formed in the State of California. This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 10/24/2019.
Regina Alcomendras, County Clerk Recorder
By: /s/ Nina Khamphilavanh, Deputy
File No.: PBN 6600535
SUMM # 0417945
Oct. 29, Nov. 5, 12, 19, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. PBN 6600535
The following person(s) is (are) doing business as: **JEWEL TRUE**, 1150 El Camino Real #5506, San Bruno, CA 94066 San Mateo County Mailing Address: 46895 Shale Common, Fremont, CA 94539. Suman Bhatti, 46895 Shale Common, Fremont, CA 94539. This business is conducted by an individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 09/30/2019.
/s/ Suman Bhatti
This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 09/30/2019
Regina Alcomendras, County Clerk Recorder
By: /s/ Vee Rood, Deputy
File No.: PBN6600502
SUMM # 0408-512
Oct. 8, 15, 22, 29, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. 282762
The following person(s) is (are) doing business as: (1) **LAWRENCE FINE ARTS**; (2) **LAWRENCE FINE ART SERVICES**, 2211 Michelle Court, South San Francisco, CA 94080 San Mateo County
Registered Owner(s): Art Care International, 231 Michelle Court, South San Francisco, CA 94080. Stan Lawrence
This business is conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names on: March 1, 2005
Richard G. Drasslo, President
THIS STATEMENT WAS FILED WITH MARK CHURCH, ASSESSOR-COUNTY CLERK-RECORDER, SAN MATEO COUNTY ON Oct. 08, 2019
SMCT AD #: 4417423
Oct. 29, Nov. 5, 12, 19, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. 282711
The following person(s) is doing business as: **JEWEL TRUE**, 1150 El Camino Real #5506, San Bruno, CA 94066 San Mateo County Mailing Address: 46895 Shale Common, Fremont, CA 94539. Suman Bhatti, 46895 Shale Common, Fremont, CA 94539. This business is conducted by an individual. The registrant commenced to transact business under the fictitious business name or names on: 09/30/2019.
/s/ Suman Bhatti
This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 09/30/2019
Regina Alcomendras, County Clerk Recorder
By: /s/ Vee Rood, Deputy
File No.: PBN6600502
SUMM # 0408-512
Oct. 8, 15, 22, 29, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. 282762
The following person(s) is (are) doing business as: (1) **LAWRENCE FINE ARTS**; (2) **LAWRENCE FINE ART SERVICES**, 2211 Michelle Court, South San Francisco, CA 94080 San Mateo County
Registered Owner(s): Art Care International, 231 Michelle Court, South San Francisco, CA 94080. Stan Lawrence
This business is conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names on: March 1, 2005
Richard G. Drasslo, President
THIS STATEMENT WAS FILED WITH MARK CHURCH, ASSESSOR-COUNTY CLERK-RECORDER, SAN MATEO COUNTY ON Oct. 08, 2019
SMCT AD #: 4417423
Oct. 29, Nov. 5, 12, 19, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. 282711
The following person(s) is doing business as: **JEWEL TRUE**, 1150 El Camino Real #5506, San Bruno, CA 94066 San Mateo County Mailing Address: 46895 Shale Common, Fremont, CA 94539. Suman Bhatti, 46895 Shale Common, Fremont, CA 94539. This business is conducted by an individual. The registrant commenced to transact business under the fictitious business name or names on: 09/30/2019.
/s/ Suman Bhatti
This statement was filed with the Co. Clerk-Recorder of Santa Clara Co. on 09/30/2019
Regina Alcomendras, County Clerk Recorder
By: /s/ Vee Rood, Deputy
File No.: PBN6600502
SUMM # 0408-512
Oct. 8, 15, 22, 29, 2019

Legal Notice

CHURCH, ASSESSOR-COUNTY CLERK-RECORDER, SAN MATEO COUNTY ON Oct. 02, 2019.
SMCT AD #: 4406007
Oct. 8, 15, 22, 29, 2019

FICTITIOUS BUSINESS NAME STATEMENT
File No. 282548
The following person(s) is doing business as: **PRIMAL REPUBLIK**, 512 Alameda de las Pulgas, Belmont, CA 94002. San Mateo County. Meghan Vidal, 512 Alameda de las Pulgas, Belmont, CA 94002. This business is conducted by an individual. The registrant commenced to transact business under the fictitious business name or names listed above on: August 1, 2019.
/s/ Meghan Vidal
This statement was filed with MARK CHURCH, ASSESSOR-COUNTY CLERK-RECORDER, SAN MATEO COUNTY on Sept. 17, 2019.
SMCT AD #: 4407472
Oct. 8, 15, 22, 29, 2019

NOTICE OF TRUSTEE'S SALE T.S. No.: 18-11252
APN: 13A-PN-576.
18-077960 NOTE: THERE IS A SUMMARY OF THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/7/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to, and now held by, the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges, as provided for, and all fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: JOSE A. MARTINEZ AND ANA M. SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Western Progressive, LLC Recorded 6/21/2007 as Instrument No. 19067778 in Book , Page , of Official Records in the office of the County Recorder of Santa Clara County, California. Date of Sale: 11/13/2019 at 10:00 AM Place of Sale:At the Gated North Market Street entrance of the Superior Courthouse, 191 North First Street, San Jose, CA, 95113 Amount of unpaid balance and other charges: $1,762,742.84 Street Address or other common designation of real property: 2567 TOYLANE SAN JOSE, CA 95135 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Trustee. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is postponed for more than one hour beyond the time scheduled for sale, the amount of the trustee's fee may increase. If you are a "consumer debtor" as defined by law, you may have the right to cure the default and reinstate your loan before your property is sold. Reinstatement may be permitted up to and including the 5th business day before the date set for the sale. If you are a "consumer debtor" as defined by law and you have received a discharge in bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. Date: 10/23/2019 Western Progressive, LLC 2121 N. California Blvd., Suite 290 Walnut Creek, CA 94596 (925) 476-2850 Sale Information Only: (714) 730-2727 or www.qualityloan.com/default.aspx, using file number CA-19-877227-CL. Pursuant to CA Civil Code 2923.54, you are hereby notified that the beneficiary may elect to postpone the sale up to five times within one year following the recording date noted below. For sale information, please call: (714) 730-2727 or visit this Internet Web site: https://www.servicelinkasap.com/default.aspx, using file number assigned to this case 18-077960. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date of First Publication: 10/25/2019 DEFAULT DEPARTMENT 2121 N. California Blvd. Suite 290 Walnut Creek, CA 94596 (925) 476-2850 Sale Information Only: (714) 730-2727 or www.qualityloan.com/default.aspx, using file number CA-19-877227-CL. Pursuant to CA Civil Code 2923.54, you are hereby notified that the beneficiary may elect to postpone the sale up to five times within one year following the recording date noted below. For sale information, please call: (714) 730-2727 or visit this Internet Web site: https://www.servicelinkasap.com/default.aspx, using file number assigned to this case 18-077960. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date of First Publication: 10/25/2019 DEFAULT DEPARTMENT 2121 N. California Blvd. Suite 290 Walnut Creek, CA 94596 (925) 476-2850 Sale Information Only: (714) 730-2727 or www.qualityloan.com/default.aspx, using file number CA-19-877227-CL.
SMCT AD #: 4411064
10/25/19, 10/29/19, 11/5/19

This newspaper can move a house.
Mercury News Classified.

Looking for the best coverage in the league?
Cam Inman · Dieter Kurtenbach · Jerry McDonald
Catch them in your inbox by subscribing to
Raiders HQ & 49ers HQ
Visit mercurynews.com/raiders-hq
mercurynews.com/49ers-hq
BayArea NewsGroup

2020 - 2025 Consolidated Plan

REGIONAL FORUMS

Please join the County and Cities of Santa Clara for a series of Regional Forums to **help identify housing and community improvement needs** over the next five years.

Why is this important to you?

The County and Cities of Santa Clara receive federal funds to invest in improving local communities. **How should these funds be spent?** Your input will help City and County leaders prioritize spending for important services and community improvements.

You can **participate by attending one of our forums or by taking our short survey**:

English: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Español: https://es.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL

We want to hear from you!

Join the Discussion! Attend one of our interactive regional forums.

Mon., Nov. 4, 2019
6:00 pm - 8:00 pm
City of Morgan Hill
Council Chambers
17555 Peak Ave.
Morgan Hill, CA 95037

Thurs., Nov. 7, 2019
5:00 pm - 7:00 pm
City of Palo Alto
Community Meeting Room
250 Hamilton Ave.
Palo Alto, CA 94301

Tues., Nov. 12, 2019
12:00 pm - 2:00 pm
City of Cupertino
Community Hall
10350 Torre Ave.
Cupertino, CA 95014

Wed., Nov. 20, 2019
6:00 pm - 8:00 pm
City of San Jose
Roosevelt Community Center
901 E. Santa Clara St.
San Jose, CA 95116

For more information please visit: http://bit.ly/AFH_ConPlan

THE RECYCLE PATH
Recycling is like exercise – it makes the environment healthier.
Remember to recycle today's newspaper.
BayArea NewsGroup
WE RECYCLE. This newspaper is part of the newsprint. The newspaper is part of the recycle path.

TO PLACE YOUR AD, CALL TOLL FREE: 1-800-595-9595, MON-FRI 8AM-5PM.

At Your Service

Your Guide to Home Repair and Other Service Professionals

NOTICE TO ALL READERS: California law requires that contractors taking jobs that total $500 or more (labor and/or materials) be licensed by the Contractors State License Board. State law also requires that contractors include their license numbers on all advertising. Check your contractor's status at www.cslb.ca.gov or (800) 321-CSLB (2752). Unlicensed persons taking jobs that total less than $500 must state in their advertisements that they are not licensed by the Contractors State License Board.

Air Conditioning and Heating

ALL ABOUT AIR
HEATING & AIR CONDITIONING
Lic. #888230 All Trades
• Air Conditioners
• Furnaces
• Wall Heaters
• Complete Change Outs
Lic. # 888230
562-833-3317
We Finance O.A.C.
SEE OUR DISPLAY AD

GOSAL HEATING AND AIR COND.
Lic.#734394
We Specialize in Service
• Thermostats/AC units
• Duct Work
• Wall Heaters
• Floor Furnace
• Heat Pumps
Senior Discounts
510-501-5715

Alterations, Sewing and Tailoring

CREATIVE ALTERATIONS SEWING
☆☆ ALTERATIONS ☆☆
☆☆ DRY CLEANING ☆☆
1048 Brown Ave.
Lafayette
Mon-Fri 10am-6pm
Sat 10am-5pm
925-284-5636

Bath and Kitchen Remodeling

BEN THERE REMODELING
Tile, Marble, Granite, Stone, Hardwood Floors, Plumbing & Drywall
Showers, Tubs, Vanities, Painting, Tile Roofs and more
Free Est. Lic.#736400
Insured & Bonded
408-687-2280

Bath Remodeling

BATHROOM REMODELING EXPERTS
Free Estimates
Satisfaction Guaranteed
5 Star Yelp! Reviews
Lic. # 1037615
925-665-4200
www.americasgreatbathrooms.com

Bathtub and Tile Refinishing

RE-VIVE
Bathtub Refinishing
Tub, Tile & Fiberglass
REGLAZE FOR $425.00
Limited time offer
Chip Repair, Color Change, Countertop Coating
Call for Free Estimate
Toll Free 1-877-TUBTILE
1-877-882-8845 Bonded

Cement and Concrete

AFFORDABLE CONCRETE
Concrete Specialists
• DRIVEWAYS
• PATIOS
• BRICK
• WALKWAYS
• STONE
CURBSIDE WORK
RETAINING WALLS AND STEPS
Lic. # 1037615
408-209-2259

DECORATIVE CONCRETE WORK
Driveways, Patios, Stamped Concrete, Pavers, and all Masonry Work
Walls, Foundations!
Lic. # 787540
408-230-5320

ECO GREEN CONCRETE
Expert Spa Repair & Replace, Sidewalks, Driveways, Patios, Stamped Concrete, Retaining Walls
Fully Insured
707-480-8048

Cement and Concrete

SOUTH PACIFIC CONCRETE & LANDSCAPING
ALL CONCRETE
Driveways, Patios, Stamped Concrete, Pavers, Brick work, Steps, Masonry Work, Resurfacing
Lic. # 941705 Class B, C-8, C-27
831-818-0408

Decks, Fences and Gazebos

JASON WESLEY HALLMAN
Decks, Fences, Patios, Gazebos and Gates Repair
Licensed Bonded
925-594-2344

Drywall and Sheetrock

☆FALL RATES☆
ONE DAY SERVICE!!
Drywall repair, removal, hanging & finishing
Small jobs welcome
Water damage specialist
877-372-8875
800-334-4020

Fencing

NEW REDWOOD FENCING
☆SPRING SPECIAL☆
REPAIR/REPLACE
SMALL JOBS OK'S TOO, ETC.
SENIOR/MILITARY DISCOUNT
Lic. # 519337
408-591-1111

REDWOOD FENCES & RETAINING WALLS
• Good Neighbor Style
• Dog-Tight
• Board-On-Board
FREE ESTIMATES
925-938-9836
Proud to Serving Contra Costa County

Floor Installation and Service

WOOD FLOORING EXPERTS
✓REFINISHED
✓WATER DAMAGE
✓REPAIRS
✓LIKE NEW SERVICE
✓RESTAINING
FREE ESTIMATES
408-712-3532

Garden and Landscape Design

GARDEN DESIGN
SOD & SPRINKLER REPAIRS & INSTALL
LAWN AERATION
Back Flow Testing
AVAILABLE 7 DAYS
GOOD RATES
GOOD WORK
Lic.#1037615
408-763-9053

Gardening Services

#1 FULL SERVICE YARD CARE
HANDYMAN REPAIRS AND HAULING
MONTHLY SERVICES AVAILABLE
Lic.#1035737
925-381-5842

LATINO LAWN &LANDSCAPE GARDEN & PROJECT SERVICES
Sod, Artificial Lawn, Concrete, Tiles, Pavers, Mant. Mow + Edge, Lic.#1018614
FREE ESTIMATES
Call or Text
(650) 766-2522
(650)366-5584

Gutters

GUTTER MAN
All Types of Rain Gutters & Seamless Rain Gutters & Downspouts
Roof Repairs
Handyman
Electrical
Carpentry, Painting, Power Washing
Lic.#971233
408-722-0514

Hauling and Cleanup

510-703-7923

24/7 HAULING 4 LESS!!
925-361-2760
MOVING LEFT BEHIND OF Household & Yard Waste Gone and Cleanup
BEST PRICE GUARANTEED!!!

CHEAP HAULING & LIGHT MOVING
In San Mateo County
Garage Debris & Yard cleanup, Construction debris
Call for free est.
Lic. #1035737
650-583-6700
www.cheaphauling.net

DAD & SON'S HAULING
SAME DAY SERVICE!
7 DAYS PER WEEK
We Do All Loading/Labor
Moving, Garages, Yards, Attics, Clean outs, Shed/Debris/Junk
REMODEL/SALE
408-849-3134

HECTOR'S HAULING
GARAGE & YARD CLEAN-UPS!
Any Junk, Tree Trim
Free Estimates
408-929-0480

INDEPENDENT HAULERS
★ Since 1988 ★
•Debris Remvl Svc.
•Furn/ Appl Remvl.
•Lic/Fully Insured
•10% off with Ad!
•A+ BBB Rating!
FREE ESTIMATES
650-341-7482

SAM'S LOW COST HAULING INC.
Any Size Job
Free Estimates
Lic. # 1035737
510-967-8913

Home Improvement

CARPENTRY CROWN MOLD LAMINATE FLOORS DOORS
408-892-2691

Landscape Design

AMAZON'S LANDSCAPING
25 YEARS EXP
Sod, sprinklers, walls, Concrete, Irrigation
Tree Sandals removing care
Handyman
Free Est.
Lic. # 759271
925-382-6110

Landscape Services

AKIRA LANDSCAPE
RESPONSIBLE
Artificial turf, new lawns, Cleanup, sprinklers, retaining walls, patios, etc.
510-813-4247
510-536-1418
Years Exp.: #1057646

Landscape Services

FLORES RENOVATION PROPERTIES, LLC.
Roof Repairs
Handyman
Electrical
Carpentry, Painting, Power Washing
Lic.#971233
408-722-0514

Painting

AL FULLER'S PAINTING
• Free Estimates
• Decorating
• Reliable Employees
$300 off 1st/ext. Interior Job
Lic. #887587
510-543-3001

LINSY PAINTING & DECORATING
Affordable Quality!
35 Yrs Experience!
• Interior & Exterior
• Low Prices
• Residential & Commercial
• Bonded & Insured
State Lic.#929895
510-237-6872

PAINTING by VERNICK
The Name is Service
Owner only on jobs
Lic. #1035737
Call Vernick, who will transform your home this beauty. Shall you will live in happy with!
35 years experience
510-522-4808

Plastering

☆OVER 40Y EARS EXP.☆
Exterior Stucco
Interior Plastering
• Additions & Patching
• Color Coats /Drywall
• Lathing/ Texturing
• Foundation Work
• Brick & Block Work
Repairs, Demolition, Reasonable
FAST, CLEAN & RELIABLE
Lic. #1035737

Plumbing

ABC PLUMBING
Sewer, Gas, Water
Ss, Military disc
Lic'd, Bonded,Ins
free Est. #962295
408-444-2065

Roofing

100% ABLE TO DO
All Types of Roofing & Roofing
Seamless Rain Gutters & Chimneys
Free Est. Insured
K-1 PRO GENERAL
ROOFING & GUTTER CO.
510-703-7923

MR. DOCTOR LEAK
Shingle, Tile, Hot Tar, PVC, Metal and Wood Roofs
Leaks on any roof
FREE ESTIMATES
Senior Discounts
408-876-9803

Celebrations!

...with an announcement on the "Celebrations" page in our Sunday Local Section.

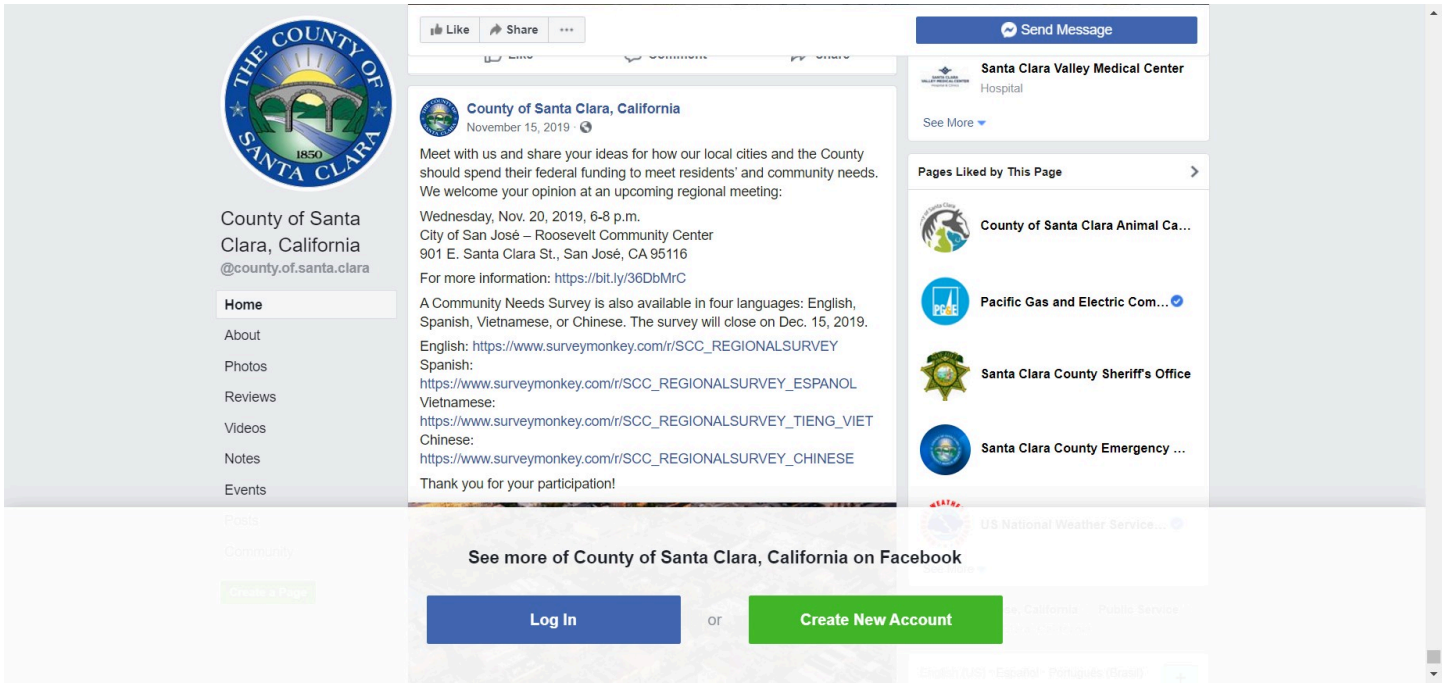
For information, call **1-800-733-3933**

SUNSHINE KITCHEN & BATH
WE DO REMODELS
Kitchen, Bath, Tile, Laminated Flooring, Countertops, Electrical, Fireplaces, Windows, Doors, Plumbing & Painting.
FREE ESTIMATES
Lic. # 1037615
Call Hans at
510-953-8909

ADVERTISE YOUR BUSINESS IN
AT YOUR SERVICE
Run a 2x2 with 1x1 for New Special Rate!
Buy 2 months on a 1x1 and get the 3rd month free!
Ask about our special rates for display ads!
We offer the following sizes: 2x2, 4x4, 4x8 and 8x4!

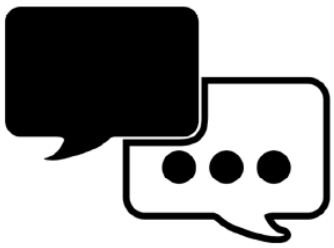
This popular feature publishes daily in The Mercury News & East Bay Times print and online on our newspaper websites.
To offer your services, please call
BayArea NewsGroup
1-800-733-3933
Option #1
(Mon-Fri 8am-5pm)

Sample Facebook Posting (November 15, 2019)



Sample Twitter Posting (December 5, 2019)

Silicon Valley Council of Non-Profits (November 2019)



Input Needed: 2020-2025 Consolidated Plan

Please join the County and Cities of Santa Clara for a series of Regional Forums to help identify affordable housing, homeless and community improvement needs over the next five years. Your input will help City and County leaders prioritize spending for important services and community improvements.

How can you participate?

1. Attend a Regional Forum:

- **Wed., Nov. 20, 2019, 6:00 pm – 8:00 pm:** City of San Jose, Roosevelt Community Center, 901 E. Santa Clara St., San Jose, CA 95116

2. Take a short online survey:

- English
- Spanish

For more information please visit the County Office of Supportive Housing website.

Check out the event flyer here.

Community Engagement 2020-2025 Consolidated Plan and Assessment of Fair Housing

Upcoming Community Meeting Dates:
Monday, Dec 9th: 2:00 - 4:00 PM - Mountain View
Monday, Dec 9th: 6:00 - 8:00 PM - Palo Alto
Tuesday, Dec 10th: 6:00 - 7:30 PM - Cupertino
Wednesday, Dec 11th: 10:00 AM - 12:00 PM - Campbell* (Urban County)
Wednesday, Dec 11th: 6:00PM - 8:00 PM - Gilroy
Thursday, Dec 12th: 6:00 - 7:30 PM - Sunnyvale
Wednesday, Jan 15th: 6:00 - 8:00 PM - Mountain View

*Meetings will be held in cities throughout the County. The Wednesday, December 11th (10 a.m. – noon) meeting in Campbell will be an Urban County conversation (focused on the Cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga and the unincorporated areas of the County).

The County and Cities of Santa Clara are working together to update their five-year Consolidated Plans. These plans help the County and Cities assess their affordable housing and community development needs and determine their spending priorities for their federal Community Development Block Grant and HOME Investment Partnerships Program funds.

See flyers that announce upcoming meetings and a regional needs survey:

English<https://www.surveymonkey.com/r/SCC_REGIONALSURVEY
Spanish<https://es.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL
Vietnamese<https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_TIENG_VIET
Chinese<https://zh.surveymonkey.com/r/SCC_REGIONALSURVEY_Chinese

ATTACHMENT 2: Paper Surveys and Overall Data

Santa Clara County

Community Needs Survey

October 25, 2019 to December 26, 2019

County and Cities of Santa Clara | 2020 - 2025 CONSOLIDATED PLANS

REGIONAL NEEDS SURVEY

What are the housing and community improvement needs in your neighborhood?

The County and Cities of Santa Clara are working together to update their five-year Consolidated Plans. The Consolidated Plan identifies housing and community improvement needs, and it outlines how federal funding will be used to address these needs.

This survey lets you tell us which improvements and services most are needed for your community. Your responses will help prioritize investments over the next five years. **We want to hear from you!** If you prefer to complete this survey online, please visit: **https://www.surveymonkey.com/r/SCC_REGIONALSURVEY**

1. Do you live in the County of Santa Clara? ☐ Yes, ☐ No ☐ Unincorporated Area ☐ Don't Know
   If yes, what city? _____
2. Please provide your ZIP code. _____
3. Do you work in the County of Santa Clara? ☐ Yes, ☐ No ☐ Unincorporated Area ☐ Don't Know
   If yes, what city? _____
4. Please check the box that best represents you [please select one]:
   ☐ Resident ☐ Business Owner ☐ Service Provider ☐ Public Agency ☐ Community-based Organization / Non-profit
   ☐ Other (please specify): _____
5. Thinking about your neighborhood and the facilities and services currently available, **please rate the level of need for improvements in the areas below.**

   Circle a number between 1 and 3 for each topic below. A rating of 1 indicates low need for improvement, a rating of 2 indicates medium need for improvement, and a rating of 3 indicates high need for improvement. A rating of "?" indicates you do not know or have no opinion. If your answer is "Other(s)" please write in your response.

Overall Needs	Level of Need Low...High |?					Level of Need Low... High |?			
Improve city facilities that provide public services (such as parks, recreation or senior centers, parking facilities, and street improvements)	1	2	3	?	Improve non-profit community services (such as senior, youth, health, homeless, and fair housing services)	1	2	3	?
Create additional affordable housing available to low-income residents	1	2	3	?	Create more jobs available to low-income residents	1	2	3	?
Other(s):	1	2	3	?					
Housing	Level of Need Low...High |?					Level of Need Low... High |?			
Owner-occupied housing rehabilitation	1	2	3	?	Rental housing rehabilitation	1	2	3	?
Down payment assistance to purchase a home	1	2	3	?	Permanent supportive rental housing (housing with case management and supportive services) for people who are homeless	1	2	3	?
Increase affordable rental housing inventory	1	2	3	?	Housing accessibility improvements	1	2	3	?
Rental assistance (tenant-based rental assistance) for people who are homeless	1	2	3	?	Energy efficiency and sustainability improvements	1	2	3	?
Affordable housing located near transit	1	2	3	?	Healthy homes (free of mold, lead, etc.)	1	2	3	?
Code enforcement, in coordination with a neighborhood plan	1	2	3	?	Housing for other special needs (such as seniors and persons with disabilities)	1	2	3	?
Emergency home improvement / repair	1	2	3	?	Other(s):	1	2	3	?
Economic Development: Job Creation in Low-Income Neighborhoods	Level of Need Low...High |?					Level of Need Low... High |?			
Financial assistance for low-income residents for business expansion and job creation	1	2	3	?	Microenterprise assistance for small business expansion (5 or fewer employees)	1	2	3	?
Public improvements to commercial / industrial sites	1	2	3	?	Storefront improvements in low-income neighborhoods	1	2	3	?
Job training for people who are homeless	1	2	3	?	Other(s):	1	2	3	?
Public Facilities	Level of Need Low...High |?					Level of Need Low... High |?			
Senior centers	1	2	3	?	Parks and park facilities	1	2	3	?
Youth centers	1	2	3	?	Healthcare facilities	1	2	3	?
Centers for people who are disabled	1	2	3	?	Educational facilities	1	2	3	?
Homeless facilities (temporary housing and emergency shelters)	1	2	3	?	Facilities for children who are abused, abandoned and / or neglected	1	2	3	?
Childcare centers	1	2	3	?	Facilities for people with HIV / AIDS	1	2	3	?
Mental health care facilities	1	2	3	?	Parking facilities	1	2	3	?
Recreation facilities	1	2	3	?	Other(s):	1	2	3	?
Drop-in day center people who are homeless	1	2	3	?					

Participating jurisdictions in the Consolidated Plan process include Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

Public Services	Level of Need Low...High |?					Level of Need Low... High |?			
Senior services	1	2	3	?	Services for people with HIV / AIDS	1	2	3	?
Disability services	1	2	3	?	Crime awareness / prevention services	1	2	3	?
Legal services	1	2	3	?	Tenant / landlord counseling services	1	2	3	?
Youth services	1	2	3	?	Childcare services	1	2	3	?
Transportation services	1	2	3	?	Services for children who are abused, abandoned and / or neglected	1	2	3	?
Battered and abused spouses' services	1	2	3	?	Mental health services	1	2	3	?
Employment training services	1	2	3	?	Homeless services	1	2	3	?
Services to increase neighborhood and community engagement	1	2	3	?	Housing counseling for homebuyers and owners	1	2	3	?
Food banks	1	2	3	?	Fair housing investigations, education	1	2	3	?
Access to fresh and nutritious foods	1	2	3	?	Emergency housing assistance to prevent homelessness – such as utility and rental assistance	1	2	3	?
Veteran services	1	2	3	?	Financial literacy and planning	1	2	3	?
Lead-based paint / lead hazard screens	1	2	3	?	Neighborhood cleanups (trash, graffiti, etc.)	1	2	3	?
Other(s):	1	2	3	?					
Infrastructure and Neighborhood Improvements	Level of Need Low...High |?					Level of Need Low... High |?			
Water/sewer improvements	1	2	3	?	Sidewalk improvements	1	2	3	?
Street improvements	1	2	3	?	Lighting improvements	1	2	3	?
Stormwater and drainage improvements	1	2	3	?	Neighborhood signage	1	2	3	?
Accessibility improvements to public facilities for people with disabilities	1	2	3	?	Landscaping improvements	1	2	3	?
Public art	1	2	3	?	New or renovated playgrounds	1	2	3	?
Community gardens	1	2	3	?	Cleanup of contaminated sites	1	2	3	?
Trails	1	2	3	?	Slowing traffic speed	1	2	3	?
Acquisition and clearance of vacant lots	1	2	3	?	Other(s):	1	2	3	?

FAIR HOUSING

Fair Housing is a right protected by federal and state laws. Every resident is entitled to equal access to housing opportunities regardless of their membership in a protected class (i.e., race, color, ancestry, national origin, religion, disability (mental or physical), sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income, citizenship, primary language, or immigration status).

6. Have you ever personally experienced housing discrimination? ☐ Yes ☐ No ☐ Don't Know (If "No" or "Don't Know," go to Q. 10.)
7. Where did the act of discrimination occur?
   ☐ Apartment ☐ Condominium ☐ Single-family Home ☐ When Applying for City / County Programs
   ☐ Public or Subsidized Housing ☐ Trailer or Mobile home Park ☐ When Applying for a Mortgage or Homeowners' Insurance
   ☐ Other (please specify):_____
8. On what basis do you believe you were discriminated against?
   ☐ Race ☐ Color ☐ Religion ☐ Sex ☐ National Origin ☐ Disability ☐ Sexual Orientation
   ☐ Gender Identity ☐ Familial Status (families with children under 18) ☐ Source of Income (e.g. federal housing assistance, Sect. 8)
   ☐ Retaliation for Complaining about Housing Discrimination
   ☐ Another Protected Category Identified Above or Other (please specify): _____
   ☐ Don't Know
9. Who do you believe discriminated against you? (Check all that apply)
   ☐ Landlord/Property Management Staff ☐ Real Estate Agent ☐ Mortgage Lender ☐ City / County staff
   ☐ Homeowners' Insurer ☐ Neighbor ☐ Other (please specify):_____ ☐ Don't Know

ACCESS TO OPPORTUNITIES

10. Does the neighborhood you live in provide you access to opportunities? Please mark your response.

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
High Performing Schools					
Affordable Public Transportation					
Frequent Public Transportation					
Jobs that Pay a Living Wage					
A Safe and Healthy Living Environment					

BROADBAND INTERNET ACCESS

11. Do you feel there are common / pressing broadband internet problems (e.g., high-speed connectivity, availability of providers, etc.)?
    ☐ Yes ☐ No ☐ Don't Know
    If yes, what are they? _____
12. Do you feel that low- and moderate-income areas have adequate broadband access? ☐ Yes ☐ No ☐ Don't Know
13. How can broadband internet access be improved? _____

OTHER

14. Do you have any other comments, questions, or concerns?_____
15. To receive updates on this planning process, please provide your email address: _____

THANK YOU for completing this survey! Please return it by **December 20th** to:
armond.bryant@mbakerintl.com or Armond Bryant, MBI, 3760 Kilroy Airport Way, #270, Long Beach CA 90806
Questions? Call Armond Bryant (562) 200-7179 or Diana Castillo, Santa Clara County, Office of Supportive Housing (408) 482-7115.

聖克拉拉縣和各城市| 2020年至2025年綜合規劃

區域需求調查

您家居附近的房屋和社區改善需求有哪些？

聖克拉拉縣和各城市正在共同努力，更新其五年綜合計劃。綜合計劃確定了住房和社區改善的需求，並概述如何利用聯邦資金來滿足這些需求。

通過本調查，您可以告訴我們社區最需要哪些改進和服務。您的回答將有助於確定未來五年的投資優先次序。**我們希望收到您的來信！**如果您希望在線完成此調查，請訪問：
https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_CHINESE

1. 您住在聖克拉拉縣嗎？ ☐ 是 ☐ 否 ☐ 非建制地區 ☐ 不知道
   如果是的話，在哪個城市？ _____
2. 請提供您的郵政編號。 _____
3. 您在聖克拉拉縣工作嗎？ ☐ 是 ☐ 否 ☐ 非建制地區 ☐ 不知道
   如果是的話，在哪個城市？_____
4. 請勾選最能代表您身份的選項 [請選擇一項]：
   ☐ 居民 ☐ 業主 ☐ 服務提供商 ☐ 公共機構 ☐ 社區組織/非營利機構
   ☐ 其他（請註明）：_____
5. 考慮到您所在的社區以及當前可用的設施和服務，**請在以下方面評估改進的需求程度。**

對於下面的每個主題，在1到3之間圈一個數字。等級1表示改進需求較低，等級2表示改進需求中等，等級3表示改進需求較高。評級為「？」表示您不知道或沒有意見。 如果你的答案是「其他」請寫出你的回應。

總體需求	需求等級 低 高 | ?				**總體需求**	需求等級 低 高 | ?			
完善城市設施，提供公共服務（如公園，休閒或老年中心，停車場和街道改善）	1	2	3	?	提高非營利社區服務（如老人、青年、健康、無家可歸者、公平的住房服務）	1	2	3	?
創建額外的可負擔房屋提供給低收入居民	1	2	3	?	為低收入居民創造更多就業機會	1	2	3	?
其他：	1	2	3	?					
住房	需求等級 低 高 | ?				**住房**	需求等級 低 高 | ?			
業主自住房屋修復	1	2	3	?	出租房屋修復	1	2	3	?
購房首付輔助	1	2	3	?	為無家可歸者提供永久性的支持性租賃住房（住房以及案例管理和支持服務）	1	2	3	?
增加可負擔租賃房屋庫存	1	2	3	?	住房無障礙改善	1	2	3	?
為無家可歸者提供的租金援助（基於租戶的租金援助）	1	2	3	?	能源效率和可持續性改善	1	2	3	?
位於公交附近的可負擔房屋	1	2	3	?	健康住宅（不含黴菌、鉛等）	1	2	3	?
與鄰里計劃協調的相關法規執行	1	2	3	?	滿足其他特殊需求的住房（例如老年人和殘障人士）	1	2	3	?
緊急房屋裝修/維修	1	2	3	?	其他	1	2	3	?
經濟發展：低收入社區的就業機會	需求等級 低 高 | ?				**經濟發展：低收入社區的就業機會**	需求等級 低 高 | ?			
為低收入居民提供經濟援助，擴大業務並創造就業機會	1	2	3	?	為小型企業擴展提供微型企業協助（5名或更少的員工）	1	2	3	?
商業/工業用地的公共改善	1	2	3	?	低收入店面改善	1	2	3	?
為無家可歸者提供工作培訓	1	2	3	?	其他：	1	2	3	?
公共設施	需求等級 低 高 | ?				**公共設施**	需求等級 低 高 | ?			
老人中心	1	2	3	?	公園及公園設施	1	2	3	?
青年中心	1	2	3	?	衛生保健設施	1	2	3	?
殘障人士中心	1	2	3	?	教育設施	1	2	3	?
無家可歸者設施（臨時住房和緊急庇護所）	1	2	3	?	虐待、遺棄和/或被忽視兒童保護設施	1	2	3	?
育兒中心	1	2	3	?	艾滋病毒/艾滋病患者設施	1	2	3	?
精神保健設施	1	2	3	?	停車設施	1	2	3	?
娛樂設施	1	2	3	?	其他：	1	2	3	?
無家可歸者日常偶訪中心	1	2	3	?					

綜合計劃過程參與司法管轄區包括：綜合計劃流程中的參與司法管轄區包括坎貝爾，庫比蒂諾，吉爾羅伊，洛斯阿爾托斯，洛斯阿爾托斯山，洛斯加托斯，蒙特塞雷諾，摩根希爾，山景城，帕洛阿爾托，聖克拉拉市，聖何塞，薩拉託加，桑尼維爾和聖克拉拉縣非建制地區。

公共服務	需求等級 低		高	?		需求等級 低		高	?
老年人服務	1	2	3	?	為艾滋病毒/艾滋病患者提供服務	1	2	3	?
傷殘服務	1	2	3	?	防罪意識/預防服務	1	2	3	?
法律服務	1	2	3	?	房客/房東諮詢服務	1	2	3	?
青年服務	1	2	3	?	育兒服務	1	2	3	?
交通服務	1	2	3	?	為受虐待、被遺棄和/或被忽視兒童提供的服務	1	2	3	?
受虐配偶輔助服務	1	2	3	?	心理健康服務	1	2	3	?
就業培訓服務	1	2	3	?	無家可歸者服務	1	2	3	?
提供服務以增強鄰里和社區參與	1	2	3	?	為購房者和業主提供住房諮詢	1	2	3	?
食品銀行	1	2	3	?	公平住房調查、知識普及教育	1	2	3	?
獲得新鮮和營養食品	1	2	3	?	緊急住房援助，緩解無家可歸現象——如公用事業和租金援助	1	2	3	?
退伍軍人服務	1	2	3	?	財務知識和計劃	1	2	3	?
含鉛塗料/含鉛危險物質檢測	1	2	3	?	鄰里清潔（垃圾，塗鴉等）	1	2	3	?
其他：	1	2	3	?					

基礎設施和周邊環境改善	需求等級 低		高	?		需求等級 低		高	?
供水/下水道改善	1	2	3	?	人行道改進	1	2	3	?
街道改善	1	2	3	?	改善照明	1	2	3	?
雨水和污水排水改善	1	2	3	?	鄰里標牌	1	2	3	?
無障礙公共設施改善	1	2	3	?	綠化改善	1	2	3	?
公共藝術	1	2	3	?	新建或改建遊樂場	1	2	3	?
社區花園	1	2	3	?	污染場地清理	1	2	3	?
步道	1	2	3	?	放慢行車速度	1	2	3	?
獲取空地並清空	1	2	3	?	其他：	1	2	3	?

公平住房

公平住房是一項受聯邦和州法律保護的權利。每位居民都有權平等地獲得住房機會，不論其應受保護的身份分類（即種族、膚色、血統、國籍、宗教、殘疾狀況（精神或身體）、生理性別、社會性別、性取向、性別認同，性別表達、遺傳信息、婚姻狀況、家庭狀況、收入來源、公民身份、主要語言或移民身份如何。

6. 您有沒有親身經歷過住房歧視？☐ 是 ☐ 否 ☐ 不知道（如回答「否」或「不知道」，請跳到問題10）

7. 歧視行為在哪裡發生？

☐公寓 ☐ 共管式公寓 ☐ 獨棟住房 ☐當申請市/縣住房計劃時

☐ 公共或資助房屋 ☐ 拖車或移動房屋園區 ☐在申請抵押貸款或房屋保險時

☐ 其他（請註明）：_____

8. 您認為您在哪些方面受到歧視？

☐ 種族 ☐ 膚色 ☐ 宗教 ☐ 性別 ☐ 原住國 ☐ 殘障 ☐ 性取向 ☐ 性別認同

☐ 家庭狀況（有18歲以下子女） ☐ 收入來源（如接受聯邦住房援助） ☐ 因投訴住房歧視遭到報復

☐ 在上方或其他上方標識的其他受保護狀況分類（**請註明**）：_____ ☐ **不知道**

9. 您認為是誰歧視了您？（勾選所有適用項）

☐ 業主/物業管理人員 ☐ 房地產經紀人 ☐ 抵押貸款貸款方 ☐ 市/縣工作人員 ☐ 房主保險公司

☐ 鄰里 ☐ 其他（請註明）：_____ ☐ 不知道

獲得機會

10. 請問您的鄰里是否為您提供機會？請註明您的回應。

	強烈反對	不同意	中立	同意	非常同意
優質學校					
經濟實惠的公共交通					
車次頻繁的公共交通					
保障生活的工作薪資					
安全健康的生活環境					

寬帶互聯網接入

11. 您是否感到社區存在普遍/緊迫的寬帶互聯網問題（例如，高速連接，是否有提供商提供服務等）？

☐ 是 ☐ 沒有 ☐ 不知道 ☐ **如果存在問題的話**，請註明_____

12. 您覺得低收入和中等收入地區是否有足夠的寬帶接入？ ☐ 是 ☐ 否 ☐ 不知道

13. 如何改善寬帶互聯網接入？_____

其他

14. 您是否有其他意見、問題或疑慮？_____

15. 如果您希望接收有關該計劃程序的最新資訊，請提供您的電子郵件地址：_____

感謝您完成本次調查！請在12月15日前寄回到：

armond.bryant@mbakerintl.com 或 Armond Bryant, MBI, 3760 Kilroy Airport Way, #270, Long Beach CA 90806

有問題嗎？請致電 Armond Bryant (562) 200-7179 或 Diana Castillo, Santa Clara County, 住房支持辦公室 (408)793-1841

El Condado y Las Ciudades de Santa Clara | 2020 - 2025 PLAN CONSOLIDADO

ENCUESTA SOBRE NECESIDADES REGIONALES

¿Cuáles mejoramientos comunitarios y de vivienda se necesitan donde usted vive?

El condado y las ciudades de Santa Clara trabajan como equipo para actualizar sus Planes Consolidados de cinco años. El Plan Consolidado identifica las necesidades de mejoramientos comunitarios y de vivienda, y a la vez describe la manera en la cual se utilizarán fondos federales para atender esas necesidades.

Esta encuesta le permite darnos información sobre cuales mejoramientos y servicios son los que más se necesitan en su comunidad. Sus respuestas nos ayudaran a establecer prioridades para la inversión de fondos durante los próximos cinco años. **¡Queremos su opinión!** Si prefiere completar esta encuesta por computadora (en línea), por favor visite: https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_ESPANOL

1. ¿Vive usted en el condado de Santa Clara? ☐ Sí ☐ No ☐ No Sé ☐ Zona No Incorporada del Condado de Santa Clara
   Si respondió sí, ¿en cuál ciudad? _____
2. Por favor escriba su código postal. _____
3. ¿Trabaja usted en el condado de Santa Clara? ☐ Sí ☐ No ☐ No Sé ☐ Zona No Incorporada del Condado de Santa Clara
   Si respondió sí, ¿en cuál ciudad? _____
4. Por favor seleccione la que mejor describa su situación [por favor solo seleccione una]:
   ☐ Residente ☐ Dueño/a de Negocios ☐ Proveedor/a de Servicios ☐ Agencia Gubernamental
   ☐ Organización Comunitaria / Sin Fines de Lucro ☐ Otra (por favor especifique): _____
5. Piense en los lugares y servicios disponibles actualmente donde vive usted, y **por favor identifique el nivel de necesidad de mejoramiento para cada área a continuación.**

Circule uno de los números (1, 2 o 3) para cada tema a continuación. La calificación de 1 implica poca necesidad de mejoramiento, la calificación de 2 implica necesidad moderada de mejoramiento, y la calificación de 3 implica mucha necesidad de mejoramiento. La calificación de ? implica que usted no sabe o no tiene opinión al respeto. Si su respuesta es "Otra(s)," por favor escriba su respuesta.

Necesidades Generales	**Nivel de Necesidad Poca..Mucha |?**				**Nivel de Necesidad Poca..Mucha |?**		
Mejorar lugares municipales que ofrecen servicios públicos (como parques, centros de recreación, centros para personas mayores, lugares de estacionamiento, y reparaciones de carreteras)	1	2	3 | ?	Mejorar los servicios comunitarios de organizaciones sin fines de lucro (como servicios para personas mayores, jóvenes, sin hogar, de salud, y de vivienda justa)	1	2	3 | ?
Crear adicionales viviendas asequibles para los residentes de bajos ingresos	1	2	3 | ?	Crear más oportunidades de empleo para los residentes de bajos ingresos	1	2	3 | ?
Otra(s):	1	2	3 | ?				
Viviendas	**Nivel de Necesidad Poca..Mucha |?**				**Nivel de Necesidad Poca..Mucha |?**		
Rehabilitación de viviendas ocupadas por su dueño/a	1	2	3 | ?	Rehabilitación de viviendas ocupadas por inquilinos	1	2	3 | ?
Asistencia con el pago inicial para comprar una casa	1	2	3 | ?	Viviendas permanentes para las personas sin hogar	1	2	3 | ?
Aumentar el inventario de viviendas de renta asequibles	1	2	3 | ?	Mejorar la accesibilidad de viviendas	1	2	3 | ?
Asistencia con el pago de renta para personas sin hogar	1	2	3 | ?	Mejorar la eficiencia energética y la sostenibilidad de hogares	1	2	3 | ?
Viviendas asequibles cerca de transito	1	2	3 | ?	Hogares saludables (libre de moho, plomo, etc.)	1	2	3 | ?
Ejecución del código, en coordinación con el plan del vecindario	1	2	3 | ?	Viviendas para otras necesidades especiales (como para personas mayores o personas con discapacidades)	1	2	3 | ?
Mejoramiento/reparación de emergencia para hogares	1	2	3 | ?	Otra(s):	1	2	3 | ?
Desarrollo Económico: La Creación de Empleo en Vecindarios de Bajos Ingresos	**Nivel de Necesidad Poca..Mucha |?**				**Nivel de Necesidad Poca..Mucha |?**		
Asistencia financiera para residentes de bajos ingresos para la expansión de negocios y la creación de trabajos	1	2	3 | ?	Préstamos para microempresas, promoviendo la expansión de empresas pequeñas (5 o menos empleados)	1	2	3 | ?
Mejoras públicas para sitios comerciales / industriales	1	2	3 | ?	Mejorar las fachadas de negocios dentro de vecindarios de bajos ingresos	1	2	3 | ?
Entrenamiento laboral para personas sin hogar	1	2	3 | ?	Otra(s)_____	1	2	3 | ?
Lugares Públicos	**Nivel de Necesidad Poca..Mucha |?**				**Nivel de Necesidad Poca..Mucha |?**		
Centros para personas mayores	1	2	3 | ?	Parques y sus comodidades	1	2	3 | ?
Centros juveniles	1	2	3 | ?	Centros de salud	1	2	3 | ?
Centros para personas con discapacidades	1	2	3 | ?	Centros de educación	1	2	3 | ?
Centros para personas sin hogar (viviendas temporales y refugios de emergencia)	1	2	3 | ?	Centros para niños abusados, abandonados, y/o descuidados	1	2	3 | ?
Centros de cuidado infantil	1	2	3 | ?	Centros para personas con VIH / SIDA	1	2	3 | ?
Centros de salud mental	1	2	3 | ?	Lugares de estacionamiento	1	2	3 | ?
Lugares de recreación	1	2	3 | ?	Otra(s):	1	2	3 | ?
Centros (sin cita) para personas sin hogar	1	2	3 | ?				

Las jurisdicciones cuales están participando en el proceso del Plan Consolidado incluyen: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, Ciudad de Santa Clara, San Jose, Saratoga, Sunnyvale, y el Condado de Santa Clara No Incorporado.

Servicios Públicos	Nivel de Necesidad Poca..Mucha |?				Nivel de Necesidad Poca..Mucha |?		
Servicios para personas mayores	1	2	3 | ?	Servicios para personas con VIH/ SIDA	1	2	3 | ?
Servicios para personas con discapacidades	1	2	3 | ?	Servicios para prevenir crimen	1	2	3 | ?
Servicios legales	1	2	3 | ?	Servicios de consejo para inquilinos y dueños	1	2	3 | ?
Servicios para jóvenes	1	2	3 | ?	Servicios de cuidado infantil	1	2	3 | ?
Servicios de transporte	1	2	3 | ?	Servicios para niños abusados, abandonados, y/o descuidados	1	2	3 | ?
Servicios para personas casadas que son maltratadas y/o abusadas	1	2	3 | ?	Servicios de salud mental	1	2	3 | ?
Recursos de entrenamiento laboral	1	2	3 | ?	Servicios para personas sin hogar	1	2	3 | ?
Servicios para aumentar participación comunitaria en el vecindario	1	2	3 | ?	Consejería para compradores y dueños de viviendas	1	2	3 | ?
Bancos de alimentos	1	2	3 | ?	Investigaciones y educación sobre la vivienda justa	1	2	3 | ?
El acceso a comida fresca y nutritiva	1	2	3 | ?	Asistencia de emergencia para prevenir la falta de vivienda – como asistencia con el pago de utilidades y/o de renta	1	2	3 | ?
Servicios para veteranos	1	2	3 | ?	Educación financiera	1	2	3 | ?
La identificación de pintura con base de plomo	1	2	3 | ?	Limpiezas del vecindario (basura, grafiti, etc.)	1	2	3 | ?
Otra(s):	1	2	3 | ?				

Infraestructura y Mejoramiento del Vecindario	Nivel de Necesidad Poca..Mucha |?				Nivel de Necesidad Poca..Mucha |?		
Rehabilitación de agua/drenaje	1	2	3 | ?	Rehabilitación de las banquetas	1	2	3 | ?
Reparaciones de carreteras	1	2	3 | ?	Mas luz en las calles	1	2	3 | ?
Rehabilitación de alcantarillado	1	2	3 | ?	Mejorar los letreros dentro de la vecindad	1	2	3 | ?
Accesibilidad para personas con discapacidades dentro de lugares públicos	1	2	3 | ?	Mejoramiento de jardines	1	2	3 | ?
Arte público	1	2	3 | ?	Áreas de recreo nuevas o renovadas	1	2	3 | ?
Jardines comunitarios	1	2	3 | ?	Limpieza de sitios contaminados	1	2	3 | ?
Caminos y senderos	1	2	3 | ?	Reducir la velocidad del trafico	1	2	3 | ?
Adquisición y limpieza de terrenos vacíos	1	2	3 | ?	Otra(s)	1	2	3 | ?

Vivienda Justa

La vivienda justa es un derecho protegido por leyes estatales y federales. Todos los residentes tienen el mismo derecho a oportunidades de vivienda sin importar su raza, color, ascendencia, origen nacional, religión, discapacidad (mental o física), sexo, género, orientación sexual, identidad de género, expresión de género, información genética, estado civil, situación familiar, fuente de ingreso, ciudadanía, lenguaje primario, y estado migratorio.

6. ¿Alguna vez a enfrentado personalmente discriminación relacionada con la vivienda ☐ Sí ☐ No ☐ No Sé
   (Si respondió no, por favor pase a la pregunta #10.)
7. ¿Dónde ocurrió la discriminación? (Por favor seleccione todas las situaciones que apliquen)
   ☐ Apartamento ☐ Condominio ☐ Casa (Single Family Home) ☐ Al aplicar a programas municipales o del condado
   ☐ Vivienda pública o subsidiada ☐ Parque de casas móviles
   ☐ Al aplicar para una hipoteca o seguro de hogar ☐ Otra (por favor especifique): _____
8. ¿Cuál es la razón por la cual usted cree que fue víctima de discriminación? (Por favor seleccione todos los que apliquen)
   ☐ Raza ☐ Color ☐ Religión ☐ Sexo ☐ Origen Nacional ☐ Discapacidad ☐ Orientación Sexual ☐ Identidad de Género
   ☐ Situación Familiar (familias con hijos menores de 18 años) ☐ Fuente de Ingresos (p.ej. vales de elección de vivienda, la Sección 8)
   ☐ Represalias después de quejarse de discriminación de vivienda
   ☐ Otra categoría protegida mencionada arriba u otra razón (por favor especifique): _____
   ☐ No Sé
9. ¿Quién fue quien usted cree que lo/la discriminó? (Por favor seleccione todos los que apliquen)
   ☐ Dueño/a o administrador/a de la propiedad ☐ Agente de Bienes Raíces ☐ Prestamista Hipotecario ☐ Personal del Condado/Ciudad
   ☐ Asegurador/a de vivienda ☐ Vecino/a ☐ Otra (por favor especifique): _____ ☐ No Sé

ACCESO A OPORTUNIDADES

10. ¿Tiene acceso a las siguientes oportunidades dentro de su vecindario? Por favor escoja su respuesta.

	Totalmente en Desacuerdo	Desacuerdo	Neutral	De Acuerdo	Totalmente de Acuerdo
Escuelas de alto rendimiento					
Transporte publico asequible					
Transporte publico frecuente					
Empleos que pagan un salario digno					
Ambiente seguro y saludable para vivir					

ACCESO AL INTERNET DE ALTA VELOCIDAD

11. ¿Cree que hay problemas comunes e importantes con el internet (p.ej., alta-velocidad, conectividad, disponibilidad de proveedores)?
    ☐ Sí ☐ No ☐ No Sé ☐ Si respondió sí, ¿cuáles son? _____
12. ¿Cree que las áreas de bajo-a-moderado ingreso tienen acceso adecuado al internet de alta velocidad? ☐ Sí ☐ No ☐ No Sé
13. ¿Como se puede mejorar el acceso al internet de alta velocidad? _____

OTRO

14. ¿Tiene usted algún otro comentario, pregunta, o preocupación? _____
15. Si desea recibir actualizaciones sobre este proceso de planeamiento, por favor escriba su correo electrónico: _____

¡GRACIAS por terminar esta encuesta! Por favor devuelva esta encuesta antes de **diciembre 15** a:
armond.bryant@mbakerintl.com, o por correo a MBI, c/o Armond Bryant 3760 Kilroy Airport Way, #270, Long Beach CA 90806
¿Tiene alguna pregunta? Llame a Diana Castillo, Oficina de Vivienda de Apoyo para el Condado de Santa Clara, (408) 793-1841.

Các Thành Phố và Quận Santa Clara | KẾ HOẠCH TỔNG HỢP 2020-2025

KHẢO SÁT NHU CẦU CỦA ĐỊA PHƯƠNG

Khu vực của quý vị có những nhu cầu gì trong việc cải tiến gia cư và cộng đồng?

Các Thành phố và Quận Santa Clara đang hợp tác để cập nhật Kế Hoạch Tổng Hợp năm năm. Kế Hoạch Tổng Hợp nhận định nhu cầu cải tiến nhà ở và phát triển cộng đồng, và hoạch định cách thức sử dụng ngân quỹ liên bang để đáp ứng những nhu cầu này.

Bản thăm dò này sẽ cho chúng tôi biết những dịch vụ và phát triển nào cần thiết nhất cho cộng đồng của quý vị. Ý kiến của quý vị sẽ giúp chúng tôi đặt ưu tiên các mục tiêu đầu tư trong vòng 5 năm tới. **Chúng tôi muốn được nghe ý kiến của quý vị!** Nếu quý vị muốn điền bản thăm dò này trên mạng, xin vui lòng vào trang:
https://www.surveymonkey.com/r/SCC_REGIONALSURVEY_Tiếng_Việt

1. Quý vị hiện đang sống trong Hạt Santa Clara? ☐ Có ☐ Không ☐ Khu chưa được kết hợp ☐ Không biết
   Nếu có, ở thành phố nào? _____
2. Vui lòng cho biết khu bưu chính của quý vị _____
3. Quý vị đang làm việc trong Quận Santa Clara? ☐ Có ☐ Không ☐ Khu chưa được kết hợp ☐ Không biết
   Nếu có, ở thành phố nào? _____
4. Đánh dấu vào ô tiêu biểu nhất cho bạn (vui lòng chọn một ô):
   ☐ Cư dân ☐ Chủ doanh nghiệp ☐ Cung cấp dịch vụ ☐ Cơ quan công cộng ☐ Tổ chức cộng đồng/Bất vụ lợi
   ☐ Những việc khác (xin cho biết cụ thể) _____
5. Hãy nghĩ đến khu vực quý vị đang cư ngụ và các cơ sở cùng dịch vụ hiện có và **đánh giá mức nhu cầu cần cải tiến về các lãnh vực dưới đây.**

   Khoanh tròn một số từ 1 đến 3 cho mỗi đề mục dưới đây. Số 1 cho biết ít nhu cầu cần cải tiến. Số 2 cho biết có nhu cầu cần cải tiến trung bình và số 3 cho biết rất cần cải tiến. Đánh giá "?" có nghĩ quý vị không biết hay không có ý kiến. Nếu quý vị trả lời "Ý kiến khác", vui lòng cho biết ý kiến của quý vị.

Nhu Cầu Chung	**Mức Cần Thiết Ít...Nhiều |?**				**Mức Cần Thiết Ít...Nhiều |?**		
Cải tiến các cơ sở cung cấp dịch vụ công cộng trong thành phố (như công viên, nơi giải trí hay trung tâm cao niên,bãi đậu xe và tu bổ đường xá)	1	2	3 | ?	Cải tiến các dịch vụ bất vụ lợi trong cộng đồng (dành cho người cao niên, thanh thiếu niên, y tế, người vô gia cư và dịch vụ hỗ trợ gia cư bình đẳng)	1	2	3 | ?
Tạo thêm nhà ở giá phải chăng cho cư dân có thu nhập thấp	1	2	3 | ?	Tạo thêm việc làm cho cư dân có thu nhập thấp.	1	2	3 | ?
Các nhu cầu khác:	1	2	3 | ?				
Nhu Cầu về Nhà Ở	**Mức Cần Thiết Ít...Nhiều |?**				**Mức Cần Thiết Ít...Nhiều?**		
Tu bổ các hộ gia cư có chủ nhà ở	1	2	3 | ?	Tu bổ các khu nhà cho thuê	1	2	3 | ?
Trợ giúp tiền đặt cọc mua nhà	1	2	3 | ?	Trợ giúp lâu dài việc thuê nhà (tại khu ở có người quản lý và cung cấp dịch vụ) cho người vô gia cư	1	2	3 | ?
Gia tăng số nhà cho thuê có giá phải chăng	1	2	3 | ?	Tạo điều kiện dễ dàng để có nơi cư trú	1	2	3 | ?
Trợ giúp việc thuê nhà (thuê nhà để ở) cho người vô gia cư	1	2	3 | ?	Cải tiến việc sử dụng năng lượng có hiệu quả và lâu bền	1	2	3 | ?
Nhà ở có giá phải chăng gần các phương tiện giao thông công cộng	1	2	3 | ?	Nhà ở lành mạnh (không có mối mọt,chất chì, v.v...)	1	2	3 | ?
Tuân thủ các quy định về nhà ở theo quy luật trong vùng	1	2	3 | ?	Nhà ở cho người có nhu cầu đặc biệt (cao niên và người khuyết tật)	1	2	3 | ?
Tu bổ/sửa chữa nhà ở khi khẩn cấp	1	2	3 | ?	Các nhu cầu khác	1	2	3 | ?
Phát triển kinh tế: Tạo việc làm trong các vùng thu nhập thấp	**Mức Cần thiết Ít...Nhiều |?**				**Mức cần thiết Ít...Nhiều?**		
Trợ giúp tài chánh cho cư dân có thu nhập thấp nhằm mở giúp mở rộng thương mại và tạo thêm việc làm	1	2	3 | ?	Trợ giúp phát triển giới tiểu thương (có 5 nhân viên trở xuống)	1	2	3 | ?
Cải tiến các khu vực công cộng thành khu thương mại/kỹ nghệ	1	2	3 | ?	Cải tiến mặt tiền cửa hàng trong các khu vực có thu nhập thấp	1	2	3 | ?
Huấn nghệ cho người vô gia cư	1	2	3 | ?	Các nhu cầu khác	1	2	3 | ?
Cơ Sở Công Cộng	**Mức cần thiết Ít...Nhiều |?**				**Mức cần thiết Ít...Nhiều?**		
Trung tâm dành cho người cao niên	1	2	3 | ?	Công viên và các khu công viên	1	2	3 | ?
Trung tâm thanh thiếu niên	1	2	3 | ?	Trung tâm chăm sóc sức khoẻ	1	2	3 | ?
Trung tâm dành cho người khuyết tật	1	2	3 | ?	Cơ sở giáo dục	1	2	3 | ?
Trung tâm dành cho người vô gia cư (nơi tạm trú và trú ẩn trong trường hợp khẩn cấp)	1	2	3 | ?	Cơ sở dành cho trẻ em bị ngược đãi, bỏ rơi và / hoặc bỏ bê	1	2	3 | ?
Trung tâm giữ trẻ	1	2	3 | ?	Cơ sở dành cho bệnh nhân HIV/AIDS	1	2	3 | ?
Trung tâm chăm sóc bệnh nhân tâm thần	1	2	3 | ?	Khu vực đậu xe	1	2	3 | ?
Địa điểm giải trí	1	2	3 | ?	Các nhu cầu khác	1	2	3 | ?
Khu tạm nghỉ ban ngày dành cho người vô gia cư	1	2	3 | ?				

Các khu vực có thẩm quyền trong tiến trình Kế Hoạch Tổng Hợp bao gồm Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, City of Santa Clara, San Jose, Saratoga, Sunnyvale, and Unincorporated Santa Clara County.

Dịch Vụ Công Cộng	Mức cần thiết Ít... Nhiều?					Mức cần thiết Ít...Nhiều?			
Dịch vụ dành cho người cao niên	1	2	3	?	Dịch vụ dành cho bệnh nhân HIV/AIDS	1	2	3	?
Dịch vụ cho người khuyết tật	1	2	3	?	Dịch vụ nhận thức/phòng chống tội phạm	1	2	3	?
Dịch vụ Pháp lý	1	2	3	?	Dịch vụ tư vấn chủ nhà/người thuê nhà	1	2	3	?
Dịch vụ dành cho thanh thiếu niên	1	2	3	?	Dịch vụ Giữ Trẻ	1	2	3	?
Dịch vụ giao thông	1	2	3	?	Dịch vụ dành cho trẻ em bị ngược đãi, bỏ rơi và/hoặc bỏ bê	1	2	3	?
Dịch vụ trợ giúp người phối ngẫu bị ngược đãi và đánh đập	1	2	3	?	Dịch vụ về sức khoẻ tâm thần	1	2	3	?
Dịch vụ huấn nghệ	1	2	3	?	Dịch vụ dành cho người vô gia cư	1	2	3	?
Dịch vụ làm gia tăng sự tham gia vào sinh hoạt cộng đồng và khu vực	1	2	3	?	Dịch vụ tư vấn dành cho người mua nhà và chủ nhà	1	2	3	?
Trợ giúp thực phẩm	1	2	3	?	Giáo dục, điều tra việc nhà ở công bằng	1	2	3	?
Được có thực phẩm tươi mới và bổ dưỡng	1	2	3	?	Trợ giúp nhà ở khi khẩn cấp để phòng trường hợp vô gia cư – như trợ giúp trả tiền thuê nhà và điện nước	1	2	3	?
Dịch vụ dành cho cựu chiến binh	1	2	3	?	Lập kế hoạch và hướng dẫn về tài chính	1	2	3	?
Kiểm tra lượng chì trong sơn/lượng chì gây độc	1	2	3	?	Làm sạch khu vực (đổ rác,tẩy xóa chữ viết bậy trên tường, v.v...)	1	2	3	?
Các nhu cầu khác	1	2	3	?					

Phát triển địa phương và hạ tầng cơ sở	Mức cần thiết Ít...Nhiều?					Mức cần thiết Ít... Nhiều			
Tu bổ hệ thống nước/cống rãnh	1	2	3	?	Tu sửa lề đường	1	2	3	?
Tu sửa đường phố	1	2	3	?	Tu sửa đèn đường	1	2	3	?
Tu sửa hệ thống thoát nước	1	2	3	?	Bảng chỉ dẫn trong vùng	1	2	3	?
Tu sửa lối đi trong các cơ sở công cộng dành cho người khuyết tật	1	2	3	?	Tu bổ kiến trúc cảnh quan	1	2	3	?
Nghệ thuật công cộng	1	2	3	?	Tu bổ hay xây dựng sân chơi mới cho trẻ em	1	2	3	?
Khu vườn cộng đồng	1	2	3	?	Dọn sạch những nơi ô nhiễm	1	2	3	?
Đường đi bộ	1	2	3	?	Giảm tốc độ lưu thông	1	2	3	?
Mua lại và giải toả các khu đất trống	1	2	3	?	Các nhu cầu khác	1	2	3	?

QUYỀN BÌNH ĐẲNG VỀ GIA CƯ

Luật pháp tiểu bang và liên bang bảo vệ Quyền Bình Đẳng về Gia Cư. Mọi cư dân đều được quyền bình đẳng trong vấn đề nhà ở bất kể thuộc tầng lớp nào (ví dụ: chủng tộc, màu da, tổ tiên, nguồn gốc quốc gia, tôn giáo, khuyết tật (tinh thần hay thể chất), phái tính, giới tính, khuynh hướng phái tính, nhận thức giới tính, biểu lộ giới tính, chi tiết giới tính, tình trạng kết hôn, gia cảnh, nguồn thu nhập, công dân, ngôn ngữ chính hoặc tình trạng cư trú.)

6. Quý vị có bao giờ bị đối xử phân biệt về vấn đề nhà ở không? ☐ Có ☐ Không ☐ Không biết (Nếu "Không" hay "Không biết", bỏ qua đến câu số 10)
7. Hành động đối xử phân biệt đã xảy ra ở đâu?
   ☐ Chung cư ☐ Nhà chung vách ☐ Nhà riêng ☐ Khi nộp đơn các Chương trình của quận hạt/thành phố
   ☐ Nhà ở công cộng hay chính phủ trợ giúp ☐ Khu nhà Lưu động hay xe kéo ☐ Khi nộp đơn mua bảo hiểm nhà ở hay vay nợ nhà ☐ Những mặt khác (trình bày cụ thể):_____
8. Quý vị tin rằng mình bị đối xử phân biệt dựa trên cơ sở nào?
   ☐ Chủng tộc ☐ Màu da ☐ Tôn giáo ☐ Phái tính ☐ Nguồn gốc quốc gia ☐ Khuyết tật ☐ Khuynh hướng phái tính
   ☐ Nhận thức giới tính ☐ Gia cảnh (gia đình có trẻ em dưới 18 tuổi) ☐ Nguồn thu nhập (t.d.được trợ giúp nhà ở của liên bang, Sect.8) ☐ Bị trả thù vì Khiếu nại về Đối xử phân biệt trong vấn đề nhà ở ☐ Một mặt khác được trình bày ở trên hoặc điều khác (vui lòng cho biết cụ thể):_____ ☐ Không biết
9. Quý vị tin rằng ai đã đối xử phân biệt với quý vị? (Đánh dấu vào tất cả các ô thích hợp)
   ☐ Chủ nhà/Nhân viên quản lý nhà ở ☐ Nhân viên địa ốc ☐ Công ty cho vay ☐ Nhân viên quận hạt/thành phố
   ☐ Bảo hiểm nhà ☐ Hàng xóm ☐ Người khác (cho biết cụ thể):_____ ☐ Không biết

CÓ CƠ HỘI THAM GIA

10. Quý vị có được hưởng những việc sau đây ở nơi mình cư ngụ không? Vui lòng đánh dấu vào câu trả lời của quý vị.

	Rất không đồng ý	Không đồng ý	Không ý kiến	Đồng ý	Rất đồng ý
Trường học có phẩm chất cao					
Phương tiện giao thông công cộng giá phải chăng					
Phương tiện giao thông công cộng thường xuyên					
Việc làm với mức lương đủ sống					
Môi trường Sống Lành mạnh và An toàn					

CÓ MẠNG LƯỚI ĐIỆN TOÁN THÔNG RỘNG

11. Quý vị có thường bị những trở ngại thông thường/ cấp bách về mạng điện toán thông rộng không (t.d. nối mạng với tốc độ nhanh, có nhà cung cấp dịch vụ, v...v)? ☐ Có ☐ Không ☐ Không biết
    Nếu có, vấn đề đó là gì? _____
12. Quý vị có nghĩ rằng những vùng có thu nhập thấp hay trung bình có đủ mạng điện toán thông rộng không? ☐ Có ☐ Không ☐ Không biết
13. Việc vào mạng điện toán thông rộng có thể cải tiến bằng cách nào? _____

CÁC CÂU HỎI KHÁC

14. Quý vị còn có ý kiến, thắc mắc hay những vấn đề quan tâm nào khác không?_____
15. Vui lòng cho biết địa chỉ email của quý vị để được cập nhật những thông tin về tiến trình thực hiện kế hoạch này: _____

CẢM ƠN quý vị đã điền bản thăm dò này! Xin gửi lại hạn chót là ngày 15 tháng 12 cho:
armond.bryant@mbakerintl.com or Armond Bryant, MBI, 3760 Kilroy Airport Way, #270, Long Beach CA 90806
Câu hỏi? Xin gọi: Armond Bryant (562) 200-7179 hoặc là Diana Castillo, Santa Clara County, Office of Supportive Housing (408) 793-1841.

Santa Clara County Regional Needs Survey Results 2020-2025 Consolidated Plan Survey Available October 25, 2019 – December 26, 2019					
Jurisdiction	**English**	**Spanish**	**Vietnamese**	**Chinese**	**Totals**
Campbell	21	0	0	0	21
Cupertino	16	1	0	0	17
Gilroy	283	224	2	2	511
Los Altos	29	0	0	2	31
Los Altos Hills	4	0	0	0	4
Los Gatos	10	0	0	0	10
Monte Sereno	0	0	0	0	0
Morgan Hill	40	14	0	1	55
Mountain View	206	22	0	10	238
Palo Alto	51	1	0	1	53
San Jose	630	17	2	1	650
Santa Clara (City)	80	0	0	2	82
Saratoga	10	0	0	0	10
Sunnyvale	81	6	0	0	87
Unincorporated Santa Clara County	15	0	0	1	16
Don't Know	3	0	0	0	3
Did Not Provide City of Residence	152	6	1	3	162
Grand Totals	1,701	221	5	23	**1,950**

2020 – 2025 Regional Needs Survey Results Paper / Online Survey Breakdown				
Paper Surveys				
	English	**Spanish**	**Vietnamese**	**Chinese**
Campbell	4	0	0	0
Cupertino	0	0	0	0
Gilroy	127	224	1	2
Los Altos	3	0	0	0
Los Altos Hills	0	0	0	0
Los Gatos	0	0	0	0
Monte Sereno	0	0	0	0
Morgan Hill	11	14	0	0
Mountain View	6	8	0	0
Palo Alto	2	1	0	0
San Jose	112	16	0	0
Santa Clara (City)	18	0	0	2
Saratoga	1	0	0	0
Sunnyvale	1	2	0	0
Unincorporated Santa Clara County	0	0	0	0
Did Not Know County of Residence	0	0	0	0
Total Paper Only	**285**	**265**	**1**	**4**

Online Surveys				
	English	**Spanish**	**Vietnamese**	**Chinese**
Campbell	17	0	0	0
Cupertino	16	1	0	0
Gilroy	156	0	1	0

Online Surveys				
	English	Spanish	Vietnamese	Chinese
Los Altos	26	0	0	2
Los Altos Hills	4	0	0	0
Los Gatos	10	0	0	0
Monte Sereno	0	0	0	0
Morgan Hill	29	0	0	1
Mountain View	200	14	0	10
Palo Alto	49	0	0	1
San Jose	518	1	2	1
Santa Clara (City)	62	0	0	0
Saratoga	9	0	0	0
Sunnyvale	80	4	0	0
Unincorporated Santa Clara County	15	0	0	1
Did Not Know County of Residence	3	0	0	0
Answered	**1,194**	**20**	**3**	**16**
Did Not Provide City of Residence	**152**	**6**	**1**	**3**
Total Online Only	**1,346**	**26**	**4**	**19**

TOTAL ONLINE AND PAPER	English	Spanish	Vietnamese	Chinese
	1,631	**291**	**5**	**23**
TOTAL SURVEYS/ALL LANGUAGES				**1,950**

Appendix D – Public Comment Letters

Appendix E - Certifications

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application	* 2. Type of Application: ☐ New ☒ Continuation ☐ Revision	* If Revision, select appropriate letter(s): / * Other (Specify):
* 3. Date Received:	4. Applicant Identifier: CA069085	
5a. Federal Entity Identifier:	5b. Federal Award Identifier: B-20-UC-06-0007	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	

8. APPLICANT INFORMATION:

* a. Legal Name:	County of Santa Clara
* b. Employer/Taxpayer Identification Number (EIN/TIN):	94-6000533
* c. Organizational DUNS:	1013757280000

d. Address:

* Street1:	2310 N. First Street, Suite 201
Street2:	
* City:	San Jose
County/Parish:	Santa Clara
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	95131-1040

e. Organizational Unit:

Department Name:	Division Name:
Office of Supportive Housing	HCD

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.	* First Name: Consuelo
Middle Name:	
* Last Name:	Hernandez
Suffix:	
Title:	Deputy Director
Organizational Affiliation:	County of Santa Clara
* Telephone Number:	(408)510-8595
Fax Number:	(669)220-1444
* Email:	consuelo.hernandez@hhs.sccgov.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant Program for Entitlement Communities

*** 12. Funding Opportunity Number:**

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

The Urban County's Community Development Block Grant FY 20/21

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 19th
* b. Program/Project: 19th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020
* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	1,540,720.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	400,000.00
* f. Program Income	
* g. TOTAL	1,940,720.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Dr.
* First Name:	Jeff
Middle Name:	V.
* Last Name:	Smith
Suffix:	
* Title:	County Executive
* Telephone Number:	408-299-5105
Fax Number:	
* Email:	jeff.smith@ceo.sccgov.org
* Signature of Authorized Representative:	
* Date Signed:	8/4/20

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

Previous Edition Usable | Authorized for Local Reproduction | Standard Form 424D (Rev. 7-97) Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

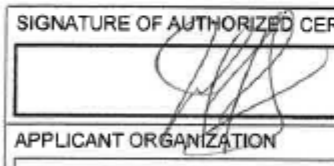
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	County Executive
APPLICANT ORGANIZATION	DATE SUBMITTED
County of Santa Clara	9/4/20

SF-424D (Rev. 7-97) Back

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application	* 2. Type of Application: ☐ New ☒ Continuation ☐ Revision	* If Revision, select appropriate letter(s): * Other (Specify):
* 3. Date Received:	4. Applicant Identifier: CA069085	
5a. Federal Entity Identifier:	5b. Federal Award Identifier: M20-UC060218	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	

8. APPLICANT INFORMATION:

* a. Legal Name:	County of Santa Clara
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000533	* c. Organizational DUNS: 1013757280000

d. Address:

* Street1:	2310 N. First Street, Suite 201
Street2:	
* City:	San Jose
County/Parish:	Santa Clara
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	95131-1040

e. Organizational Unit:

Department Name: Office of Supportive Housing	Division Name: HCD

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Consuelo
Middle Name:			
* Last Name:	Hernandez		
Suffix:			
Title:	Deputy Director		
Organizational Affiliation:	County of Santa Clara		
* Telephone Number:	(408)510-8595	Fax Number:	(669)220-1444
* Email:	consuelo.hernandez@hhs.sccgov.org		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

* Title:

HOME Investment Partnership Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

The Urban County's HOME Program FY 20/21

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 19th
* b. Program/Project: 19th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020
* b. End Date: 06/30/2021

18. Estimated Funding ($):

* a. Federal	1,010,604.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,010,604.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Dr.
* First Name:	Jeff
Middle Name:	V.
* Last Name:	Smith
Suffix:	
* Title:	County Executive
* Telephone Number:	408-299-5105
Fax Number:	
* Email:	jeff.smith@ceo.sccgov.org
* Signature of Authorized Representative:	
* Date Signed:	8/4/20

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

Previous Edition Usable | Authorized for Local Reproduction | Standard Form 424D (Rev. 7-97) Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

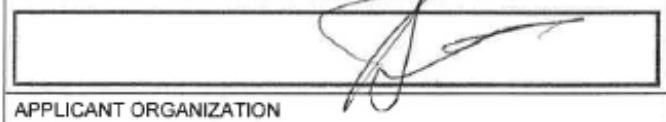
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	County Executive
APPLICANT ORGANIZATION	DATE SUBMITTED
County of Santa Clara	8/4/20

SF-424D (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official
By: Dr. Jeffrey V. Smith

County Executive
Title

8/4/20
Date

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws – It will comply with applicable laws.

Signature of Authorized Official

8/4/20
Date

By: Dr. Jeffrey V. Smith

County Executive
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official
By: Dr. Jeffrey V. Smith

Date: 8/4/20

County Executive
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Appendix F:
Community Plan to End Homelessness

SANTA CLARA COUNTY

COMMUNITY PLAN TO END HOMELESSNESS

2020–2025

Acknowledgements

The Community Plan Steering Committee would like to thank the many community stakeholders, people with lived experience of homelessness, and organizations for their participation in the process to update the plan and their valuable input.
For a full list of organizations that participated in the process, see page 14.

Table of Contents

2 Introduction

4 Our Homelessness Crisis

6 Ending Homelessness in Santa Clara County

10 The Strategies

11 Strategy 1: Address the Root Causes of Homelessness Through System and Policy Change

13 Strategy 2: Expand Homelessness Prevention and Housing Programs to Meet the Need

14 Strategy 3: Improve Quality of Life for Unsheltered Individuals and Create Healthy Neighborhoods for All

16 Thank you!

Introduction

In 2015, the community came together to create a roadmap for ending homelessness in Santa Clara County. This plan— which was centered around a collective impact response and the proven Housing First model—set an ambitious goal to create 6,000 new housing opportunities and identified innovative strategies and programs for reducing homelessness.

Supportive Housing System Progress 2015-2019

Thanks to the collective efforts of partners throughout the community, over the past five years, we have done the following:

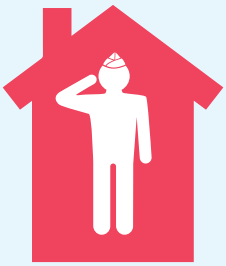
Helped **8,884 households** resolve their homelessness,

representing **14,132 people**

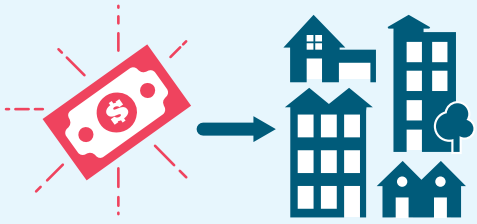
Doubled the number of supportive housing units in Santa Clara County

Doubled our temporary housing and emergency shelter capacity

Launched a new homelessness prevention system that now serves about **1,000 households annually**



Led a community-wide campaign that has successfully housed more than **1,600 veterans** and engaged nearly **800 private landlords** in the effort



Voters approved **$950 million** to develop affordable housing through the 2016 Measure A Affordable Housing Bond and raised another **$100 million** in private contributions to support the implementation of the community plan

Despite our progress creating a supportive housing system that assists thousands of homeless individuals and families each year, the crisis continues to grow. The systemic factors driving homelessness in our community— from the failed policies at the local, state, and national level to the extreme lack of housing options that are affordable for low-income residents—remain stronger than ever and are pushing more of our neighbors onto the streets every day.

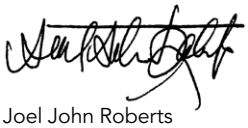
These challenges have been compounded by the novel coronavirus (COVID-19) pandemic that arrived in our community as this plan was in development, making implementation of many of these strategies even more urgent. This public health crisis has ground our local economy to a halt, leaving many more households on the brink of homelessness due to job loss, lack of childcare, and economic uncertainty. The pandemic has also required a massive and immediate response by our crisis response system to quickly ramp up shelter capacity, increase access to hygiene services for people living outside, and protect those people experiencing homelessness who are particularly vulnerable. As a result, as this plan goes into effect, we anticipate there will be many more people experiencing or at risk of homelessness who will need immediate support, which will require our community to continue to be flexible and innovative in our responses to homelessness.

To truly end homelessness in Santa Clara County, we must summon the collective will and resources to not only respond to the current crisis and scale our successful housing strategies, but also address and eliminate the root causes of homelessness in our community.

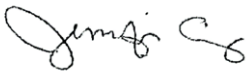
Community Plan Steering Committee Members

Ky Le, Co-Chair

Erin Connor



Joel John Roberts

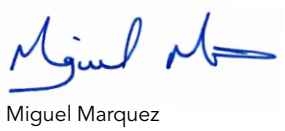


Jennifer Loving, Co-Chair

Katherine Harasz

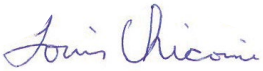
Claudine Sipili

Jan Bernstein Chargin



Miguel Marquez

Leland Wilcox



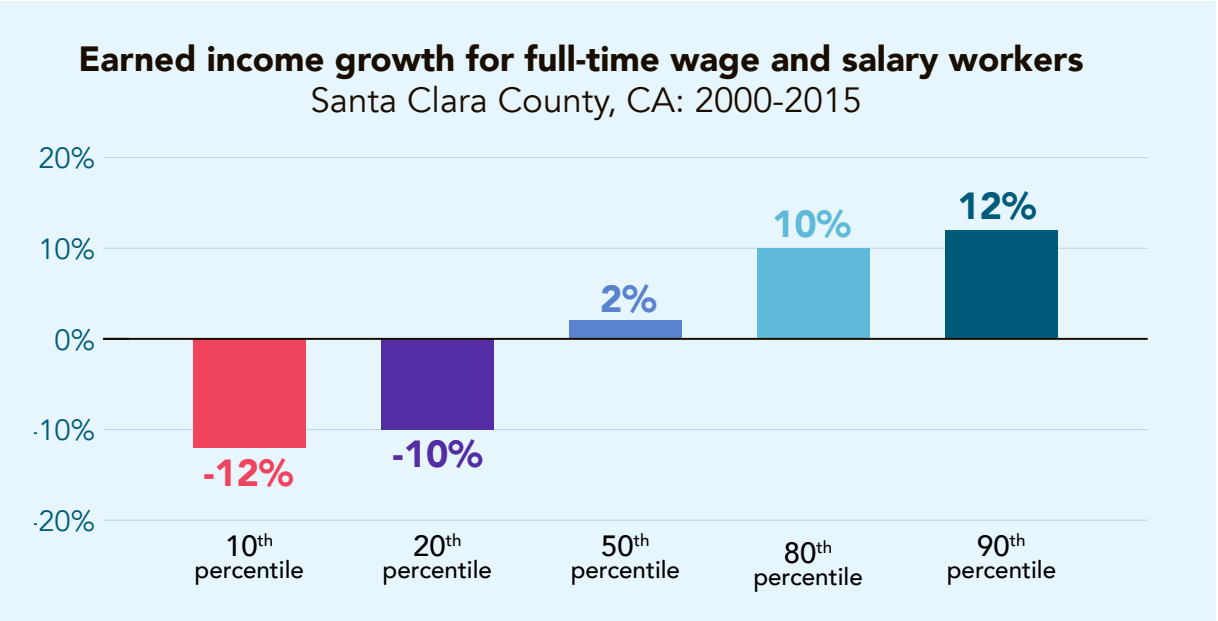
Louis Chicoine

Jacky Morales-Ferrand

Our Homelessness Crisis

According to the 2019 Point-in-Time count, there are 9,706 individuals experiencing homelessness on any given night in Santa Clara County.[1] Families with children, seniors, individuals with disabilities, veterans, youth and young adults are all represented in the county's diverse homeless population. More than 80% of these individuals are unsheltered—sleeping outside, in cars, or other places not meant for human habitation. We expect that these numbers will increase over the coming months as the full impact of the COVID-19 pandemic is felt.

The gap between the rich and the poor in our community, combined with the lack of housing development particularly at the lowest income levels, is fueling the homelessness crisis. According to the Public Policy Institute of California, families at the highest income levels in the Bay Area (the 90th percentile) have more than 12 times the income of families at the bottom (the 10th percentile).[2] Those at the bottom rung of the economic ladder have also not shared in the region's significant economic growth. Between 2000 and 2015 in Santa Clara County, workers with earnings in the 10th percentile saw their income decline by 12%.[3]



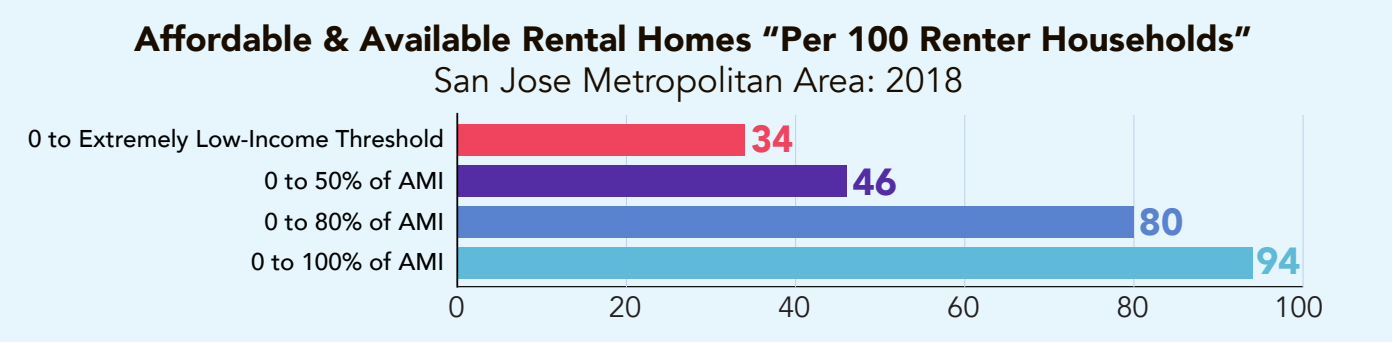
This income inequality has been further exacerbated by the economic slowdown caused by the COVID-19 pandemic as many low-income households living paycheck-to-paycheck struggle to make rent and pay for other basic needs.

[1] Applied Survey Research, "Santa Clara County Homeless Census & Survey Comprehensive Report 2019." 2019. https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Pages/HomelessnessCensusandSurvey.aspx

[2] Public Policy Institute of California, "Income Inequality in California." 2020. https://www.ppic.org/publication/income-inequality-in-california/

[3] Bay Area Equity Atlas, "Earned income growth for full-time wage and salary workers: Santa Clara County, CA, 2000–2015." https://bayareaequityatlas.org/indicators/income-growth#/?geo=04000000000006085

Compounding the impacts of this inequality is the fact that housing costs are higher than ever and housing that is affordable to the lowest-income families is not being produced. In fact, the National Low-Income Housing Coalition's most recent report, The Gap: A Shortage of Affordable Homes, found that in 2018 there were only 34 affordable and available units for every 100 extremely low-income renter households in the San Jose metro area.[4]



In addition, longstanding and structural racial inequities continue to affect who becomes homeless in our community. A recent report commissioned by Destination: Home found that people of color are dramatically more likely than their white counterparts to become homeless in Santa Clara County, and that poverty alone cannot explain disparities in homelessness. For example:

While the brunt of this crisis is borne by our unhoused neighbors, we know its impacts are felt much more broadly. Our neighborhoods, first responders, businesses, and environment are also suffering the consequences of our region's severe homelessness crisis.

Even worse, the problem continues to grow as more people are slipping into homelessness than ever before—the result of growing income inequality, gentrification and displacement, rising housing costs, an extreme housing shortage, and a lack of sufficient safety net services to adequately care for the most vulnerable in our community. In fact, for every homeless family or individual we connect to housing, between two and three more are experiencing homelessness for the very first time.

If this trend continues, in addition to the nearly 10,000 individuals currently experiencing homelessness, another 20,000 are at-risk of falling into homelessness over the next five years—far more than our supportive housing system currently has the capacity to serve.

---

[4] National Low-Income Housing Coalition, "The Gap: A Shortage of Affordable Homes." 2020. https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2020.pdf

Photo of Villas on the Park. Courtesy of Dahlin Group Architecture Planning and Mark Davidson Photography

Ending Homelessness in Santa Clara County

Solving this crisis is one of the great moral challenges facing us. It will require tremendous effort, new partnerships, and even bolder strategies—and it will require the entire community to be a part of the solution.

We must take immediate actions that can improve the quality of life for the huge number of unsheltered residents in our community. We must increase shelter capacity and increase interim housing options, and we must expand services to meet their basic health and safety needs.

We need to significantly scale our housing development and programs to meet the growing need in our community. This includes building many thousands more supportive housing units, expanding our homelessness prevention strategies, and enhancing the way our supportive housing system serves those in need.

Most importantly, we will never end homelessness in our community if we do not attack the systemic root causes that continually push more of our neighbors into homelessness. As a result, we must address inequitable land use and housing policy to allow every jurisdiction to achieve their Regional Housing Needs Allocation goals for very low and extremely low-income housing production. We must ensure every resident who is able to work can access living wage employment and we must reverse decades-long structural inequities that have driven people of color and other vulnerable residents onto the streets.

> **As we implement the strategies in this plan, we will raise the voices of people with lived experience and share power with our unhoused and recently-housed neighbors. We will focus on policies and programs that reduce racial inequity, in an effort to reverse the disproportionately high rates of people of color who are unhoused.**

None of this will be easy or cheap. In fact, just meeting the affordable housing needs of our community would require several billion dollars. But we cannot accept a future in which thousands of our neighbors are forced to live outside. Every member of our community deserves a safe and stable home—and it is our collective responsibility to make this vision a reality.

Our Plan

The 2020–2025 Community Plan to End Homelessness will serve as our roadmap for ending homelessness in Santa Clara County and is organized around three main strategies:

STRATEGY 1	STRATEGY 2	STRATEGY 3
Address the root causes of homelessness through system and policy change	Expand homelessness prevention and housing programs to meet the need	Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

The strategies included in this plan are grounded in evidence-based practices, lessons learned over the past five years, and robust conversation and input from more than 8,000 members of our community; including people with lived experience of homelessness, subject matter experts, key stakeholders, and community members.

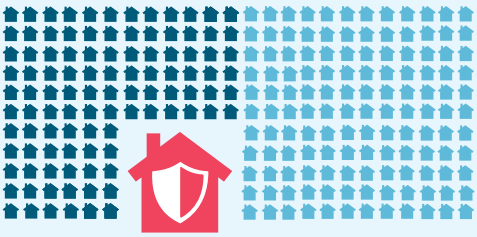
In addition, this plan sets aggressive targets designed to reverse the current growth in homelessness we are experiencing and bring us one step closer to our collective goal of eliminating homelessness in our community.

Our Targets

By 2025, we will:

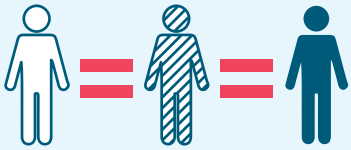
Achieve a **30% reduction** in annual inflow of people becoming homeless*

House **20,000 people** through the supportive housing system



Expand the Homelessness Prevention System and other early interventions to serve **2,500 people per year**

Double temporary housing and shelter capacity to reduce the number of people sleeping outside



Address the **racial inequities present** among unhoused people and families and track progress toward reducing disparities

*The reduction in annual inflow target was based on annual inflow prior to the COVID-19 pandemic. This target will be reevaluated once the longer term impacts of COVID-19 are known.

The Strategies

Reaching these ambitious goals will require a collaborative community response based on proven, evidence-based strategies to end homelessness as well as innovative approaches that maximize the resources available.

The strategies are organized under three areas of focus that make up the basic framework for the plan.

STRATEGY 1

Address the Root Causes of Homelessness Through System and Policy Change

To end homelessness in our community, we must address its root causes. This plan sets a five-year goal of reducing new unhoused individuals and families in a given year by 30%. The strategies below are targeted to address the entrenched economic and societal causes of homelessness through transformational systemic and policy change. The system we live in has created social, economic, and racial disparities and it will take monumental shifts in policies and priorities to make effective change. While eliminating these disparities across our community will take more than the five years covered by this plan, we can make substantial progress towards this important goal by implementing the strategies below.

1 Ensure that people accessing safety net services have the support they need to obtain and maintain housing.

- **A** Adopt housing screening and referral processes for individuals and families accessing safety net services.
- **B** Expand housing programs for families involved in the child welfare system.
- **C** Expand and diversify housing programs for foster youth to meet their long-term housing needs, so no foster youth become homeless.
- **D** Expand housing resources available to Medi-Cal recipients accessing services in the Specialty Mental Health System.
- **E** Advocate for the state and the federal government to increase funding and access to safety net services.

2 Ensure that people involved in the criminal justice system do not become homeless.

- **A** Support households with incarcerated family members to prevent homelessness.
- **B** Expand existing and develop new housing and workforce development programs to successfully reintegrate people leaving probation, parole, jails, and prisons into the community.

STRATEGY 1 Address the Root Causes of Homelessness Through System and Policy Change *(Continued)*

3 Create the conditions to develop enough affordable housing to meet the need in our community.

- **A** Work with cities to change local land use and housing policy to allow for development of more affordable housing and help reverse housing disparities that have negatively impacted people of color.
- **B** Identify underutilized land across the county to be used for dense affordable housing development.
- **C** Prioritize development of housing for extremely low-income individuals and families making 30% of Area Median Income or less and set joint targets.
- **D** Advocate for flexible funding that can speed up and create more affordable housing.

4 Protect residents from evictions, displacement, and housing discrimination.

- **A** Adopt and implement new fair housing plans for the region.
- **B** Strengthen local rent control and tenant protections.
- **C** Provide legal assistance to ensure that individuals and families most severely impacted by the lack of affordable housing, namely people of color, have equal access to housing.
- **D** Create a fund to preserve both naturally affordable and income-restricted affordable housing.

5 Ensure all residents who are able to work have access to living wage employment.

- **A** Support efforts to increase the minimum wage to a living wage in Santa Clara County.
- **B** Partner with corporations to create living wage job opportunities for people who are unhoused or at risk of homelessness.
- **C** Provide training, internships, and mentorships to help people who are unhoused or at risk of homelessness to obtain access to living wage jobs.
- **D** Invest in social enterprises that train and employ people who are unhoused or at risk of homelessness.

6 Expand public and private sector support for ending and preventing homelessness.

- **A** Increase community engagement and support for affordable and supportive housing development throughout the county.
- **B** Provide leadership opportunities for people with lived experience of homelessness to shape how we address homelessness in our community.
- **C** Create a county-wide education campaign that increases awareness of the causes and impacts of homelessness and ongoing efforts to end homelessness.

STRATEGY 2

Expand Homelessness Prevention and Housing Programs to Meet the Need

While Strategy 1 aims to close the gaps in our social safety net and address the other systemic causes of homelessness, we know that there will be some people over the next five years who will still become unhoused due to a severe shortage of affordable and accessible housing. To end homelessness, we will need to continue to build capacity to provide a broad array of housing and services over the next five years.

1 Increase the capacity of supportive housing programs for people experiencing homelessness.

A Expand the supportive housing system to provide housing and services to help 20,000 unhoused people secure stable, permanent housing. Expansion would target the following:

- 7,000 people housed in Permanent Supportive Housing programs that provide long-term support.
- 10,000 people housed through Rapid Rehousing programs that provide short- and medium-term support.
- 3,000 people housed through Housing Problem Solving and other short-term or one-time assistance.

B Develop programs tailored to the needs of specific populations of people experiencing homelessness, including:

- Youth and young adults
- Older adults (55+) and seniors
- Families with children
- Adults (ages 25 to 54) without children

2 Provide a broad range of supports to prevent homelessness.

A Expand the Homelessness Prevention System to prevent homelessness for an additional 7,000 households who are at risk by providing targeted financial assistance and supportive services.

B Provide targeted financial resources to prevent homelessness and eviction for severely rent-burdened residents living in existing affordable units.

3 Create a state-of-the-art supportive housing system.

A Center the voices of people who have lived experience of homelessness, especially people of color, in the policy and program design decisions of the supportive housing system.

B Invest in professional development and competitive pay to attract and retain a highly qualified workforce of homeless service provider staff.

C Incentivize hiring of people who have lived experience of homelessness to reflect the client population—especially people of color and LGBTQI+ persons.

D Increase access to supportive housing programs for people of color by addressing racial bias in our system.

STRATEGY 3

Improve Quality of Life for Unsheltered Individuals and Create Healthy Neighborhoods for All

The first two strategies of the plan seek to end and prevent homelessness for as many people as possible over the next five years. However, the reality is that many people will remain unhoused due to an extreme housing crisis and increasing income inequality. To address this immediate crisis in our community and ensure healthy neighborhoods for all, we must begin by doubling our temporary housing and shelter capacity to serve 2,000 additional households each night and increase investment in health, safety and other basic services to better meet the needs of people living in unsheltered conditions and build connections to housing programs and safety net services offered throughout the county.

1 Double the number of year-round temporary housing beds and offer a variety of welcoming temporary housing options throughout the county.

- **A** Build new partnerships to host emergency shelter, safe places to park and access services, and sanctioned encampments that are not swept and include hygiene and supportive services.
- **B** Reduce barriers to shelter such as allowing for pets, storage of personal items, greater privacy, longer stays, and provide higher levels of safety for residents.
- **C** Expand hours at new and existing shelters to remain open during the day.
- **D** Ensure that all families with children under 18 years old who are unhoused have access to emergency shelter or temporary housing.
- **E** Provide more public services in neighborhoods hosting emergency shelter or temporary housing programs.

2 Increase street outreach, hygiene services, and transportation options to match the needs of unsheltered residents.

- **A** Increase access to basic hygiene resources, including bathrooms, showers, and laundry
- **B** Increase the number of free public transit passes and other transportation options for people who are unhoused to access services.
- **C** Increase the number of street outreach staff and case managers working in encampments.
- **D** Provide opportunities for people who have lived experience of homelessness to provide peer-to-peer support.

3 Increase mental health and substance use services.

- **A** Increase the number of mobile crisis teams with clinical staff, and expand their hours, to support individuals experiencing severe mental health and substance use crises.
- **B** Increase the number of beds available for substance use treatment and provide the follow-up supportive services needed to prevent relapses.
- **C** Increase access to mental health treatment for people who are unhoused and struggling with mental illness.
- **D** Develop a plan to eliminate service access and treatment gaps for unsheltered people struggling with chronic and severe mental illness.

STRATEGY 3 Improve Quality of Life for Unsheltered Individuals and Create Healthy Neighborhoods for All *(Continued)*

4 Engage a cross-section of community partners to address the needs of unsheltered residents.

A Increase outreach to city and County staff and business and neighborhood associations about available resources to assist people who are unhoused.

B Engage the private sector to contribute funding to support health and safety services and shelter for people who are unhoused.

C Increase coordination between agencies engaging people living in encampments to ensure consistent and humane approaches to encampment resolution.

D Create a referral system where unhoused residents can access information and services, such as available temporary housing and homeless services.

5 Ensure that community spaces are safe and welcoming for housed and unhoused residents.

A Partner with new private sector, community-based, and faith-based organizations to create safe and welcoming community spaces in every community for unhoused people to access services during the day.

B Work with community organizations, cities, County agencies, and neighborhood associations to ensure that public spaces such as parks, libraries, and community centers remain clean, well-maintained, and welcoming to all.

Process Improvements Across Strategies 1, 2, and 3

Throughout our work, we must continue to expand coordination between systems, increase the use of data to improve programs, and increase training opportunities for all partners, including:

- Share data across safety net, criminal justice, and housing systems to better predict and target households who are experiencing homelessness or at risk of homelessness.
- Better utilize data collected in the homeless system of care and across County departments to know what is working well, what programs need improvement, and to identify inequities in the system.
- Provide demographic data, including race and ethnicity, in all reports on homelessness to highlight and address inequities.
- Create accessible dashboards that show our progress and hold our systems accountable.
- Provide trauma-informed care and racial equity/anti-racism training to all staff working with people experiencing homelessness.
- Increase access to services, including providing system navigation resources and training to all staff working with people experiencing homelessness.
- Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County.
- Expand partnerships with corporations, philanthropic institutions, and individual donors to secure private funding to reduce and prevent homelessness.
- Align and coordinate with other community efforts to address homelessness, such as the Homelessness Task Force.

Thank You!

The Community Plan Steering Committee would like to thank the following agencies and staff who participated in the Community Plan Work Group to gather community input and update the community plan:

- County of Santa Clara: Jackie MacLean, Hilary Barroga, Kathryn Kaminski, Hilary Armstrong
- City of San José: Sarah Zárate, Ragan Henninger
- Destination: Home: Ray Bramson, David Low
- City of Morgan Hill: Rebecca Garcia
- City of Mountain View: Wayne Chen
- LifeMoves: Bruce Ives
- Sacred Heart Community Service: Erin Stanton
- Community Solutions: Erin O'Brien

The Steering Committee and Work Group would like to thank the many people who are currently or formerly unhoused who shared their input and experiences to inform the community plan, including the following:

- Lived Experience Advisory Board
- Sacred Heart's Survivors of the Streets
- HomeFirst Sunnyvale Shelter's Client Collaborative
- Clients/residents from Hope's Corner, Bill Wilson Center, New Haven Inn, and Second Street Studios

The Steering Committee and Work Group would like to thank the following community stakeholders, agencies, and organizations for participating in the process:

- Abode Services
- Alta Vista High School
- Amigos de Guadalupe
- Anthem Blue Cross
- Bill Wilson Center
- Bitfocus
- Catholic Charities of Santa Clara County
- Charities Housing
- Cisco
- Cities Association of Santa Clara County
- City Team
- City of Cupertino
- City of Morgan Hill
- City of Mountain View
- City of Palo Alto
- City of San José
- City of Milpitas
- City of Santa Clara
- Community Services Agency
- Community Solutions
- County of Santa Clara:
  - Behavioral Health Services
  - Office of the District Attorney
  - Probation Department
  - Public Defender Office
  - Public Health Department
  - Reentry Services
  - Santa Clara Valley Medical Center
  - Social Services Agency
  - Office of Supportive Housing
  - Office of Equity and Social Justice
  - Offices of Supervisors Cindy Chavez, Dave Cortese, Susan Ellenberg, Joe Simitian, and Mike Wasserman
  - Valley Homeless Healthcare Program
- David and Lucile Packard Foundation
- Destination: Home
- Dependency Advocacy Center

- Downtown Business Association
- Downtown Streets Team
- EAH Housing
- East Side Union High School District
- Family Supportive Housing
- First Community Housing
- Gilroy Compassion Center
- HomeFirst
- Housing Trust Silicon Valley
- Humane Society of Silicon Valley
- Hunger at Home
- Kaiser Permanente
- Kids in Common
- Law Foundation of Silicon Valley
- LifeMoves
- LinkedIn
- Los Altos Community Foundation
- Mental Health Systems
- Next Door Solutions
- On Lok
- PATH
- Razing the Bar
- Resources for Community Development
- Santa Clara County City Managers Association
- Santa Clara County Housing Authority
- Santa Clara County Office of Education
- Santa Clara County Domestic Violence Advocacy Consortium
- Santa Clara Family Health Plan
- Sacred Heart Community Service
- Salvation Army
- Silicon Valley Community Foundation
- Silicon Valley Council of Nonprofits
- Silicon Valley at Home
- Silicon Valley Independent Living Center
- Silicon Valley Organization
- South Bay Coalition to End Human Trafficking
- Spectrum Equity
- St. Joseph Family Center
- Sunnyvale Community Services
- The Health Trust
- United Way Bay Area
- U.S. Department of Veterans Affairs
- West Valley Community Services
- YWCA of Silicon Valley

COMMUNITY PLAN TO END HOMELESSNESS IN SANTA CLARA COUNTY

2015-2020

WHAT WE WANT

A community in which all residents have access to appropriate and affordable housing and the support they need to retain it. We can end homelessness.

WE KNOW HOW.

WHO WE ARE

ABOUT THIS PLAN

This plan exists to create a community-wide roadmap to ending homelessness for the next five years. This plan will guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs. This plan was created in April-August 2014 after and through a series of community summits related to specific homeless populations and homeless issues in Santa Clara County, including summits related to:

- Youth
- Families
- Veterans
- North County
- South County
- Environmental advocates
- Discharging institutions (health care, mental health, corrections)
- Nonprofit board members
- Disruptive thinking about housing

An implementation body will use this plan as a guide to create an annual community action plan that will provide the "how" to this plan's "what." In 2014, the annual action plan has been heavily informed by the information provided by community members at the summits.

OUR VISION: No one lives outside.

It can happen to anyone: a job loss; a medical condition; missing a rent payment; falling behind and finding that you have nothing to fall back on. There are many ways someone can become homeless and only one way to really solve it. Homelessness doesn't end when we clear out an encampment or when we hand out blankets. Homelessness ends when everyone has a home.

In our community, a public-private partnership has been formed and already started removing traditional institutional barriers, creating new ways to provide accessible and affordable housing and defying convention in finding homes for many people, but there is still more to be done. It is time for our successes to be brought to scale.

Silicon Valley doesn't give up when there's a challenge. We solve it.

Over the last decade, Santa Clara County has gradually organized around a community-wide effort to address homelessness. In 2003, the City of San Jose completed a Homeless Strategy designed to eliminate chronic homelessness by focusing on prevention, rapid rehousing, wraparound services and proactive efforts. That led to Santa Clara County's 2005 Ten Year Plan to End Homelessness, and the 2008 Blue Ribbon Commission culminating in the establishment of Destination: Home as the public-private partnership vehicle to implement these strategies, resulting in a 2011 campaign geared towards ending chronic homelessness. Time and results have taught us that of the strategies laid out in 2003, access to housing is what works.

We can end homelessness. We know how. Move people into homes and align the support services they need to be successful and the cycle of homelessness stops.

Over the last two years, our coordinated effort proved that a Housing First model works in Santa Clara County. It demonstrated what national experts have known for years: it's cheaper to permanently house someone than to continually care for them while they live on the street. Lasting inter-agency partnerships have been forged and a new table of local leadership emerged to tackle our toughest barriers. With the momentum of this short term campaign, a singular question presented itself, "How many people should we leave on the streets?" The immediate and definitive answer our leaders delivered was, "None."

Ten years of progress has brought Santa Clara County to this point in time. We have **new collaborative cross sector partnerships**. We have a track record of success with **a new housing system**. We have **new tools** to engage both public and private sector funders. The public is demanding a real solution to homelessness and we are dedicated to delivering one. It's time to reimagine homes and rebuild lives. **We can end homelessness**. This is how we start.

The Destination: Home Leadership Board:

Chris Block

Shannon Giovacchini

Katherine Harasz

Jan Bernstein Chargin

Eleanor Clement Glass

John A. Sobrato

Louis Chicoine

Beau Goldie

Ben Spero

Leslye Corsiglia

Gary Graves

Ted Wang

Frederick J. Ferrer

HOW CHANGE WILL HAPPEN:

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.

OUR TARGETS:

CHRONICALLY HOMELESS:

2,518 Will Be Housed

In the 2013 Santa Clara County Point In Time (PIT) count, there were 2518 chronically homeless people, not including veterans.

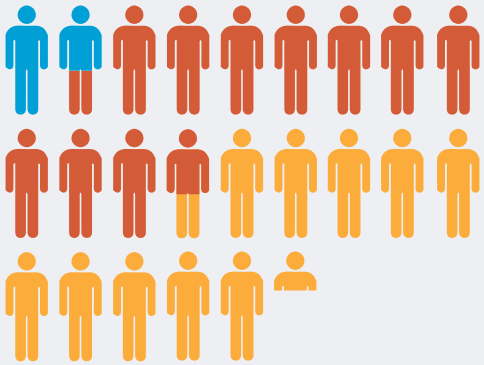
VETERANS:

718 Will Be Housed

In the 2013 PIT count, 718 veterans were homeless.

CHILDREN, YOUTH, AND FAMILIES:

>2,333 Will Be Housed



In the 2013 PIT count, 1,266 unaccompanied youth under the age of 25 were identified, of which 164 (13%) were under 18. Also, there were 1,067 homeless individuals living in 349 families with at least one child under 18.

One *represents 100 people*

1 DISRUPT SYSTEMS

ACT FAST. STOP MANAGING AND START ENDING HOMELESSNESS.

WHAT WE ARE DOING	HOW WE WILL DO IT	2015	2020
TRANSFORM THE WAY **GOVERNMENT** RESPONDS TO HOMELESSNESS	Rethink how government organizes to respond to homelessness	Independent, siloed responses from each government system, each focused on one piece of the puzzle (e.g., health care, income)	Regionally coordinated resources and funding with all systems accountable for moving people into housing
	Ensure people leaving systems do not become homeless	Some homeless people leave systems (corrections, hospitals, mental health, foster care) without a next step in place	At discharge, all individuals have a plan for permanent housing and none are discharged to the streets
	Increase access to benefits for people who are homeless or at risk of homelessness	In 2013, 35% of homeless people received no government benefits	Homeless and at-risk individuals access all income and service benefits for which they are eligible
INCLUDE THE **PRIVATE SECTOR** AND THE **COMMUNITY** IN THE SOLUTION	Increase awareness	People in the private sector and community often see homelessness as an intractable and remote problem	Community members will understand their role in responding to homelessness and know it is solvable
	Increase and align private resources	Overall, private funding is unpredictable and working towards diverse goals	There is a coordinated funding strategy across the community, increasing funding, working towards the same goals, and relying on best practices
	Provide opportunities for the business sector to address homelessness	Businesses, often unintentionally, create barriers to ending homelessness	Businesses are partners in housing and employing people who are homeless
	Collaborate with community organizations	Some community groups target their resources to short-term responses	Informed community groups partner with other sectors to support efforts that end homelessness
	Engage with the environmental community to reduce the environmental impacts of homelessness	Unsheltered homelessness negatively impacts the environment and waterways and reduces the value of a community resource	This community has restored the environment, providing employment/ housing opportunities for those formerly living in encampments

1 DISRUPT SYSTEMS

WHAT WE ARE DOING	HOW WE WILL DO IT	2015	2020
THE **BEST HOMELESS SYSTEM** OF CARE	Coordinate housing and services to connect each individual with the right housing solution	Homeless people may call many providers and sit on several waiting lists before they get housed and many families become homeless when it could be avoided	People who are homeless or at risk of homelessness get connected directly to the right resource for them
	Respond to system barriers and service gaps by making the best use of existing assets	There are many homeless programs and responses in this community, but no great way of knowing what works best, with lots of people still living outside	Community-wide, outcome-based decisions about the best programs and structures to meet community needs are made and implemented
	Partner across public and private sectors to improve systemic coordination	The private and public sectors operate independently, resulting in a patchwork of funding, priorities, and outcomes	Private sector and public sector funding is mutually supportive, creating a system of care that's internally consistent
	Increase provider capacity	Homeless providers want to end homelessness, but may not have the resources to do that	All homeless providers have sufficient resources to successfully implement programs that end homelessness

* **Housing First** centers on providing people experiencing homelessness with housing as quickly as possible – and then providing services needed to maintain their housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve.

2 BUILD THE SOLUTION

SCALE THE RESOURCES TO MEET THE NEED.

WHAT WE ARE DOING	HOW WE WILL DO IT	2015	2020
CREATE **NEW HOMES** AND OPPORTUNITIES FOR HOMELESS MEN, WOMEN, AND CHILDREN	Create 6,000 housing opportunities	There are approximately 6,000 people in our three target populations who do not have homes	People who are homeless have 6,000 more housing opportunities available to them
	Fund supportive services for the new housing opportunities	People who are homeless, even if they have housing, often cannot maintain it without case management, health care, and financial services	Each of the 6,000 new tenants has access to the services that will allow him or her to maintain housing

UNIQUE APPROACHES TO UNIQUE POPULATIONS

3 SERVE THE PERSON

GIVE PEOPLE WHAT THEY NEED, NOT WHAT WE HAVE.
MORE EFFECTIVE, MORE EFFICIENT, MORE HUMANE.

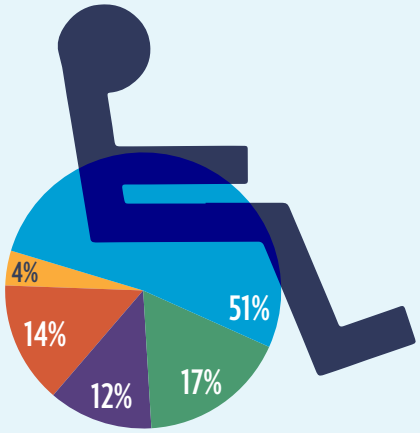
WHAT WE ARE DOING	HOW WE WILL DO IT	2015	2020
DIFFERENT RESPONSES FOR **DIFFERENT LEVELS OF NEED**	Provide permanent supportive housing to end chronic homelessness	Many disabled people who have lived outside, sometimes for years, need housing that responds to their conditions	Chronically homeless people can access permanent supportive housing with intensive case management and wrap-around services
	Expand rapid rehousing resources to respond to episodic homeleness	Some people in our community experience repeated bouts of homelessness and are not able to stabilize with the resources available to them	Households with barriers to housing can access a temporary housing subsidy and step down services that are structured to end homelessness for that household for good
	Prevent homelessness before it happens	There are not enough resources available to help people avoid homelessness, or avoid homelessness again	Households at risk of homelessness have access to homeless prevention resources: housing stability services, emergency rental assistance, financial literacy, & landlord/tenant assistance and employment assistance and employment support services: child care, transportation, job training & placement

64% of 2013 survey respondents reported a unique challenge.

UNIQUE CHALLENGES

- Mental illness*
- Substance abuse
- Chronic physical illness
- Physical disability
- Developmental disability

*Mental illness includes PTSD, depression, and other mental illnesses including bipolar and schizophrenia. Note: Multiple response question, numbers will not total to 100%.



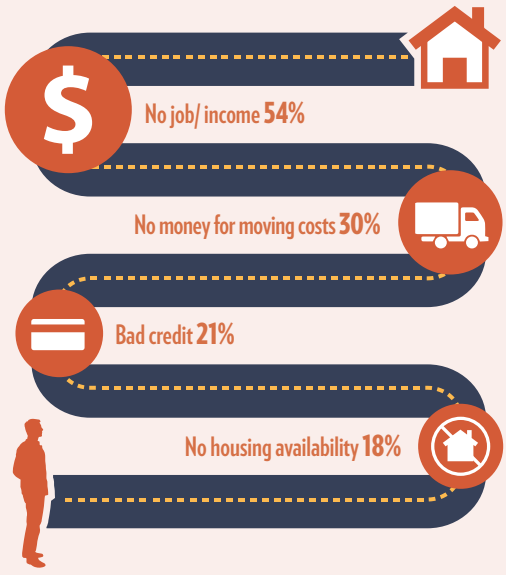
Source: Applied Survey Research. (2013). Santa Clara County Homeless Census & Survey. Watsonville, CA. For more detail or to view the comprehensive report, please visit www.appliedsurveyresearch.org.

3 SERVE THE PERSON

WHAT WE ARE DOING	HOW WE WILL DO IT	2015	2020
UNIQUE APPROACHES FOR **UNIQUE POPULATIONS**	Create bridges and supports for populations who struggle to function within the homeless system of care	Certain populations have specific barriers to accessing the resources available to them to end their homelessness: • Veterans • Persons living with HIV/AIDS • Persons with serious mental ilness • People with diabilities	Resources support all homeless subpopulations to access housing and make best use of their specific benefits, employment, housing opportunities, and access to food and healthcare
	Structure housing and services to meet the needs of young people experiencing homelessness	Youth, children, and families are failed by several systems of care when they become homeless, and young people are underserved by a homeless system designed to meet adult needs	Systems of care work together to support housing and services that meet the needs of families, children, and youth, including robust prevention programs
	Make resources available in all parts of the County	North & South County do not have many housing options, nor adequate access to county services, and transportation is limited	Housing and services are available to people living in North & South County, in their communities

WHAT MIGHT HAVE PREVENTED RESPONDENTS' HOMELESSNESS

OBSTACLES TO SECURING PERMANENT HOUSING



Source: Applied Survey Research. (2013). Santa Clara County Homeless Census & Survey. Watsonville, CA. For more detail or to view the comprehensive report, please visit www.appliedsurveyresearch.org.

THANK YOU!

Each summit was attended by a variety of stakeholders that donated their time to ensure that this plan includes input from the full community.

PLANNING PARTNERS INCLUDED:

Abode Services

ACT for Mental Health

Audubon Society

Bill Wilson Center

California Water Boards

Office of Supervisor
Dave Cortese

California Youth Connection

Catholic Charities
of Santa Clara County

City of Gilroy

City of Milpitas

City of Morgan Hill

City of San Jose

City of Sunnyvale

The Commonwealth Club

Community Solutions

Community Technology Alliance

Community Working Group

The David & Lucille
Packard Foundation

Destination: Home

Downtown Streets Team

Family Supportive Housing, Inc.

Gilroy Compassion Center

Goodwill of Silicon Valley

Office of Assemblyman
Rich Gordon

Greenbelt Alliance

The Health Trust

HomeAid Northern California

HomeFirst

Hospital Council of
Northern California

Housing Authority of the
County of Santa Clara

Housing Trust Silicon Valley

InnVision Shelter Network

Kaiser Permanente

Law Foundation of
Silicon Valley

Purissima Hills Water District

Restore Coyote Creek

St. Joseph's Family Center

St. Mary Parish Gilroy

San Jose State University

Santa Clara Adult Education

Santa Clara County Office
of Reentry Services

Santa Clara County
Creeks Coalition

Santa Clara Valley
Medical Center

Santa Clara Valley
Water District

Office of Supervisor
Joe Simitian

The County of Santa Clara

Second Harvest Food Bank

Silicon Valley Children's Fund

Silicon Valley
Community Foundation

Silicon Valley
Community Partnership

Sobrato Philanthropies

South County Collaborative

Stanford Hospital

Sunnyvale Community Services

Swords to Plowshares

United Way Silicon Valley

Valley Homeless
Healthcare Program

Veterans Administration, Palo Alto
Healthcare System

Water and Power Law Group PC

West Valley Community Services

Taking this plan forward,
THE 2014 IMPLEMENTATION GROUP INCLUDES:

Alison Brunner, Law Foundation of Silicon Valley

Beth Leary, Family Supportive Housing

Chris Elias, Santa Clara Valley Water District

Eileen Richardson, Downtown Streets Team and Community Technology Alliance

Elise Cutini, Silicon Valley Children's Fund

Ellen Clear, The David and Lucile Packard Foundation

Erin Gilbert, Charles and Helen Schwab Foundation

Erin O'Brien, Community Solutions

Frederick J. Ferrer, The Health Trust

Javier Aguirre, Santa Clara County Office of Reentry Services

Jeff Ruster, City of San Jose Work2Future

Jennifer Loving, Destination: Home

Jenny Niklaus, HomeFirst

Julie Gantenbein, Water & Power Law Group PC

Karae Lisle, InnVision Shelter Network

Kate Severin, Department of Veterans Affairs

Katherine Harasz, Housing Authority of the County of Santa Clara

Kevin Zwick, Housing Trust Silicon Valley

Ky Le, County of Santa Clara

Leslye Corsiglia, City of San Jose

Louis Chicoine, Abode Services

Michael Fallon, San Jose State Universtiy

Michael Fox, Goodwill Industries

Poncho Guevara, Sacred Heart Community Services

Rick Williams, Sobrato Family Foundation

Roberta Rosenthal, Department of Veterans Affairs

Sara Doorley, Valley Healthcare for the Homeless

Shiloh Ballard, Silicon Valley Leadership Group

Sparky Harlan, Bill Wilson Center

Our gratitude to each of you
for your work and dedication
to ending homelessness together.

DESTINATIONHOMESCC.ORG

ATTACHMENT B: 2015 Implementation Report

COMMUNITY PLAN TO END HOMELESSNESS IN SANTA CLARA COUNTY

2015-2020

ANNUAL IMPLEMENTATION GUIDE

FOR 2015

Considered: 01/13/2015

Community Plan to End Homelessness in Santa Clara County (2015-2020)
Annual Implementation Guide for 2015

The Annual Implementation Guide (referred to as "Guide" throughout this document) for 2015 of the Community Plan to End Homelessness (referred to as "Community Plan" throughout this document) in Santa Clara County (referred to as "County" throughout this document) was developed by the Implementation Workgroup in Fall of 2014 and was informed by summits that occurred in the Spring and Summer and a community Open House in September. In addition to the action steps for the first year, this guide includes follow up action steps that will be incorporated in future annual implementation guides. It is anticipated that the guide will be a living document that will continue to adjust during the year.

Summary of Community Guide

DISRUPT SYSTEMS

1.1 Transform the Way Government Responds to Homelessness

A. Rethink how government organizes to respond to homelessness
B. Ensure people leaving systems do not become homeless
C. Increase access to benefits for people who are homeless or at risk of homelessness

1.2 Include the Private Sector and the Community in the Solution

D. Increase awareness
E. Increase and align private resources
F. Provide opportunities for the business sector to address homelessness
G. Collaborate with community organizations
H. Engage with the environmental community to reduce the environmental impacts of homelessness

1.3 Create The Best Homeless System of Care

I. Coordinate housing and services to connect each individual with the right housing solution
J. Respond to system barriers and service gaps by making the best use of existing assets
K. Partner across public and private sectors to improve systemic coordination
L. Increase provider capacity

BUILD THE SOLUTION

2 Create New Homes and Opportunities to House Homeless Men, Women, and Children

M. Create 6,000 Housing Opportunities
Fund supportive services for the new housing opportunities

SERVE THE PERSON

3.1 Different Responses for Different Levels of Need

N. Provide permanent supportive housing to end chronic homelessness
O. Expand rapid rehousing resources to respond to episodic homelessness
P. Prevent homelessness before it happens

3.2 Unique Approaches for Unique Populations

Q. Create bridges and supports for populations who struggle to function within the homeless system of care
R. Structure housing and services to meet the needs of young people experiencing homelessness
S. Make resources available in all parts of the County

Annual Implementation Guide

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
	STRATEGY 1: DISRUPT SYSTEMS			
	Government			
A	*Rethink How Government Organizes*			
A1	**JURISDICTIONAL COORDINATION:** Get agreement from local governments to coordinate funding for homeless services and housing and to implement a coordinated housing strategy	• Each jurisdiction creates housing opportunities as stated in guide • If needed, consider other organizational structures for coordinating strategy (e.g., Joint Powers Authority)	**County of Santa Clara** • All 15 Jurisdictions • HACSC • SV Water District • Valley Transportation Authority	• The Community Plan is presented to and approved by all 15 cities, County of Santa Clara, Housing Authority of County of Santa Clara and Santa Clara Valley Water District • Housing production goals and a detailed housing creation plan are created *(See related activity M1 below)*
A2	**INTERAGENCY COORDINATION:** Work to coordinate efforts and establish meaningful roles and responsibilities for County departments, city agencies (e.g., police, parks), and other governmental agencies in ending and preventing homelessness.	• Expand and enhance inter-departmental and inter-jurisdictional coordination of services • Consider the formation of an Interagency Council to support other specific goals of the strategic plan and to increase accountability	**County Executive** • Director, SSA • Director, DBHS • Office of Supportive Housing • Director, Ambulatory Care Health Services • HACSC • Cities	• Service intersections and overlap among departments and agencies is understood, and gaps are identified • Progress is made on developing community-wide performance measures related to homelessness

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
A3	**OFFICE OF SUPPORTIVE HOUSING:** Establish the County's role in housing and homelessness by creating an Office of Supportive Housing, defining its role in creating housing opportunities, and clarifying its role in responding to homelessness	Year one work is expected to lead to identification of next steps (*See also other guide activities lead by Office of Supportive Housing or Collaborative Applicant)*	**County of Santa Clara**	• A coherent and comprehensive set of policies are developed that support the development of Extremely Low Income (ELI) and Permanent Supportive Housing (PSH) • An ongoing revenue source for ELI and special needs housing is identified
A4	**COST STUDY:** Complete a cost study to understand the costs of homelessness on all local government systems of care and use it to help analyze the long-term savings connected to meeting the targets of the Guide (*See related activity I1 below*)	• Based on the cost study's findings, evaluate how to reinvest and redistribute local resources	**Office of Supportive Housing/ Destination: Home** • County departments • City departments (e.g. policy, fire, housing) • Jurisdictions	• An analysis of the long-term savings from Guide implementation is completed (anticipated completion date of January 2015)
A5	**SURPLUS LAND:** Identify available government surplus land that could be used for temporary or permanent homes and begin conversations with local entities to use these properties for developments that serve homeless individuals and families	• Continue to work with local governments to develop housing strategies for government surplus land	**Destination: Home** • County Departments • City departments (e.g. policy, fire, housing) • Jurisdictions	• A list of all surplus lands appropriate for PSH and ELI housing is compiled • A strategy for how to obtain land that sites the maximum possible units is completed

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
B	*No One Discharged to Homelessness*			
B1	**DISCHARGE PLANNING:** Analyze and understand discharge planning procedures in: • Jails and Prisons • Foster care, and • Hospitals (mental health and general health) Work to implement streamlined and consistent discharge procedures at local hospitals	• Improve and streamline discharge planning procedures in each system of care • From discharging locations, streamline access to life stabilization resources and immediate placement in housing through coordinated assessment	**Collaborative Applicant (Office of Supportive Housing)** • County Departments • City departments (e.g. policy, fire, housing) • County • Systems of care • Hospital Council	• The scope of systemic discharges to homelessness from each system of care is researched and understood, including the number of people being discharged from systems, and the resources available to help them • Confirm that all systems have policies in place regarding discharge to homelessness, and confirm that all policies and procedures are followed by staff • Improved discharge procedures and plans are in place for local hospitals, with shared available resources
C	*Increase Access to Benefits*			
C1	No planned activities in year one at this time	• Expand mobile integrated service teams that enable homeless persons to apply for benefits and receive a variety of services (health/behavioral health, drug and alcohol treatment, housing placement services) from one team • Consider uniform application for locally determined benefits	**To be determined** • SSA	No planned activities in year one at this time
	Private Sector/Community (1.2)			
D	*Increase Awareness*			
D1	**BRANDING CAMPAIGN:** Conduct a branding campaign to make homelessness relatable and solvable	• Allocate resources to support messaging adoption • Use branding as part of housing creation campaign	**Destination: Home** • Universities and colleges • Community based organizations • Media	• A branding campaign is launched and messaging is adopted by a wide variety of stakeholders

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
E	*Align Private Resources*			
E1	**PHILANTHROPIC PARTNERSHIPS:** Commitment to cause across private funders to align funder goals, expectations, allocation of resources, and performance measures with ongoing Community Plan implementation	• Partner with jurisdictions and providers to create innovative housing/services • Create funding partnerships to achieve shared performance goals and encourage partnerships between philanthropy and government •	**Sobrato Philanthropies** • SVCF • Local and National Foundations • Corporate Philanthropy • Silicon Valley Leadership Group	• Complete evaluation about the feasibility of a funding partnership and a decision is made about the form and potential partners • Partnership body begins to work together toward shared outcomes
F	*Opportunities for Business Sector*			
F1	**LANDLORDS:** Collaborate with rental property owners in the County, both market-rate and affordable to: • Increase available housing options and • Respond to housing barriers (e.g., credit and criminal history) (*See related activities I1 and M1 below*.)	Year one work is expected to lead to identification of next steps	**Housing Authority of County of Santa Clara** • Landlords • Responsible Landlord Initiative • Downtown Streets Team • Community based organizations	• Private units for all available rental subsidies are located *(# to be added*) • An outline of barriers to housing (see coordinated assessment) is developed, and strategies are created to respond
G	*Collaborate with Community*			
G1	**APPLICATION:** Develop and launch an application to coordinate food donations in City of San Jose	• Adopt technology solutions to connect community members and organizations that want to provide resources to agencies and people that need help	**City of San Jose** • Silicon Valley Talent Partnership • Universities and Colleges (*Matthew Bahls*)	• A food application is launched to connect people who wish to donate food with those who need food

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
H	*Engage Environmentalists*			
H1	**ENVIRONMENT IMPACTS:** Engage partners and develop and use a model to reduce environmental damage caused by homeless encampments throughout the County and in all its cities	Year one work is expected to lead to identification of next steps.	**Santa Clara Valley Water District** (*Chris Elias*) • Environmental advocates • Jurisdictions	• Outreach efforts are expanded to train and educate homeless persons as environmental stewards • Identify resources to support stewardship • The model of clearing encampments used by San Jose is expanded to two additional sites in the County

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
	Best Homeless System of Care (1.3)			
I	*Connect to Right Housing Solution*			
I1	**COORDINATED ASSESSMENT:** Implement a coordinated assessment system through which all individuals and households seeking housing or services in the homeless system of care are assessed, prioritized, and triaged for housing and services based on their needs using data-informed assessment tools	*Expand System* • Expand coordinated assessment system to include cross-system coordination (health care, mental health, benefits) • Ensure that mainstream systems of care collect and record housing status consistent with homeless management information system definitions and categories of homelessness to ensure consistent terminology *Analyze and Use System Data in Decision-Making* • Reallocate housing resources and services to best respond to needs made apparent through coordinated assessment system data • Analyze impact of Triage Tool, and redistribute funds to support housing and services needed for such individuals • Identify and address barriers to temporary housing options systemically (pets, sober living, privacy, etc.) *Improve Use of Housing/Service Resources* • Work to specifically target housing resources to the individual or family most in need of support that would succeed with that resources • Ensure basic needs of households are met (e.g., health care, food) • Develop step-down plan for people no longer in need of supportive housing (*See related activity N1 below)*	**Collaborative Applicant (Office of Supportive Housing)** • Housing providers • Shelter providers • Service providers • Jurisdictions • Systems of care • Continuum of Care (CoC) Coordinated Assessment Committee • City of San Jose	• Coordinated assessment system is functioning countywide • Triage Tool (an output of the Cost Study that will indicate which individuals are likely to be most costly to the County) is implemented in housing placement decisions by coordinated assessment system • Coordinated assessment system collects data which is analyzed to identify gaps in the system of care • Coordinated assessment system is effective at reducing placement time and making more accurate, successful placements than current system

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
J	*Best Use of Existing Assets*			
J1	**PHYSICAL ASSETS:** Review physical assets of existing homeless organizations to understand their usage and financial feasibility and possible repurposing	Year one work is expected to lead to identification of next steps	**Destination: Home/ City of San Jose** • Office of Supportive Housing Shelter Providers	• Asset Study is complete and next steps are identified
J2	FINANCAL ASSETS: Aligning with HUD expectations of a collaborative applicant, analyze how federal funds (including CoC, Emergency Shelter Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA), HUD Veterans Affairs Supportive Housing Program (HUD-VASH), Supportive Services for Veteran Families(SSVF), Homeless Veteran Rehabilitation Program (HVRP), Home Investment Partnerships Program (HOME), Community Development Block Grants (CDBG), Emergency Food and Shelter Program (EFSP), Veterans Affairs (VA), Department of Labor (DOL))are used locally and work with jurisdictions and other bodies distributing funds to ensure such funds are coordinated and targeted to areas of greatest need	• Maintain annual activity of evaluating use and targeting of federal funds	Collaborative Applicant (Office of Supportive Housing) • CoC Board • City of San Jose	• Financial resources are realigned and coordinated to ensure that they address the greatest needs and that allocation of funds is data driven

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
K	*Public Private Partnership*			
K1	**EMPLOYMENT:** • Create and implement a countywide homelessness employment strategy to improve access to employment opportunities for homeless persons • Evaluate efficacy of Social Services Agency (SSA)/Work2Future employment pilot program	Year one work is expected to lead to identification of next steps	***Leadership Opportunity (TBD)*** • Silicon Valley Leadership Group • Work2Future • SSA • Goodwill • Downtown Streets Team • Silicon Valley Talent Partnership • Joint Venture • Downtown Association • Chambers of Commerce • Buildings and Construction Trades Council • South Bay Labor Council • NOVA	• Employment study is completed and the results are evaluated for potential partnerships • Work2Future and SSA Pilot program is implemented to connect clients with employment
L	*Increase provider capacity*			
L1	**PSH PROVIDER/DEVELOPERS:** Increase the region's capacity to develop new PSH (*See related activity M1 below*)	• Develop pipeline of PSH	**Office of Supportive Housing** • Destination: Home • Silicon Valley Council of Nonprofit • Housing Trust • City of San Jose • CoC Training Workgroup	• A scan of local nonprofit capacity to develop and manage PSH is completed • If needed, outreach to developers with PSH experience to build units or train and mentor existing entities

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
L3	**DATA:** Create a data driven culture among homeless housing and service providers • Improve efforts to share, integrate, and coordinate data throughout the community, including through improving the use of and reliability of Help Management Information System (HMIS) data for decision-making • Transfer the role of HMIS Lead for Continuum of Care activities to Office of Supportive Housing to improve coordination of data • Replace HMIS software system with a system with more capacity respond to our community needs		**CoC Collaborative Applicant (Office of Supportive Housing)** • Providers • Jurisdictions • County departments • Community Technology Alliance • Silicon Valley Council of Nonprofit • HMIS	• Increased use of HMIS data for decision-making at program and system levels is demonstrated. • Community-wide performance measures will be identified and a system will be created to report progress • HMIS Lead will be Office of Supportive Housing • HMIS software will be replaced with improved system
	STRATEGY 2: BUILD THE SOLUTION			
M	***6000 Units & Related Services***			
M1	**6000 UNITS:** Create and begin to implement a campaign that creates 6,000 new housing opportunities for homeless people, including: • New development (encompassing extremely low income units) • Existing units • Use of rental subsidies • Permanent supportive housing • Rapid rehousing • Innovative housing options, such as tiny houses, and • Services to support housing retention as needed in all units	• Focus on development of PSH/Housing First (*See related activity N1 below.)* • Set annual targets for allocation of Housing Choice Vouchers to create housing opportunities • Create housing opportunities suitable to men and women with 290 sex offender status, by identifying potential locations and scale of housing need (*See also Strategy 3.2*)	**Destination: Home** • Jurisdictions • Office of Supportive Housing • Housing Authority • Funding partnerships	• A housing financing and development plan to create 6,000 housing opportunities is completed and implementation begins

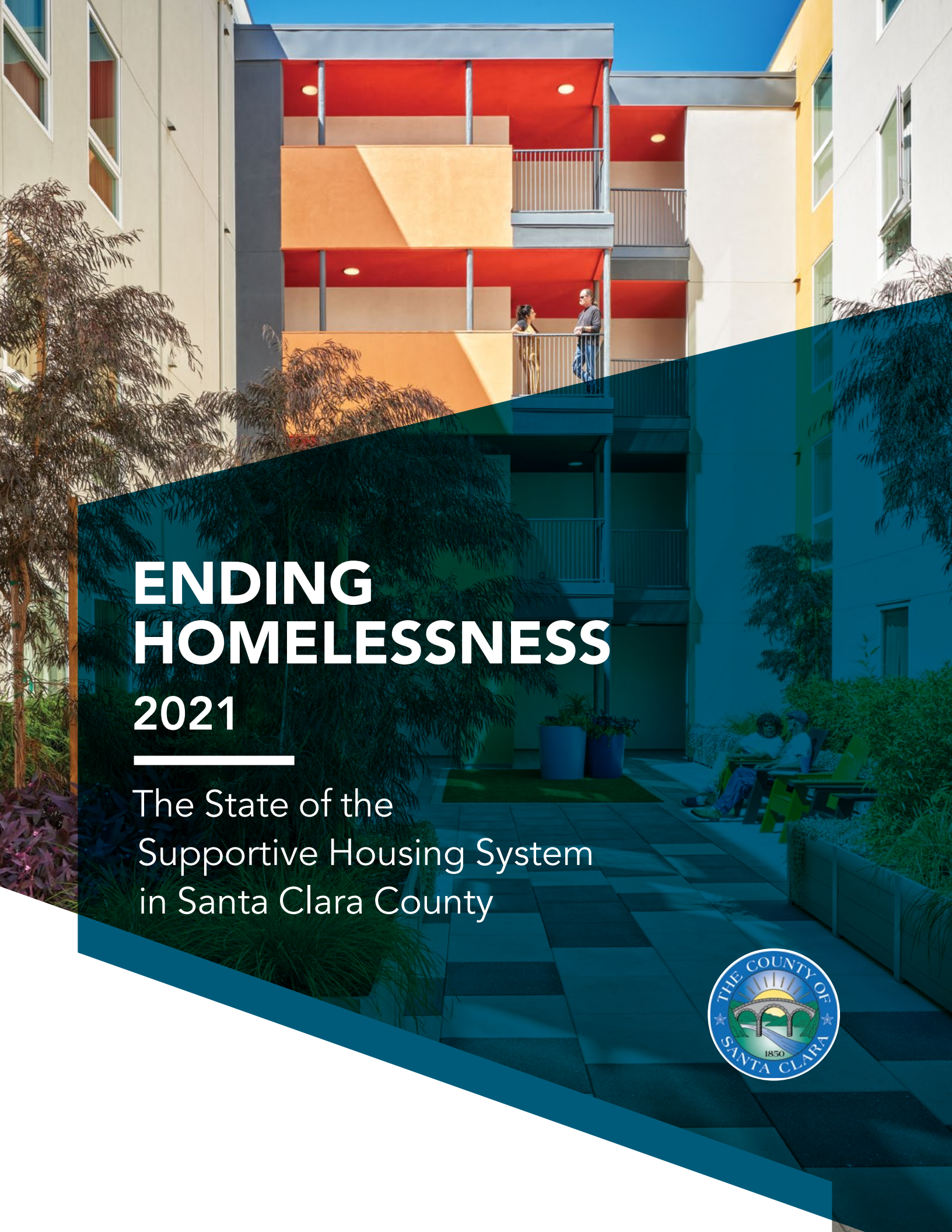
#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
M2	**FUNDING:** Assess, identify and plan for options to create a funding stream for the development of affordable and supportive housing	• Lead a campaign to create new funding mechanisms, including a potential housing bond, parcel tax, and sales tax measure • Investigate and access non-traditional funding sources and new sources of funding, like the Affordable Care Act (ACA) • Develop and implement an advocacy strategy to bring resources to the County to address housing need (e.g., 1115 to access ACA funding for services) • Implement creative efforts to use funding differently • Create collaborations with the environmental advocacy community that respond to shared goals	**Destination: Home** • County • Funding partnerships • Public Partners • San Jose State University	• The feasibility study of the housing implementation plan is completed • The silent phase of the campaign is launched
	STRATEGY 3: SERVE THE PERSON			
	Different levels of need (3.1)			
N	*PSH for CH*			
N1	**HOUSING 1000:** Institutionalize and expand the Housing 1000 strategy of direct access to permanent supportive housing for chronically homeless households	• Develop opportunities for meaningful daytime activity for chronically homeless households • Build ability and desire of housing first tenants to move to other, less service intensive housing	**Office of Supportive Housing**	• The Office of Supportive Housing assumes oversight of the coordinated assessment system and the Care Coordination Project, centralizing the access point for chronically homeless households
O	*RRH for Episodic*			
O1	**CALWORKS**: Implement the CalWORKS rapid rehousing program	Year one work is expected to lead to identification of next steps.	**Social Services Agency** • Emergency Assistance Network	• Resources to implement the rapid rehousing model are identified

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
P	*Prevention*			
P1	**PREVENTION:** Build countywide prevention model and system of care, focusing on outcomes and best methods to deploy prevention resources.	• Build partnerships with Santa Clara County Office of Education, Social Services, etc. in order to identify resources for homeless families and increase efforts relating to homeless students • Improve access to homelessness prevention resources in schools, daycare, CalWORKS, etc. • Increase capacity of the Emergency Assistance Network (EAN)to prevent homelessness • Review EAN system to determine administrative improvements and ways to understand funding necessary to increase ability to prevent homelessness	**Office of Supportive Housing** • Emergency Assistance Network • Department of Education • City of San Jose • Schools • Family and youth providers • Bill Wilson Center • McKinney-Vento Education Liaison for the County	• Identification of increased resources for a locally-funded Homelessness Prevention and Rapid ReHousing (HPRP) program model.
	Unique populations (3.2)			
Q	*Populations that need extra help*			
Q1	**VETERANS:** Participate in activities related to the federal challenge to end veteran homelessness completely by 2020	• Focus on other high needs populations, e.g. seriously mentally ill people • Consider tailoring services for veteran age cohorts as needs may be different for younger vets than older ones	**VA** • City of San Jose • Housing Authority • Office of Supportive Housing • Housing providers • VA • SSVF & HUD VASH providers • HomeFirst	• Increase housing and supportive services opportunities for veterans to match VA goals • Local VA goals and metrics, as well as information from the VA gaps analysis, is used to make decisions and impact results

#	YEAR ONE ACTIVITIES	RELATED & FUTURE WORK	POTENTIAL YEAR ONE LEADERSHIP	POTENTIAL YEAR ONE OUTCOMES
Q2	**FOOD ACCESS:** Conduct food assessment to understand food landscape and develop action plan to address unmet needs	• Ensure homeless individuals and families have access to food	**The Health Trust** • Food banks • Social service agencies • Farmers (understanding of food availability) • Second Harvest • Grocery stores	• A Food Access Study is completed, providing an understanding of county-wide food access and distribution and delineation of strategies to address limitations
R	*Young People*			
R1	**RRH FOR TAY**: Provide housing opportunities for Transition Aged Youth (TAY), including analyzing current housing opportunities and funding and evaluating a rapid rehousing program for TAY	Fund scholarships for homeless youth	**Office of Supportive Housing** • Educational organizations • Bill Wilson Center • Unity Care • Star	• An analysis of what is currently working and what is not working for TAY youth is completed, including improvement recommendations
S	*All Parts of County*			
S1	**SOUTH/NORTH COUNTY:** In implementing each of the above year one activities, focus on making and reporting on progress in all areas of the County	Increase access to services and benefits for residents of North and South County by making electronic interviews possible (e.g., Skype) and by expanding availability of the UPLIFT Transit Pass program (*See related activity C1 above)*	**Office of Supportive Housing/ Destination: Home** • Emergency Assistance Network • Social Security Administration	• Demonstrated progress in responding to homelessness in all areas of County

Implementation Guide Coordinator: CoC Board and Collaborative Applicant

Appendix G:
Ending Homelessness: The State of Supportive Housing System Reports



ENDING HOMELESSNESS

2021

The State of the Supportive Housing System in Santa Clara County

Acknowledgements

This report was compiled by Homebase, the Center for Common Concerns, on behalf of the County of Santa Clara Office of Supportive Housing.

Special thanks to Destination: Home for their review and contributions to the report, to the Supportive Housing System clients who shared their stories, and to the many community partners whose tireless work to end homelessness in our community is highlighted in this report.

Cover photo © John Sutton (2022)

Letter from the County Executive

We are pleased to share our annual State of the Supportive Housing System Report. This report highlights the advancements Santa Clara County made during 2021 toward our collective goal of ending homelessness while simultaneously facing the ongoing challenges of the COVID-19 pandemic with innovative approaches that have helped transform our ongoing work to address the needs of our unhoused neighbors. We learned that we had the capacity to do more and better, and we will continue to build on that capacity as we work toward the ambitious goals and strategies laid out in the 2020-2025 Community Plan to End Homelessness. The Community Plan provides a solid framework on which we are building our response to the current housing crisis. Through the collaborative efforts of system stakeholders, service providers, and local organizations – as well as the advocacy and support of residents – we have made tremendous strides toward scaling successful housing strategies, addressing the root causes of homelessness, expanding prevention efforts, and improving quality of life for unsheltered individuals.

This report opens with reflections on where we have been and where we are now. We recognize the various ways in which the community continues to strengthen our supportive housing system, build our homelessness prevention system, and expand housing resources and supports to better serve our unhoused neighbors. We highlight local efforts such as the 2016 Measure A Affordable Housing Bond that have made an extraordinary impact on housing availability in Santa Clara County, helping to address central causes of homelessness through policy change.

As we move toward greater equity and inclusivity, guidance from the Lived Experience Advisory Board and the Youth Action Board uplift and center the voices of people with lived experience in various capacities and community planning processes. Their leadership ensures that our system priorities and our actions as a community remain rooted in lived expertise and that we are advancing solutions that will most effectively support people who are currently unhoused or at risk of becoming unhoused. We truly appreciate and value our partnerships with these boards and look forward to continuing to collaborate to grow and improve our supportive housing system.

Through these efforts, we are working together to make ending homelessness a reality in Santa Clara County. Thank you for being a part of that vision.

Sincerely,

Jeffrey V. Smith, M.D., J.D.
County Executive
County of Santa Clara

Table of Contents

5 Introduction

6 Where We've Been/Where We are Now

8 Supportive Housing System Map

9 Lived Experience Advisory Board Highlight

10 Youth and Young Adults Highlights

11 COVID Response Updates

12 2016 Measure A Affordable Housing Bond Progress

14 Community Plan Implementation Update

17 City Efforts Across the County

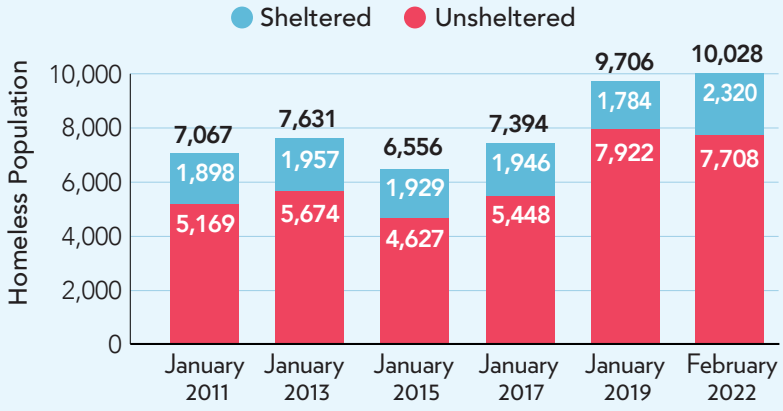
19 Community Plan: Looking Ahead

20 Conclusion

Introduction

2021 was a year of tremendous challenges and opportunities for our community and our efforts to address the housing crisis in Silicon Valley. The COVID-19 pandemic continued to impact our unhoused neighbors, putting them at heightened risk. Discrimination placed barriers between people and the jobs and homes that they needed to survive. At the same time, the county made significant progress towards the goals we set in the 2020-2025 Santa Clara County Community Plan to End Homelessness (Community Plan) and innovated new strategies and system improvements in response to the emergent needs surfaced by the pandemic.

Santa Clara County Homeless Census & Survey[1]



The Community Plan zeros in on the root causes of homelessness – economic injustice, racism, sexism, stigmatization of mental illness, and the astronomical costs of housing – taking a collective impact approach involving partners across many sectors. Through these partnerships, we work together to identify inequities and redesign systems that fail to meet the needs of all people.

Two key allies include the Lived Experience Advisory Board (LEAB) and Youth Action Board (YAB), comprised of people who have experienced homelessness. In a world where many decisionmakers are disconnected from the realities of homelessness, the LEAB and the YAB provide critical guidance that informs the County's policymaking, planning processes, and funding decisions.

Guided by the Community Plan, we have invested in a continuum of long- and short-term housing solutions. We kept people housed by expanding homelessness prevention programs, including the Emergency Rental Assistance program, which distributed $46 million to at-risk households. These efforts have contributed to a 33% decrease in the annual inflow of people becoming unhoused.

We have also focused on the community's priority of decreasing unsheltered homelessness by leveraging state Homekey funds and other resources to develop innovative emergency interim housing. Local jurisdictions such as the City of Mountain View, the City of San José, the City of Palo Alto, and others have committed more funding than ever before to increase temporary housing opportunities.

> "COVID is not going anywhere - COVID does not discriminate. Over time, we're still building relationships with our community, and we do our best to keep everyone safe.
>
> *– Tara Blair, PATH COVID Vaccine Ambassador*

Continual increases in the stock of permanent affordable housing also ensure that periods of homelessness are brief and non-recurring. Through the 2016 Measure A Affordable Housing Bond alone, we have added 3,662 new and renovated units of sustainable long-term housing. Without dedicated properties such as these, households with low incomes would struggle to maintain stability in an area with some of the highest housing costs in the nation.

Throughout this report, you will read about our community's efforts in more detail, and also hear from some of our most impacted community members. Our hope is that you are left not only with a sense of all that remains to be done, but also all that is possible.

---

[1] The County did not carry out an unsheltered homeless census and survey in 2021 due to COVID-19 health and safety risks and statewide public health orders in place. The 2022 unsheltered homeless census and survey was delayed by a January COVID-19 surge and was thus conducted in February. The count shows a 3% increase in people experiencing homelessness from 2019 to 2022. The small increase reflects both the progress and challenges our community continue to face in preventing and ending homelessness. This report shows that over 7,800 people have been permanently housed since 2020. Absent that progress, the increase likely would have been much larger.

[2] Source: https://www.sanjoseca.gov/home/showpublisheddocument/82437/637812162753270000

[3] Source: https://www.sanjoseca.gov/home/showpublisheddocument?id=61061 (affordable rent calculated based on 30% of annual income).

Photo © John Sutton (2022)

Where We've Been/Where We are Now

Expanding the Supportive Housing System

In 2021, the supportive housing system continued to expand thanks to the community's bold efforts to respond to the needs of our neighbors. In addition to the development of new supportive housing units, the community has been expanding available supports system-wide to tackle the biggest challenges faced by our region – to decrease the number of people becoming unhoused and improve the ability of people experiencing homelessness to obtain and maintain stable housing.

Reducing the Number of People Becoming Unhoused for the First Time

The County and partners are taking steps to ensure that fewer people become unhoused. In the past year, the County surpassed its goal of **a 30% reduction in annual inflow of people becoming unhoused.** By the end of 2021, the number of households experiencing homelessness for the first time decreased by 33%, from 4,771 baseline in 2019 to 3,172 in 2021.

Homelessness Prevention System (HPS)

HPS brings together a network of 20 community partners to provide temporary financial assistance, legal support, and other services to help at-risk families and individuals maintain their housing and avoid falling into homelessness. Since its launch in 2017, HPS has prevented homelessness for thousands of our most vulnerable residents – 92% of 3,087 households served remained housed one year after exit from the program, and capacity has increased to around 1,600 households per year.

Eviction Prevention

Supportive housing case managers build collaborative relationships with landlords and provide critical support to anticipate and resolve disputes and prevent eviction. Landlord engagement and tenants' rights trainings, anti-eviction legal services, and mediation support this work. Emergency Rental Assistance (ERA) and rent relief programs provide essential interventions that help residents retain their housing even during periods of financial difficulty. Permanent Supportive Housing (PSH) programs offer Housing First no-fail support for clients even after evictions, working with clients to address causes of eviction and find better-fit housing.

Housing Problem Solving

Housing Problem Solving offers flexible and creative solutions to help individuals and families quickly resolve housing crises, encouraging safe housing options to meet each person's unique needs and avoid homelessness. In 2021, the Continuum of Care (CoC)[4] expanded Housing Problem Solving, with flexible funding available through a network of community partners and centrally accessible through the shelter hotline.

[4] The Continuum of Care (CoC) is a broad group of stakeholders dedicated to ending and preventing homelessness in Santa Clara County. The key CoC responsibilities are ensuring community-wide implementation of efforts to end homelessness, as well as ensuring programmatic and systemic effectiveness.

Increasing Permanent Housing Placements

A network of public agencies and nonprofit partners works collaboratively to support people experiencing homelessness to rapidly obtain stable housing and to maintain their housing through income support and connections to employment. Through these collective efforts, 1,943 households were permanently housed in 2021.

More Housing, More People Housed

In 2021, the supportive housing system added 171 units of permanent supportive housing and 188 units of interim housing to give permanent housing clients stability during their housing search. Affordable housing developed with the 2016 Measure A Affordable Housing Bond (Housing Bond) and other funds also included 387 units for rapid rehousing clients. Additionally, funding for another 662 units was approved.

Increasing Stability in Housing

Connections to employment opportunities, interim housing between placements, and other supports help Santa Clara County community members to achieve and maintain stability in housing.

Interim housing programs

Interim housing programs such as Willow Glen Studios on Pedro Street assist people enrolled in supportive housing programs who are still in the process of finding an apartment to rent or who are waiting for a new supportive housing unit to finish construction. While the County strives to house people as quickly as possible, interim housing like Pedro Street provides a safe, clean, and comfortable residence as well as access to services to improve health, stability, and quality of life during the wait for permanent housing.

Income Support for People Who Need it

A new standard assessment allows providers to immediately identify clients who will benefit from employment services and refer them to employment and job training programs to help them grow their incomes.

New Employment Opportunities

In 2020 and 2021, the County of Santa Clara and City of San José expanded employment opportunities for unhoused and formerly unhoused adults, opening doors to new roles as call center operators, vaccine outreach ambassadors, and interim housing staff. With funding from the CalWORKs program, the community created new employment opportunities, including hiring additional staff for the Here4You hotline, the call center that centralizes referrals to temporary housing programs, and other community resources. Local interim housing and service agencies LifeMoves and Abode partnered with the County to conduct recruitment.

Destination: Work

The Destination: Work initiative is a partnership between the Office of Supportive Housing, Destination: Home, and JobTrain that connects participants with living-wage employment leading to careers in high-growth industries such as health care, technology, advanced manufacturing, building, and construction. JobTrain offers resume support, career exploration, interview skills, job search assistance, and youth-targeted paid work experience, as well as training in digital and financial literacy.

Supportive Housing System Components

HOUSING DEVELOPMENT

- Increases affordable housing supply, providing a path to long-term housing stability for people who are unhoused and helps avoid future occurrences of homelessness caused by extreme housing costs

HOMELESSNESS PREVENTION

- Helps individuals and families who are about to lose their housing to remain housed where they are or move to more sustainable permanent housing

OUTREACH

- Engages with people who are unhoused on the street, in parks and other public spaces, and in vehicles
- Acts as an access point for the Coordinated Entry System and for emergency shelter
- Locates people who have been referred to housing programs by the Coordinated Entry System

COORDINATED ASSESSMENT SYSTEM

- Acts as a front door to the community's housing resources
- Matches people who are unhoused to the community's transitional housing, rapid rehousing, and permanent supportive housing programs

HOUSING PROBLEM SOLVING

- Engages people in common sense conversations to identify creative solutions, unexplored options, and resources to quickly return to housing

HERE4YOU CALL CENTER

- Provides a single point of access to emergency shelter beds and centralizes emergency shelter referrals
- Offers immediate Housing Problem Solving support
- Acts as an access point to the Coordinated Entry System

INTERIM HOUSING

- Provides temporary housing for people who are unhoused and have been enrolled in a Rapid Rehousing or Permanent Supportive Housing program while they are searching for a permanent place to live

EMERGENCY SHELTER

- Provides a safe place to sleep for people who are unhoused
- Provides meals, showers, other basic needs services, and connections to community resources
- Acts as an access point to the Coordinated Entry System

TRANSITIONAL HOUSING

- Provides temporary housing and services for people who are unhoused and seeking a more structured living environment, especially youth and veterans

RAPID REHOUSING

- Provides supportive services and temporary rental assistance to people who are unhoused
- Helps individuals and families obtain permanent housing and increase income so that they can remain housed independently

PERMANENT SUPPORTIVE HOUSING

- Helps individuals and families with disabilities maintain permanent housing through long-term rental subsidies, connections to medical and behavioral health care, and other services

Lived Experience Advisory Board Highlight

Santa Clara County's LEAB plays several integral roles in the homeless system of care by improving the supportive housing system, dispelling myths about homelessness, and helping the broader community better understand the needs of unhoused residents. The LEAB is composed of 23 currently and formerly unhoused residents with diverse life experiences that conduct program evaluations, facilitate provider training, provide meaningful input on new countywide policies, and make recommendations for grant spending, among other endeavors. The LEAB also offers leadership development opportunities for members.

As the LEAB's membership has grown and diversified, their project portfolio and impact on the homeless system of care have continued to deepen. The LEAB draws not only on their individual lived expertise, but also on a foundation of strong relationships with the unhoused community. Throughout the COVID-19 pandemic, the LEAB has collaborated with the Office of Supportive Housing and the City of San José to conduct a coordinated, extensive street outreach campaign throughout the county to deliver hot meals, hygiene supplies, and other critical provisions to improve quality of life for unsheltered individuals. LEAB members have not stopped at delivering food, however, and have leveraged this initiative to build rapport with encampment residents and connect them to community resources, identify strategies to meet their basic needs, and support them in resolving barriers to housing.

Tapping into this foundational connection to the unhoused community, the LEAB has played a critical role in improving the homeless system of care. Upon request by a community-based service provider and the City of San José, a task group of LEAB members comprehensively evaluated homeless street outreach and case management effectiveness, unmet needs, and areas for improvement. The LEAB surveyed staff and clients, performed field observations, reviewed staff orientation and training materials, and audited policies and procedures. In the culminating report, the LEAB proposed a series of actionable recommendations informed by national best practices to strengthen program efficacy, efficiency, and equity.

In addition to program evaluation, the LEAB has been a key partner in strengthening the supportive housing system by leading training on housing problem solving for call center, emergency shelter, drop-in center, and other program staff. LEAB members teach Housing-First-aligned, person-centered, and strengths-based strategies to empower program staff to have creative conversations that support unhoused residents in identifying and leveraging household strengths, support networks, and other resources in overcoming barriers to housing stability and identifying potential solutions to their housing crisis.

Youth and Young Adults Highlights

Youth Action Board

Established in July 2021, the YAB is a community of youth and young adults (between the ages of 18-26) who are currently or formerly unhoused or have lived experience of housing instability focused on creating collaborative, local solutions to homelessness. They advise the County of Santa Clara on issues that impact youth and young adults and drive forward the implementation of youth-focused housing programs and services.

The YAB has grown immensely since its launch and is taking steps to further organize as an autonomous group. The Board is building internal structures and policy to continue to be a powerful voice for youth and young adults in the community and contribute to community-wide efforts.

YAB member Jocelyn Arenas stated that personal experience plays a role in how YAB members show up and engage in the work. She stated that "the YAB is a group of people who want to make a difference in the community because of how their experiences have impacted them. For myself, I hold my heart really close to the work that I do." The YAB has focused on not only building group identity, but also valuing and honoring the various lived experiences of members.

Karen Mestizo, YAB member and YHDP Community Coordinator shared that the YAB is focused on "taking action and defining what it means to be autonomous. This is a big step that requires more work and involvement, and people are very passionate about it." Additionally, the YAB is building partnerships with other youth groups within the community and other YABs nationwide to share best practices in supporting youth leadership.

When asked what the most impactful part of this work is, Mestizo answered, "getting the opportunity to be involved in these decisions that shape our community. Its challenging, but that's what helps aid growth. This work allows me to challenge myself and challenge the system in order to create something better for my community."

Youth Homelessness Demonstration Project Funding

In October 2021, Santa Clara County was selected by U.S. Department of Housing and Urban Development (HUD) to participate in the Youth Homelessness Demonstration Program (YHDP). YHDP is a federal initiative designed to prevent and end youth homelessness guided by a youth-led community planning effort culminating in the Santa Clara County Community Plan to End Youth and Young Adult Houselessness. The YAB provided invaluable oversight and guidance to the community throughout the YHDP application and community planning process and established the guiding vision for the community plan, through which $10.4 million in federal funding will go to expand efforts to tackle youth homelessness over the next two years.

The Santa Clara County Community Plan to End Youth and Young Adult Houselessness is the outcome of a six-month community planning process led by the YAB and YHDP Planning Group. The plan outlines the roadmap for YHDP implementation and represents the community's commitment to honoring youth and youth adult leadership in system change efforts. It is centered around the following goals developed by community stakeholders and youth with lived experience:

- **Goal 1:** The community identifies all unaccompanied youth experiencing houselessness
- **Goal 2:** The community uses prevention and diversion strategies whenever possible, and otherwise provides immediate access to low-barrier crisis housing and services to any youth who needs and wants it. Diversion and prevention should encourage long-term stability and ensure that youth are adequately supported and uplifted out of houselessness.
- **Goal 3:** The community uses coordinated assessment processes to effectively link all youth experiencing houselessness to housing and services solutions that are tailored to their needs.
- **Goal 4:** The community acts with urgency to swiftly assist youth to move into permanent or non-time-limited housing options with appropriate services and supports.
- **Goal 5:** The community has resources, plans, and system capacity in place to prevent and quickly end future experiences of houselessness among youth.

Since the adoption of this plan, the local application and funding process for YHDP has concluded and resulted in awarded funding for five new projects serving youth and young adults.

Photo above by The Family Album Project

COVID-19 Response Updates

Systems Change

Santa Clara County's supportive housing system is constantly adapting and evolving to better meet the needs of the community with the input of people with lived expertise, providers, policymakers, and lessons learned from ongoing efforts to respond to multiple crises, including the COVID-19 pandemic. One notable system change to come out of the pandemic was the creation of a centralized hotline to rapidly screen and place people in shelter according to their need. Building on the successes of the hotline during the earlier phases of the pandemic, the County launched the Here4You Call Center in Fall 2021 with the support of partners including the City of San José and the operating community-based organization, the Bill Wilson Center.

The call center builds on the shelter hotline established during the pandemic and serves as a centralized call center for any community members seeking assistance or referrals to temporary housing programs. In the past, individuals and families had to call multiple phone numbers and undergo multiple screening processes to locate services, which could be challenging under the best of circumstances and even more difficult amid a housing-related crisis. The call center provides screening, referrals, and transportation to emergency shelter programs, linkages to the Homelessness Prevention System, Housing Problem Solving services including financial assistance to resolve housing crises, and referrals to other community resources. Call center staff provide services that are low-barrier, trauma-informed, and culturally and linguistically responsive.

COVID-19 Education & Outreach Program

The COVID-19 Education & Outreach Program was a critical piece of the County's efforts to distribute information and resources regarding vaccination. The success of the program can be attributed largely to the cultural competencies and leadership of teams with lived experience -- 76% of ambassadors deployed into the community had lived experience of homelessness. Over 31,000 hours of outreach was conducted in English, Vietnamese, and Spanish beginning in November 2021 with 13,831 individuals surveyed through these efforts.

Tara Blair, a PATH COVID-19 outreach ambassador, shared that there was originally a high amount of hesitancy regarding vaccines and misinformation about their effectiveness, and building rapport with individuals in crisis was crucial to engaging in educational conversations about COVID-19 vaccines. The team reached unhoused people through in-person outreach, flyers, email and phone communications, and vaccine drives. Staff provided resources such as food and basic needs supplies to build trust with individuals before providing education about vaccines. The diversity of the vaccine ambassador team in terms of lived experience, culture, and age coupled with their compassion for the homeless community were key to successful outreach efforts.

Regarding the impact of vaccine ambassadors, Blair said: "Our teams do a lot more than assisting folks with getting shots on their arms. It's not just COVID – people are needing and wanting services. A big portion of the community I know from my past. It makes me really grateful to serve my community."

Impact on the Ground

The Project Roomkey program is an example of the County's swift and impactful COVID-19 response, providing temporary emergency shelter to people living unsheltered during the COVID-19 pandemic and serving as a pathway to more permanent housing options.

Shannon and her elderly mother, Sarah, had been living in encampments and on the streets for more than 20 years. Prior to receiving housing and services through Project Roomkey, Shannon struggled with trauma from domestic violence, while Sarah experienced mobility issues and faced a language barrier when seeking services. Both had experienced long term post-traumatic stress disorder and feared identity theft due to past experiences.

County and Abode case management partners supported Shannon and Sarah in obtaining benefits they had not received in years, including General Assistance, CalFresh, Medi-Cal, and Social Security Disability Insurance. Shannon and Sarah eventually moved into permanent housing through a Project Homekey program.

Christine Khoo, Program Manager at the County of Santa Clara, stated the following about her work with this family: "It feels amazing to get folks housed out of such a negative, scary time with a worldwide pandemic. To know that these women now feel safe, aren't exposed to the elements, and live in a place good for their physical and mental health made it very much worth it and changed the lives of chronically homeless individuals."

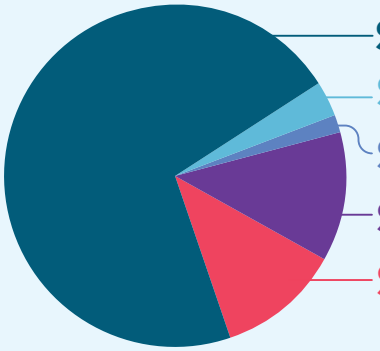
**Note: names have been changed to protect client privacy.

Calabazas Community Apartments

2016 Measure A Affordable Housing Bond Progress

In November of 2016, Santa Clara County voters approved a $950 million Affordable Housing Bond to transform affordable housing in the county. The Housing Bond is projected to fund 120 new affordable housing developments over ten years, including 4,800 new units dedicated to Extremely Low-Income and Very Low-Income households, along with the establishment of rental and ownership opportunities for Moderate Income households. The Housing Bond provides the means for the County to give our community's most vulnerable residents a fresh start. Significant progress has been made across the county since the introduction of the Housing Bond, including, as of 2021:

$781.51 MILLION COMMITTED



$543M for 35 development and renovation projects

$25M for first-time homebuyer program

$11.9M for Supportive Housing Fund for predevelopment loans

$93.8M for County property acquisitions

$87.8M for off-cycle projects and 4 partnership projects

35 DEVELOPMENTS | **810** UNITS OPEN NOW | **550** TO OPEN IN 2022

3,044 TOTAL NEW UNITS + **618** RENOVATED UNITS = **3,662** UNITS TOTAL

7 CITIES | **$25 MILLION** FIRST-TIME HOMEBUYER PROGRAM

Every dollar invested through the Housing Bond incentivizes an average of $3.50 from outside investments.

Development and renovation projects funded by the Housing Bond are in the process of adding new units of affordable, low-income, and moderate-income housing across the county.

Community Plan Implementation Update

The 2020-2025 Community Plan to End Homelessness is the product of a robust community engagement process led by the Santa Clara County CoC and building on the successes of previous years. The Community Plan recognizes that rates of homelessness continue to grow in Santa Clara County, impacting too many members of our community. The systemic factors that fuel homelessness remain ever-present – the rising income gap in our community, insufficient supply of affordable housing (particularly at the lowest income levels), and longstanding structural inequities – all compounded by the COVID-19 pandemic. The Community Plan is a call for bold action by partners across the County, to address these roots of homelessness and provide services and housing for those in need.

Two years into implementation, the Community Plan continues to guide our County, cities, nonprofits, and other community partners as they make decisions about funding, programs, priorities, and needs. The Community Plan is organized around three core strategies:

STRATEGY 1	STRATEGY 2	STRATEGY 3
Address the root causes of homelessness through system and policy change	Expand homelessness prevention and housing programs to meet the need	Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

The Community Plan identifies aggressive targets designed to reverse the growth in homelessness and bring us closer to the collective goal of ending homelessness in Santa Clara County.

Community Plan: Progress Toward Goals

In partnership with local Cities, the Santa Clara County Housing Authority, nonprofit service providers, and other stakeholders, the County has made tremendous strides toward achieving Community Plan goals and putting strategies into practice during the first two years of implementation.

STRATEGY 1
Address the Root Causes of Homelessness Through System and Policy Change

Through Strategy 1, we are investing in a future where homelessness is rare, and interventions are in place to ensure that those at risk of are quickly connected with services and stable housing. The County and its partners are laying the groundwork for this future through coordination with safety net services, targeted resources for prevention, policy changes to increase affordable housing stock, increasing access to employment and income, and advocacy and education. Crucial to each of these efforts is the acknowledgement of systemic racism as a root cause of homelessness and housing instability, and racial equity must be central to all solutions.

STRATEGY 2
Expand homelessness prevention and housing programs to meet the need

While Strategy 1 aims to strengthen the social safety net and address systemic causes of homelessness, Strategy 2 aims to build the community's capacity to meet urgent needs for housing and support. This effort involves significant investment in expansion of the supportive housing system, as well as programs tailored to the needs of specific populations experiencing homelessness, including youth/young adults, older adults and seniors, families with children, and adults without children. It involves expansion of a range of supports to prevent homelessness, including both financial resources and supportive services. This work relies on an efficient, effective, state-of-the-art supportive housing system that centers the voices of people with lived experience of homelessness, invests in a qualified workforce, and addresses and eliminates biases in hiring and provision of services.

STRATEGY 3
Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

In addition to preventing homelessness for as many people as possible, the community must address the immediate needs of people who remain unhoused due to the extreme housing crisis and increasing income inequality. To meet these needs, Strategy 3 focuses on greatly expanding the availability of temporary housing and shelter and the variety of temporary housing options throughout the county, increasing street outreach and services for unsheltered residents, and increasing accessibility of mental health and substance use services.

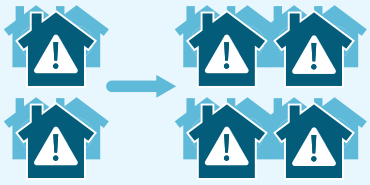
Our Targets

By 2025, we will

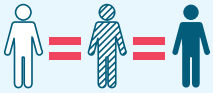
Achieve a **30% reduction** in annual inflow of people becoming homeless

House **20,000 people** through the supportive housing system

Expand the Homelessness Prevention System and other early interventions to serve **2,500 people per year**



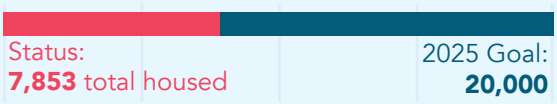
Double temporary housing and shelter capacity to reduce the number of people sleeping outside



Address the **racial inequities present** among unhoused people and families and track progress toward reducing disparities

In addition to laying out a roadmap of strategies to prevent and end homelessness, the Community Plan set aggressive targets to achieve by 2025. Here is our progress to-date against these bold goals:

House **20,000 people** through the supportive housing system

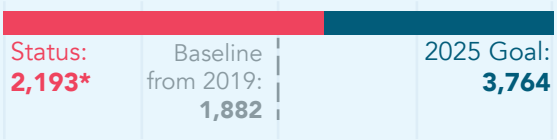


PROGRESS: **39%**

Expand the Homelessness Prevention System and other early interventions to serve **2,500 people per year**

PROGRESS: **65%**

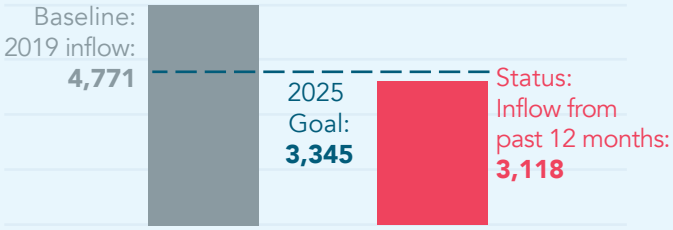
Double temporary housing and shelter capacity to reduce the number of people sleeping outside



PROGRESS: **17%**

* Capacity figure reflects temporary reductions in some shelters instituted to prevent the spread of COVID-19.

Achieve a **30% reduction** in annual inflow of people becoming homeless



PROGRESS: **100%**

City Efforts Across the County

Cities are vital partners in a cohesive county-wide effort to end homelessness. Cities were critical stakeholders in the formation of the Community Plan, including many with representation on the Community Plan steering committee. All cities of Santa Clara County were invited to endorse the Community Plan after its development in 2020 and to play a role in its implementation. So far, 11 of 15 cities in the county have adopted resolutions endorsing the Community Plan: Campbell, Cupertino, Gilroy, Los Gatos, Milpitas, Morgan Hill, Mountain View, Palo Alto, San José, Santa Clara, and Sunnyvale. These vital partners have been working toward local goals that align with the strategies outlined in the county-wide plan and have made tremendous progress through innovative programs and partnerships.

Highlight: Morgan Hill

Morgan Hill has received a capacity-building grant from Destination: Home to support the City's work related to the 2020-2025 Community Plan to End Homelessness. The three-year partnership has enabled Morgan Hill to hire a dedicated liaison on homelessness issues (with a particular focus on Strategy 3: Improving quality of life for unsheltered individuals and creating healthy neighborhoods for all) and supported the City in the development and launch of a local implementation plan with specific targets and outcomes for each of the Community Plan strategies. Morgan Hill has worked with the County Office of Supportive Housing to develop a local Housing Development Plan to identify opportunities for affordable housing, including new developments:

- The Magnolias – A 100% affordable housing project with 66 units in a variety of unit sizes reserved for low-income individuals and families, people in need of rapid rehousing, and veterans, including veterans in need of supportive services.
- Royal Oak Village – 73 affordable apartments in progress, comprised of six one-bedrooms, 37 two bedrooms, and 29 three-bedrooms, with units set aside for rapid rehousing participants, and a resident manager unit. 30 units will be set aside for extremely low-income agricultural worker households, and 24 units will accommodate individuals and families earning up to 50% of area median income.

Highlight: Mountain View

Mountain View has embarked on several efforts to reduce homelessness in line with the Community Plan. Mountain View is one year into a three-year capacity-building grant from Destination: Home to support their ability to develop deeply affordable housing and spearhead initiatives such that will help end and prevent homelessness. New developments in progress with multiple sources of funding include:

- La Avenida Apartments - 100 apartments, including 30 homes reserved for individuals experiencing homelessness with on-site support services
- Crestview Hotel - a hotel conversion creating up to 67 affordable apartments, including approximately 45 supportive housing units
- LifeMoves Mountain View – an interim housing community serving single adults and families. Built on private property, the community is funded through state Homekey funds and further supported by public and private funders. The community has 100 single and family units, a communal kitchen, playground, and meeting rooms for case management and other services.

Mountain View also prepared to pilot a groundbreaking guaranteed basic income initiative. Basic income initiatives provide unconditional, guaranteed income to help households to cover basic costs of living. Pilot initiatives test the idea that guaranteed basic income may help to raise households out of poverty by alleviating financial stress and help households to avoid extreme consequences of unplanned expenses – expenses that can mean loss of housing for low-income households. The County has its own Transition-Age Youth (TAY) Basic Income Pilot underway for former foster youth. These pilots provide useful information the effectiveness of this strategy, information that could guide decisions on how these programs could be used in the future.

The Elevate MV basic income pilot will help approximately 166 extremely low-income households bridge the gap of monthly income needed to maintain stable housing. Rising rents put our lowest-income neighbors at increased risk of homelessness. With a huge and growing gap between wages and rents, low-income families face dire housing insecurity. The program will give direct cash payments of $500 per month for one year to 166 randomly selected eligible Mountain View residents that will elevate their basic income to provide more financial security. Program eligibility requirements include being a Mountain View resident with one or more children under the age 18 and earning at or below 30% of area mean income, which equates to an annual income of $44,750 in 2021 for a family of three.

Photo © John Sutton (2022)

Highlight: Cupertino

From 2017 to 2021, the City of Cupertino has seen a significant reduction in individuals newly experiencing homelessness, indicating that fewer single adult Cupertino residents are becoming newly unhoused year over year. This decreasing trend parallels the trend in the county as a whole, which has surpassed the Community Plan goal of a 30% reduction in annual inflow of people becoming unhoused. Cupertino has developed a new affordable housing development, The Veranda (19 units for senior citizens), through the 2016 Measure A Affordable Housing Bond.

Cupertino has also set out to develop their own city-wide strategic plan in alignment with the County's Community Plan, launched in September 2021 and currently in draft stages. Planning has involved a robust community engagement process to gather input and feedback and build consensus around common goals and strategies. Input on needs and priorities were gathered from housing and service providers, representatives from health care and education, advocacy groups, the business community, housing developers, City and County staff, people with lived experience of homelessness, and the public at large. Based on this input and local data analysis, Cupertino has identified gaps in the resources available and services needed to meet the needs of people experiencing homelessness in Cupertino and strategies and goals to address those needs and support the objectives of the Community Plan.

Highlight: City of Santa Clara

The City of Santa Clara, having endorsed the Community Plan, has launched a Homelessness Task Force consisting of stakeholders with a range of perspectives and experience. This group includes eight members representing a diverse set of backgrounds, including members who have experienced housing instability and/or homelessness, representatives from each City Council district, and representatives from local agencies. The Task Force is helping to identify priorities and provide recommendations related to the development of the City Plan to End Homelessness. The task force is meeting virtually once per month for the duration of the planning process, guiding the process from stakeholder engagement and analysis to the development of recommendations and plan drafting. The resulting City Plan will be focused on city strengths within the regional effort.

The City of Santa Clara is also developing new affordable housing through the Housing Bond. New developments include:

- Calabazas / Corvin Apartments – 145 apartment units completed, 80 of which are Permanent Supportive Housing to help individuals and families with high service needs, and the remainder are available to households earning up to 50% of area median income, with units set aside for resident managers.
- Agrihood Senior Apartments – 165 affordable units in progress, which will consist of 70 studios, 83 one-bedrooms, 10 two-bedrooms, as well as two resident manager units. A portion of the units will be leased to qualifying senior veterans and 54 of the units will be set aside as Permanent Supportive Housing for households experiencing homelessness.
- Kifer Senior Apartments – 79 affordable apartments to be developed, of which 45 will be reserved as Permanent Supportive Housing (including resident manager units), 17 will be available to households earning up to 30% of area median income, and 17 will be available to households earning up to 50% of area median income.

Community Plan: Building Momentum

Advocacy for Housing Ready Communities

Destination: Home is leading the charge to develop a climate in which policies are in place to facilitate affordable housing development and other proven solutions to prevent and end homelessness. This community-driven movement has gained the support of thousands of community members, working together to advocate for practical solutions to the housing shortage and rising costs of housing. Their voices are being heard and are driving public policy toward greater investments in housing for Extremely Low-Income households, stronger eviction protections, and greater representation in decision-making bodies by people with lived experience of homelessness.

Improving Partnerships Across the System

The community continues to make crucial investments to develop and strengthen coordination and collaboration with partners across the supportive housing system, to address pressing housing and service needs and create a stronger safety net for our residents. Future initiatives will strengthen coordination and collaboration with health care and criminal legal system partners, streamline emergency response efforts, and address basic needs to improve overall wellness of people who are unhoused.

Leadership by People with Lived Experience

People with lived experience of homelessness play a vital role in guiding progress toward ending homelessness in Santa Clara County, and this role will continue to expand in coming years. As discussed elsewhere in this report, the LEAB and YAB advise the County on a range of issues and lead important initiatives to strengthen the homeless system of care. Expansion of these initiatives drives impact across all Community Plan goals.

Conclusion

As this report concludes, we reflect on 2021 and the ways in which our community united to address homelessness. We increased capacity, opened new housing opportunities throughout the region, and adapted our systems, building on innovations necessitated by the pandemic.

As we continue to implement the 2020-2025 Community Plan to End Homelessness, we must maintain our commitment to bold action to prevent and end homelessness in our community. Our systems must work to truly understand, include, and center people experiencing homelessness in our solutions. We must take steps to remedy past harms, address inequities, and prevent people from losing their homes in the future.

No one can solve a housing crisis alone. Only through the collaborative effort of the entire community – people with lived expertise, neighbors, housing providers, service providers, property owners and managers, grant makers, elected officials, and both private and public sector partners – will we move forward to end homelessness in Santa Clara County. It will require new and innovative strategies, partnerships, and tremendous effort, and we hope you will join us.

> “The overall goal is that no one has to go through anything close to the same experiences we have. If we don't change the system today or tomorrow but push our way closer and closer to make it better for just one person, then we’re making a difference.
>
> *– Jocelyn Arenas, YAB Member.*

Photo by The Family Album Project

ENDING HOMELESSNESS

2019-2020

The State of the
Supportive Housing System
in Santa Clara County

Acknowledgements

This report was compiled by Homebase, the Center for Common Concerns, on behalf of the County of Santa Clara Office of Supportive Housing.

Special thanks to Destination: Home for their review and contributions to the report, to the Supportive Housing System clients who shared their stories, and to the many community partners whose tireless work to end homelessness in our community is highlighted in this report.

Letter from the County Executive

Challenging times call for gratitude and reflection. It is in this spirit that we are pleased to release our third report on the State of the Supportive Housing System, which highlights Santa Clara County's advancements towards our goal of ending homelessness.

This report begins with the progress that the County and our many partners have made since releasing our 2015 Community Plan to End Homelessness, starting with an acknowledgement of the role that the Housing First philosophy has played in our system's growth. Through our commitment to Housing First, and our collaborations with our city, nonprofit, business, and philanthropic partners, we have built new affordable housing, created a robust homelessness prevention system, improved access to behavioral health services, moved toward greater system equity and inclusiveness, and raised the voices of people with lived experience in critical decision-making processes. These are just some of the accomplishments you will read about in these pages.

This report also shines a light on our community's heroic efforts to help prevent the spread of the Coronavirus (COVID-19) amongst our most vulnerable community members, including those experiencing homelessness. We owe a debt of gratitude to our providers and community partners for responding quickly and effectively to raise and distribute emergency funds for homelessness prevention; for delivering meals, supplies and hygiene services to encampments; for providing safe shelter to people at risk of COVID-19 complications; and for creating new interim and permanent housing developments.

We face an uncertain future, as the COVID-19 crisis has only amplified the longstanding systemic causes of homelessness that continue pushing more of our neighbors into homelessness, including our region's income inequalities and severe lack of affordable housing. For this reason, strengthening the supportive housing system is more important than ever. We are fortunate to have developed the 2020-2025 Community Plan to End Homelessness with these challenges in mind. In our first year of implementation, we rose to the occasion by permanently housing over 2,700 people and expanding the homelessness prevention system's capacity by 50%.

In the coming years, we will continue to use this Plan as a roadmap to help guide us in the monumental task of making homelessness a thing of the past. As daunting as this task may seem right now, we are hopeful that the same determination that carried us through the past six years will lead to positive change as we move forward into the future.

Sincerely,

Jeffrey V. Smith, M.D., J.D.
County Executive Officer
County of Santa Clara

Miguel Marquez, M.P.P., J.D.
Chief Operating Officer
County of Santa Clara

Table of Contents

5 Introduction

6 Where We've Been: Celebrating Success

9 Supportive Housing Highlight: Villas on the Park

10 COVID-19 in our County: Responding to the Crisis within the Crisis

12 2020: A Year Like No Other

13 Supportive Housing Highlight: Monterey Gateway Apartments

14 Housing First Success Story: Project Welcome Home

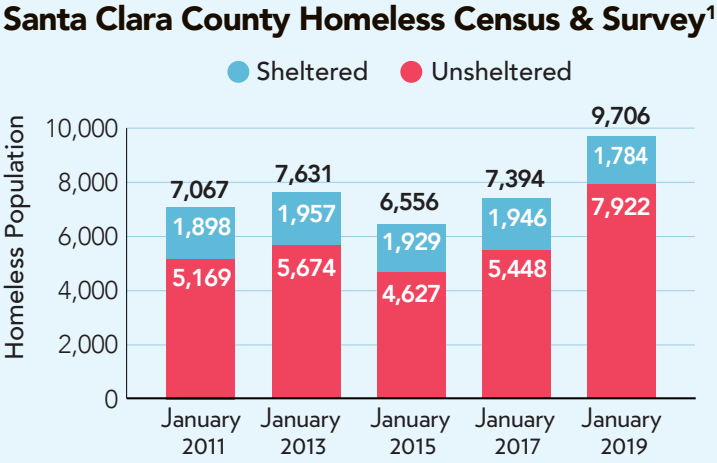
17 2016 Measure A Affordable Housing Bond Progress

18 Where We're Going: The 2020-2025 Community Plan to End Homelessness and Progress to Date

20 Conclusion

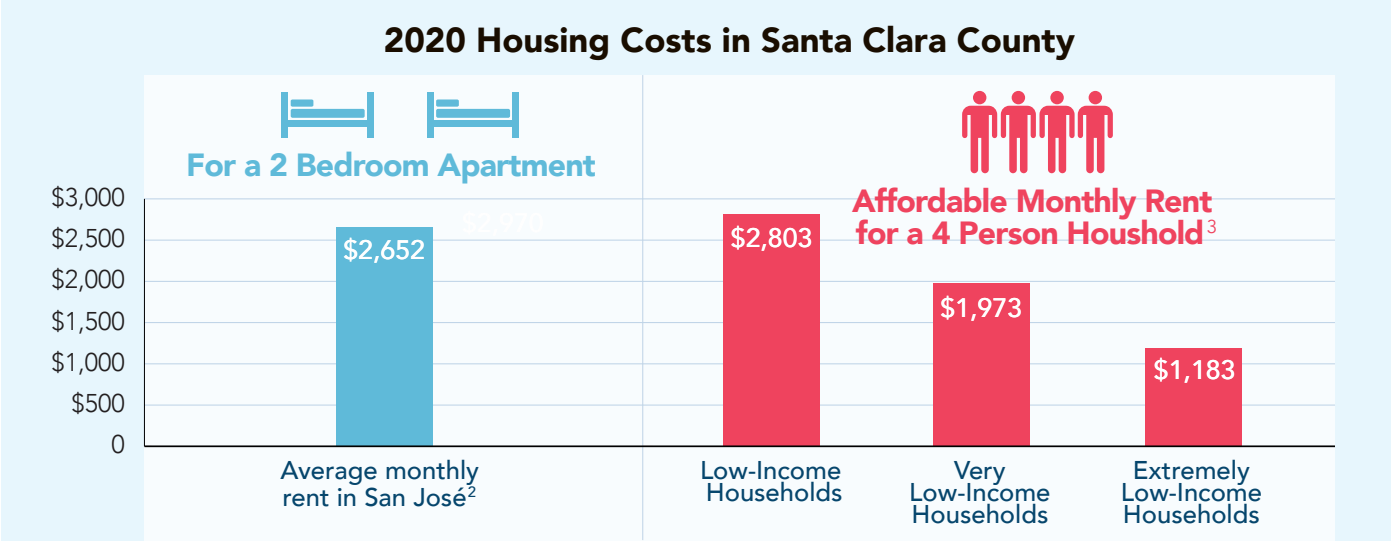
Introduction

Santa Clara County is the heart of Silicon Valley, and a hub of wealth, progress, and invention. However, with these economic gains have come societal and humanitarian costs. While some residents have prospered, others have been left behind. Income disparities and sharp rises in housing costs have caused thousands of Santa Clara County residents to become homeless each year, forcing them to double up with friends and relatives or to sleep in shelters, on streets, in vehicles, and other places where people are not meant to live. Recently, we have seen that the COVID-19 pandemic has only increased these disparities, with low-income neighborhoods and people of color bearing the brunt of the crisis.



While our region's housing affordability gap remains a major concern, the community is making progress. Every day, the County and its many partners are working hard to end homelessness and provide safe and affordable housing for our most vulnerable residents. This report shines a light on some of that work, including how the community committed to taking a "Housing First" approach to ending homelessness.

This report also provides a retrospective on the County of Santa Clara Office of Supportive Housing's efforts to address homelessness through its implementation of the 2015-2020 Community Plan to End Homelessness, as well as an overview of the progress the supportive housing system made in 2019 and 2020. Lastly, this report will take a look into the future with highlights from the recently adopted 2020-2025 Community Plan to End Homelessness, focusing on the community's ambitious goals, and the strategies we are using to achieve them.



[1] The County did not carry out an unsheltered homeless census and survey in 2021 due to COVID-19 health and safety risks and statewide public health orders to shelter in place.

[2] Source: https://www.sanjoseca.gov/home/showpublisheddocument?id=67724

[3] Source: https://www.sanjoseca.gov/home/showpublisheddocument?id=61061 (affordable rent calculated based on 30% of annual income).

Where We've Been: Celebrating Success

In 2014, the County of Santa Clara and Destination: Home brought together community stakeholders to develop a coordinated strategy to address homelessness across the county. The resulting 2015-2020 Community Plan to End Homelessness and the coordinated community effort to implement it led to many system successes, including more than 8,800 households being housed.

Additional highlights since implementation of the first community-wide plan include:

County of Santa Clara Office of Supportive Housing Created

- The Office of Supportive Housing (OSH) was created to expand the County's leadership role in the effort to end homelessness. Until 2011, the County had one position dedicated to addressing "housing and homeless concerns," located within the Mental Health Department and an Office of Affordable Housing located in the planning department.
- OSH developed through the merging of these efforts and is now responsible for operating and spearheading the now-coordinated county-wide systems that help prevent and end homelessness.
- Since its creation, OSH has grown from having 20 employees to having a staff of 121. OSH also more than doubled its resources since FY 2016, with a current operating budget of $87.6 million.

Coordinated Assessment System Established

OSH established the Coordinated Assessment System to provide a more streamlined, centralized system for matching the community's most vulnerable households to the right housing resources.[4]

2016 Measure A Affordable Housing Bond Passed

2016 Measure A provides $950 million in funding to create 120 new affordable housing developments over 10 years, including:

4,800 units of affordable housing for households with extremely low and very low incomes

2016 Measure A also helps create rental and home ownership opportunities for households with moderate incomes.

For more information on 2016 Measure A, see page 17.

2015

2015-2020 Community Plan to End Homelessness Released

The Community Plan to End Homelessness in Santa Clara County, developed through a series of community summits in 2014, outlined a coordinated strategy to address homelessness using a "Housing First" approach.

Key goals from the Plan included creating 6,000 new affordable housing opportunities and developing systems to target client-centered solutions to homelessness.

2016

All The Way Home Campaign Launched

In 2015, San José Mayor Sam Liccardo and Santa Clara County Supervisor Dave Cortese launched the "All The Way Home" campaign seeking to end veteran homelessness across the county by providing rental assistance, supportive services, and incentives for landlords to house homeless veterans.

As of December 31, 2020, 2,000 veterans have been housed since the beginning of the campaign.

[4] For more information, please visit https://www.sccgov.org/sites/osh/ContinuumofCare/coordinated-assessment/Pages/home.aspx

Homelessness Prevention System Pilot Began

Initially started as a pilot in 2017, the Homelessness Prevention System brings together a network of community partners to provide flexible financial assistance and resources for households at risk of losing their housing, including streamlined access to eviction defense legal services offered by the Silicon Valley Law Foundation.

Lived Experience Advisory Board Created

Together with Destination: Home, OSH supported the formation of the Lived Experience Advisory Board, a 17-member body comprised of currently and formerly homeless individuals with diverse life experiences.

The Board provides input on new countywide policies, makes recommendations for grant spending, and provides leadership development opportunities for members.

Cisco Announced $50 Million Supportive Housing and Innovation Fund

In March 2018, Cisco announced that they would provide $50 million in funding over five years to support Destination: Home's work toward ending homelessness. Funding has gone toward building supportive housing, conducting research, starting pilot programs utilizing emerging best practices, and pioneering technological solutions.

2017

2018

Destination: Work Program Launched

Destination: Work is a joint initiative by Destination: Home, the County of Santa Clara OSH, and the City of San José that provides opportunities for living-wage employment for individuals and families experiencing homelessness.

Destination: Work helps clients increase their incomes and obtain long-term career opportunities.

The initiative is designed to connect clients to programs offering job training, professional certifications, and paid work experience in high-growth industries.

LGBTQ-Focused Shelter Opened

In 2018, OSH, the Office of LGBTQ Affairs, and the City of San José came together to create the county's first temporary housing program dedicated to serving LGBTQ-identified residents, a population that is significantly overrepresented in the county's homeless population.

City of San José Awarded Nearly $100 Million in Affordable Housing Funding

In 2019, the City of San José awarded nearly $100 million to 11 developments to create 1,144 units of new affordable housing to low-income groups including people experiencing homelessness.

Apple Pledged $2.5 Billion to Address California's Housing Crisis

In November 2019, Apple committed $2.5 billion to addressing housing affordability issues in California, including $50 million to support Destination: Home's work increasing supportive housing units and implementing homelessness prevention strategies.

Villas on the Park Completed

In October 2019, construction was completed on Villas on the Park, a brand new 83-unit Permanent Supportive Housing project in San José, funded by the City of San José, Housing Trust Silicon Valley, and 2016 Measure A. For more information on the Villas, see page 9.

2020-2025 Community Plan to End Homelessness Released

- The second Community Plan to End Homelessness in Santa Clara County was released in August 2020. The Plan is based on the input of over 8,000 community members, including people with lived experience of homelessness, service providers, and advocates.
- The plan focuses on three strategies to end homelessness: addressing root causes of homelessness through system and policy change, expanding homelessness prevention and housing programs, and improving quality of life for unsheltered populations and creating healthy neighborhoods for all. For more information on the Community Plan to End Homelessness, see page 18.

Monterey Gateway Apartments Opened

- In May 2020, Monterey Gateway Apartments opened as the first 2016 Measure A-funded project in Gilroy. The 75-unit project provides affordable housing for seniors. Half of the apartments are dedicated supportive housing units for seniors who have experienced homelessness.
- For more information on Monterey Gateway Apartments, see page 13.

2019 **2020** **2021**

Second Street Studios Opened

In May 2019, Second Street Studios became home to 134 new tenants who had experienced long periods of homelessness.

Second Street Studios was the first project in the county to be 100% dedicated to providing supportive housing. Its radically collaborative approach, bringing together developers, property managers, and service providers, offers a model of coordinated support for the community's most vulnerable members.

City of San José Establishes First Emergency Interim Housing Program

- In Fall 2020, the City of San José and Habitat for Humanity created four semi-permanent modular housing developments in response to the need for socially-distanced shelter during the COVID-19 pandemic.
- These developments increased the system's capacity by over 400 beds which were prioritized for medically vulnerable people and those at high risk of developing COVID-19 complications.

Supportive Housing Highlight:

Villas on the Park

Ericka recalls, quite literally, soaking it all in during her first night in her new home. After the door closed behind her and she got settled in her new studio apartment, she took a relaxing, warm bath. As she sat there in comfort, she could not help but be overcome with emotion.

"It felt so good to be in my own place. Every day I am grateful to have a home," Ericka says. This moment of Zen was the culmination of her journey to Villas on the Park, a new permanent supportive housing development in San José. For more than two years, Ericka was homeless after escaping a toxic relationship. She slept in her car, often in a library parking lot, and showered and did laundry when mobile services were accessible.

A chance encounter with an outreach worker led to her connecting to the County of Santa Clara's Coordinated Assessment System, which matched her with a supportive housing unit at the Villas in November 2019.

Ericka says life improved dramatically after she moved into the Villas. Beyond the comfort of having a roof over her head, Ericka says the community spirit and social services support at the Villas has been transformative for her and others. Many residents were mere strangers to one another at first, but The Villas has fostered community through classes in nutrition, cooking, gardening, general life skills, walking groups, and more. Some classes are on-site and others are offered through partnerships with non-profits and faith-based organizations.

Ericka has noticed that the community has grown even stronger during the COVID-19 pandemic. Although residents needed to socially distance themselves from one another during shelter-in-place orders, many events were moved online. Some assistance was also made contactless, such as grocery deliveries, she says. "It has triggered a lot of memories about isolation," Ericka says about the pandemic, but she has strong praise for staff for keeping the fun community vibe going during a stressful period. "This place is just awesome. I value every single day that I'm here."

COVID-19 in our County: Responding to the Crisis within the Crisis

Ending and preventing homelessness became more urgent than ever with the arrival of the new Coronavirus (COVID-19) in our community. People without stable housing are often unable to self-isolate or access basic sanitation services to help avoid infection. Further, these realities have exposed deep gaps in our social safety net systems, demanding that the County respond rapidly to prevent disproportionate impacts on low-income residents.

Since the first COVID-19 cases in Santa Clara County emerged in early 2020, the County and its many nonprofit and business sector partners leveraged existing relationships and mobilized a massive crisis response system to lessen these impacts. In a matter of days, providers including the Valley Homeless Healthcare Program (VHHP) and Gardner Health Services, assessed and relocated the most vulnerable people experiencing homelessness into hotels and new emergency shelters to prevent the virus' spread.

Among these new shelters were four modular, semi-permanent developments built by the City of San José and Habitat for Humanity. These developments provided the system with 400 additional units of emergency interim housing for medically fragile people in need of living space to isolate and social distance.

As of February 2021, the County and its partners had placed over 4,600 households in shelter, including people at risk of COVID-19 complications, people with positive COVID-19 tests, and those exposed to the virus. A new hotline made it possible to rapidly screen and place people in shelter according to need. The City of San José, members of the Lived Experience Advisory Board, nonprofit partners, and volunteer groups also rapidly ramped up street outreach efforts, created new networks to distribute food and supplies, offered access to free COVID-19 testing, distributed masks, and created mobile showers, hand-washing stations, and laundry facilities for unsheltered households.

Homekey: More than $60 million in State Funding Awarded for Housing in Santa Clara County

In 2020, as part of the state's efforts to respond to COVID-19 and protect people experiencing homelessness who are at high risk for serious illness, the California Department of Housing and Community Development launched the Homekey program. Homekey provides funding to cities, counties, and other public entities to purchase and rehabilitate existing hotels, motels, and vacant apartment buildings to convert into interim or permanent housing for people at risk of or experiencing homelessness.

In total, the state awarded $600 million in funding with more than $60 million awarded for the following projects located in Santa Clara County:

- The City of Mountain View and LifeMoves were awarded $11.95 million to acquire a 100 unit building to be used for emergency shelter.
- The City of San José was awarded $14.5 million to acquire a 76 unit building to be used for permanent supportive housing.
- The County of Santa Clara and Jamboree Housing Corporation were awarded $29.2 million to acquire a 146 unit building in Milpitas to be used for permanent supportive housing.
- The County of Santa Clara and Allied Housing were awarded $8.9 million to acquire a 54 unit building in San Jose to be used for permanent supportive housing.

In addition to funding awarded by the state, projects may include philanthropic or local government support for additional capital expenses and for operating expenses.

The beating heart of these operations was the County's Joint Department Operations Center (JDOC), where staff from different County agencies worked closely with city delegates and nonprofit collaborators including Abode Services, LifeMoves, and HomeFirst to make sure the supportive housing system continued to function in spite of the pandemic.

One way in which the system has continued to improve during this challenging time is through establishing new permanent housing programs for people at higher risk of COVID-19 complications. The County received more than $24 million in federal CARES Act funding, $10 million of which is being used to create a program to rapidly rehouse this population. The state also provided more than $60 million in funding for four projects located in the county to acquire and convert hotels and motels into permanent and interim housing through the Homekey program.

The homelessness prevention system has also expanded in response to the pandemic. With the help of Sacred Heart Community Service and over 70 different non-profit and community partners, Destination: Home has raised tens-of-millions of dollars in public and private funding to support low-income community members who are at risk of becoming homeless due to economic impacts of the pandemic. From March to December 2020, this collaborative effort had deployed approximately $31 million in assistance to more than 14,000 households.

The lesson of COVID-19 is that, in spite of all obstacles, Santa Clara County comes together when called upon to respond to a new challenge. We innovate, build new partnerships, and break new ground. These strengths will continue to benefit our community long after the pandemic is over. It is with this sense of optimism and collaborative spirit that our community moves forward to the next challenge, which is returning to address the pre-existing crisis of homelessness in our county.

"The support we received relieved a lot of my stress and anxiety, and it made me realize that I am not alone. I am proud to be a part of a community that takes care of one another."

- Rosa, a recipient of COVID-19 financial assistance who fell behind on rent after being furloughed without pay from her position as a janitor.

Homelessness Prevention Partner Highlight:

Carry the Vision

One positive side effect of the pandemic has been the way in which new community relationships have formed. One such example is the connections that Gilroy nonprofit Carry the Vision has made with community members while distributing COVID-19 financial assistance directly to families in need. Many of the families who received assistance from Carry the Vision are Spanish-speaking and wary of receiving help from the government or nonprofit organizations.

To ensure that financial assistance was reaching households in need, Carry the Vision hired several local community liaisons to engage in outreach and encourage people to ask for help. What did this look like? Bringing food to people's doorsteps when they tested positive for COVID-19. Listening to young mothers who had just lost their jobs. Being patient and reliable when no one else was.

"A lot of people are scared and don't speak English," says Lilia Gopar, one of the community liaisons. "They are afraid that they will have to pay funds back. Knowing that we've come from similar hardships and backgrounds builds trust."

"People were choosing not to eat so that they could pay their rent," adds community liaison Rosa Arrazola. "There is so much need right now."

So far Carry the Vision has helped prevent homelessness for about 100 families during the pandemic. Now, having connected through the COVID-19 financial assistance program, many clients keep in touch with Lilia and Rosa. Some have even returned to Carry the Vision for connections to their other services, such as reentry support programs, life skills courses, and supports for parents.

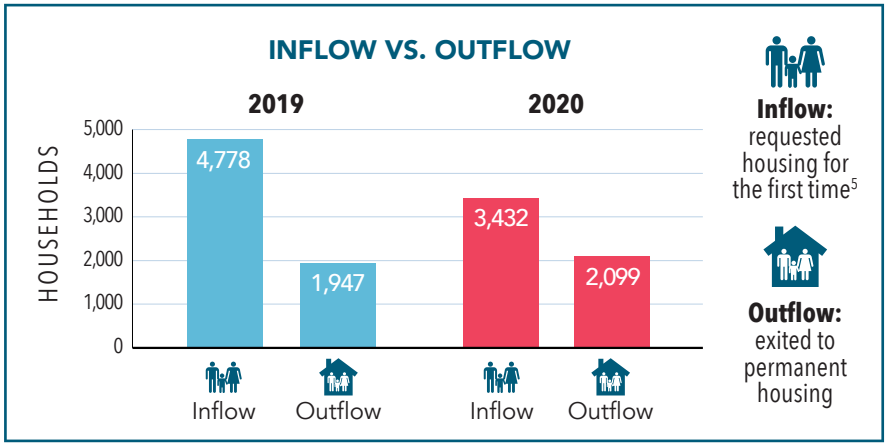
Some have also reached out for help with sensitive issues such escaping domestic violence. In this way, COVID-19 financial assistance and the dedication of the community liaisons provided a much needed bridge to help that might not have existed otherwise.

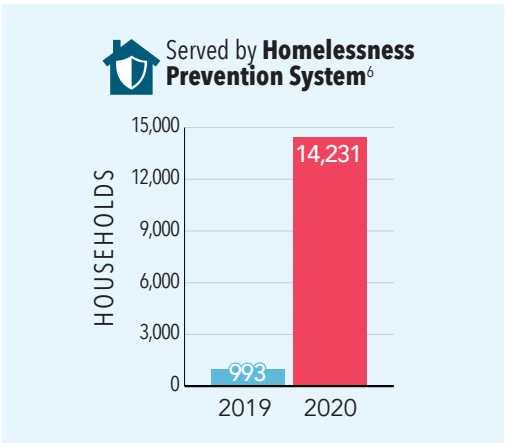
"I expect that these relationships will last beyond the pandemic," says Rosa. "We provide a space to let people express themselves. It's important for them."

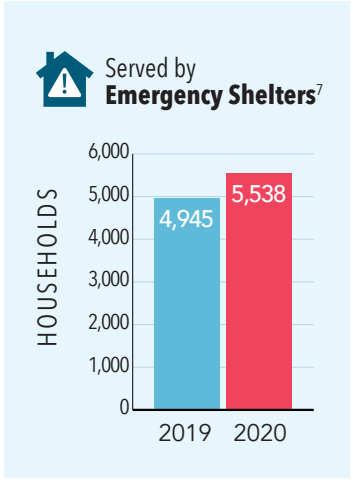
The feeling is mutual, agrees Lilia: "It's the best job I have ever had."

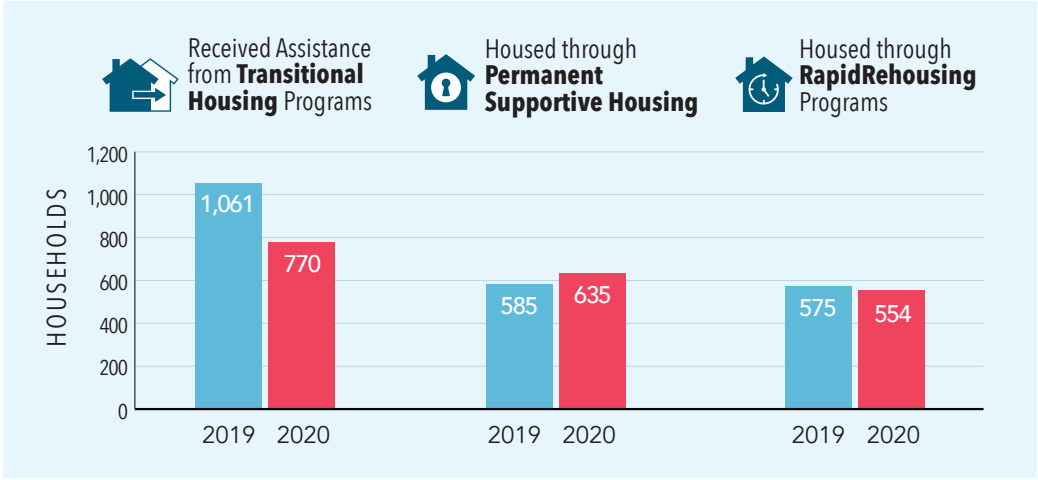
2020: A Year Like No Other

The supportive housing system didn't slow down in 2020, continuing to respond to the pre-existing systemic causes of homelessness as well as new needs arising from the COVID-19 pandemic.









[5] This metric shows the total number of people assessed by the Vulnerability Index – Service Prioritization Decision Assistance Tool for the first time. This number likely decreased from 2019 to 2020 because of barriers to people being assessed during the COVID-19 pandemic.

[6] This increase between 2019-2020 reflects the prevention system's influx of funding for people in need of COVID-19 related financial assistance.

[7] This increase reflects the temporary increase in the emergency shelter capacity in response to the COVID-19 pandemic.

Supportive Housing Highlight:

Monterey Gateway Apartments

Steve may be a self-described "wandering soul," but he found a place to call home at the Monterey Gateway Apartments, a 75-unit affordable housing project for seniors that opened in Gilroy in May 2020. Funded in part through 2016 Measure A, the Gateway Apartments offer onsite supportive services through the County, as well as opportunities to connect with other residents, a community computer room, and a pool.

Before settling into one of the project's supportive housing units, Steve struggled to find his footing after being released from prison and reentering a world he didn't recognize – a world where everyone had a computer in their phone and millionaires populated the valley he once called home with his mother and siblings.

After 20 years in prison, Steve was released at age 64. Barely able to walk and unable to find a place to live, Steve went to rehab and stayed in various shelters, all the while striving to "be the good guy again."

Now, with the help and guidance of his case managers at the Monterey Gateway Apartments, Steve is beginning to readjust to life on the outside. "If it wasn't for them, I would be lost," Steve says of his team at the Monterey Gateway. They help him navigate his new life by doing things like teaching him how to pay bills online, ensuring he gets the medical treatment he needs, and providing moral support and companionship on a day-to-day basis.

Steve's new home has also provided much needed space and stability for him to begin to deal with the trauma of his incarceration. He says he's "calmed down a lot" now that he doesn't have to worry every day about meeting his needs for shelter, food, and medical care. It also means the world to him that he can lock his own door. That may not seem like much, but to Steve that's the difference between fear and true freedom.

"Lincoln said that the strength of the nation is within the strength of the household. If you don't have a home, what's your foundation? You can find peace within a busy, chaotic world if you have a home you can return to."

- Samuel F., a veteran who experienced homelessness

Housing First Success Story: Project Welcome Home

Provide housing as a first step to helping people experiencing homelessness. Offer that housing without preconditions or barriers. House people quickly, and offer tailored, voluntary services to support them. Once you provide a safe and stable home, then recovery, treatment, and economic security can follow. This is "Housing First." And it works.

Project Welcome Home, an innovative supportive housing program created through a partnership between the County, private funders,[8] and nonprofit housing provider Abode Services, demonstrates that Housing First can end homelessness for even the most vulnerable county residents – those who have experienced long-term homelessness and rely heavily upon emergency medical and psychiatric services to treat chronic health conditions.

Between 2015 and 2019, independent evaluators from the University of California San Francisco (UCSF) assessed Project Welcome Home's Housing First supportive housing program, which provides clients with long-term rental subsidies and intensive voluntary case management and clinical treatment. Project Welcome Home clients are the highest utilizers of crisis medical services with experience of long-term homelessness, as identified through data matching between the County's medical and behavioral health records and Homeless Management Information System.

86% of chronically homeless individuals housed by Project Welcome Home were successfully housed for an average of 2.5 years without any gaps

Project Welcome Home's clients

required fewer psychiatric emergency services

and spent fewer days in emergency shelter

[8] Project Welcome Home is the first permanent supportive housing program to use a Pay for Success model, directly connecting program funding to results.

In assessing the effectiveness of the program, researchers looked at improvements in resident health, resident's use of social services, successful housing placements, and the economic benefit to the County. The study concluded that Project Welcome Home successfully placed and retained a high proportion of individuals experiencing chronic homelessness in housing, reaffirming that Housing First works.

The UCSF study found that 86%[9] of the chronically homeless individuals who were housed by Project Welcome Home's supportive housing program[10] were successfully housed for an average of 2.5 years[11] without any gaps.[12] In addition, Project Welcome Home's permanent supportive housing clients required fewer psychiatric emergency services and spent fewer days in emergency shelter.[13]

Project Welcome Home's success reflects the county's broader success with Housing First. As of December 31, 2020, the supportive housing system has permanently housed nearly 10,983 households since 2015 taking a Housing First approach. In 2020 alone, 77.2% of rapid rehousing participants obtained permanent housing, and the retention rate for households in permanent supportive housing was at 96.8%.

In the coming years, our community will continue to evolve and employ proven strategies such as Housing First in order to meet the needs of people experiencing homelessness. We know that Housing First will be a central strategy for ending homelessness in Santa Clara County, and remain steadfast in our dedication to Housing First's tenets: that housing is a fundamental human right, and that everyone is "housing ready."

"Even for people who we think have the greatest challenges, the needs are simple: safe, affordable housing and appropriate services. We believe housing is foundational to recovery; if stable, safe, decent housing is provided, people can overcome the harshest of circumstances and experiences."

– Ky Le, Deputy County Executive, County of Santa Clara

"Don't tell me you can't house people, and don't tell me people with mental health disabilities or substance use disabilities can't be housed. You can and you must."

– Dr. Margot Kushel, Director of the UCSF Center for Vulnerable Populations.

The supportive housing system has permanently housed nearly 10,983 households since 2015

In 2020, 77.2% of rapid rehousing participants obtained permanent housing

The retention rate for households in permanent supportive housing was at 96.8%

[9] 86% of participants who received permanent supportive housing through Project Welcome Home were housed during the study period, compared to 36% in the control group who were not enrolled with Project Welcome Home.

[10] Participants who did not receive housing through Project Welcome and were instead assigned to the control group were still eligible for supportive housing provided through other County-funded programs.

[11] The project's target impact was for more than 80% of participants to achieve 12 months of continuous stable tenancy.

[12] Raven, et. Al. A Randomized Trial of Permanent Supportive Housing for Chronically Homeless Persons with High Use of Publicly Funded Services.

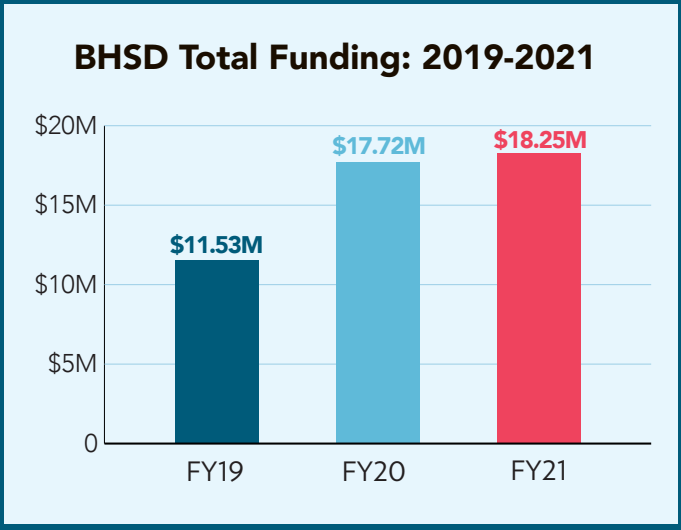
[13] Id

Opening Doors to Health and Home: Behavioral Health Services and Supportive Housing

Access to housing and behavioral healthcare, including mental health and substance use treatment, are inextricably linked. It is extremely difficult to treat behavioral health conditions for people without stable homes, and unhoused and newly housed individuals benefit greatly from the stabilizing support that behavioral healthcare provides.

Recognizing this link, the County of Santa Clara's Behavioral Health Services Department (BHSD) and OSH work hand in hand to serve currently and formerly unhoused individuals holistically: OSH connects people experiencing homelessness to subsidized housing and provides support to keep them there, while BHSD's services are there to help supportive housing residents overcome substance use and mental health issues that may have contributed to housing instability in the past.

Thanks to the recent growth of both systems and the County's ability to leverage diverse funding streams – including federal Medi-Cal dollars, U.S. Department of Housing and Urban Development funding, California state funding, and local tax revenues – OSH and BHSD have been able to offer expanded services to their shared clients.



These programs include the newly created Homeless Engagement and Access Team (HEAT), which is funded by the Mental Health Services Act. The HEAT is staffed by outreach specialists and clinicians who can treat unsheltered, uninsured people, engaging people where they are to build trust as a bridge to housing and long-term services. The program has been immensely successful thus far.

In FY19-20 the HEAT team

- Outreached to **1,595 people**
- Assessed **482 unsheltered individuals**
- Made **117 referrals** for **clinical behavioral health services**
- **24%** of people moved into **permanent supportive housing**

In 2019-20, the County also expanded existing mental health services, such as the Mobile Crisis Services Team, which trains and supports police departments in effectively interacting with community members who may be in crisis and experiencing unsheltered homelessness.

These resources have also made it possible for more supportive housing residents to receive mental health treatment directly from the Supportive Housing Division of BHSD rather than having to seek assistance from outside providers who may not specialize in working with people who have experienced homelessness. An example of this is the Hope Clinic, a collaborative effort of the County and the Santa Clara Valley Medical Center - which opened in 2019 and provides tailored, comprehensive primary and behavioral health care designed to stabilize supportive housing residents. Efforts such as these have led to better coordination between housing providers and treating clinicians, resulting in seamless wraparound care for the people who need it most.[14]

[14] In FY20, 81% of permanent supportive housing participants who were receiving mental health services received their treatment through the Supportive Housing Division of BHSD, up from 36% in 2018.

2016 Measure A Affordable Housing Bond Progress

A key driver of homelessness in Santa Clara County is the severe shortage of housing that is affordable for low-income households. Addressing this gap has been a crucial strategy in the County's efforts to prevent and end homelessness. In November 2016, voters approved a $950 million Affordable Housing Bond to fund 4,800 units of affordable housing for households with extremely low and very low incomes. 2016 Measure A also helps create rental and home ownership opportunities for households with moderate incomes.

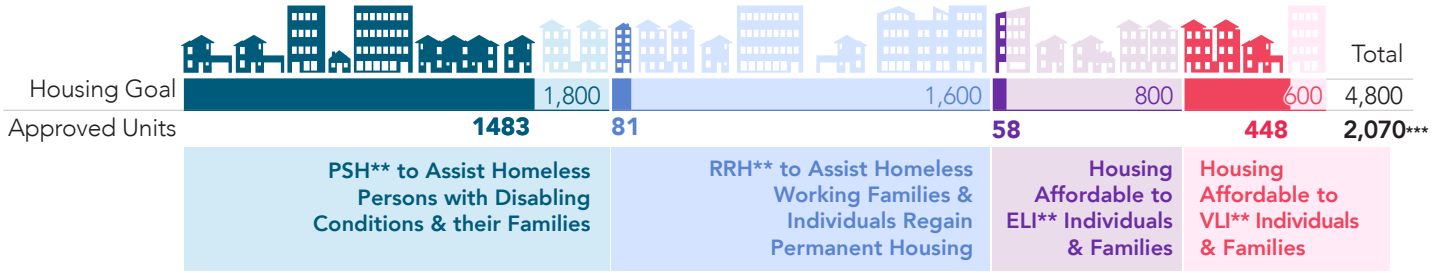
Since 2016 Measure A passed, local cities, affordable housing developers, service providers, and the County of Santa Clara have made significant progress towards our ten-year goals. As of December 2020:

3,032 New Apartments Funded

28 Housing Developments Funded

$377,134,646 in Multi-Family Housing Developments Approved

2016 Measure A Production Goals & Progress



***PSH (Permanent Supportive Housing), RRH (Rapid Rehousing), ELI (Extremely Low Income), VLI (Very Low Income)*
****440 additional units of affordable housing and apartments for building managers brings the total to 3,032 apartments approved in the last three years.*

For more information about 2016 Measure A, visit:
https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/AffordableHousingBond/Pages/home.aspx

Where We're Going: The 2020-2025 Community Plan to End Homelessness and Progress to Date

Despite progress in creating a supportive housing system that moves thousands of homeless individuals and families into housing each year, the crisis continues to grow. The systemic factors driving homelessness are stronger than ever and are forcing more community members onto the streets and into shelters every day.

In 2019, as the 5-year period covered by the first community plan came to an end, a broad range of community partners came together to build on this progress and develop a roadmap for future work to end homelessness in 2020 and beyond. This roadmap centers on three strategies:

STRATEGY 1	STRATEGY 2	STRATEGY 3
Address the root causes of homelessness through system and policy change	Expand homelessness prevention and housing programs to meet the need	Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

To truly end homelessness in Santa Clara County, collective will and resources must be summoned to not only respond to the current crisis and scale successful housing strategies, but also address and eliminate the root causes of homelessness. Of course, the COVID-19 pandemic has made implementation of these strategies all the more urgent as the number of people experiencing homelessness is expected to grow and our systems must rapidly expand to meet the need.

Alongside the implementation of strategies in this plan, the County and its partners seek to raise the voices of people with lived experience and share power and decision making with our unhoused and recently housed neighbors. Embedded in this work is a focus on policies and programs that reduce racial inequity, in an effort to reverse the disproportionately high rates of people of color who are unhoused.

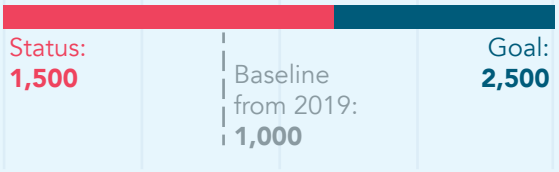
In order to make this plan a success, the County and its partners also have the goal to have each jurisdiction not only endorse this plan, but to develop implementation strategies that specifically address the concerns in their communities.

Progress toward goals:

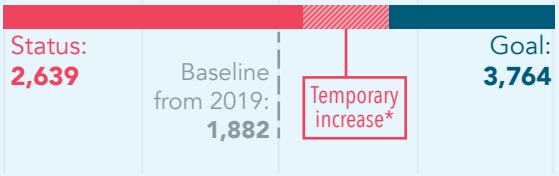
In addition to laying out a roadmap of strategies to prevent and end homelessness, the Community Plan set aggressive targets to achieve by 2025 including:

House **20,000 people** through the supportive housing system

Expand the Homelessness Prevention System and other early interventions to serve **2,500 people per year**

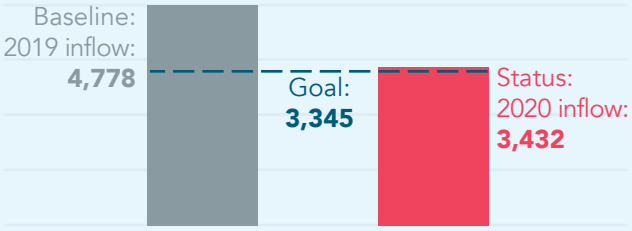


Double temporary housing and shelter capacity to reduce the number of people sleeping outside



* Temporary increase is the result of a temporary capacity increase of 1,123 for COVID-19 and a temporary decrease of 516 for social distancing.

Achieve a **30% reduction** in annual inflow of people becoming homeless



To read the entire 2020-2025 Community Plan to End Homelessness, visit: https://housingtoolkit.sccgov.org/take-action/santa-clara-county-community-plan-end-homelessness-2020-2025

For a countywide map of supportive housing developments, visit: www.supportivehousingscc.org/map

"The County's homelessness prevention system is a magnificent program and support. It makes you better and bigger as a person. The biggest thing of all is because of this support, we didn't have to separate our family. We were able to stay together, learn and grow together."

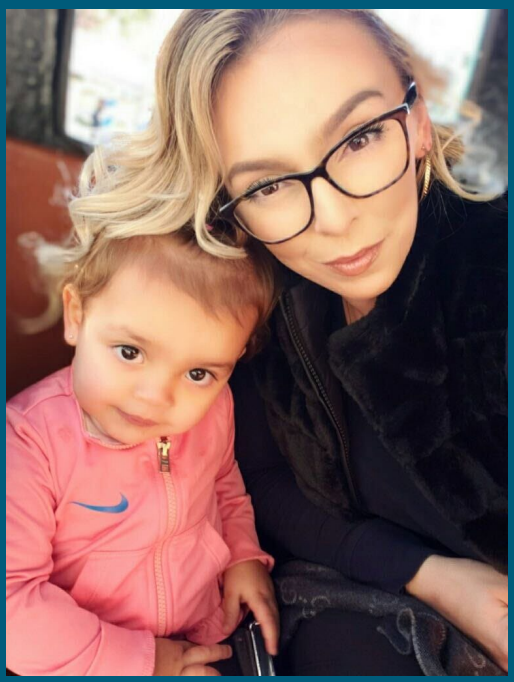
- Monica M., a mother of five, whose family remained housed through Sacred Heart's Homelessness Prevention Program

Conclusion

In 2019-20, Santa Clara County's supportive housing system provided shelter, emergency assistance, permanent housing, and supportive services to thousands of currently and formerly homeless individuals and families. Still, with thousands of people experiencing homelessness and tens-of-thousands more on the brink due to high housing costs, a lack of living-wage jobs, and the economic fallout from the COVID-19 pandemic, there is much progress to be made to achieve the community's goal of making homelessness rare, brief, and non-recurring.

Since launching the first Community Plan to End Homelessness in 2015, the supportive housing system has continued to grow and improve its ability to serve the diverse population of people experiencing homelessness in the county. Expanding the reach and capacity of the supportive housing system in 2019-20 was no exception. While forming and implementing the 2020-25 Community Plan to End Homelessness over the past two years, the system moved over 4,000 households from homelessness to housing, bringing the community closer to its goal of ending homelessness.

Despite these accomplishments, COVID-19's full impact on our community and local economy is not yet known. While the future is uncertain for many in our community, we know that our county will continue to work together collaboratively, compassionately, and creatively to meet these challenges – including pursing the end of homelessness.



"You don't know how important a home is until you don't have one. Actually having a place for me and my daughter to come home to makes everything we have to deal with in this crazy life a little bit easier every day. We've never had a home to come to until now, so it's affected our lives in every possible way you could imagine. It's everything and only for the better. "

- Amy G., a mother who experienced homelessness with her two-year-old daughter

ENDING HOMELESSNESS

2018

The State of the
Supportive Housing System
in Santa Clara County

ENDING HOMELESSNESS

The State of the Supportive Housing System in Santa Clara County

2018

Acknowledgements

This report was prepared by HomeBase, The Center for Common Concerns
on behalf of the County of Santa Clara Office of Supportive Housing
and was designed by Cesar Ramirez of Gilmore IT Solutions.

The Office of Supportive Housing would like to thank its many partners who generously provided information for this report. Special thanks to the clients who shared their stories.

This report can be downloaded at the Office of Supportive Housing website:
www.supportivehousingscc.org/report

Cover photo credits (clockwise from top):
Far left, top left and top right photos, courtesy of Destination: Home.

Table of Contents

3 Executive Summary

6 Introduction

8 Homelessness in Santa Clara County

14 Partnering to End Homelessness

18 Building Affordable Communities

31 Supportive Housing Partnerships

44 Crisis Response System

51 Conclusion

52 Appendix A: Defining Homelessness

53 Appendix B: Data Sources

54 Appendix C: Measuring Success

55 Appendix D: Local Funding for Supportive Housing and Homeless Services

A map of developments that include supportive housing is available at: www.supportivehousingscc.org/map

Photo by Bruce Damonte, courtesy of MidPen Housing.

Executive Summary

In Santa Clara County, the heart of Silicon Valley, thousands of residents experience homelessness each year, many living on the streets, in tents, or in vehicles. For many more households, the high cost of housing and too few living wage jobs leaves them one emergency or unexpected expense away from losing their housing. While most households that fall into homelessness are able to quickly resolve their housing crises, many others face steep barriers to regaining housing stability.

This report highlights the collaborative efforts of the County of Santa Clara Office of Supportive Housing and its numerous partners in 2018 to address the diverse causes and impacts of homelessness. From affordable housing development to preventing homelessness before it occurs to strengthening the supportive housing system to better serve those with the highest needs, these efforts demonstrate the power of partnerships to further the community's efforts to end homelessness.

Partnering to End Homelessness

To address the needs of its most vulnerable residents, Santa Clara County's supportive housing system provides shelter, supportive housing, and homelessness prevention services. However, these resources are limited and the demand for affordable housing and supportive services far exceeds the system's current capacity. Santa Clara County's Community Plan to End Homelessness, created in 2015, outlines a coordinated strategy to address homelessness that is powered by collaboration. Building partnerships across County departments, local governments, the business sector, and non-profit and philanthropic partners to leverage available resources and bring in new funding streams is fundamental to expanding the reach of the supportive housing system.

Progress Toward Goal of 6,000 New Housing Opportunities

2,056
New as of December 31, 2018
1,371
685

842
Pipeline as of Dec. 31, 2018
39
60 TBD

6,000
Goal for New Opportunities

Permanent Supportive Housing | Rapid Rehousing

Building Affordable Housing

Building more affordable housing is an essential component of the community's collaborative strategy to end homelessness. Responding to the deepening housing crisis, especially for the county's lowest-income residents, the County of Santa Clara has prioritized funding and development of housing for residents experiencing homelessness and extremely low-income households making less than 30 percent of Area Median Income. In response to urgent community need, the County has taken a multifaceted approach, partnering with city governments, housing developers, nonprofit and philanthropic organizations, property managers, landlords, and the Santa Clara County Housing Authority to increase the number of available affordable apartments for these priority populations and the supports necessary to help them stabilize.

Key examples of the collaboration necessary to stably house the county's most vulnerable residents include:

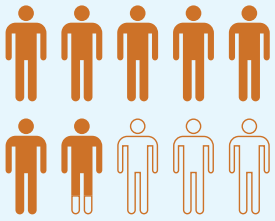
- **Second Street Studios** which, in 2019, became home to 134 new tenants who have experienced long periods of homelessness, many of whom have relied on the community's emergency medical and behavioral health systems to address long-term disabilities and medical needs. The project's radically collaborative approach, bringing together developers, property managers, and service providers, offers a model of coordinated support for the community's most vulnerable members.
- **The Measure A Affordable Housing Bond**, passed in 2016, provides $950 million in funding for 4,800 units of affordable housing over 10 years. To date, the County has approved funding for 19 developments, including 13 in 2018, creating a total of 1,437 new affordable homes.

Supportive Housing System and Crisis Response System Partnerships

In Santa Clara County's supportive housing system, affordable housing is complemented by individualized medical, behavioral health, employment, and other supportive services to help clients maintain stable housing. System partners are continuously evaluating programs to improve outcomes for families and individuals experiencing homelessness. The continuum of programs and services provided to meet the needs of the community's most vulnerable residents involve many innovative partnerships designed to maximize the impact of the limited resources available and meet the high demand for homeless services.

RAPID REHOUSING

Obtained Permanent Housing



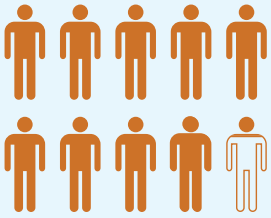
68%

were in permanent housing

(883 of 1,297) of clients who exited rapid rehousing programs in 2018

PERMANENT SUPPORTIVE HOUSING

Permanent Housing Retention



92%

remained stably housed for at least 12 months

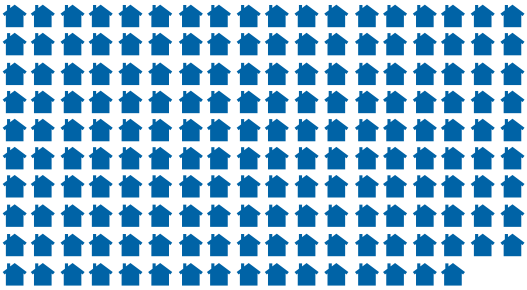
(956 of 1035) of clients served by a permanent supportive housing program in 2018

In 2018, key programs and strategies implemented by the Office of Supportive Housing and its partners include:

- **Taking a Multidisciplinary Approach to Meeting the Needs of the Most Vulnerable Residents** – The Office of Supportive Housing and the County of Santa Clara Health System expanded their partnership through the Valley Homeless Healthcare Program in 2018 to include a 13-person multidisciplinary team dedicated to providing medical, behavioral health, and other supportive services to permanent supportive housing participants. To meet the unique needs of people experiencing homelessness, the team provides wrap-around services, supporting them not only through their immediate medical care and housing process, but also in maintaining long-term housing stability.
- **Raising the Voices of People with Lived Experience of Homelessness** – In 2018, together with Destination: Home, the Office of Supportive Housing supported the formation of the Lived Experience Advisory Board, a 13-member body comprised of currently and formerly homeless individuals with diverse life experiences. Creating a direct line of communication with system-level decision-makers, the Board has provided input on new County policies and made recommendations for the use of new state funding, as well as provided leadership development opportunities for members.
- **Expanding the Community's Capacity to Prevent Homelessness** – The Homelessness Prevention System brings together a network of community partners to provide flexible financial assistance and resources for households at risk of losing their housing. The program expanded its reach to serve more than 500 households in 2018, with plans to double capacity in 2019.
- **Fostering Safe Spaces and Targeted Services for the LGBTQ Community** - To address the large disparity in LGBTQ persons experiencing homelessness in Santa Clara County, more than 70 stakeholders, as well as LGBTQ youth and young adults, came together in 2018 to develop a 20-person LGBTQ-friendly temporary housing program. The program was collaboratively designed to meet the needs of LGBTQ individuals and prompted additional system-wide changes across the supportive housing system to ensure safe and equal access to housing and services.

Through a multitude of innovative and strategic partnerships, Santa Clara County's supportive housing system provided shelter, emergency assistance, permanent housing, and supportive services to thousands of currently and formerly homeless individuals and families in 2018. Still, with more than 7,300 people experiencing homelessness and thousands more on the brink due to high housing costs and a lack of living-wage jobs, expanding the reach and capacity of the supportive housing system is critical to achieving the community's goal of making homelessness rare, brief, and non-recurring.

Combined and coordinated, these individual efforts leverage the expertise of each partner and maximize limited resources in the community, resulting in



1,783 households
moving from **homelessness to housing** in 2018.

A shared vision and commitment to strategic and mutually beneficial partnerships is at the core of the progress made in 2018. The County of Santa Clara Office of Supportive Housing appreciates the many stakeholders who contributed to this growth and looks forward to opportunities to further strengthen the supportive housing system through future collaboration. Maintaining and accelerating progress towards ending homelessness in Santa Clara County will require continued commitment to the community's shared goals and ever more partnerships to better serve the County's most vulnerable residents.

Introduction

Despite a prosperous local economy and high median incomes, thousands of Santa Clara County residents experience homelessness each year. As of January 2017, more than 7,300 individuals were living on the streets, in shelters, or in transitional housing across the county. For many thousands more households on the verge of homelessness, stable and affordable housing is out of reach due to the high cost of housing and too few living wage jobs. Data shows that while most households that fall into homelessness are able to quickly resolve their housing crises, many others face steep barriers to regaining housing stability, including physical and mental health disabilities, experience of trauma, extremely low or fixed incomes, and discrimination.

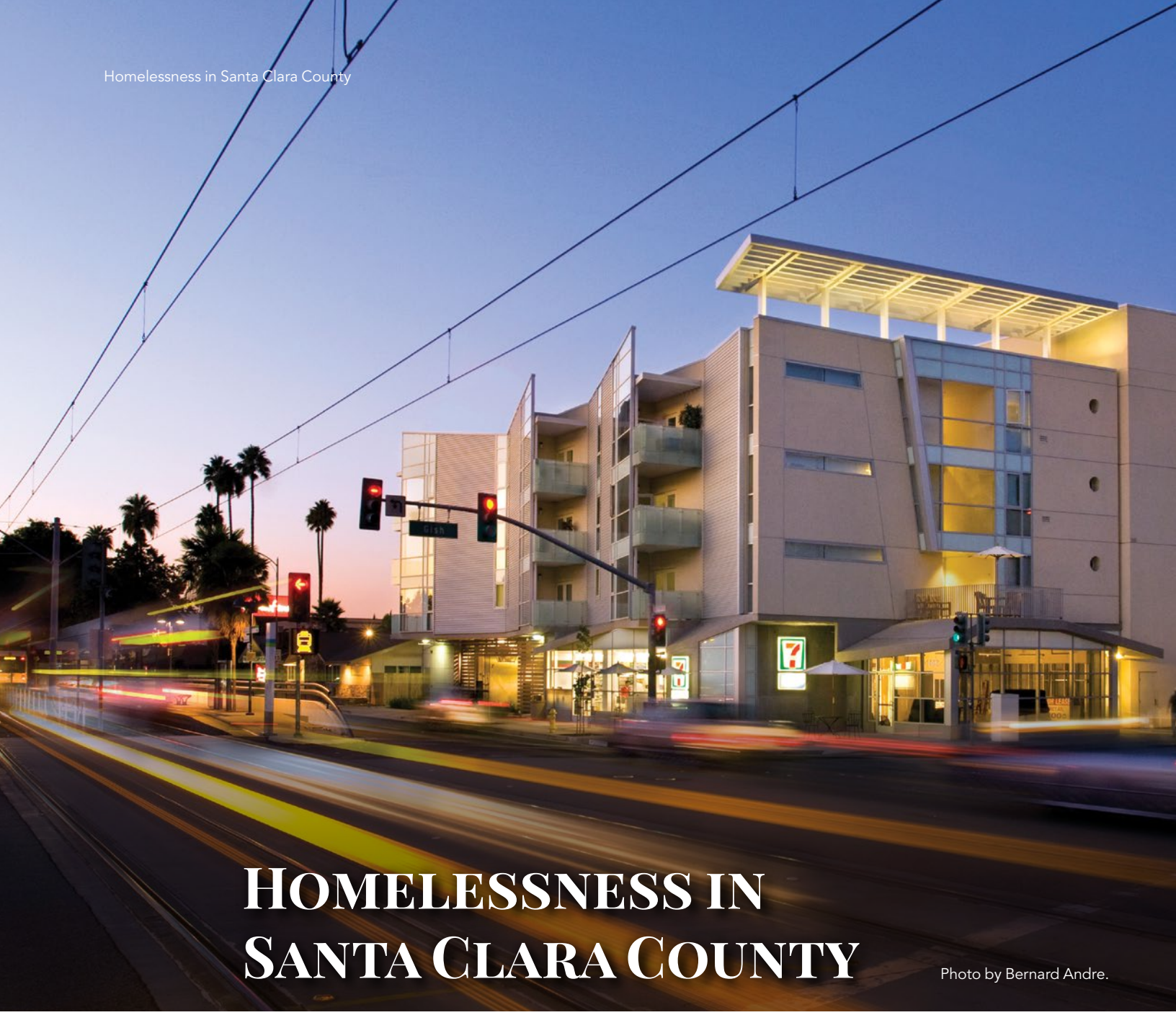
To address these urgent needs, Santa Clara County's supportive housing system provides shelter, supportive housing, and homelessness prevention services in furtherance of the goal of making homelessness rare, brief, and non-recurring. However, these resources are limited and the demand for affordable housing and supportive services in Santa Clara County far exceeds the system's current capacity. Partnerships across departments, business sectors, and systems to leverage current resources and bring in new funding streams are fundamental to expanding the reach of the supportive housing system.

Recognizing that homelessness and housing are at the intersection of many vital community needs, the supportive housing system has been intentionally designed around collaboration between County systems, local cities, housing developers, philanthropic funders, community organizations, and community members.

> *Partners in the supportive housing system work collectively toward the goal of ending homelessness, while at the same time furthering the objectives of each agency, accomplishing more together than each partner could achieve acting on their own."*
>
> *– Ky Le,*
> *Director, County of Santa Clara Office of Supportive Housing*

This report highlights the collaborative efforts of the County and its numerous partners in 2018 to address the diverse causes and impacts of homelessness. From affordable housing development to preventing homelessness before it occurs to strengthening the supportive housing system to better serve those with the highest needs, these efforts demonstrate the power of partnerships to further the community's efforts to end homelessness.

Photo by Bernard Andre.



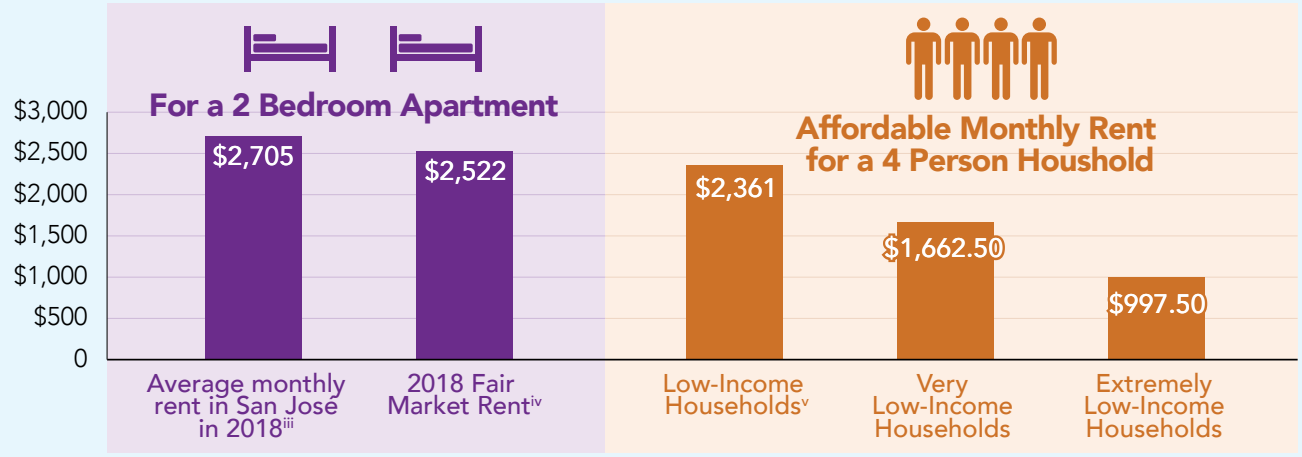
Homelessness in Santa Clara County

Photo by Bernard Andre.

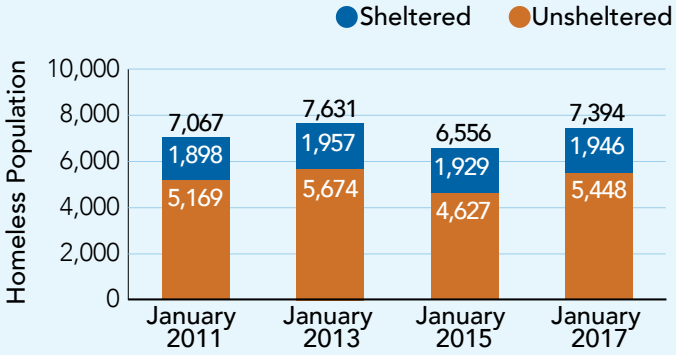
Homelessness in Santa Clara County increased from January of 2015 to January of 2017, as rental costs continued to exceed affordability for low income individuals and families.[i] A lack of affordable housing options for the community's most vulnerable residents means that thousands of households live on the brink of housing loss, and many become homeless for the first time each year. Individuals and families, adults and children, people with jobs, and those with severe disabling conditions all face challenges to finding and retaining safe and stable housing. Through a range of shelter and housing programs connected to healthcare, employment, education, legal services, and other support systems, the supportive housing system helped 1,783 people overcome daunting barriers and find new homes in 2018.

[i] Every other year in January, the County of Santa Clara Office of Supportive Housing coordinates a countywide point-in-time count of people experiencing homelessness. This biennial Homeless Census and Survey provides the best data available on the size of the county's homeless population over time, including numbers of people sleeping outside, in vehicles, or in structures not intended for human habitation (unsheltered), and in emergency shelters and transitional housing programs (sheltered). For more information about the Homeless Census and Survey, see Appendix B: Data Sources.

Housing Costs in Santa Clara County



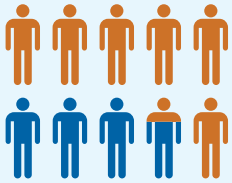
Santa Clara County Homeless Census & Survey[ii]



System Inflow & Outflow

4,204
Homeless households requested housing assistance for the first time in 2018

1,783
Households were placed in housing in 2018, after enrolling in a shelter or housing program



63%
of people were experiencing homelessness for the first time

(4,969 of 7,861) of those who enrolled in shelter or housing programs in 2018[vi]

People served by the supportive housing system in 2018 experienced an average of

2 years of homelessness,

including an average of 144 days spent in shelters and temporary housing

---

[ii] Santa Clara County 2017 Homeless Census and Survey Comprehensive Report; Santa Clara County 2015 Homeless Census and Survey Comprehensive Report; Santa Clara County 2013 Homeless Census and Survey Comprehensive Report https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2015SantaClaraCountyHomelessCensusandSurveyReport.pdf

[iii] City of San José, Housing Market Update Third Quarter 2018. http://www.sanjoseca.gov/DocumentCenter/View/81207

[iv] Fair market rent is the amount that the Department of Housing and Urban Development (HUD) calculates would be needed to pay rent and utilities for a modest, privately owned, and safe rental unit of that size. U.S. Dept. of Housing and Urban Development, Fair Market Rent. Available at: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary.odn

[v] The federal government considers a household Low-Income (LI), Very Low-Income (VLI), or Extremely Low-Income (ELI) when the household's income is at or below a certain threshold. The thresholds are 80 percent of Area Median Income (AMI) for Low-Income households, 50 percent for VLI, and 30 percent for ELI. Affordable monthly rent is estimated as 30 percent of the income threshold established by HUD for a four-person household. https://www.scchousingauthority.org/section-8-housing-programs/waiting-lists-applicants/income-limits/

[vi] HUD defines first-time homelessness as families and individuals who have not had contact with any housing or service programs for people experiencing homelessness in the previous 24 months.

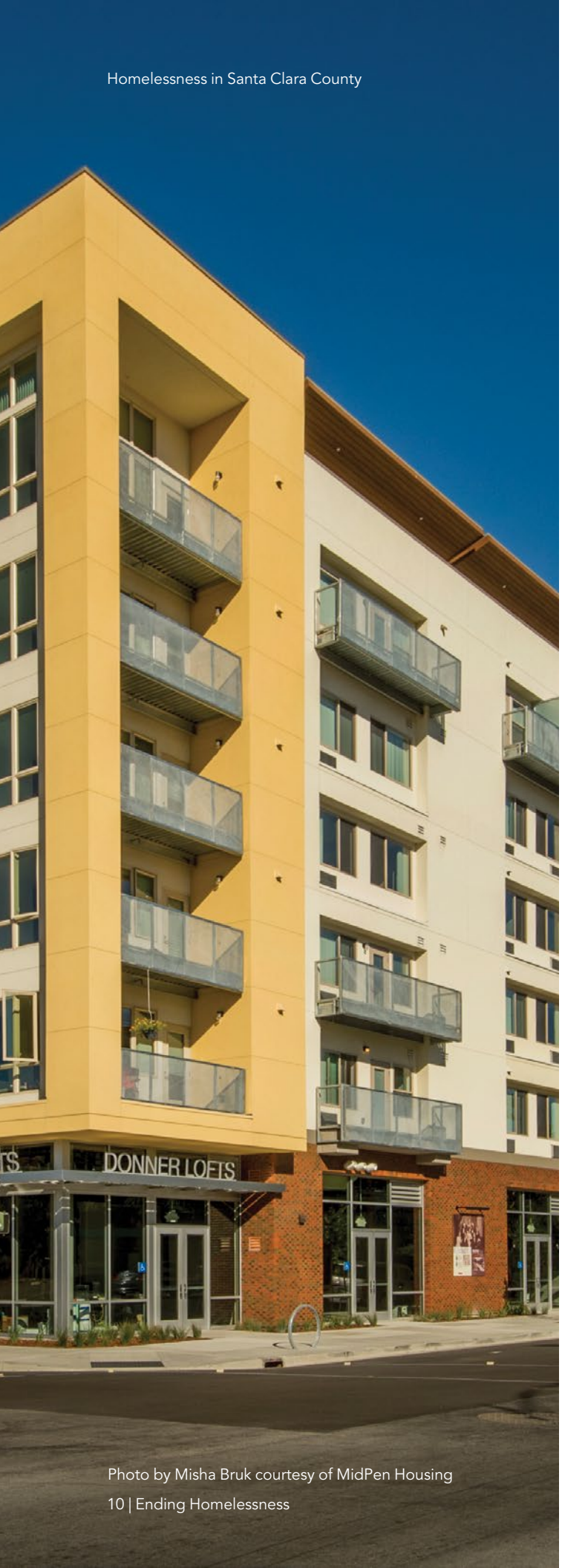


Photo by Misha Bruk courtesy of MidPen Housing

Who Experiences Homelessness?

While a persistent gap between soaring housing costs and stagnant incomes for low- and extremely low-income residents remains the primary driver of housing instability in Santa Clara County, no one-size-fits-all solution will end homelessness for all residents. Homelessness affects people of all ages, family compositions, and stages of life, and from each of the diverse communities within our county. From affordable housing development to health care, employment, education, and basic physical safety, progress toward ending homelessness relies on the success of all of the supportive housing system partners in pursuing their individual goals for the populations they serve.

Veterans

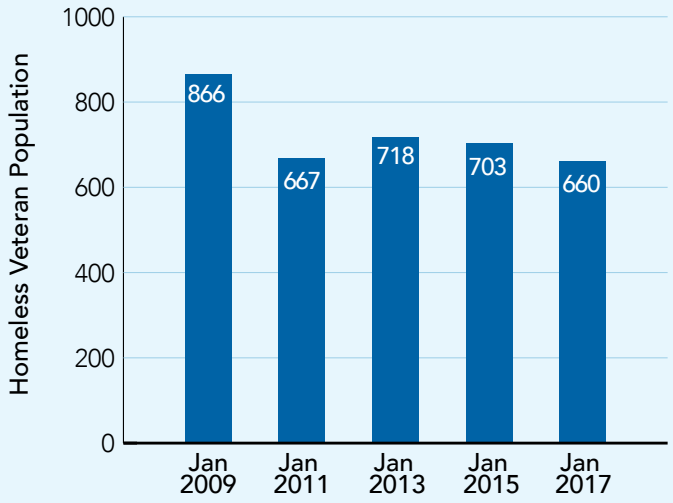
California has the largest population of veterans experiencing homelessness in the country. Many veterans experiencing homelessness have high barriers to housing due to service-related trauma, including Post-Traumatic Stress Disorder and substance use issues, which can result in long periods of homelessness. Ending veteran homelessness is a priority both nationally and locally, and the community has made significant progress in reducing the overall number of veterans experiencing homelessness in the past ten years.

This reduction in veteran homelessness is a powerful example of effective collaboration – in this case, between local cities, service providers, and two distinct service systems: one designed to serve qualifying veterans and the other designed to serve people experiencing homelessness. (See p.33 for more information about the All the Way Home campaign and other efforts to end veteran homelessness.)

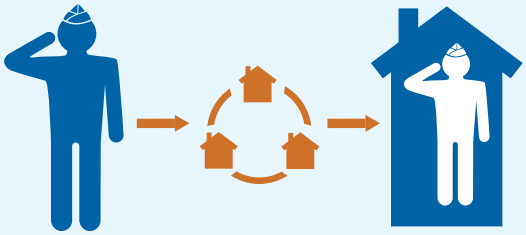
Youth and Young Adults

A variety of circumstances and risk factors contribute to high rates of youth homelessness in Santa Clara County. Family dynamics, including arguments and violence, are often the precipitating cause of homelessness among youth between the ages of 12 and 24, and time spent in the foster care system is a leading risk factor. Overall, youth and young adults are less likely to access services or government assistance and are often more difficult to locate or identify than the adult homeless population, making youth-specific housing and services an essential component of the supportive housing system.

Santa Clara County Homeless Census & Survey
Homeless Veterans



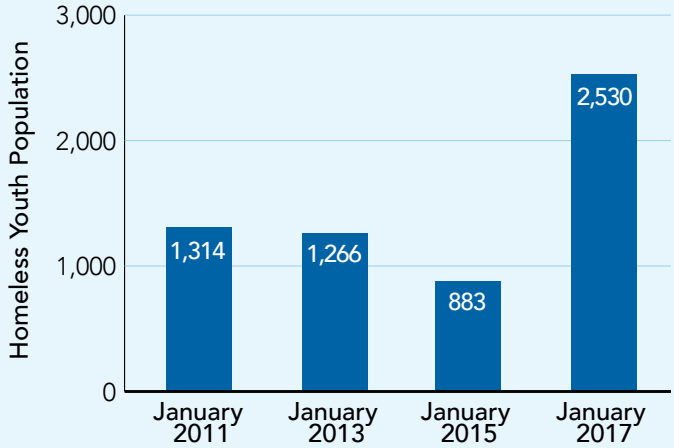
System Inflow & Outflow of Homeless Veterans



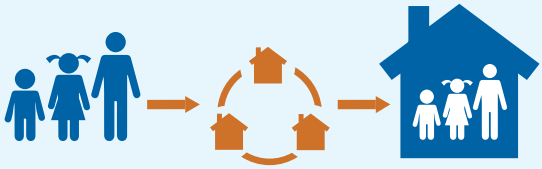
325
Homeless veterans
requested housing help for the first time in 2018

328
Veterans
were placed in housing in 2018, after enrolling in a shelter or housing program

Santa Clara County Homeless Census & Survey
Homeless Youth & Young Adults

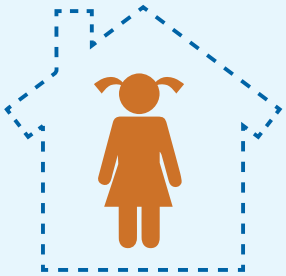


System Inflow & Outflow of Homeless Youth & Young Adults[vii]



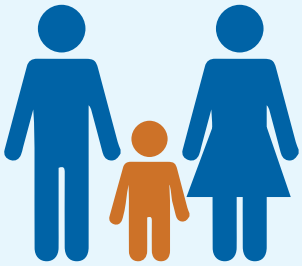
594
Homeless youth
aged 24 or younger requested housing help for the first time in 2018

288
Youth
aged 24 or younger were placed in housing in 2018, after enrolling in a shelter or housing program



In the 2017 Homeless Census and Survey

96%
of youth and young adults were **unsheltered**



In the 2017 Homeless Census and Survey

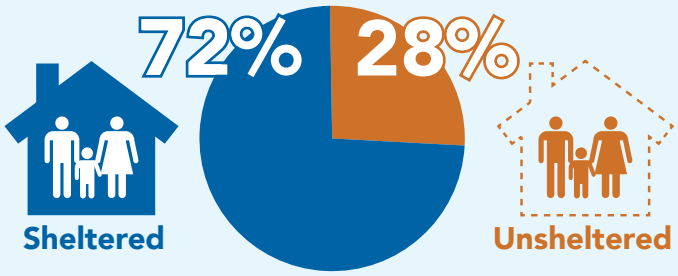
45%
of youth and young adults reported experience in the **foster care system**

[vii] This system inflow and outflow data includes youth 24 and under, including some youth under 18, who identified themselves as the head of a household.

Families with Children

For low-income families, the high cost of housing in Santa Clara County is compounded by numerous other expenses, such as child care and the need for more living space. As a result, many families in Santa Clara County live with the reality that one – or even two – low-wage jobs are not sufficient to cover basic necessities. Homelessness has many negative consequences for school-aged children, including increased rates of anxiety and behavior issues, and decreased academic achievement due to absences and changing schools.[viii] School-based programs that provide both academic and community supports for homeless children and youth are critically important for families.

2017 Santa Clara County Homeless Census & Survey
Families with Children

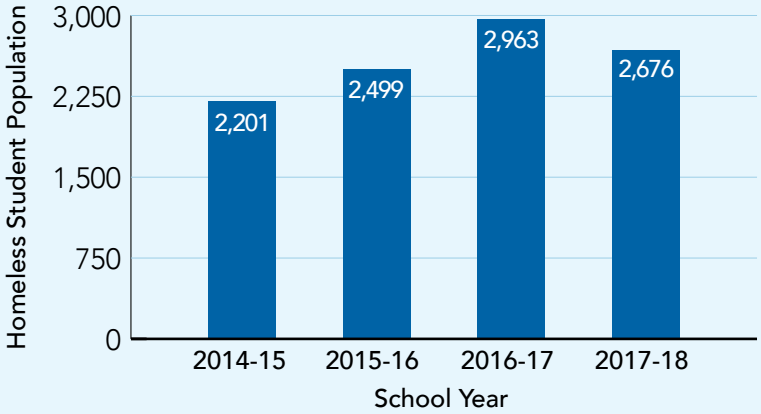


System Inflow & Outflow
Families with Children

566
Homeless families with children
housing help for the first time in 2018

478
Families with children
were placed in housing in 2018, after enrolling in a shelter or housing program

Students Identified as Homeless or "Doubled Up" in Santa Clara County Public Schools[ix]

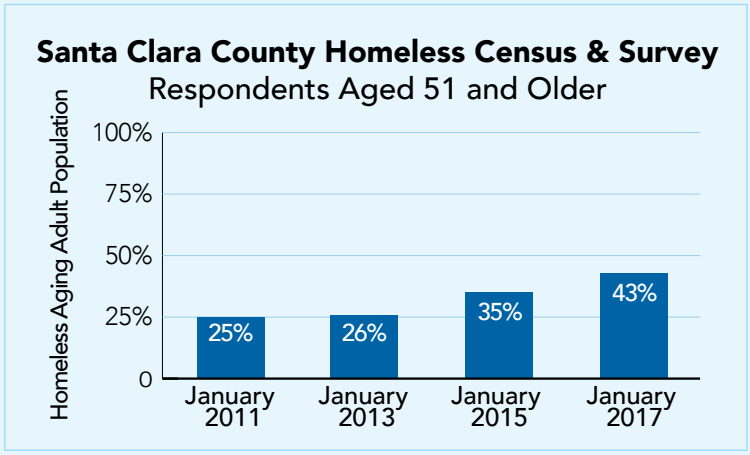


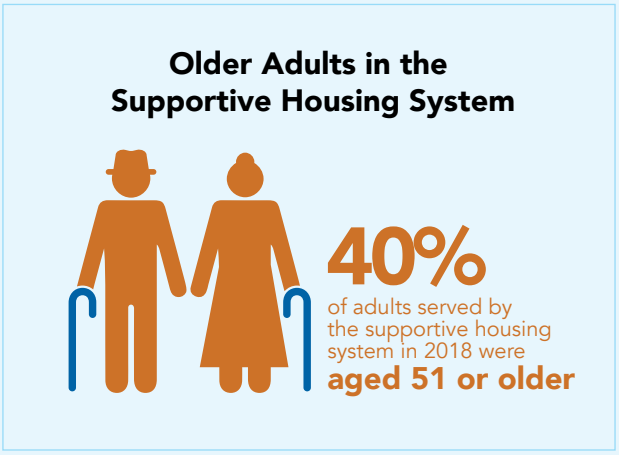
[viii] U.S. Interagency Council on Homelessness, "Opening Doors: Federal Strategic Plan to Prevent and End Homelessness." 2015. https://www.usich.gov/resources/uploads/asset_library/USICH_OpeningDoors_Amendment2015_FINAL.pdf

[ix] Each year, schools assess the number of students experiencing housing instability. While this assessment uses a more expansive definition of homelessness than that required by the U.S. Department of Housing and Urban Development for the Homeless Census and Survey – including families that are "doubled up" or living in motels or other temporary housing – the information collected by schools provides further insight into families that are homeless or at risk of homelessness. For more information about the definition of homelessness used in this report, see Appendix A: Defining Homelessness.

Aging Adults

As the "baby boomer" generation grows older, an increasing number of Santa Clara County's older adults are aging into poverty and homelessness. Many seniors live on fixed incomes that are overwhelmed by high-cost housing and healthcare which affords little flexibility to accommodate fluctuations in the cost of housing or other basic necessities. The stress and instability of homelessness can cause premature aging and significantly reduce life expectancy. Research has demonstrated that homeless adults over the age of 50 have rates of chronic illness and geriatric conditions akin to housed adults who are 15 to 20 years older.[x]

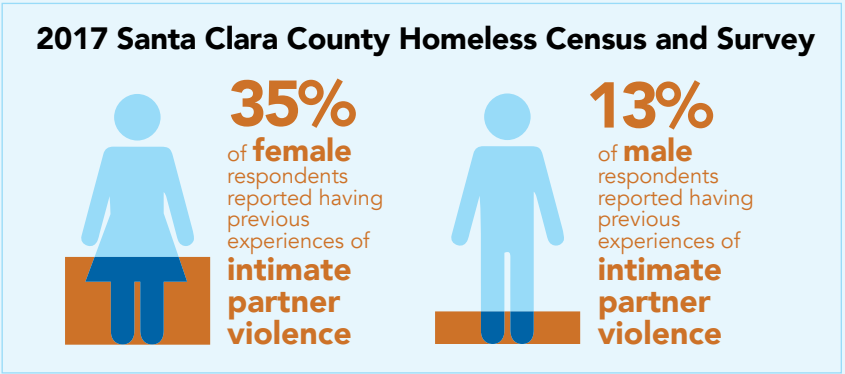




Survivors of Intimate Partner Violence

In Santa Clara County, as in many other communities, intimate partner violence and homelessness often go hand-in-hand. Experience of intimate partner violence is common among individuals and families experiencing homelessness and is often cited as a primary cause of housing loss. Especially in a high-cost housing market like Santa Clara County, limited financial resources make escaping an abusive relationship increasingly difficult.

In addition to meeting immediate safety and housing needs, survivors of intimate partner violence often require specialized support and safe spaces to cope with trauma. Agencies serving survivors of intimate partner violence in Santa Clara County play a unique and crucial role in the supportive housing system for those fleeing intimate partner violence.



[x] Justice in Aging, "How to Prevent and End Homelessness Among Older Adults." April 2016. Available at: http://www.justiceinaging.org/wp-content/uploads/2016/04/Homelessness-Older-Adults.pdf

[xi] This data is from the community's Homeless Management Information System (HMIS) and includes all adults served by street outreach, shelter, transitional housing, or permanent housing for people exiting homelessness. Victim service providers (organizations whose primary goal is to serve people fleeing intimate partner violence, sexual assault, or human trafficking) do not enter data into HMIS for safety reasons, so this data does not include adults with experience of intimate partner violence who were served by victim service providers within the supportive housing system.

Partnering to End Homelessness

From the inception of Santa Clara County's supportive housing system, city, County, nonprofit, philanthropic, and other community partners have recognized that the impact of a collaborative approach will always be greater than the sum of its parts. Thoughtful and strategic partnerships enrich the individual efforts of each partner even as they further the shared goal of making homelessness rare, brief, and non-recurring for all residents.

Photo courtesy of Destination: Home.

The Community Plan to End Homelessness in Santa Clara County

The Community Plan to End Homelessness in Santa Clara County, developed through a series of community summits in 2014, outlines a coordinated strategy to address homelessness that is powered by partnership. Through the community planning process, representatives of the County, local cities, nonprofit advocacy groups, service providers, philanthropic organizations, elected officials, universities, and people with lived experience of homelessness committed to a vision of strategic, intentional partnerships that leverage individual strengths and expertise into a coordinated and effective system. The partnerships highlighted in this report are a living illustration of this vision.

As the 5-year period covered by this plan comes to an end, this year will see a renewed community planning process to develop a roadmap for future work to end homelessness in 2020 and beyond. The many partners of the supportive housing system will have an opportunity to reflect on significant progress made toward the goals and strategies they laid out for 2015-2020:

1 Disrupt Systems

The Community Plan calls for disruptive strategies and innovative programs that transform the systems related to housing people experiencing homelessness.

- Deepen partnerships between local governments, nonprofit service providers, and the business sector to improve coordination
- Use data to implement outcomes-based decisions about the most effective programs and structures to meet community needs
- Coordinate housing and services through the Coordinated Assessment System to connect each individual with the right housing solution
- Ensure that all individuals have a plan for housing upon exit from criminal justice or medical institutions and are not discharged into homelessness

2 Build the Solution

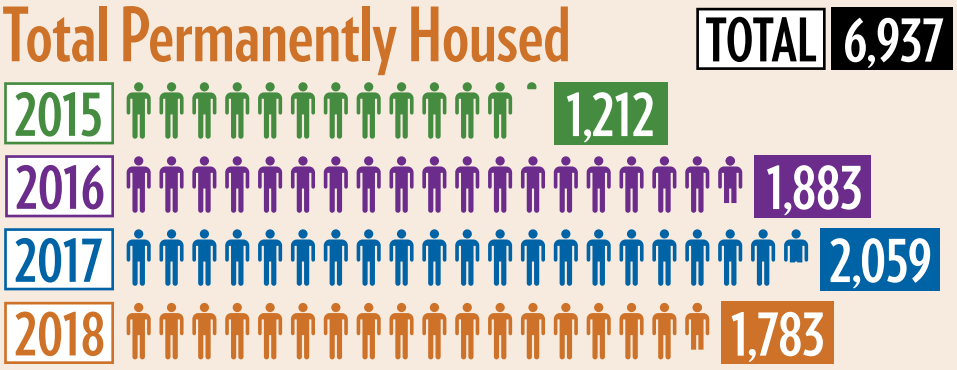
To end homelessness, it is essential to secure the full amount of funding needed to provide affordable housing and services to those who are homeless and those at risk of homelessness.

The Community Plan sets a goal of 6,000 new affordable housing opportunities dedicated to people experiencing homelessness, including new physical homes and apartments and new rental subsidies. Tenants in each of these new housing opportunities will have access to case management, health care, employment programs, and other services to ensure they are able to remain housed.

3 Serve the Person

The Community Plan recognizes the importance of client-centered strategies that target resources to each specific individual or household based on their unique and different needs. Goals under this section focus on increasing the system's capacity to serve veterans, children and youth, families, people with disabilities who have experienced long-term homelessness, and other specific subpopulations.

Since implementation of the Community Plan began in 2015, the supportive housing system has helped 6,937 households return to safe and permanent housing.



In 2018, supportive housing system partners continued to make significant progress toward Community Plan goals. In 2018 alone, new construction and expanded funding created over 600 new affordable homes for people exiting homelessness (see **Building Affordable Communities** on page 18 for more information about progress toward 6,000 new housing opportunities). Longstanding partners deepened existing collaborations to ensure health, well-being, and housing stability for the county's most vulnerable residents (see **Supportive Housing Partnerships** on page 31 for more information about cross-system partnerships). As it grows to meet the community's need, the supportive housing system will continue to focus on systemwide coordination and improved crisis response for all families experiencing homelessness (see **Crisis Response System** on page 44 for more information about system coordination and shelter programs).

Destination: Home

Serving as a convener and key partner in Santa Clara County's supportive housing system, Destination: Home collaborates with diverse community stakeholders, including foundations, corporations, nonprofits, and local government agencies, to develop and fund strategies to prevent and end homelessness. As a public-private partnership, Destination: Home leverages philanthropic investments and implements collective impact initiatives, including developing the countywide Community Plan to End Homelessness in 2015, and supporting research and data-driven decision-making to inform strategic allocation of limited resources.

Among their many strategic initiatives, in 2018, Destination: Home supported the development of the Lived Experience Advisory Board, a platform for currently and formerly homeless individuals to have a voice in the community's decision-making process (see pg. 16), and expanded the reach of the Homelessness Prevention System to provide flexible assistance to help families and individuals remain stably housed (see pg. 45).

Philanthropic Investments in Homelessness

Beyond government and non-profit organizations, engaging the private sector in a meaningful and ongoing way is critical to the long-term success of all efforts. Seeded with one of the largest private contributions to homelessness in history, Destination: Home launched the Supportive Housing and Innovation Fund in 2018 with a grant of $50 million from Cisco. The new Fund enables the private sector to strategically and seamlessly support local initiatives, complement public funding, and share in a joint approach to prevent and end homelessness for the community's most vulnerable residents.

In the coming years, the Fund will help fulfill the intent of the Community Plan by launching a grantmaking strategy to attract and effectively deploy more private and philanthropic capital. The Fund will be used to facilitate stakeholder engagement, create coalitions, help partners overcome economic fluctuations, and act as a catalyst for expediting and scaling proven solutions. The goal of the Fund is to demonstrate the power of philanthropy and the critical role of the private sector in creating lasting solutions to make homelessness rare, brief and non-recurring in the community.

Santa Clara County's Lived Experience Advisory Board

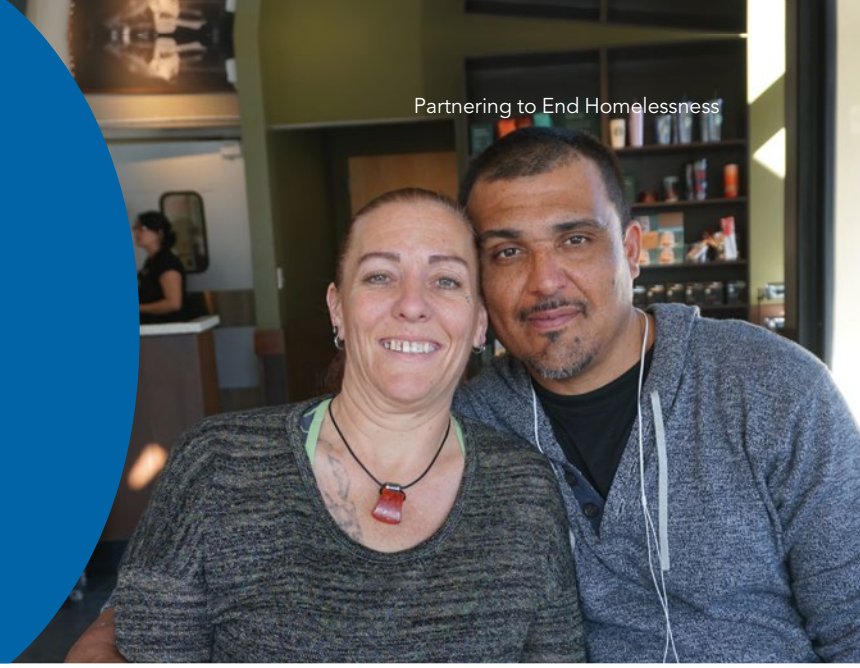
Santa Clara County's Lived Experience Advisory Board, created in 2018, is a leadership development body that provides a platform for its members with lived experience of homelessness to learn about and provide meaningful input to improve Santa Clara County's supportive housing system. The Board was formed with the goals of fostering leadership and a sense of empowerment among its members, and to provide clear communication and ongoing partnership between decision makers and the people the system serves.

Recognizing the importance of including people who have experienced homelessness in planning and decision making across the system, Destination: Home and the Office of Supportive Housing spearheaded creation of the Board to establish an official avenue for feedback and input. Initial members were recruited through homeless service provider agencies and community leaders with the aim of bringing together a diverse and inclusive board that reflects the population of people experiencing homelessness across the county. The founding members have been intentional in identifying which voices are missing and recruiting new members to fill those voids, including people of color, youth, parents, and people who have overcome various barriers to housing, such as substance use and other disabilities.

The Board strives to empower people with lived experience of homelessness across Santa Clara County to improve the supportive housing system, dispel myths about homelessness, and help the broader community better understand their needs. Key to the Board's success thus far have been strong support from the Santa Clara County Continuum of Care leadership and opportunities to have direct impact and meaningful participation. Now 13 members strong, the Board is quickly becoming an integral part of the homeless system of care. The Board has provided input on priorities for investment of new state funding available to provide emergency assistance, weighed in on policies impacting formerly homeless individuals in the county's housing programs, served on review committees to determine funding priorities for local and federal funding, and charted a path for further leadership development and skill building for members.

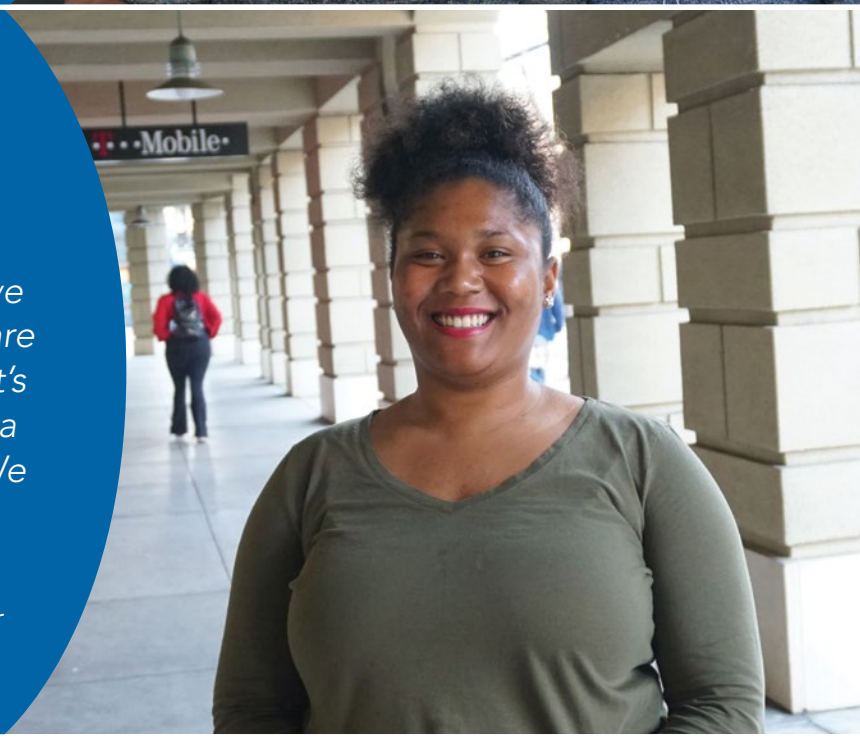
"I see the Board as an opportunity to give back to the community. The Board has been a very empowering, very positive experience."

– Holly Kemp,
Lived Experience Advisory Board Member



"I joined the Lived Experience Advisory Board because I want to serve as a strong voice for the homeless and formerly homeless population in Santa Clara County, give personal input and feedback, and share my experience with the community. It's valuable for clients to be heard and, a lot of times, our voices are hushed. We should strive for the opposite."

– Saline Chandler,
Lived Experience Advisory Board Member



"The Lived Experience Advisory Board is important because it gives people who are not usually heard a voice. . . Going forward, I would like to see us play a bigger part in directing funding and helping the community understand why people experience homelessness."

— Summer-Lee Bettencourt,
Lived Experience Advisory Board Member

Building Affordable Communities

Affordable housing is an essential component of the community's collaborative strategy to end homelessness. Rental costs continue to rise across the Bay Area, deepening a housing crisis that disproportionately impacts the region's lowest-income residents, including individuals and families with low- and moderate-wage jobs, seniors and people with disabilities on fixed incomes, and single-income families with children. For those dedicating a significant portion of their income to housing costs, homelessness is just one medical emergency, missed paycheck, or rent increase away.

Since implementation of the Community Plan to End Homelessness began in 2015, Santa Clara County has made significant progress toward the central goal of creating 6,000 new affordable housing opportunities for individuals and families experiencing homelessness. The County of Santa Clara and several local cities have increased investment in affordable housing development in response to urgent community need, and they have partnered with housing developers, property managers, landlords, and the Santa Clara County Housing Authority to increase the number of available affordable apartments and homes in many neighborhoods.

However, funding and housing development are only half of the picture. Partners who work day-to-day with people facing housing instability and homelessness bring valuable knowledge and experience to the development of affordable supportive housing and to the provision of services. These partners, from healthcare providers and foster youth advocates to those working in the criminal justice system, are involved early on in design, development, and service provision to ensure that new affordable housing meets the needs of all of the community's most vulnerable residents.

Progress Toward Goal of 6,000 New Housing Opportunities

2,056
New as of December 31, 2018
1,371
685

842
Pipeline as of Dec. 31, 2018
39
60 TBD

6,000
Goal for New Opportunities

Permanent Supportive Housing
Rapid Rehousing

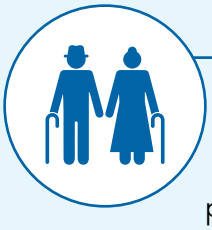
Building Together

Supportive housing partners in the medical and behavioral health systems help to design and operate housing that supports health and wellness. See page 23 "Second Street Studios" and page 35 "Valley Homeless Healthcare Program" for examples of health care partnerships.

Partners in the child welfare system and foster youth advocates seek affordable housing options that allow families to reunite and provide stability for youth transitioning out of foster care.

Partners in the criminal justice system recognize housing as a key factor in preventing recidivism and ending cycles of criminal justice involvement. See page 37 "Reentry Resource Center" for more about criminal justice system partners.

LGBTQ advocates understand the unique needs of LGBTQ communities for safe, supportive, and affirming housing. See page 49 "LGBTQ-Friendly Temporary Housing" for an example of partnership with LGBTQ advocates.



Partners serving aging adults understand the unique medical and quality-of-life needs of this population, as well as the importance of housing options that are affordable to individuals on fixed incomes. See page 25 "Agrihood Senior Apartments" for an example of supportive housing designed to meet the needs of older adults.

Veteran advocates and service providers partner with the supportive housing system to ensure that housing options exist for all veterans and their families. See page 33 "All The Way Home" for more information on a community-wide campaign to end veteran homelessness.

Advocates for survivors of intimate partner violence provide services and safe housing options within the supportive housing system for individuals and families who have experienced intimate partner violence, sexual assault, or human trafficking.

Employment partners work with supportive housing programs to connect clients with living wage employment and increase housing stability. See pg 39 "Employment Pathways Initiative" for more information about employment partners.

Santa Clara County Housing Authority

The Santa Clara County Housing Authority administers the federal Housing Choice Voucher Program and HUD-VASH rental subsidies that make housing affordable for thousands of low-income residents in Santa Clara County.[xii] As a core affordable housing resource, the Housing Authority actively pursues partnership and collaboration as a way to maximize the impact of its federally-funded housing subsidies.

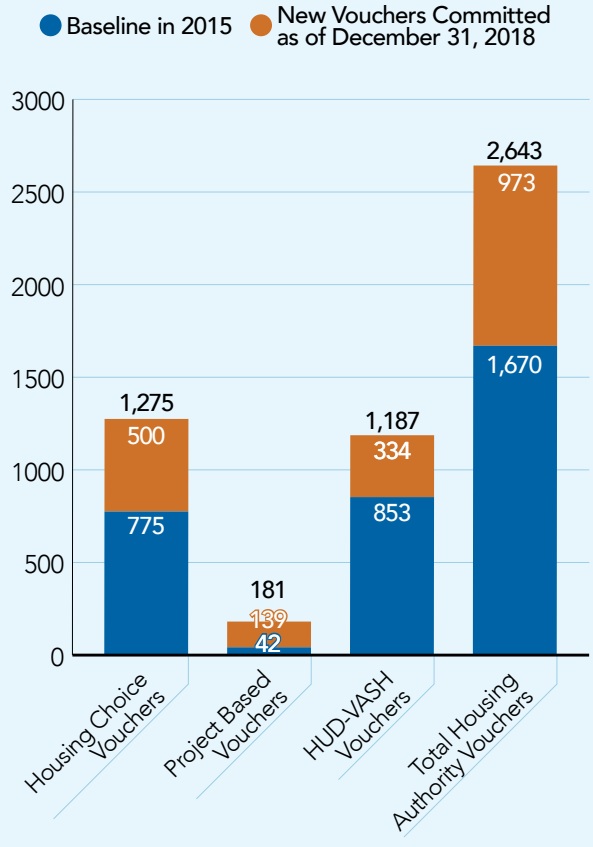
The Housing Authority partners with the County of Santa Clara Office of Supportive Housing and non-profit permanent supportive housing providers to provide long-term rental subsidies for households exiting homelessness. The Chronically Homeless Direct Referral and the Special Needs Direct Referral programs combine Housing Authority subsidies with a number of the County's permanent supportive housing programs to provide long-term rental assistance coupled with supportive services funded through other sources. The Chronically Homeless Direct Referral Program targets individuals and families who meet the federal definition of chronic homelessness, which requires 12 months of homelessness within a three-year period and a disability, while the Special Needs Direct Referral Program provides rental subsidies to a broader group of homeless individuals with severe disabling conditions.[xiii]

"We want people to be housed, and we want them to be happy and healthy. The partnership underlying permanent supportive housing allows a broader range of people with different abilities and vulnerabilities to access this very important resource."

- Katherine Harasz, Executive Director of the Santa Clara County Housing Authority

Synergy is key to the success of the Chronically Homeless Direct Referral and Special Needs Direct Referral programs. By providing case management, health care, and other services to accompany the Housing Authority's rental subsidy, supportive housing partners help individuals with severe disabling conditions to overcome the challenges of locating an apartment, navigating life as a tenant, and maintaining health and stability. Each person who moves from the streets or an emergency shelter into an apartment through these programs fulfills the Housing Authority's commitment to provide affordable housing for the residents of Santa Clara County, while also furthering the supportive housing system goal to end homelessness for all.

Housing Choice Vouchers Committed to Homeless & Chronically Homeless Populations



[xii] The Housing Choice Voucher Program (formerly known as Section 8) provides rental subsidies funded through the U.S. Department of Housing and Urban Development (HUD) and administered by local housing authorities. Project-based vouchers subsidize rent in specific housing units, while Housing Choice Vouchers are given to eligible households and can be used in any unit in the community. HUD-VASH vouchers combine HUD-funded rental subsidies with case management and medical care provided by the Department of Veterans Affairs.

[xiii] See Appendix A: Defining Homelessness for information about the federal definition of chronic homelessness.

Local Investment in Supportive Housing

Housing is an urgent need for low- and extremely low-income residents experiencing homelessness in every city in Santa Clara County. Creating the necessary inventory of affordable supportive housing requires commitment from many partners, particularly local governments who are essential funders and policymakers. Each of the major cities in Santa Clara County pursues a commitment to housing development and housing affordability with strategies ranging from investment of funds for housing development and services to support within the local development approval process. Cities have partnered with developers, service providers, neighborhood groups, and the County of Santa Clara to expand supportive housing options across their communities.

Supportive Housing Units Located in Local Cities

City	Permanent Supportive Housing	Rapid Re-housing
City of Campbell	0	6
City of Cupertino	6	0
City of Gilroy	87	37
City of Milpitas	40	0
City of Morgan Hill	40	0
City of Mountain View	51	0
City of Palo Alto	75	0
City of San José	1,013	159
City of Santa Clara	144	24
City of Sunnyvale	78	0

For more information on local funding sources for supportive housing and services, see Appendix D.

A map of developments that include supportive housing is available at:
www.supportivehousingscc.org/map

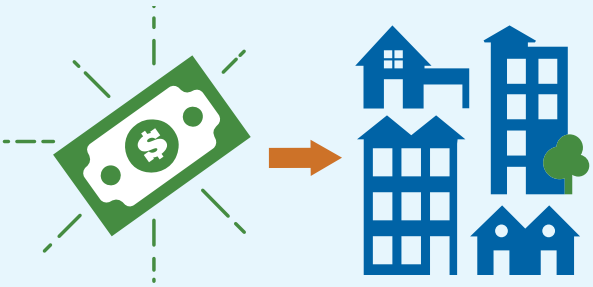
AFFORDABLE HOUSING PARTNERSHIP IN MORGAN HILL

Three new affordable housing developments will open in Morgan Hill in April of 2019, made possible by $4.9 million in funding from the City of Morgan Hill, $2.8 million from the County of Santa Clara, and 40 project-based vouchers from the Santa Clara County Housing Authority. Under construction by affordable housing developer EAH Housing, the developments will provide a total of 41 apartments for families making up to 60 percent of Area Median Income[xiv], including 6 apartments set aside for youth aged 18-24 with experience in the foster care system who are homeless or at risk of homelessness.

[xiv] For 2018, a household of four making 60 percent of area median income would have income of $75,120.

STRATEGIC FUNDING COORDINATION IN SAN JOSÉ

In August of 2018, the City of San José announced the availability of $100 million in funding for affordable housing developments, to be awarded in 2019 through a competitive application process. The City of San José coordinated with the County of Santa Clara to design a funding application that prioritized high-quality housing for the community's most vulnerable populations, with incentives for development proposals including supportive housing for homeless individuals or families. The City of San José also partnered with nonprofit service provider, The Health Trust, to provide information to developers about best practices in supportive housing design, such as kitchen space equipped for catered community meals.



$100 Million
new opportunity for affordable housing

COMMUNITY AND INNOVATION IN SANTA CLARA

In 2018, the City of Santa Clara joined forces with the County of Santa Clara and affordable housing developer Core Affordable Housing to turn a city-owned property into a thriving community that pays homage to the city's agricultural history. The Agrihood housing development, which is planned to open in 2022, will combine 165 rental apartments for low-income seniors, 160 market-rate and moderate-income rental apartments, and 36 townhomes for purchase. Open space on the development site will be operated as an urban farm, providing a rich source of community engagement and opportunities for tenants to connect, learn, and give back.

Mixed-income housing brings seniors, families, and homeowners together to create a dynamic community life, which is further enriched by the environmental and social aspects of a working urban farm.

Second Street Studios

When it opened in May of 2019, Second Street Studios became home to 134 new tenants, marking an end to years – or, in some cases, decades – of homelessness. Thanks to support and advocacy from the City of San José during the planning process, Second Street Studios apartments are reserved for individuals who have experienced long periods of living outside and in emergency shelters, many of whom have relied on the community's emergency medical and behavioral health systems to address long-term disabilities and medical needs. This reliance had already begun to change even before completion of construction, thanks to a radically collaborative approach that offers a model of coordinated support for our community's most vulnerable members.

A Community of Support

For months prior to the Second Street Studios opening, a team of committed partners worked to build relationships with future tenants and prepare for quick transitions into their new homes, once construction was finished. Potential tenants were referred through the Coordinated Assessment System, which identifies and prioritizes the most vulnerable individuals experiencing homelessness in the community. Outreach specialists from Abode Services and the County of Santa Clara Office of Supportive Housing used their expertise to locate and engage with future tenants wherever they were living – the vast majority sleeping outside or in emergency shelters. Staff were able to connect tenants immediately with a dedicated clinical team at the Valley Homeless Healthcare Program, whose experienced and supportive staff were ready to assess tenants' medical needs and ensure that each individual received appropriate care, helping to stabilize clients before moving into housing. At the same time, tenants were introduced to the case managers, provided by Abode Services, who would form the core of their ongoing support team.

In the weeks that followed, future tenants connected with the rest of the integrated service team comprising their key support system during and after their transition into Second Street Studios. This team offers tenants essential on-site mental health and medical services, and opportunities for social connection and involvement in community life through on-site gardens, inviting community spaces, and other programming.

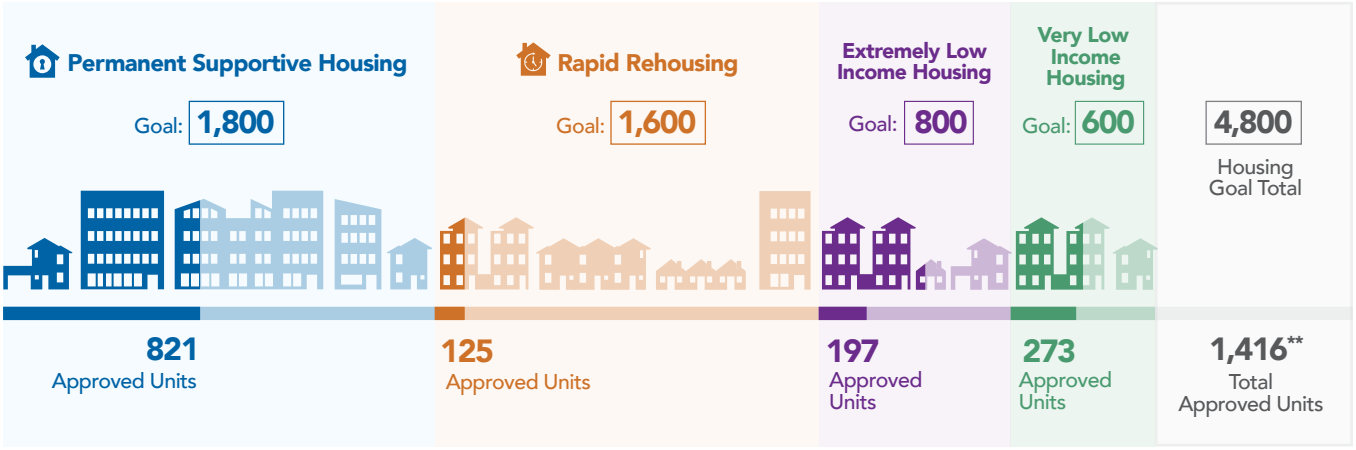
Building Toward the Future

Second Street Studios offers an example for future collaborations between local governments, housing developers, and service providers to create affordable housing for high-needs populations. From the early days of the project, the City of San José, the County of Santa Clara, developer First Community Housing, property manager John Stewart Company, Abode Services, and the Valley Homeless Healthcare Program met regularly to ensure a shared understanding of the goals and design of the project. This commitment to open and frequent communication ensured that each partner's goals and vision were represented and helped to maintain the cohesion necessary to leverage each partner's expertise and resources. As life at Second Street Studios moves forward, the lessons these partners learned from each other and from their new tenants will strengthen supportive housing across the community.

2016 Measure A Affordable Housing Bond

Since November of 2016, when voters approved a $950 million Affordable Housing Bond, local cities, affordable housing developers, and service providers have partnered with the County of Santa Clara on 19 new and rehabilitated affordable housing developments, creating a total of 1,437 new affordable apartments. This represents over a third of the County's goal of 4,800 Measure A-funded apartments over 10 years. This section highlights the 13 developments approved in 2018.

2016 Measure A Production Goals & Progress



**21 of the total 1,437 units created do not fall into one of the four categories above (PSH, RRH, ELI, or VLI) and are not reflected in the graphic above which shows the Office of Supportive Housing's progress towards goals for each of those four categories.

MILPITAS

Sango Court Apartments

Development Partner
Resources for Community Development

Construction Completion Target
September 2020

Total Units
102

PSH Units
40

Housing Bond Funding
$16 million

City of Milpitas Funding
$6.05 million

Sango Court Apartments is a 102-unit affordable housing development located in Milpitas and under development by Resources for Community Development. Forty apartments will be set aside as permanent supportive housing for individuals and families with special needs, 31 apartments will be reserved for extremely low-income households, and 30 apartments will be set aside for households earning up to 60 percent of the Area Median Income. On-site service coordinators will help residents access social services, encourage social connections through community meetings and events, and offer classes in nutrition, financial literacy, and other life skills.

SANTA CLARA

Agrihood Senior Apartments

Development Partner

The Core Companies

Construction Completion Target
January 2022

Total Units
165

PSH Units
54

Housing Bond Funding
$23.55 million

City of Santa Clara Funding
$15.26 million

Agrihood Senior Apartments, under development by the Core Companies, consists of 165 affordable studio, one-bedroom, and two-bedroom apartments for seniors in the City of Santa Clara, including 54 apartments set aside as permanent supportive housing for homeless seniors. The County of Santa Clara will provide intensive services for permanent supportive housing residents, and LifeSTEPS will provide additional on-site services for all tenants. As part of the Mindful Aging Project collaborative, participating residents will connect with other elders through community produce and meditation gardening.

Corvin Apartments

Development Partner
Allied Housing

Construction Completion Target
January 2021

Total Units
146

PSH Units
85

Housing Bond Funding
$29 million

Corvin Apartments is an affordable housing development located on Corvin Road in the City of Santa Clara, and is under development by Allied Housing. The development consists of 145 affordable apartments and one manager's unit, with 85 of the apartments set aside as permanent supportive housing for homeless individuals and families. The building will offer a community room, education center, and gym, and on-site service coordinators will help residents access social services, build community through meetings and events, and offer classes in nutrition, financial literacy, and other life skills.

SAN JOSÉ

Alum Rock Family Housing

Development Partner
Affirmed Housing Group

Construction Completion Target
August 2021

Total Units
87

PSH Units
29

RRH Units
14

Housing Bond Funding
$15.65 million

City of San José Funding
$9.35 million

Alum Rock Family Housing, under development by Affirmed Housing Group, is an affordable housing development consisting of 85 studio and one-, two-, and three-bedroom apartments, plus two managers' units. Fourteen apartments will be set aside as rapid rehousing and 29 as permanent supportive housing. People Assisting the Homeless (PATH) will provide on-site services for all tenants, and the County of Santa Clara will provide additional services and intensive case management for supportive housing participants.

Blossom Hill Housing

Development Partner
Charities Housing Development Corporation

Construction Completion Target
September 2021

Total Units
147

PSH Units
49

Housing Bond Funding
$19.1 million

City of San José Funding
$18.38 million

Blossom Hill Housing is a 147-unit affordable housing development for seniors, under development by Charities Housing Development Corporation. The development will consist of 145 studio, one-bedroom, and two-bedroom apartments, and two managers' apartments, including 49 apartments set aside as permanent supportive housing to serve chronically homeless households. Services to support housing stability and quality of life will be provided by organizations with expertise and experience working with seniors.

Curtner Studios

Development Partner
First Community Housing

Construction Completion Target
December 2020

Total Units
179

PSH Units
40

RRH Units
71

Housing Bond Funding
$14.95 million

Curtner Studios is an existing affordable housing development consisting of 178 affordable apartments and one manager's unit. Upon rehabilitation by First Community Housing, over half of the existing apartments will be set aside as supportive housing, 40 as permanent supportive housing and 71 as rapid rehousing. Services provided for tenants include case management, community building events, and referrals to community resources.

Evans Lane Community Village

Development Partner
Allied Housing

Construction Completion Target
February 2021

Total Units
61

PSH Units
30

Housing Bond Funding
$12 million

City of San José Funding
$6.61 million

Evans Lane Community Village is a 61-unit affordable housing development on a 3.5 acre site, located in San José and under development by Allied Housing. The development consists of 60 affordable studio apartments and one manager's unit, with half of the studios set aside as permanent supportive housing for homeless households. Three on-site clinical service providers will provide intensive case management for permanent supportive housing tenants, to help maintain tenants' stability and independence and to build community.

SAN JOSÉ

Markham Plaza I & II

Development Partner
EAH Housing

Construction Completion Target
October 2020

Total Units
305

PSH Units
90

Housing Bond Funding
$14.2 million

City of San José Funding
$9.17 million

Markham Plaza I & II are two existing developments comprised of a total of 303 affordable apartments and two managers' units, which will be upgraded and improved by the Core Companies. Ninety of the existing units will be set aside as permanent supportive housing for individuals and families experiencing homelessness. EAH Housing will provide services for tenants, including case management, community building events, and referrals to community resources.

North San Pedro Apartments

Development Partner
First Community Housing

Construction Completion Target
July 2020

Total Units
135

PSH Units
109

Housing Bond Funding
$7.2 million

North San Pedro Apartments, under development by First Community Housing, consists of 135 affordable apartments in downtown San José. A total of 109 apartments will be set aside for permanent supportive housing, including 49 permanent supportive housing units for veterans. HomeFirst will provide on-site services to support tenants, including case management, mental health care, substance use treatment, life skills classes, and opportunities to build community.

Page Street Apartments

Development Partner
Charities Housing Development Corporation

Construction Completion Target
May 2021

Total Units
82

PSH Units
27

Housing Bond Funding
$14 million

City of San José Funding
$10.25 million

Page Street Apartments, under development by Charities Housing Development Corporation, consists of 81 affordable studio apartments for seniors in the City of Santa Clara, including 27 studios set aside as permanent supportive housing for people exiting homelessness and one manager's unit. Catholic Charities of Santa Clara County will provide on-site services to support residents, including community building events, a tenant council, and connections to other community resources to support wellness and stability.

Roosevelt Park Apartments

Development Partner
First Community Housing

Construction Completion Target
April 2022

Total Units
80

RRH Units
40

Housing Bond Funding
$14.4 million

City of San José Funding
$8.75 million

Roosevelt Park Apartments is an affordable housing development consisting of 80 studio and one-, two-, and three-bedroom apartments, plus one manager's unit. Half of the apartments will be set aside as rapid rehousing for homeless individuals and families, and a portion of the remaining affordable units will be targeted for tenants with intellectual or developmental disabilities. The building is under development by First Community Housing, which will engage experienced providers of on-site services for formerly homeless individuals and families and specialized services to support tenants with developmental disabilities.

SAN JOSÉ

West San Carlos Housing

Development Partner
Danco Communities

Construction Completion Target
January 2022

Total Units
80

PSH Units
40

Housing Bond Funding
$9.3 million

City of San José Funding
$9.88 million

West San Carlos Housing, under development by Danco Communities, is an 80-unit affordable housing complex located in downtown San José just a few blocks from Diridon Transit Station. Half of the apartments will be reserved for homeless households with special needs. Experienced service providers will support housing stability and quality of life for tenants.

Supportive Housing Partnerships

Programs that provide permanent housing and supportive services are at the core of Santa Clara County's supportive housing system and are key to achieving the community's goal of making homelessness rare, brief, and non-recurring. Partnerships are essential to these programs' success and to providing individualized support for each client to achieve housing stability. This section describes some of the community's most innovative supportive housing partnerships, demonstrating extensive cross-system and cross-sector collaboration among local government, nonprofit, and business partners to better serve the county's most vulnerable residents.

TOOLS OF THE SUPPORTIVE HOUSING SYSTEM

The supportive housing system relies on three central elements to support participants as they obtain and retain stable housing: affordable housing, case management, and supportive services, including medical and behavioral health services. Performance measurement is used to evaluate and improve the effectiveness of these tools.

Affordable Housing can take the form of rental subsidies, which cover part or all of a client's housing costs and may be short-term (1-3 months), medium-term (3-24 months), or long-term (over 2 years). Subsidies are used in physical housing units owned or leased by a housing program, in units that are part of the market-rate housing stock, or in affordable apartments developed and set aside for households exiting homelessness.

Case management involves one or more trained staff members working closely with a client to establish client-driven goals to attain and retain stable housing and connect the client to the best resources to help reach those goals.

Medical and behavioral health services, including services to address mental health and substance use challenges, are essential to helping clients address barriers to housing and stabilize once they are housed.

Supportive services are a diverse array of resources that help clients obtain or maintain permanent housing, including assistance with public benefits applications, legal services, credit repair, childcare, job training and employment programs, assistance with housing location or rental applications, and help building relationships with landlords.

Performance measurement uses data collected by housing and service providers to evaluate the success of the supportive housing system and to improve outcomes for clients. See Appendix C: Measuring Success for more information about the performance metrics used.

Permanent Supportive Housing

Permanent supportive housing – which provides rental subsidies, medical and behavioral healthcare, and other supportive services – is the most effective strategy for ending homelessness for persons with disabilities and extensive histories of homelessness. These programs target families and individuals with the highest barriers to finding or retaining housing and the longest time spent homeless. Often these clients are frequent users of County emergency medical, mental health services, and justice system services, increasing the need for cross-system collaboration to ensure coordination of care and effective utilization of limited resources. Coupling long-term housing support and intensive medical, mental health, and clinical services, the county's permanent supportive housing programs provide the highest level of support available for the most vulnerable clients in the supportive housing system.

Total Unit Inventory:
(point-in-time capacity; includes both HMIS-participating units and those not tracked in HMIS)

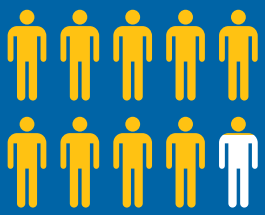
3,271 households

Served in Permanent Supportive Housing in 2018:
(includes only households in HMIS-participating beds)

1,810 households[xv]

Measuring Success[xvi]

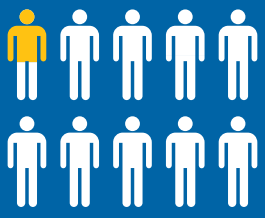
Permanent Housing Retention



92%
remained stably housed for at least 12 months

(956 of 1,035) of clients housed in PSH[xvii]

Returned to Homelessness Within Two Years



6%
returned to homelessness within 2 years

(10 of 165) of clients who exited PSH for other permanent housing in 2016

[xv] Permanent supportive housing capacity includes 1,916 units that enter information about clients served into the Homeless Management Information System (HMIS), and 1,355 units that do not. The number of households served in 2018 is significantly lower than capacity, because this number includes only households in HMIS-participating beds.

[xvi] The Santa Clara County supportive housing system evaluates the overall success and impact of the system using data entered by supportive housing and shelter providers into the Homeless Management Information System. These performance measures are based on the national standards for performance measurement developed by the U.S. Department of Housing and Urban Development. For more information about the performance measures in this report, see Appendix C: Measuring Success.

[xvii] The universe for this measure (1,035 clients) includes all clients served in a permanent supportive housing program who were housed at least 12 months prior to the end of 2018. The universe is significantly lower than the total system capacity (3,271 households) because it does not include all clients served.

All The Way Home

Inspired by First Lady Michelle Obama's Mayors Challenge, in 2015, the Mayor of San José, Sam Liccardo, and County of Santa Clara Supervisor Dave Cortese launched the "All The Way Home" campaign seeking to end veteran homelessness across the county. The collective efforts of several key partners focused on strategies to incentivize landlords to rent available apartments to formerly homeless veterans and to provide supportive services and rental assistance to keep veterans stably housed. By joining together behind a united mission and message, the partners have garnered significant community support and strengthened their resolve to end veteran homelessness.

Since June 2018, veterans experiencing homelessness in Santa Clara County are being housed at a higher rate than those entering into homelessness, effectively turning the tide for this vulnerable population. Because of this success, the partners in the All The Way Home campaign agreed in 2018 to extend the campaign for two more years with the goal of leveraging the gained momentum to end veteran homelessness. Key strategies utilized by the campaign include:

Key Partners:

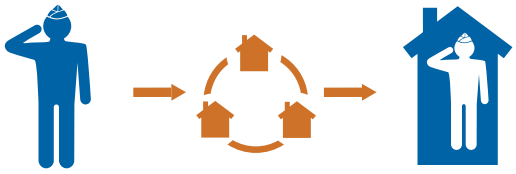
- Abode Services
- City of San José
- Destination: Home
- Goodwill Silicon Valley
- HomeFirst Services of Santa Clara County
- Housing Authority of the County of Santa Clara
- County of Santa Clara Office of Supportive Housing
- Sunnyvale Community Services
- The Health Trust
- U.S. Department of Veterans Affairs
- Veterans Resource Centers of America
- Veterans Voices of Santa Clara County

Building relationships with landlords to house veterans in the community

By pooling funding and coordinating efforts to engage landlords, the campaign partners have secured hundreds of rental units for veterans experiencing homelessness. Central to this success has been flexible funding to provide financial incentives for landlords to rent available units to veterans, bonuses for continuing to rent a unit previously inhabited by a veteran to a new veteran tenant, and funding for property improvements.

Coordinating services and supports to maintain housing stability

Once veterans are housed, a consortium of service providers offers a range of targeted supports to meet veterans' unique needs, including assistance with securing employment, behavioral and mental health services, financial literacy workshops, and counseling. Each partner plays an important role in ensuring veterans in supportive housing achieve stability.



325
Homeles veterans
entered into the homeless system in 2018

328
Veterans
were housed in 2018

As of 2018
1,237
veterans
have been housed since the start of the campaign

"The All The Way Home partnership allows us to build relationships with Santa Clara County landlords who may not otherwise rent to homeless veterans, which creates more housing opportunities and promotes health equity in our community."

- Meredith Payne, Housing Specialist, The Health Trust

CLIENT STORY
Breaking Cycles to Reach Stability

David is eager to give credit to the numerous people and agencies that supported him in stabilizing and securing the studio apartment he has enjoyed for the past eight months. Currently enrolled in a permanent supportive housing program with rental assistance provided by Abode Services and case management by Community Solutions, his journey to overcome challenges with mental health and addiction and achieve housing stability has been, in his words, "a collaborative effort." David explains, "I guess you could say I'm a walking by-product of a lot of these agencies interwoven."

David, whose family is from the Bay Area, grappled with addiction for years while living with his grandmother in their family home. He acknowledges that this experience enabled him to avoid the issues that plagued him and prevented him from being at, what he calls, "operational capacity." When his grandmother passed away and the house was sold, he found himself with no place to go, falling into a cycle of homelessness and incarceration. One initial drug-related offense resulted in years of probation violations and returns to custody: "I had no address, my residences were the county jail, the homeless shelters, and on nights when neither of those places were available . . . on the streets."

After a series of bench warrants, detoxing, rehab, and relapse, David recalls "hitting a bottom of a spiritual nature" after a visit with his young daughter who was in the temporary custody of his mother. He reached out to Horizon South, a program of Horizon Services, Inc., which he had heard about on his road to recovery. They had an open bed and David began his journey toward stability, supported by standout caseworkers who helped him find temporary housing, a job, and ultimately, a subsidized apartment. They also helped David address his alcohol and drug use, which he views as an extension of his mental health challenges.

While the path was not always certain, David is happy with the result. He is married and looks forward to moving with his wife and two-year-old daughter "toward greener pastures." When asked what support was most valuable to him along the way, David enumerates a long list of people and programs that helped him reach his goal including Judge Manley's Court, Behavioral Health Services, Community Solutions, Goodwill of Silicon Valley, and LifeMoves' Montgomery Street Inn. "I couldn't say just one person," he explains, "[they were] all contributing factors [and I am] very grateful."

Valley Homeless Healthcare Program

The Santa Clara Valley Medical Center and County of Santa Clara Office of Supportive Housing's jointly-funded Valley Homeless Healthcare Program consists of various fixed-site clinics and mobile and satellite health centers dedicated to serving the county's most vulnerable residents. The program is linked to the County of Santa Clara Health System network of care and is essential in serving people who are unable to utilize primary care services in conventional settings and in connecting clients to the wider system of care.

Key Partners:

- County of Santa Clara Office of Supportive Housing
- County of Santa Clara Health System

Services range from a mobile clinic for teens, a gender clinic providing care for transgender and gender expansive people experiencing homelessness, a suboxone clinic, a medical respite program, and a "backpack medicine" team that provides outreach, physical assessments, and medical supplies to people living in encampments. In 2018, the program was expanded to include a 13-person team dedicated to providing medical, behavioral health and other supportive services to permanent supportive housing participants. To meet the unique needs of people experiencing homelessness, the team provides wrap-around services, supporting them not only through their immediate medical care and program enrollment process, but also in maintaining housing stability.

The program also implements various approaches for coordinating care among providers and providing comprehensive support to clients. Key strategies include:

Working hand-in-hand with the supportive housing providers to streamline the enrollment process

The County of Santa Clara Office of Supportive Housing client engagement team seeks out clients that have been prioritized for placement in permanent supportive housing by the County's Coordinated Assessment System and connects them to Valley Homeless Healthcare Program to evaluate their medical and housing needs and start the process of connecting them with broader supportive services. Once a client has been referred to housing, the team streamlines enrollment by setting aside time each week to help clients complete disability paperwork required for participation in permanent supportive housing programs.

Providing cross-system, client-centered care through collaborative multidisciplinary teams

Many people experiencing homelessness have multiple, inter-related health issues that impact their ability to maintain housing, requiring a multidisciplinary approach to care. The team dedicated to serving clients currently or formerly homeless clients consists of physicians, psychiatrists, psychologists, community health workers, financial counselors, and nurses who are able to work with participants to address a wide range of health and housing-related challenges.

In 2018, VHHP provided healthcare and other supportive services for **3,285 persons** experiencing homelessness through **15,130 visits.**

Of the **3,207 patients** who provided information on their living situations, **35% were unsheltered.**

"Stabilizing the health and social well-being of a homeless individual is a complex undertaking, and it is made much harder when that individual is living on the street. Our partnership with the Office of Supportive Housing has allowed for housing to be part of healthcare delivery, and our clients have made incredible improvement once housed."

- Elizabeth Echeverria, LCSW, PSH Team Manager, Valley Homeless Healthcare Program

Rapid Rehousing

Rapid rehousing is an evidence-based supportive housing strategy that quickly moves families and individuals who are experiencing homelessness into permanent housing and provides a time-limited rental subsidy, typically 6 to 24 months. During this time, clients have access to case management and supportive services, such as employment and training opportunities and childcare, aimed at increasing their income and addressing other barriers to housing stability. While rapid rehousing offers a promising path to housing stability for large numbers of individuals and families, the high cost of housing makes rapid rehousing program design and implementation challenging in Santa Clara County. These challenges make cross-system partnerships to support clients in obtaining and maintaining stable housing all the more important – for rapid rehousing clients, finding living-wage employment and locating an affordable apartment can make the difference between long-term housing stability and a continued risk of homelessness.

Total Unit Inventory:
(annual capacity)

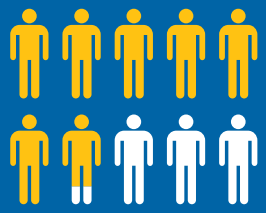
1,420 households

Served in Rapid Rehousing in 2018:

1,490 households

Measuring Success[xviii]

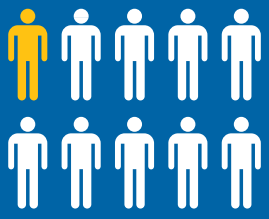
Obtained Permanent Housing



68%
were in permanent housing

(883 of 1,297) of clients who exited rapid rehousing programs in 2018

Returned to Homelessness Within Two Years



10%
returned to homelessness within 2 years

(64 of 611) of clients who were in permanent housing when they exited rapid rehousing in 2016

[xviii] The Santa Clara County supportive housing system evaluates the overall success and impact of the system using data entered by supportive housing and shelter providers into the Homeless Management Information System. These performance measures are based on the national standards for performance measurement developed by the U.S. Department of Housing and Urban Development. For more information about the performance measures in this report, see Appendix C: Measuring Success.

Reentry Resource Center

In Santa Clara County, like many other communities, criminal justice system involvement is a key risk factor for homelessness, with many of the community's highest-need residents churning through both the criminal justice and homeless systems. Formerly incarcerated individuals must overcome significant additional barriers to obtaining jobs and housing, leading many to return to homelessness or to become homeless for the first time. In 2012, the County of Santa Clara's Office of Reentry Services and a network of other County agencies and nonprofits came together to address this issue by creating the Reentry Resource Center. These efforts were supported by the Board of Supervisors and funded in part by California's Public Safety Realignment Act (known as AB 109), which transferred post-release supervision for some residents from the state to counties and provided new funding for reentry services.

Key Partners:

- County of Santa Clara Behavioral Health Services
- County of Santa Clara Office of Supportive Housing
- County of Santa Clara Office of Reentry Services
- County of Santa Clara Social Services Agency

Through partnerships with 14 community-based organizations, 12 County agencies, and 38 faith-based organizations and with locations in both San José and Gilroy, the Reentry Resource Center is a centralized hub where individuals reentering the community from incarceration can efficiently access a broad range of services to help them and their families during this transition. One of the Reentry Resource Center's key partnerships is with the County of Santa Clara's Office of Supportive Housing, which, as of 2018, had provided housing assistance—including case management, connections to employment, and rental assistance. Since opening in 2012, the Reentry Resources Center has served more than 20,000 reentry clients.

The Reentry Resource Center leverages collaboration across systems to reduce both homelessness and recidivism through the following strategies:

Co-locating partnering agencies resources to provide comprehensive support for reentry clients

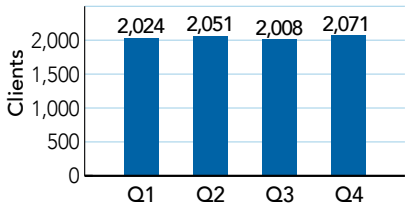
Clients coming to the Reentry Resource Center can learn about available housing assistance, get linked to expungement and criminal record clearance services through the Santa Clara County Public Defender's Office, find out about Goodwill's employment placement programs, and connect with many more resources all in one location. This has resulted in better coordination among providers who serve the reentry population and more efficient access for clients.

Sharing information and goals across providers to compound successes

The diverse collective of partners at the reentry center utilize a referral tracking system that allows them to monitor client progress, develop internal reports, and communicate with one another, ensuring that services are delivered in a holistic and coordinated manner.

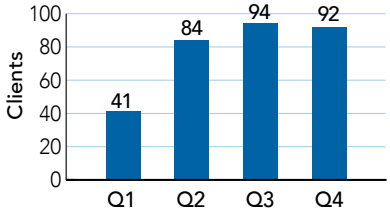
San José Reentry Resource Center

Unique clients per quarter of 2018



South County Reentry Resource Center

Unique clients per quarter of 2018



Between July 2018 & December 2018[xix]

The Office of Supportive Housing's Reentry Rapid Rehousing program housed

89 clients

[xix] County of Santa Clara: Office of Reentry Services, Public Safety and Justice Realignment (AB 109) and Reentry Services Semi-Annual Report I, July 2018–December 2018.

CLIENT STORY

Fierce Determination After Incarceration

When Hansen was preparing to return to the community he had left over a decade earlier, he knew it would not be easy. After spending eleven years incarcerated in Folsom State Prison, Hansen was worried about the number of barriers he knew stood between him and a successful reentry. With no place to live and no job prospects, Hansen was consumed with the problem that many people returning from incarcerated settings must confront: "Most people when you say you've been away for eleven years, they judge you immediately," he says. But thanks to a referral from his parole officer, Hansen connected with a case manager, part of a collaborative initiative between the Office of Reentry Services and the Office of Supportive Housing, who worked with him every step of the way.

Hansen's first stop was transitional housing with other formerly incarcerated men. Job preparation, and other basic services, such as food and clothing, helped him put the building blocks in place to move forward with his life. With the dual assistance of his parole officer and case manager, he secured employment and navigated the difficult balance between the transitional housing program's rules and curfews and his graveyard shifts. After a few months, and with his case manager's coaching, Hansen started speaking to potential landlords about his prior conviction history, and about why he was prepared to be a good tenant and put his past behind him. "I never gave up; I continued pushing," he says.

Eventually, with financial support to cover move in costs, he found a studio apartment of his own. Hansen is keenly aware of how the collaborative assistance of multiple players helped him find stability. "I wouldn't have known what to do without [my case manager] and my parole officer. I am proactive but their support was crucial." Hansen is determined not to let any more years of his life pass him by: "I lost my life and I want to reclaim it."

Employment Pathways Initiative

Short-term housing subsidies, such as those offered through rapid rehousing programs, are designed to help people get back on their feet. However, many rapid rehousing participants find it difficult to obtain living-wage jobs that will allow them to take over the rent at the end of the program and maintain long-term housing stability, due to barriers such as a lack of work history, criminal records, and behavioral health issues. To address this gap, Destination: Home, the County of Santa Clara Office of Supportive Housing, and the City of San José developed the Employment Pathways Initiative to help ensure that households receiving rapid rehousing assistance, and other supportive housing program participants, are quickly connected to employment and training opportunities that will help them remain stably housed.

The Employment Pathways Initiative staff teams up with each participant's existing housing program case manager, empowering them to support their clients in securing employment. Through partnerships with private businesses and nonprofits, the program connects participants with opportunities in high-growth industries such as healthcare, building and construction trades, advanced manufacturing, and technology, depending on the client's employment goals and experience. Key strategies of this partnership include:

Key Partners:

- Building Trades Council
- Center for Employment Training
- City of San José
- County of Santa Clara Office of Supportive Housing
- Destination: Home
- LeadersUp
- Roberts Enterprise Development Fund
- Silicon Valley Children's Fund/Teen Force
- Working Partnerships
- Work2Future

Sustainable collaboration for mutual benefit of employers and participants

This mutually beneficial collaboration means that employer partners receive pre-screened, well-supported applicants for vacant positions, while participants are able to enter into industries where there are increasing opportunities for growth and advancement – resulting in a "win-win" for both employers and participants.

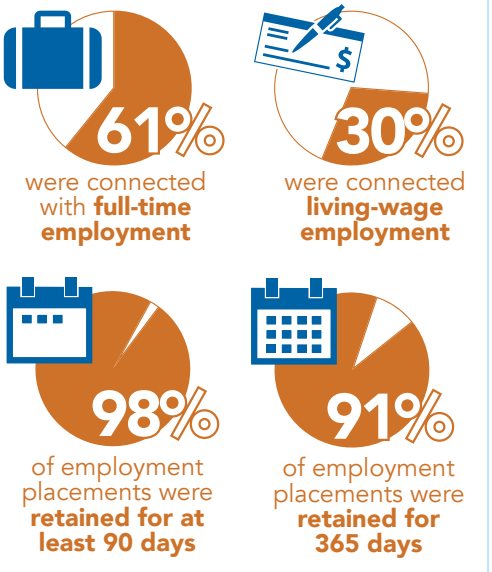
Leveraging data and shared goals to increase employment and improve outcomes across the supportive housing system

The program's partners are connected to the County's Homeless Management Information System (HMIS), in order to track employment outcomes including wage increases and retention rates. This access to data allows partners to measure performance against established benchmarks and to work towards improving the system as it expands.

"The Employment Pathways Initiative is driving a culture shift, where employment becomes a priority and case managers have the tools and knowledge to help their clients increase income and connect to living-wage employment."

- Chad Bojorquez, Senior Director, Destination: Home

Of the 178 participants through 2018:



Bringing Families Home

Families involved in the child welfare system with a child placed out of the home must have safe and stable housing in order to be considered for reunification by the Department of Family and Children Services, and maintaining stable housing is critical in preventing future separation. In Santa Clara County's high-cost housing market, this presents a daunting challenge for many vulnerable families. Launched in 2017, the County's Bringing Families Home program supports families with children placed out of the home and recently reunified families who may be precariously housed by assisting them to quickly regain housing stability. The goal of the program is to help more families reunify and successfully exit the child welfare system, while preventing reentry down the road.

Key Partners:

- Abode Services
- County of Santa Clara Department of Family and Children Services
- County of Santa Clara Office of Supportive Housing

Child welfare-involved families access the program through the County's Coordinated Assessment System and by referral from Family and Children Services. This flexible approach ensures that vulnerable households quickly receive the support they need no matter where they seek help – a central element of achieving reunification because households have a narrow window of time to meet these requirements. Abode Services supports families in achieving stability by providing housing navigation and rental assistance and by developing strengths-based individualized case plans focused on employment objectives and family maintenance goals. Together, the partners connect reuniting families with the support networks key to addressing the factors that led to child welfare involvement, using the following collaborative strategies:

Co-locating partnering agency services to better serve families and provide targeted interventions

Abode Services' housing navigators and case managers are co-located with Family and Children Services social workers and these partners work together to engage reuniting families in planning courses of action to foster empowerment and autonomy.

Achieving housing stability and lasting family reunification by partnering to provide individualized, wrap-around support

The Department of Family and Children Services strives to keep children safe and families strong by providing crucial services responsive to interrelated needs and tapping into other available County resources such as childcare, mental health services, parenting classes, and drug treatment.

CLIENT STORY

A Collaborative Approach Leads to A Family's Reunification

Supportive Housing Partnerships

When Susan speaks about her experience into and out of homelessness, her children take center stage. A mother of five, Susan struggled with drug use and a tumultuous marriage, ultimately losing her job, home, husband, and children within the span of four months. She recalls the day she decided she had to do something different with her life: "The day I lost my kids, it was my last straw. It was my birthday."

Susan's resolve to show her children that she could overcome her challenges provided her with the motivation to confront her addiction and start again; the collaborative efforts of the Department of Children and Family Services and Abode Services, through the Bringing Families Home program, provided her with the tools to get started. These supports included placement in a LifeMoves emergency shelter that allowed space for Susan to reconnect with her children. Susan's journey was not always easy – when she went in for a job interview and saw the interviewer was the same manager who had fired her previously, she almost turned around and left. She persevered, however, and was not only rehired, but propelled quickly up the ranks into a management position through her fierce determination.

Eventually, Abode Services helped Susan and her children move into a three-bedroom, two-bathroom house. Abode Services staff also provided them with other critical stabilizing support – supplying furniture, groceries, and endless encouragement – which turned the house into a welcoming home. Reunited with her kids, Susan is now in a place to truly admire their achievements and resilience. One is a passionate writer with straight-A grades looking toward college, another has earned top marks in all her latest exams, and a third is showing the kind of resolve his mother is very familiar with – confronting challenges as they arise and working to do a bit better every day.

House Sharing Program

Aimed at expanding available affordable housing options for County residents, Catholic Charities of Santa Clara County, in partnership with the Office of Supportive Housing, started a house sharing program in the county in September 2018. The new program serves a range of populations seeking affordable housing – from seniors on fixed incomes to students to formerly homeless individuals – and helps to more fully utilize housing resources by allowing homeowners or renters with available rooms to be matched with those seeking housing. Living arrangements can take a variety of forms, with some homeowners or renters renting out a spare room in their home or two or more participants sharing a rental apartment, and the program is flexible to meet the unique needs of each participant.

Key Partners:

- Catholic Charities of Santa Clara County
- County of Santa Clara Office of Supportive Housing
- Rebuilding Together Silicon Valley

Catholic Charities screens prospective roommates to ensure safety, provides matching services based on needs and preferences, and helps negotiate rent and other provisions, such as arrangements to help with household tasks or errands. After a successful match, they provide monthly follow-up with participants and are available to mediate any issues as they arise. The program has proven to be mutually beneficial for both community members with vacant rooms to rent who benefit from additional income and companionship, and housing seekers in need of an affordable home.

Partnering to provide home repairs for program participants

As an added benefit for those supplying housing through the program, Catholic Charities partners with Rebuilding Together Silicon Valley to provide minor home repairs and accommodations such as the addition of wheelchair ramps or other accessibility modifications, funded by the County.

Engaging community members to provide affordable housing options for those in need

Key to the program is community members' willingness to open their homes to others in need of affordable housing options. Catholic Charities plays the critical role of engaging homeowners and renters with spare rooms to rent to understand the housing crisis and opportunity to help, and connecting them with tenants who will be a good fit in their home.

Photo by Bernard Andre.

Photo by Bruce Damonte courtesy of MidPen Housing

Crisis Response System

The crisis response system is designed to meet the immediate needs of people experiencing or at risk of homelessness, providing emergency assistance to avoid homelessness, emergency shelter, and support for other basic needs. While the supportive housing system strives to ensure that homelessness is rare, brief, and nonrecurring for Santa Clara County residents, the demand for safe, affordable, stable housing far exceeds the system's current capacity, necessitating short-term solutions. In 2018, the many partners involved in the crisis response system incubated and grew a variety of promising programs to provide critical support for individuals and families at risk of and experiencing homelessness. Often the first step back to stable housing, these programs work together with the community's supportive housing system to help clients achieve long-term housing stability.

Homelessness Prevention System

Recognizing the critical role that prevention plays in reducing inflow into the supportive housing and crisis response system, in 2017, the Santa Clara County Continuum of Care developed the Homelessness Prevention System to provide a range of supports to help residents at risk of losing their housing to regain stability. Through a combination of public and private resources from partners including the Packard Foundation, Sunlight Giving, Google.org, the City of San José, the City of Santa Clara, the City of Morgan Hill, and the County of Santa Clara, over $4.2 million was initially raised to launch a pilot program with the goal of implementing a countywide homelessness prevention system and ultimately preventing all instances of homelessness. These efforts were spearheaded by the Office of Supportive Housing, Destination: Home, and the Emergency Assistance Network agencies, who provide a variety of essential services for low-income households across the county.

Owing to its diverse and adaptable funding sources, the Prevention System is able to provide support tailored to each household's needs to stabilize its housing. These services include help paying future and past-due rent or mortgage payments, security deposits, utility bills, and other expenses that place the household at risk of homelessness, such as transportation costs, medical bills, and childcare. Partner agencies also offer case management and follow up to provide additional support if participants find themselves at risk of homelessness again in the future. The program leverages the following strategies to provide comprehensive support to at-risk households:

Key Partners:

- Sacred Heart Community Service (lead agency)
- Cities of Morgan Hill, San José, and Santa Clara
- County of Santa Clara Office of Supportive Housing
- Destination: Home
- Community Services Agency of Mountain View and Los Altos
- LifeMoves
- Sunnyvale Community Services
- St. Joseph's Family Center
- Salvation Army
- West Valley Community Services
- Amigos de Guadalupe

Coordinating to provide "no wrong door" access to prevention services

Prior to the current system, households in crisis lacked a centralized means of accessing prevention services, resulting in confusion and frustration for households at risk of losing their housing. To close these gaps, the Prevention System has implemented a "no wrong door" approach in which clients can enter the system through a variety of access points, receive an assessment to determine their risk, and be referred for services to the prevention system partner that services their zip code.

Partnering to provide streamlined access to legal assistance in landlord-tenant proceedings

Through a partnership with the Silicon Valley Law Foundation, Prevention System clients can be directly referred to receive legal advice and representation for fast-paced landlord-tenant proceedings. In turn, the Law Foundation can directly refer their clients for financial and other prevention assistance, which provides attorneys with more leverage in settlement negotiations and resources to help their clients relocate to avoid eviction. Plans for expanding this program to double the number of people served are currently underway in 2019.

Out of 540 households served through 2018:[xx]

97% of families and individuals **remained housed** while receiving **homelessness prevention services**

90% of families and individuals were **stably housed for at least 12 months** after they stopped receiving **homelessness prevention services**

[xx] Data reflects clients served from July 1, 2017, to December 31, 2018.

Emergency Shelter

Each night, emergency shelters in Santa Clara County provide a safe place to rest for hundreds of people experiencing homelessness, a fundamental role of the supportive housing system. Emergency shelter program models vary significantly across the system, with many providing an array of on-site services through partnerships with the County and other safety net providers. From meeting basic needs, such as food, showers, and access to health care, to case management and connection to employment, emergency shelters are a critical resource hub for many people experiencing homelessness. All emergency shelters also act as access points for the Coordinated Assessment System, administering the standard assessment used to prioritize households for the community's permanent and transitional housing opportunities.

Emergency Shelter Unit Inventory:
(point-in-time capacity)

1,160 households

1,400 people

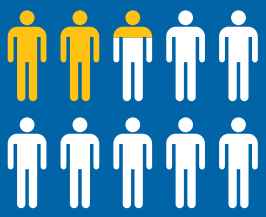
Served in Shelter in 2018:

5,062 households

5,988 people

Measuring Success[xxi]

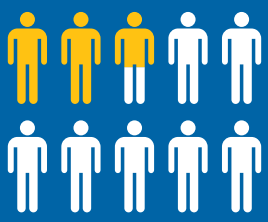
Obtained Permanent Housing



23%
went to permanent housing

(1,040 of 4,534) of clients who exited emergency shelter in 2018

Returned to Homelessness Within Two Years



26%
returned to homelessness within 2 years

(193 of 750) of clients who exited emergency shelter for permanent housing in 2016

[xxi] The Santa Clara County supportive housing system evaluates the overall success and impact of the system using data entered by supportive housing and shelter providers into the Homeless Management Information System. These performance measures are based on the national standards for performance measurement developed by the U.S. Department of Housing and Urban Development. For more information about the performance measures in this report, see Appendix C: Measuring Success.

Behavioral Health and Crisis Response Services

The Santa Clara County Behavioral Health Services Department supports county residents in resolving crises, overcoming mental illness, and recovering from substance use through an array of services and programs. As the supportive housing system has continued to grow, the Behavioral Health Services team within the Office of Supportive Housing has expanded to support the needs of currently and formerly homeless individuals and families. In addition to providing program management and supportive services for the County's permanent supportive housing programs, a dedicated outreach and engagement team helps to streamline the enrollment process to house clients more quickly. The team locates clients, collects required eligibility documentation, helps them secure Housing Authority vouchers, and provides a warm hand-off to the appropriate service provider for their program. In 2019, outreach services will expand to include a new multidisciplinary team, in partnership with Abode Services, which combines outreach workers and mental health professionals to engage individuals who are more challenging to reach with outreach services, connecting them with mental health services or medical services through the Valley Homeless Healthcare Program.

In the community, the Behavioral Health Services Department provides critical crisis response intervention through the Mobile Crisis Services Team, which launched in in 2018. This team trains and supports local police departments in effectively interacting with community members who may be in crisis, including people experiencing homelessness who may need assistance connecting with mental health or substance use services. When they encounter someone who may be in crisis, officers can call the team to help triage the situation, provide guidance over the phone, or send out a clinical team, if needed, to deescalate and resolve the situation. Currently, services are available through dispatchers located in both north and south county to quickly address issues as they arise. The department plans to expand access to this impactful program in 2019 to enable community members at large to receive support for friends and family in crisis.

Photo courtesy of Destination: Home.

Safe Parking

Each night, an estimated eight percent of people experiencing homelessness in Santa Clara County were sleeping in vehicles throughout the region. To address the needs of this population and growing concerns among other neighborhood residents, partners have created safe parking programs at various locations across the County, providing a creative short-term alternative to living on the streets. These programs offer safe locations to park, as well as pathways out of homelessness, connecting vehicular dwellers with social services and support to find stable housing.

Key Partners:

- Amigos de Guadalupe
- City of Morgan Hill
- City of Mountain View
- City of San José
- Community Services Agency
- Gilroy Compassion Center
- LifeMoves
- Morgan Hill Bible Church
- Move Mountain View
- St. Catherine of Alexandria Church
- County of Santa Clara Office of Supportive Housing

Locations include Lots of Love in Mountain View, started by Reverend Brian Leong of Lord's Grace Christian Church, who formed the nonprofit organization Move Mountain View with members of his church to launch the program in 2018. Funded by the County of Santa Clara and the City of Mountain View, Lots of Love was initially started with space for four vehicles, and has since expanded to two sites with space for six vehicles. The City of Mountain View coordinates waste and sanitary services, and the Community Services Agency provides mobile showers, meals, and case management, as well as assistance accessing health care, benefits, and locating permanent housing.

In San José, the Office of Supportive Housing provides funding for a safe parking program with supportive services administered by nonprofit partner Amigos de Guadalupe. The program started with space for ten vehicles and has since expanded to three sites with space for twenty-five vehicles. Amigos de Guadalupe provides case management, housing search assistance, crisis counseling, a mobile health clinic, immigration legal services, employment search assistance, and after-school and summer programs for students. The City of San José also launched a safe parking program in 2018. Located at City-operated community centers and with supportive services provided by LifeMoves, the program will be significantly expanded in 2019.

In Morgan Hill, the Focus Safe Parking Program provides overnight parking, donated meals, and services for approximately 30 people experiencing homelessness in vehicles. Funded by the City of Morgan Hill, the site is overseen by Morgan Hill Bible Church and St. Catherine of Alexandria Church, and the Gilroy Compassion Center provides case management to help families move to permanent housing. Launched as a pilot program on July 2017, the Focus Safe Parking Program was made possible through collaboration and support by the Morgan Hill Police Department, County of Santa Clara, Morgan Hill Unified School District, and many faith-based and community organizations.

Additional advantages of this innovative approach include the following:

Connecting vehicular dwellers with services and support to regain housing

Vehicular dwellers are often harder to reach with outreach services because they are more mobile and difficult to engage within their vehicles. By providing a place to park without concerns about parking restrictions or safety, service providers are able to engage with those living in their vehicles to connect them with individualized support to regain permanent housing.

Addressing the shortage of emergency shelter and supportive housing

As the community works towards long-term, systemic solutions to end homelessness, supportive housing and services are extremely limited and prioritized for the most vulnerable. Safe parking programs offer an interim strategy, providing participants with case management to get them out of their vehicles and into permanent homes and assisting surrounding housed neighbors with any concerns.

LGBTQ-Friendly Temporary Housing

In Santa Clara County, persons identifying as lesbian, gay, bisexual, transgender or queer/questioning (LGBTQ) are significantly overrepresented in the homeless population – and their vulnerability is compounded by a lack of dedicated programs within the supportive housing system. To address this gap, more than 70 stakeholders, as well as LGBTQ youth and young adults, came together in 2018 to develop a 20-person temporary housing program for LGBTQ persons experiencing homelessness in Santa Clara County.

Key Partners:

- City of San José
- County of Santa Clara Office of LGBTQ Affairs
- County of Santa Clara Office of Supportive Housing
- LifeMoves

The collaborative effort leverages the strengths of each partner to support participants to return to stable housing in a safe and inclusive environment. The Office of LGBTQ Affairs brought the community together to give input and recommendations essential for creating a culturally-competent shelter space. The City of San José provided critical neighborhood engagement, allowing the program to take over an underutilized city-owned building. The Office of Supportive Housing coordinates outreach to unsheltered populations, temporary housing providers, and agencies that serve the LGBTQ community, to bring in potential participants who are prioritized and referred through the County's Coordinated Assessment System. To support clients in obtaining permanent housing, the County funds targeted services provided by LifeMoves, including case management, housing navigation, and referrals to mental health and medical services. Key strategies of the program include:

LGBTQ-friendly design and operations promote safety and inclusivity

By engaging the community to understand the needs of LGBTQ persons experiencing homelessness, the partners have developed a program sensitive to their unique needs. Examples of this include: residents can self-identify their gender, a section of sleeping spaces are reserved for gender non-conforming and transgender individuals, single-stall restrooms and showers allow for privacy, and dedicated space is provided for self-administered medications.

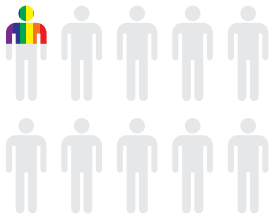
Improving the supportive housing system's responsiveness to the needs of the LGBTQ community

Creating an LGBTQ-friendly program was just the first step in better serving people experiencing homelessness in the LGBTQ community, acting as a launching point for deeper system-wide changes. This includes implementing policies developed by the Office of Supportive Housing, in consultation with the Office of LGBTQ Affairs, across the supportive housing system to ensure safe and equal access to housing and services.

"LGBTQ-identified residents experiencing homelessness face unique challenges when working toward permanent housing. This partnership intentionally places LGBTQ people at the center, knowing that when we focus on them, we will broaden safety and access for all."

- Maribel Martínez, Director, Office of LGBTQ Affairs

29% or 172 of respondents to Santa Clara County's 2017 Homeless Census and Survey identified as **LGBTQ+**



as compared to about **4%** of the **general county population** per the estimates of the Department of Public Health.

Transitional Housing

Transitional housing programs provide time-limited housing for individuals and families experiencing homelessness and can offer a uniquely supportive environment—especially when strong partnerships are built with experienced service providers to fill critical gaps in the supportive housing system. For example, in Santa Clara County, youth who are pregnant or parenting may elect to enroll in a transitional housing program that fosters a built-in social network and parenting supports provided by agencies with deep expertise in working with youth experiencing homelessness. Other individuals or families fleeing intimate partner violence or sexual assault may seek out the security of housing with on-site services and trauma-informed programming with an agency that provides services to people fleeing abuse. Additionally, in Santa Clara County's competitive rental market, the search for housing for a client who is already enrolled in a permanent housing program can take weeks or months. When designed around shorter one- to three-month stays, transitional or interim housing programs offer stability while supporting the client during their housing search. Partners with deep experience serving these communities are able to tailor the design of transitional housing programs to best support clients in their transition to safe and stable permanent housing.

Total Unit Inventory:
(point-in-time capacity)

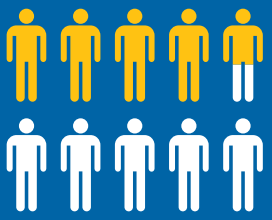
548 households

Served in Transitional Housing Programs in 2018:

1,073 people

Measuring Success[xxii]

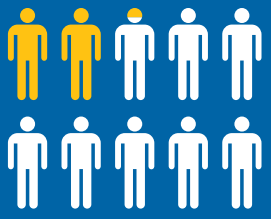
Obtained Permanent Housing



46%
went to permanent housing

(329 of 712) clients who exited transitional housing in 2018

Returned to Homelessness Within Two Years



21%
returned to homelessness within 2 years

(123 of 588) of clients who exited transitional housing for permanent housing in 2016

[xxii] The Santa Clara County supportive housing system evaluates the overall success and impact of the system using data entered by supportive housing and shelter providers into the Homeless Management Information System. These performance measures are based on the national standards for performance measurement developed by the U.S. Department of Housing and Urban Development. For more information about the performance measures in this report, see Appendix C: Measuring Success.

Conclusion

Through a multitude of innovative and strategic partnerships, Santa Clara County's supportive housing system provided shelter, emergency assistance, permanent housing, and supportive services to thousands of currently and formerly homeless individuals and families in 2018. Still, with more than 7,300 people experiencing homelessness and thousands more on the brink due to high housing costs and a lack of living-wage jobs, there is much progress to be made to achieve the community's goal of making homelessness rare, brief, and non-recurring.

Since launching the Community Plan to End Homelessness in 2015, the supportive housing system has continued to grow and improve its ability to serve the diverse population of people experiencing homelessness in Santa Clara County. Expanding the reach and capacity of the supportive housing system in 2018 was no exception. These efforts necessitated collaboration with a diverse array of partners – from affordable housing developers to build apartments, local governments to encourage development and fund projects and services in their communities, homeless service providers to support clients to find and maintain stable housing, and essential County partners to fund and provide vital medical, behavioral health, and reentry services, among others. Combined and coordinated, these individual efforts leverage the expertise of each partner and maximize limited resources in the community. Collectively, these efforts resulted in 1,783 households moving from homelessness to housing in 2018 and an increase in affordable and homeless housing stock by 607 units.

A shared vision and commitment to strategic and mutually beneficial partnerships is at the core of the progress made in 2018. The County of Santa Clara appreciates the many stakeholders who contributed to this growth and looks forward to opportunities to further strengthen the supportive housing system through future collaboration. Maintaining and accelerating progress towards ending homelessness in Santa Clara County will require continued commitment to the community's shared goals and ever more partnerships to better serve the county's most vulnerable residents.

Appendix A: Defining Homelessness

Homelessness and housing instability take many forms, and these challenges affect individuals and families with a diversity of life experiences. To understand the scope of the community's need and to develop the right systemic responses, it is necessary to rely on clear definitions of "homelessness." This report primarily uses the following components of the definition of homelessness developed by the U.S. Department of Housing and Urban Development (HUD) for its Continuum of Care and Emergency Solutions Grants housing programs. Under this definition, a household who falls into any one of the following criteria is considered homeless:

I. An individual or family who lacks a fixed, regular, and adequate nighttime residence, including households living outside, in cars, emergency shelters, transitional housing, and some short institutional stays;
II. An individual or family who will imminently lose their primary nighttime residence; or
III. An individual or family who is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

This report also references the definition of homelessness used by the County Office of Education and the public school system. This definition includes a household that lacks a fixed, regular, and adequate nighttime residence, children under 18 years old waiting for foster care placement, and individuals and families who are living doubled up or in hotels.

Chronic Homelessness

HUD has defined a subset of households experiencing homelessness as "chronically homeless." These households are most likely to have intensive medical, mental health, and other service needs that cannot be met while they remain unhoused and are a priority population within supportive housing systems nationally and locally.

The definition of chronically homeless includes both a disability requirement and a length of homelessness component. Under this definition, a household who meets all of the following criteria is considered chronically homeless:

I. A homeless individual with a disability, who lives in a place not meant for human habitation, a safe haven, or an emergency shelter;
II. Who has been homeless and living in any of the situations described above continuously for at least 12 months or on at least four separate occasions in the last three years, as long as the combined occasions equal at least 12 months.

While a longer stay in an institution such as a jail, hospital, or drug treatment facility will not count as living in a homeless situation, institutional stays of fewer than 90 days do count as time spent homeless. If a family's head of household – generally an adult family member, but occasionally a minor who is the head of a family with no adults – is chronically homeless under this definition, then the entire family meets the definition of chronic homelessness.

[xxxi] Code of Federal Regulations, Continuum of Care Program, Title 24, sec. 578.3. This report does not use Category 3 of HUD's homeless definition, which includes unaccompanied youth or families who are homeless under other federal definitions of homelessness.

[xxxii] U.S. Department of Education: Education for Homeless Children and Youth Program Non-Regulatory Guidance, March 2017. Accessed on 10/2/17: https://www2.ed.gov/policy/elsec/leg/essa/160240ehcyguidance072716updated0317.pdf

[xxxiii] Code of Federal Regulations, Continuum of Care Program, Title 24, sec. 578.3.

Appendix B: Data Sources

The two most common methods for estimating the number of persons experiencing homelessness in a community are point-in-time counts and data collected by housing and services programs. This report draws on both of those methods to establish the scope and characteristics of homelessness in Santa Clara County, and each is described below.

Homeless Management Information System (HMIS)

The County of Santa Clara Office of Supportive Housing operates the community's HMIS, a countywide database used by the majority of programs providing housing or services for homeless populations within the county. Providers request consent from each person they serve to enter standard information into HMIS, including demographic information, services provided, and data about income and housing status. This results in a large set of data that includes nearly all individuals who had contact with outreach teams, emergency shelters, homeless housing programs, and other services.

Because HMIS is focused on service data, it does not include individuals who are currently homeless but are not accessing services. It also does not include persons who receive services or housing designed for survivors of domestic violence or human trafficking, as many programs providing those services are prohibited from entering information into HMIS for privacy and safety reasons. Most significantly, since the individuals in HMIS are limited to those who have received services, the total number of persons recorded as homeless in HMIS increases as the system serves more people.

To estimate the total number of persons experiencing homelessness over the course of a year using data from HMIS, communities use the number of persons who have spent at least one night in emergency shelter or transitional housing. As the size and capacity of the community's emergency shelter and transitional housing system increase, the total persons identified in HMIS as experiencing homelessness will also increase.

Homeless Census and Survey

Every two years, the County of Santa Clara and the region's fifteen cities conduct a Homeless Census and Survey. Trained volunteers tally the number of people observed living or sleeping outside at a single point in time and survey a sample of those counted. To cover the entirety of the county's extensive geographic area, the count occurs over the course of two days during the month of January, with roughly half of the county enumerated on each day. Data is also collected from emergency shelter and transitional housing programs, as households in shelter and temporary housing are considered homeless for purposes of the count.

The Homeless Census and Survey employs consistent methods from year to year, providing a useful data set for tracking changes in the homeless population. Because the count enumerates people who are currently living outside or in vehicles, including those who may not engage in services, it incorporates a population that may not be represented in HMIS data.

Notably, a point-in-time count will only provide a snapshot of homelessness on the nights selected for the count, which is not easily extrapolated to a total annual number of people who experience homelessness. This also means that the number of individuals counted each year is affected by weather conditions, the number of shelter beds open on the night of the count, natural disasters, and other temporary conditions that cause fluctuations in the visibility or size of the homeless population. It is expected that point-in-time methods will undercount individuals and families who shelter in locations that are not visible to volunteer teams, including vehicles, garages, and other structures not built to be lived in.

Appendix C: Measuring Success

To ensure that each component of Santa Clara County's supportive housing system effectively advances the goal of ending homelessness, system stakeholders have identified standard, data-based indicators of success. These indicators track the system's ability to help individuals and families permanently exit homelessness by obtaining and retaining housing.

These metrics are based on data entered by the community's housing and shelter programs into the Homeless Management Information System (HMIS), the primary community-wide database for collecting information about homeless housing and services, to evaluate the overall success and impact of the community's response to homelessness. See Appendix B: Data Sources for more information about the HMIS.

Permanent Housing Retention

How successful are the community's housing programs at helping individuals with disabilities who exit homelessness to remain in permanent housing situations for at least 12 months, while they continue to receive support from the housing program?

Program type: Permanent Supportive Housing

Universe: All individuals served by the program during the measurement period who were housed with program support at least 12 months ago.

Measure: The percentage of the universe who remained housed for at least 12 months.

Obtained Permanent Housing

How successful are the community's housing and shelter programs at helping individuals experiencing homelessness to obtain permanent housing?

Program type: Emergency Shelter, Transitional Housing, Rapid Rehousing

Universe: All individuals served by the program who exited the program (stopped receiving services) during the measurement period.

Measure: The percentage of the universe who were in a permanent housing situation when they exited the program.

Returns to Homelessness

How successful are the community's housing and shelter programs at ensuring that individuals who exit homelessness do not return to homelessness once they stop receiving services?

Program type: Emergency Shelter, Transitional Housing, Rapid Rehousing, Permanent Supportive Housing

Universe: All individuals served by the program who exited the program (stopped receiving services) two years prior to the measurement period, and were in a permanent housing situation when they exited.

Measure: The percentage of the universe who were served by another homeless housing or services program in Santa Clara County's HMIS within 2 years of the date they exited the program to a permanent housing situation.

Appendix D: Local Funding for Supportive Housing and Homeless Services

Cities are key partners in the movement to end homelessness and implement a variety of strategies, from local ordinances supporting housing affordability to funding for services and supportive housing development. The table below provides an overview of funding commitments made by cities within Santa Clara County for Fiscal Year 2017-2018.

City	Permanent Housing Capital Funding	Permanent Housing Services Funding	Transitional Housing and Emergency Shelter	Homelessness Prevention
Cupertino	$4,172,000	N/A	N/A	$32,488
Gilroy	N/A	$102,500	$20,070	$34,465
Milpitas	$120,000	N/A	N/A	$38,283
Morgan Hill	$750,000 [xxxiv]	N/A	N/A	N/A
Mountain View	N/A	$125,000	N/A	N/A
Palo Alto	$220,000	$206,184	N/A	$341,400
Santa Clara	$544,333	N/A	$139,423	$100,000
Sunnyvale	N/A	$338,000	$31,000	$10,000

[xxxiv] This funding was committed in Fiscal Year 2018-2019.

ENDING HOMELESSNESS

The State of the
Supportive Housing System
in Santa Clara County
2017

ENDING HOMELESSNESS

The State of the Supportive Housing System in Santa Clara County

2017

Acknowledgements

This report was prepared by HomeBase, The Center for Common Concerns
on behalf of the County of Santa Clara Office of Supportive Housing
and was designed by Cesar Ramirez of Gilmore IT Solutions.

The Office of Supportive Housing would like to thank its many partners who generously provided information for this report. Special thanks to the clients who shared their stories.

This report can be downloaded at the Office of Supportive Housing website:
https://www.sccgov.org/sites/osh

Cover photo credits (clockwise from top):
Parkside Studios, photo by Jeffrey Peters. Photo by Marianna Moles.
Monterey Villa, photo courtesy of Eden Housing. Joanne, photo courtesy of Destination: Home.
Destination: Home's All the Way Home campaign helped formerly homeless veteran Tony Harrison find permanent housing, photo courtesy of Destination: Home. Photo courtesy of Destination: Home. Andy and Ernestine were homeless for 20 years; they now have a home thanks to the Housing 1000 project, photo courtesy of Destination: Home.

Letter from the County Executive

In Santa Clara County's current housing crisis, safe and affordable housing is out of reach for many, especially those with the fewest resources, including the elderly and persons with a disabling condition. As a result, thousands of individuals and families experience homelessness in our county each year. The County, in collaboration with our city, nonprofit, business, and philanthropic partners, is dedicated to making homelessness rare, brief, and non-recurring for residents. The first of ten annual reports, this document highlights countywide efforts to prevent homelessness before it occurs, strengthen the supportive housing system to better serve those with the highest needs, and increase the community's stock of affordable housing.

As demonstrated in the following pages, our community has made significant progress toward the goals we set in 2015 when we collectively developed and committed to the Santa Clara County Community Plan to End Homelessness. Collaboration is essential to reaching our community goals; we must continue to build upon the strong partnerships that have been critical to our successes thus far.

We thank Destination: Home for its leadership in generating financial and community support for programs serving homeless individuals and families. We thank the City of San José for its commitment to funding both the development of supportive housing and services to support those most in need, highlighted by their multi-million dollar investment in Second Street Studios, the largest permanent supportive housing development in our county to date. We thank the Santa Clara County Housing Authority for its commitment of housing subsidies dedicated to supportive housing systems, such as 134 permanent subsidies for the homeless individuals moving into Second Street Studios this fall. And we thank the outreach workers, case managers, shelter staff, landlords, and hundreds of other partners who work every day toward the goal of preventing and ending homelessness in our county.

Thanks to the deep commitment of leaders from the County and its city, nonprofit, business, and philanthropic partners, our community has built far more than a continuum of services for homeless individuals — we have built a movement to end homelessness. As we look back at all that was accomplished in 2017, we are confident that our collective momentum will continue to push forward collaborative efforts to house those in our community who experience homelessness.

Sincerely,

Jeffrey V. Smith, M.D., J.D.
County Executive Officer
County of Santa Clara

Miguel Marquez, M.P.P., J.D.
Chief Operating Officer
County of Santa Clara

Table of Contents

4 Executive Summary

8 Homelessness in Santa Clara County

12 The Housing Gap

18 A Movement to End Homelessness

22 Closing the Housing Gap

29 Supportive Housing Innovations

47 Crisis Response System

55 Conclusion

56 Appendix A: Defining Homelessness

57 Appendix B: Data Sources

58 Appendix C: Measuring Success

59 Appendix D: Santa Clara County Regional Housing Need Allocation

A map of developments that include supportive housing is available at: www.supportivehousingscc.org/map

Gilroy Sobrato Studios. Photo courtesy of Eden Housing

Executive Summary

Each night, thousands of Santa Clara County residents face homelessness. Families with children, seniors, individuals with disabilities, veterans, and youth are all represented in the county's diverse homeless population, with nearly three-quarters going unsheltered – sleeping outside, in cars, or other places not meant for human habitation. Despite the prosperity associated with the region, a lack of affordable housing development and difficulty finding living-wage employment in Santa Clara County has resulted in many economically vulnerable households falling into homelessness, and countless more on the edge.

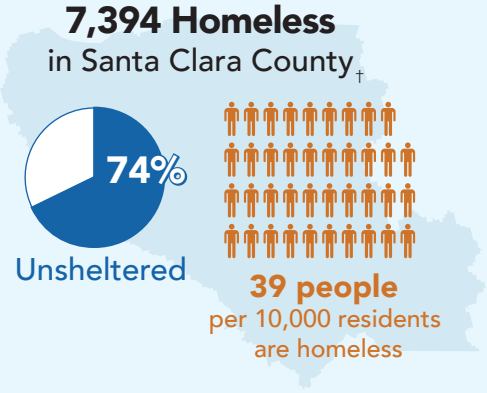
Data shows that for most, homelessness will be a brief and one-time occurrence, but for some it can last for years or become a repeating cycle. Often individuals who are homeless for longer periods of time make frequent use of emergency medical and psychiatric care, or get caught up in the justice system, resulting in high cost to the public. *Home Not Found*, a study of the cost of homelessness in Santa Clara County, reported that the County and service providers spend more than $520 million per year on such services.

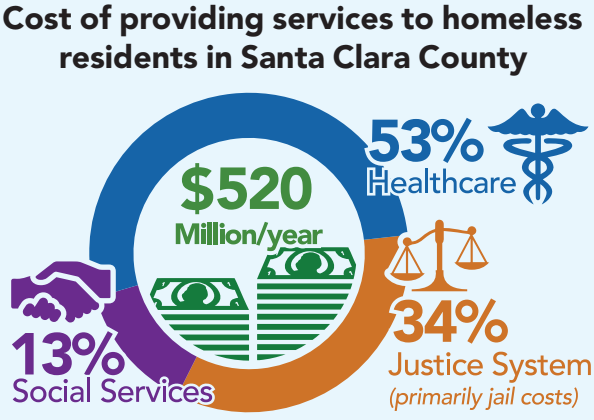
In 2015, the community came together to create a roadmap to guide their efforts to end homelessness. Coordinated by the County of Santa Clara Office of Supportive Housing and nonprofit partner Destination: Home, the resulting Community Plan to End Homelessness set an ambitious goal of 6,000 new housing opportunities, and identified strategies to help the community achieve this shared vision. The community efforts to date represent significant progress toward these goals.

Building Affordable Housing

Responding to the high level of need for affordable housing and the desire to efficiently utilize scarce resources, the County has prioritized funding and development of housing for residents experiencing homelessness and extremely low-income households. Creating affordable housing for these priority populations requires substantial cooperation between the County of Santa Clara, its many agencies, and a range of municipal, nonprofit, philanthropic, and community partners. Key examples of the collaboration necessary to stably house the county's most vulnerable residents include:

- **Second Street Studios**, an innovative partnership between the County, the City of San José, and the Santa Clara County Housing Authority will result in a new service-enriched apartment community in September 2018. The development will improve the health and housing stability of 134 disabled individuals who have experienced long-periods of homelessness.
- **2016 Measure A**, the recently passed $950 million Affordable Housing Bond, will help to fill some but not nearly all of this need, by providing funding for approximately 4,800 units of affordable housing. The County has approved funding for six developments with housing designated for households exiting homelessness, and is working to support more than 100 additional developments over the next ten years.





† U.S. Department of Housing and Urban Development, The 2017 Annual Homeless Assessment Report (AHAR) to Congress Part 1: Point in Time Estimates, Available at: https://www.hudexchange.info/resources/documents/2017-AHAR-Part-1.pdf

‡ The universe for this measure (1,681 clients) includes all clients served in a permanent supportive housing program who were housed at least 12 months prior to the end of 2017. The universe is significantly lower than the total system capacity (2,846 households) because it does not include all clients served.

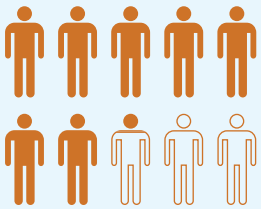
Progress Toward Goal of 6,000 New Housing Opportunities

Santa Clara County's Supportive Housing System

Affordable housing is a critical tool of the supportive housing system in Santa Clara County, but it must be complemented by individualized services to help clients maintain stable housing and rigorous data evaluation to improve outcomes for families and individuals experiencing homelessness. Santa Clara County's supportive housing system provides a continuum of programs and services to meet the needs of the community's most vulnerable residents, including:

- **Homelessness prevention programs** help individuals and families on the verge of homelessness to remain housed and avoid extended shelter or transitional housing stays.
- **Targeted outreach programs** engage with people experiencing homelessness, especially the more than 5,000 county residents living in vehicles, encampments, and other public spaces.
- **Emergency shelters** provide a temporary place to stay, access to services, and other basic needs, for up to 1,146 people across the county each night.
- **Transitional housing programs** offer time-limited housing and services for up to 610 households at a time and are well-suited for populations such as youth or survivors of domestic violence, who may benefit from increased social supports and intensive onsite services.
- **Rapid Rehousing programs**, with a capacity to serve 619 households at a time, quickly move families and individuals into housing and provide financial assistance and services to help households stabilize, increase income, and eventually take over the cost of their rent. Of clients leaving the program in 2017, 72% had obtained permanent housing.
- **Permanent supportive housing programs** couple stable, long-term housing with wrap-around supportive services, such as case management and access to physical and behavioral healthcare, for up to 2,846 households at a time. Of those housed in permanent supportive housing programs by 2017, 90% of clients remained stably housed for at least 12 months.
- **Coordinated Assessment System**, which referred 1,401 households to housing programs in 2017, matches individuals and families experiencing homelessness with the county's transitional and permanent housing resources, and ensures that the community is serving those with the highest needs.

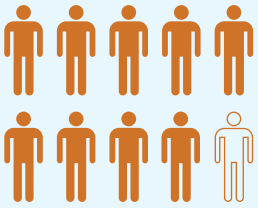
Obtained Permanent Housing



72%
were in permanent housing

(884 of 1,232) of clients who exited rapid rehousing programs in 2017

Permanent Housing Retention



90%
remained stably housed for at least 12 months

(1,205 of 1,343) of clients housed in PSH between July 2011 and the end of 2016 ‡

Innovative — and Cost Effective — Housing Programs

Though the County offers an array of programs and services, current capacity cannot meet the need of the county's significant homeless population. To efficiently utilize the limited resources available to assist individuals and families experiencing homelessness, the County seeks to target housing resources and close service gaps for its most vulnerable residents. Programs and strategies implemented by the Office of Supportive Housing and its partners include:

- **Re-envisioning the Community's Approach to Preventing Homelessness** — The Homelessness Prevention System Pilot brings together a network of community partners to provide flexible financial assistance and resources for households in crisis, targeting support to families and individuals most at risk of losing their housing and preventing them from entering the homeless system.
- **Facilitating Public Safety and Justice Housing Services** — County programs enhance public safety by helping homeless individuals overcome past criminal history and find safe and stable housing upon release, allowing them to reintegrate and contribute to the community.
- **Supporting Housing Stability to Promote Family Reunification** — The Bringing Families Home program, a collaboration between the Office of Supportive Housing and the Social Services Agency's Department of Family and Children Services, helps families involved in the child welfare system to attain housing stability and reunify.

These innovative programs, and many others that have been implemented or are in development, demonstrate the County of Santa Clara and its partners' commitment to working strategically and collaboratively to ensure that homelessness is rare, brief, and non-recurring. To achieve the collective goal of 6,000 new housing opportunities for individuals and families experiencing homelessness, the community must shift from relying on the private market to building enough affordable housing to meet the need in Santa Clara County. The Office of Supportive Housing is a leader in this movement, working across the region in a successful Collective Impact framework, as no one entity can address the issues of homelessness and poverty alone. As the many initiatives already in progress show, a community-wide effort to end homelessness requires the cooperation and collaboration of a range of stakeholders from our public/private sectors, including cities, state and county agencies, corporations, philanthropy and nonprofit partners.

Parkside Studios. Photo by Jeffrey Peters.

Homelessness in Santa Clara County

Homelessness affects thousands of Santa Clara County residents each year. Individuals and families, adults and children, people with jobs, and those with severe disabling conditions all face challenges to finding and retaining safe and stable housing. Many live without habitable shelter, on streets, in parks, in vehicles, or in sheds or abandoned buildings, while others spend their nights in the community's emergency shelters and transitional housing programs. (See Appendix A: Defining Homelessness for more information about the definitions of homelessness used in this report.)

Home Not Found, a 2015 study on the costs of homelessness in Santa Clara County, identified 46,225 residents who experienced homelessness over the course of the year in 2012 and received some form of County medical, behavioral health, or other social services, or had contact with the criminal justice system.[i] [ii] This population represents some of the county's most vulnerable residents, in no small part due to the instability, stigma, loss of resources, and physical vulnerability that accompany the experience of homelessness. The *Home Not Found* study found that the majority of county residents with experience of homelessness between 2007 and 2012 had used the County of Santa Clara's medical and mental health services or had interacted with the criminal justice system, and many had contact with multiple County of Santa Clara departments or services.

The role of Santa Clara County's supportive housing system is to implement the most effective strategies to assist individuals experiencing homelessness in overcoming the barriers keeping them from stable housing, and to make homelessness rare, brief, and non-recurring across the county.

46,225 residents experienced homelessness over the course of the year in 2012

[i] The study identified homeless individuals based on records maintained by the County of Santa Clara Social Services Agency, the Santa Clara Valley Health and Hospital System (including Valley Medical Center and the Behavioral Health Services Department), the Santa Clara County Housing Authority, and the County of Santa Clara Criminal Justice Information Control, as well as information in the Homelessness Management Information System (HMIS), the community's central database for homeless housing and service providers. Due to variations in data collection and definitions of homelessness in the community, the study included some individuals who were couch surfing, without a permanent place to sleep, as well as individuals who meet the more strict federal definition of homelessness. See *Home Not Found: The Cost of Homelessness in Silicon Valley*, Methods Appendix pages 49-52 for more information on study methodology.

[ii] Economic Roundtable, *Home Not Found: The Cost of Homelessness in Silicon Valley*. 2015. Available at: https://destinationhomesv.org/wp-content/uploads/2015/05/er_homenotfound_report_6.pdf

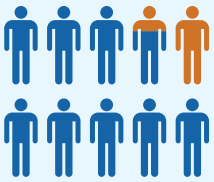
Patterns of Homelessness

The *Home Not Found study* analyzed six years of data from County homeless, health and justice system service databases, revealing patterns in duration, County service usage, and public cost.

Duration

Out of the more than 100,000 people who experienced homelessness from 2007 through 2012, during those six years:

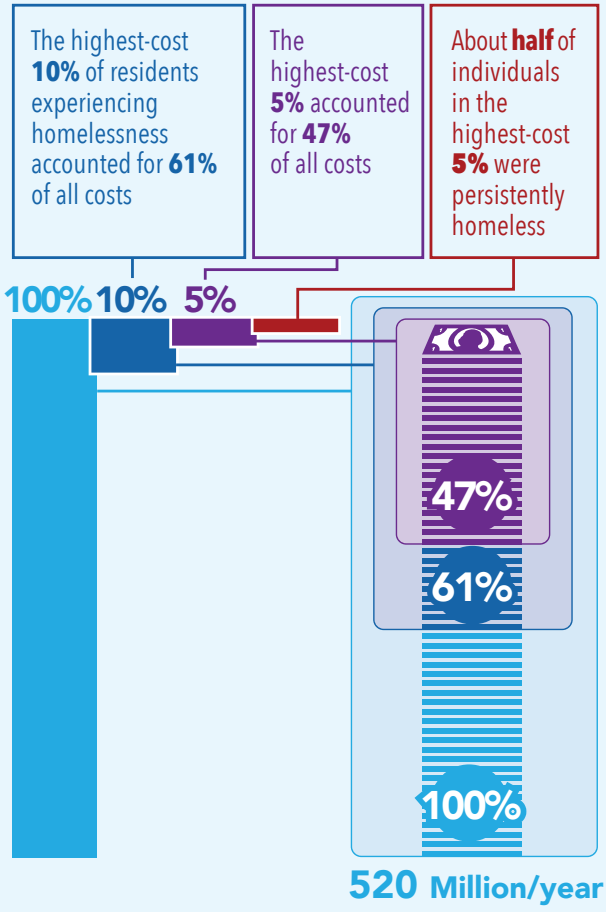
While most individuals were able to make lasting exits from homelessness after shorter episodes, some fell into longer episodes or patterns of homelessness. In an average month from 2007 to 2012:



13%

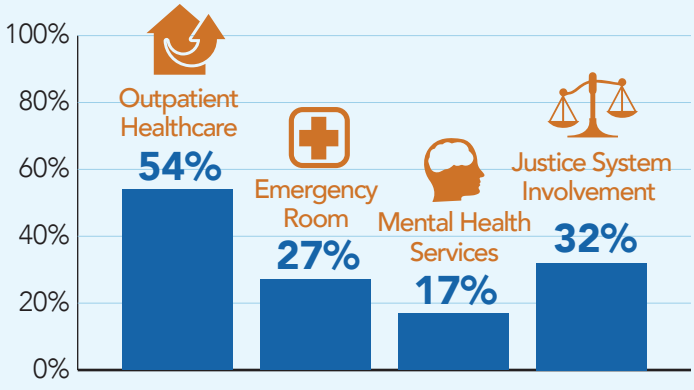
of the study population was "Persistently Homeless" for 12 months or more, consecutively or in 4 or more episodes, over a 36-month period.

On average, Santa Clara County service providers spent $520 million per year providing services for residents in years when they experienced homelessness during the six years covered by this study, with much of the costs accrued by a small number of frequent users. In 2012:

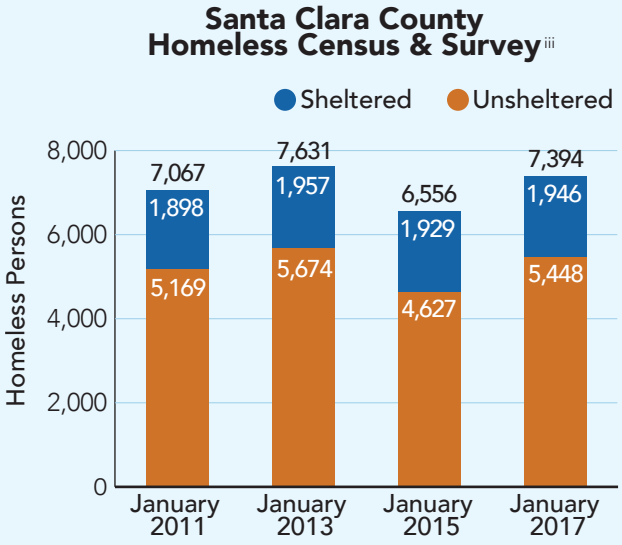


Service Usage and Public Cost

Among the individuals in the *Home Not Found* study population, County service usage was common:



Though the type of service usage and costs varied, the study found that mental illness, substance abuse, incarceration, and persistent homelessness all had a strong impact on overall public costs.

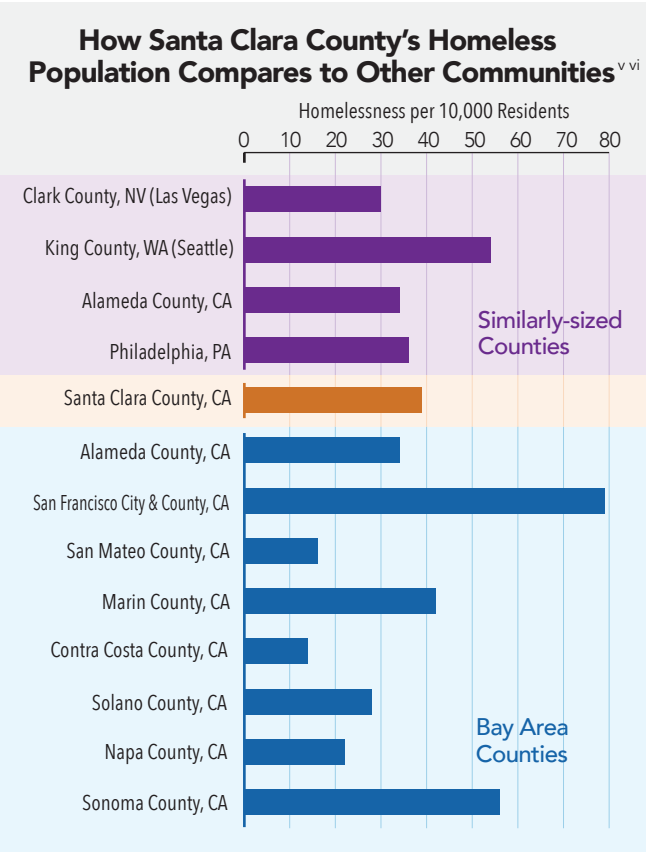


Homeless Population Change Over Time

Every other year in January, the County of Santa Clara Office of Supportive Housing and the local cities coordinate a countywide point-in-time count of people experiencing homelessness. This biennial Homeless Census and Survey provides the best data available on the size and characteristics of the county's homeless population over time, including numbers of people sleeping outside, in vehicles, or in structures not intended for human habitation (unsheltered), and in emergency shelters and transitional housing programs (sheltered). For more information about the Homeless Census and Survey, see Appendix B: Data Sources.

A Crisis in Context

Santa Clara County's housing and homelessness crisis is a local instance of a national epidemic, which is particularly acute in California's metropolitan areas. As of January 2017, local point-in-time counts similar to the Homeless Census and Survey reveal that the state of California is home to a quarter of the nation's homeless population. More than two-thirds of people experiencing homelessness in California are unsheltered – over twice the national rate.[iv]

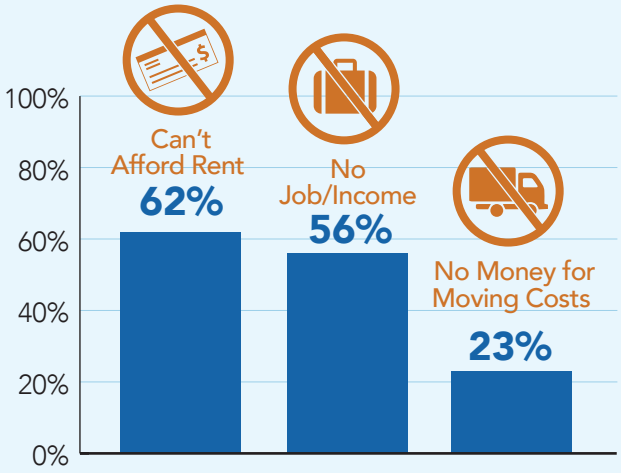


Causes of Homelessness

In Santa Clara County, as in much of California and in many high-cost urban areas around the country, homelessness and housing instability are closely tied to the region's soaring housing costs and economic stagnation for low-income residents.

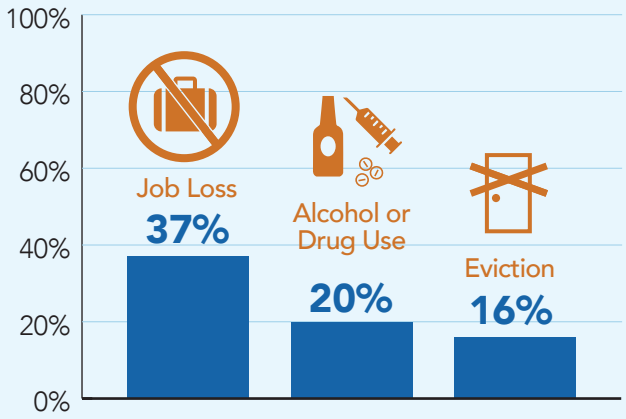
The Rental Market and Lack of Income are Primary Barriers to Regaining Housing

Top 3 barriers to obtaining permanent housing reported by 2017 Homeless Census and Survey respondents: [vii]

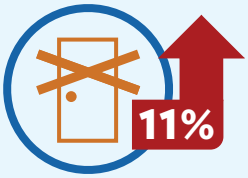


Job Loss and Eviction are Among the Leading Causes of Homelessness

Top 3 primary causes of homelessness reported by 2017 Homeless Census and Survey respondents:



Homeless Census and Survey respondents reporting eviction as their primary cause of homelessness has increased by 11 percentage points between 2011 and 2017 (5% to 16%)



The number reporting evictions as the primary cause of homelessness increased by 11% points since 2011

[iii] Santa Clara County 2017 Homeless Census and Survey Comprehensive Report, https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2017 Santa Clara County Homeless Census and Survey Report.pdf

[iv] U.S. Department of Housing and Urban Development The 2017 Annual Homeless Assessment Report (AHAR) to Congress Part 1: Point in Time Estimates, Available at: https://www.hudexchange.info/resources/documents/2017-AHAR-Part-1.pdf

[v] U.S. Census Bureau, American Community Survey data, 2016.

[vi] U.S. Department of Housing and Urban Development, 2007 – 2017 PIT Counts by CoC, Available at: https://www.hudexchange.info/resource/3031/pit-and-hic-data-since-2007/

[vii] Respondents were asked to identify the barriers preventing them from obtaining housing. Many identified more than one barrier and all responses were recorded.

The Housing Gap

In Santa Clara County, community-wide efforts have led to a number of robust and successful initiatives, but rates of homelessness remain persistently high. Although the county is among the most prosperous regions in the country, statewide economic trends and a severe housing shortage have left fewer and fewer residents able to afford the high cost of housing. Despite tremendous economic growth overall, median renter income in California declined by seven percent from 2000 to 2014. At the same time, annual median rent increased by 24 percent, overwhelming many renter households' purchasing power in the housing market.[viii]

Though Santa Clara County sits at the epicenter of the nation's technology sector, all residents have not shared in the wealth generated by this sector. For low-income households, decades of slow-paced housing development combined with stagnant wages and swiftly rising rents have displaced many and created an exceedingly tight rental market for those who have remained.

These economic and housing market trends have been challenging for many residents and have been particularly catastrophic for those lowest-income households without a financial safety net. In response, the County of Santa Clara is focused on building a supportive housing system to serve these most vulnerable residents. Priority populations for the County include those who are most impacted by the lack of affordable housing – people experiencing homelessness, disabled individuals, and extremely low-income, elderly, and fixed-income households. For these residents, safe and affordable housing is often a critical component to alleviate physical and mental health conditions, maintain housing stability, and mitigate the effects of poverty.

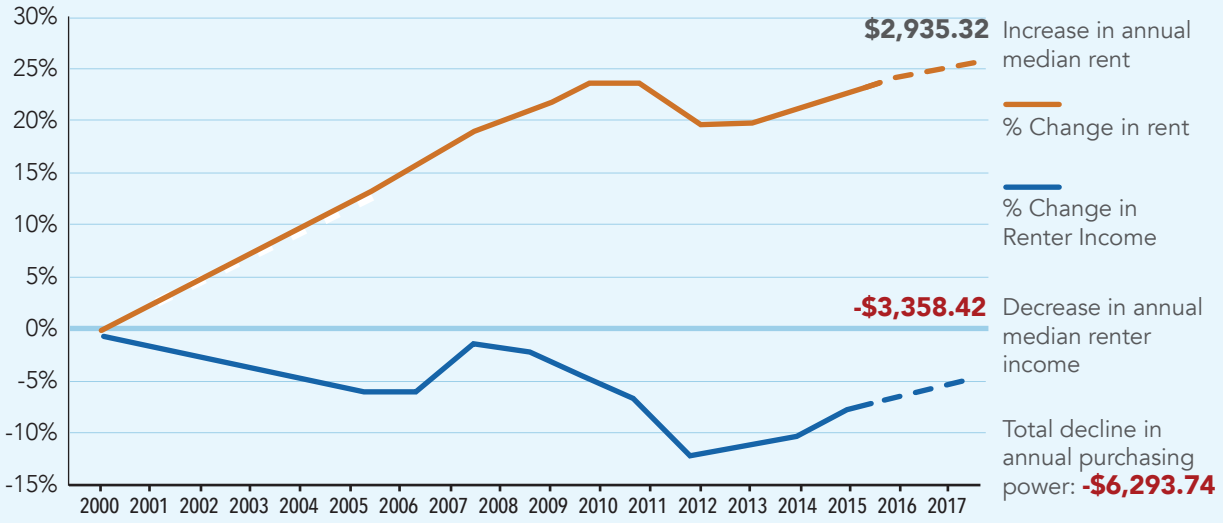
[viii] California Housing Partnership Corporation, "Confronting California's Rent and Poverty Crisis: A Call for State Reinvestment in Affordable Homes." April 2016. Available at: https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2016/04/State-Housing-Need-2016.pdf

[ix] Extremely low-income households comprise many of the county's most vulnerable renters, including low-wage service workers, and older adults and people with disabilities living on fixed incomes.

[x] Fair market rent is the amount that the Department of Housing and Urban Development (HUD) calculates would be needed to pay rent and utilities for a modest, privately owned, and safe rental unit of that size. U.S. Dept. of Housing and Urban Development, Fair Market Rent. Available at: https://www.huduser.gov/portal/datasets/fmr.html#2018

[xi] City of San José, Housing Market Update Third Quarter 2017. http://www.sanjoseca.gov/DocumentCenter/View/73415

California's Median Rent Increased 24% while Median Renter Income Declined 7% from 2000 - 2014[viii]



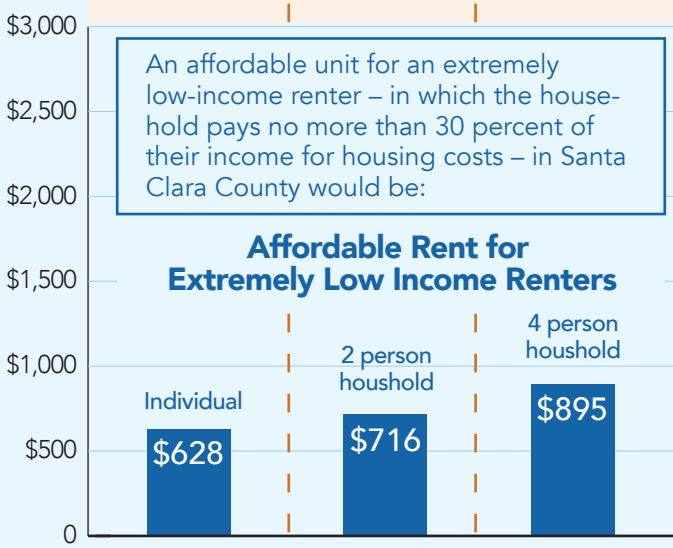
Source: California Housing Partnership Corporation analysis of 2000-2014 Census and American Community Survey data. Median renter income and rent from 2001-2004 and 2015-2016 are estimated trends. Median rent and median renter income are inflation adjusted to 2014 dollars.

In 2017, annual income for an extremely low-income household earning 30 percent of the Area Median Income (AMI) in Santa Clara County was:[ix]

Annual Income for Extremely Low Income Renters

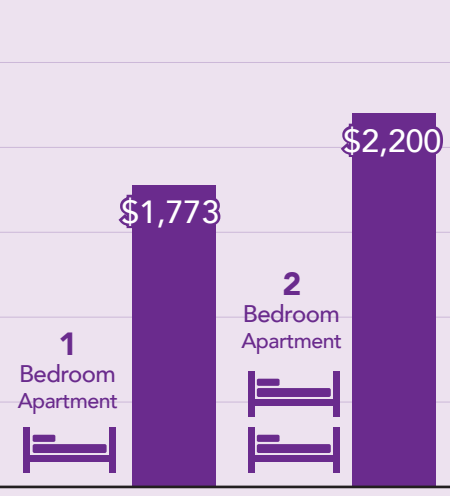
An affordable unit for an extremely low-income renter – in which the household pays no more than 30 percent of their income for housing costs – in Santa Clara County would be:

Affordable Rent for Extremely Low Income Renters

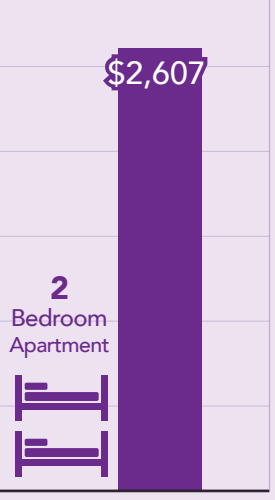


Housing costs in Santa Clara County, however, far exceed what would be affordable for extremely low-income households:

2017 Fair Market Rent[x]



Avgerage monthly rent[xi] in San José in 2017



Not All Housing is Created Equal

Addressing the affordable housing crisis for the county's most vulnerable residents is no small task. In Santa Clara County, the need for more affordable housing is extremely pressing for all but the highest-income households, and demand for housing for extremely low-income renters is most acute. These households face additional challenges to housing stability, as a larger proportion of their income often goes to rent, and there is a disproportionate lack of affordable housing options at their income level.

This deficiency is nothing new, however. In 2005, a San Jose State University study found that unmet need for affordable housing development for extremely low-income renters far surpassed that of households with higher incomes. The report predicted that an additional local investment of $3.8 billion would be required to create housing for just the county's extremely low-income households from 2005 to 2024.[xii]

Housing Need and Funding 2005-2024

	ELI (0-30% AMI)	VLI (31-50% AMI)	LI (51-80% AMI)	MOD (81-120% AMI)	Total
Gross/Total Need	42,483	12,978	13,260	22,187	**90,908**
Planned Production	8,119	10,148	16,237	19,089	**50,616**
Unmet Need	34,364	2,830	-	3,098	**40,292**
Funding Gap*	**$3,780,040,000**	**$198,100,000**	**$0**	**$154,900,000**	**$4,133,040,000**

*The funding gap is the additional local subsidy required over the next 20 years to develop a sufficient number of affordable units to meet the unmet need.

Source: *Housing Silicon Valley: A 20 Year Plan to End the Affordable Housing Crisis* (February 2007), SJSU prepared for Local Initiatives Support Corporation

Despite this urgent need, investment in and development of affordable housing for these most economically vulnerable households has not kept pace with the current or projected future need, even while development of housing for higher income households has exceeded demand. Through the state-mandated Regional Housing Need Allocation (RHNA) process, each region projects the total number of housing units necessary to meet the needs of people of all income levels in each county and city. Progress toward these targets is tracked annually based on permits issued.

Zero cities in Santa Clara County met their RHNA target for Very Low Income housing and the county as a whole produced just 27% of the goal. In contrast, ten cities exceeded their target for housing for households earning above moderate incomes, and the county as a whole met 139 percent of the goal.

The trend of overproducing housing for higher-income households, while neglecting development for moderate-, low- and very low-income households, has continued under the county's new RHNA projections released for 2015-2023.[xiii]

[xii] Bay Area Local Initiatives Support Corporation and San Jose State University Institute for Metropolitan Studies, "Housing Silicon Valley: A 20 Year Plan to End the Affordable Housing Crisis." February 2007. Available at: http://scholarworks.sjsu.edu/cgi/viewcontent.cgi?article=1016&context=urban_plan_pub

[xiii] Association of Bay Area Governments, "San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)." April 2017. Available at: https://abag.ca.gov/planning/housingneeds/pdfs/2015-2023%20_RHNAProgressReport.pdf. See Appendix D for additional data.

2007-2014 Regional Housing Need Allocation (RHNA) Progress[xiv]

Very Low-income Household Units

27%
Units Built

13,878
Units Needed

Low-income Household Units

28%
Units Built

9,567
Units Needed

Moderate-income Household Units

22%
Units Built

11,007
Units Needed

Above Moderate-income Household Units

25,886
Aproximate Units Needed

139%
Units Built

[xiv] Association of Bay Area Governments, "San Francisco Bay Area Progress in Meeting 2007-2014 Regional Housing Need Allocation (RHNA)." Sept. 2015. Available at: https://abag.ca.gov/files/RHNAProgress2007_2014_082815.pdf. RHNA does not track need and development of housing specifically for extremely low-income households, instead combining this population with very low-income households with incomes up to 50 percent of AMI. Development of housing affordable for these households likely lags even further. See Appendix D for additional data.

2015-2023 Regional Housing Need Allocation (RHNA) Progress as of 2015 [xv]

Very Low-income Household Units

3%
in Progress

16,158
Units Needed

Low-income Household Units

6%
in Progress

9,542
Units Needed

Moderate-income Household Units

1%
in Progress

10,636
Units Needed

Above Moderate-income Household Units

37%
in Progress

22,500
Units Needed

[xv] Association of Bay Area Governments, "San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)." April 2017. Available at: https://abag.ca.gov/planning/housingneeds/pdfs/2015-2023%20_RHNAProgressReport.pdf. See Appendix D for additional data.

Building Supportive – and Affordable – Housing in Santa Clara County

Currently, the county's supportive housing system relies heavily on the private market for available housing units, while the system provides rental subsidies to tenants to maintain affordability. This is not enough. An effective and sustainable supportive housing system requires many more units than are available in the private market, necessitating development of significant additional housing, and the cooperation of local, state, and federal partners.

To achieve this goal, the County of Santa Clara, city governments, and residents must make a deliberate shift in affordable housing policy, creating a movement to fund and develop the thousands of units and hundreds of development projects necessary to meet the needs of county residents of all income levels. In 2016, voters took a first and ambitious step toward this goal by passing bond Measure A, investing $950 million in affordable housing development over the next 10 years. Most of the funding will go toward the County of Santa Clara's key priorities of building housing for extremely low-income households, including permanent housing for people experiencing homelessness.

While the 2016 Measure A Affordable Housing Bond (Housing Bond) will fund development of many new homes, the bond funds alone are not enough to fill the gap left by the dramatic decrease in state affordable housing funding since FY 2008-2009.[xvi] Moreover, while more housing is being built, the system must also meet the basic needs of the county's homeless population, which is overwhelmingly unsheltered. Temporary housing interventions, including emergency shelters and transitional housing, that seek to move people experiencing homelessness quickly into permanent housing, are a critical component of the supportive housing system. Meeting the current demand for temporary shelter and housing requires increased capacity and resources as well.

Along with its many partners in the public, private, and philanthropic sectors, the County of Santa Clara seeks to continue the momentum from the Housing Bond by further investing in housing that will support the county's most vulnerable residents achieve safe, affordable, and stable housing. Each step in the process relies on the collaboration of these stakeholders. Cities must first approve, and local communities must embrace and accept, new developments and the residents they will serve. Developers must engage the community in the development process, and service providers must work to support tenants to become an integrated part of the community.

This report seeks to highlight the many efforts the County and its partners are undertaking to support the county's most vulnerable residents and achieve the most impact with available resources. Poverty, income inequality, and affordable housing are among the biggest challenges facing residents of Santa Clara County and no single entity has the resources or authority to address these problems alone. As the many innovative and effective initiatives described in this report illustrate, community-wide solutions to ending homelessness require the cooperation and collaboration of a range of stakeholders, including cities, state and county agencies, and nonprofit partners.

[xvi] California Housing Partnership, "Confronting California's Rent and Poverty Crisis: A Call for State Reinvestment in Affordable Homes." April 2016. Available at:
https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2016/04/State-Housing-Need-2016.pdf

A Movement to End Homelessness

The County of Santa Clara and its city, nonprofit, philanthropic, and other community partners share a vision for Santa Clara County in which homelessness is rare, brief, and non-recurring for all residents. This collective mission to prevent and end homelessness drives innovation and investment across public and private sectors, and is outlined in detail in the Community Plan to End Homelessness in Santa Clara County.

The Community Plan to End Homelessness in Santa Clara County

In 2014, the County of Santa Clara Office of Supportive Housing and Destination: Home, a public-private partnership dedicated to collective impact strategies to end homelessness, convened a series of community summits to develop a coordinated strategy to address homelessness across the county. Representatives of local cities, nonprofit advocacy groups, service providers, philanthropic organizations, elected officials, universities, and people with lived experience of homelessness participated in the planning process. The resulting Community Plan to End Homelessness has been formally endorsed by Santa Clara County's Board of Supervisors, Santa Clara County Housing Authority, Santa Clara Valley Water District, the majority of the county's 15 cities, and other stakeholder organizations.

The plan provides a roadmap for the community's work to end homelessness from 2015 to 2020, establishing goals and strategies within a three-part framework:

1 Disrupt Systems

The Community Plan calls for disruptive strategies and innovative programs that transform the systems related to housing homeless people.

- Deepen partnerships between local governments, nonprofit service providers, and the business sector to improve coordination
- Use data to implement outcomes-based decisions about the most effective programs and structures to meet community needs
- Coordinate housing and services through the Coordinated Assessment System to connect each individual with the right housing solution
- Ensure that all individuals have a plan for housing upon exit from criminal justice or medical institutions and are not discharged into homelessness

Above photo: A PATH outreach worker engaging with a community member experiencing homelessness. Photo by Jeff Bomberger

2 Build the Solution

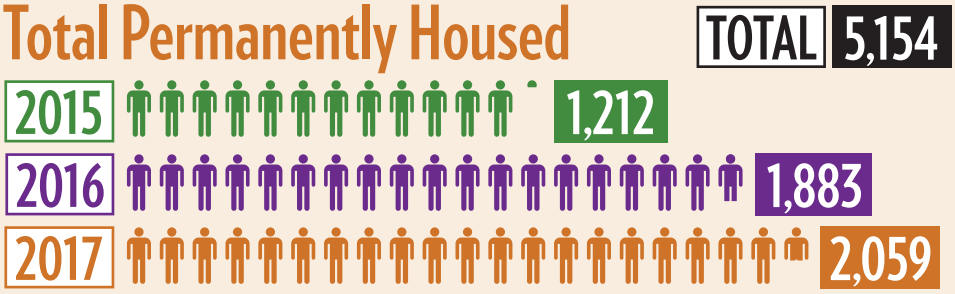
To end homelessness, it is essential to secure the full amount of funding needed to provide affordable housing and services to those who are homeless and those at risk of homelessness.

The Community Plan sets a goal of 6,000 new affordable housing opportunities dedicated to people experiencing homelessness, including new physical homes and apartments and new rental subsidies. Tenants in each of these new housing opportunities will have access to case management, health care, employment programs, and other services to ensure they are able to remain housed.

3 Serve the Person

The Community Plan recognizes the need for client-centered strategies that target resources to each specific individual or household based on their unique and different needs. Goals under this section focus on increasing the system's capacity to serve the needs of veterans, children and youth, families, people with disabilities who have experienced long-term homelessness, and other specific subpopulations.

Since implementation of the Community Plan began in 2015, the supportive housing system has helped 5,154 people return to safe and permanent housing.



The programs and initiatives described in this report represent significant progress toward Community Plan goals. The community's stock of affordable housing dedicated to people exiting homelessness has increased by over half (see **Closing the Housing Gap** on page 22 for more information about progress toward 6,000 new housing opportunities). Innovative partnerships with the community's healthcare, criminal justice, child welfare, and education systems are in place to disrupt cycles of homelessness for the county's most vulnerable residents (see **Supportive Housing Innovations** on page 29 for more information about cross-system partnerships). As it grows to meet the community's need, the supportive housing system will continue to focus on systemwide coordination and improved crisis response for all families experiencing homelessness (see **Crisis Response System** on page 47 for more information about system coordination and shelter programs).

Supportive Housing System Map

Homelessness Prevention

- Helps individuals and families who are about to lose their housing to remain housed where they are or move to new permanent housing
- Acts as an access point to the Coordinated Assessment System

SEE PAGE 48

Outreach

- Engages with people experiencing homelessness on the street, in parks and other public spaces, and in vehicles
- Acts as an access point for the Coordinated Assessment System and for emergency shelter
- Locates people in the Coordinated Assessment System who have been referred to a housing program

SEE PAGE 49

Coordinated Assessment System

- Acts as a front door to the community's housing resources
- Matches people experiencing homelessness to the community's transitional housing, rapid rehousing, and permanent supportive housing programs

SEE PAGE 49

Emergency Shelter

- Provides a safe place to sleep for people experiencing homelessness
- Provides meals, showers, other basic needs, and connections to other community resources
- Acts as an access point to the Coordinated Assessment System

SEE PAGE 52

Permanent Supportive Housing

- Helps individuals and families with disabilities maintain permanent housing through long-term rental subsidies, connections to medical and behavioral health care, and other services.

SEE PAGE 30

Transitional Housing

Provides temporary housing and site-based services for people experiencing homelessness, a program model most effective for specific subpopulations, such as:

- Youth, especially Parenting Youth
- Veterans
- Homeless individuals and families enrolled in a permanent housing program and searching for apartments

SEE PAGE 54

Rapid Rehousing

- Provides supportive services and financial assistance to people experiencing homelessness
- Helps individuals and families obtain permanent housing and increase income so that they can remain housed independently.

SEE PAGE 38

A map of developments that include supportive housing is available at: www.supportivehousingscc.org/map

Parkside Studios. Photo by Jeffrey Peters.

Closing the Housing Gap

For most individuals and families experiencing homelessness, affordable housing is fundamental to achieving long-term housing stability. Since implementation of the Community Plan to End Homelessness began in 2015, Santa Clara County has made significant progress toward the central goal of 6,000 new affordable housing opportunities for individuals and families experiencing homelessness.

Under the Community Plan, new housing opportunities include both new housing stock and rental subsidies to assist households in exiting homelessness. This can take the form of new affordable housing development, commitments by property owners of existing housing for use by households exiting homelessness, and new funding streams to increase the community's capacity to subsidize rent payments for extremely low-income individuals and families.

Progress toward this goal is made possible by ongoing coordination of resources, expertise, and political will by city governments, County agencies, the Santa Clara County Housing Authority, community-based organizations, affordable housing developers, private funders, and other partners. Leaders have stepped up across the community with a shared commitment to building strong relationships, actively seeking out opportunities to work together toward common goals and generating a culture of collaboration that defines a growing movement to end homelessness in Santa Clara County.

Progress Toward Goal of 6,000 New Housing Opportunities

1,449
New as of December 31, 2017
946
503

804
Pipeline as of Dec. 31, 2017
655
87
62 TBD

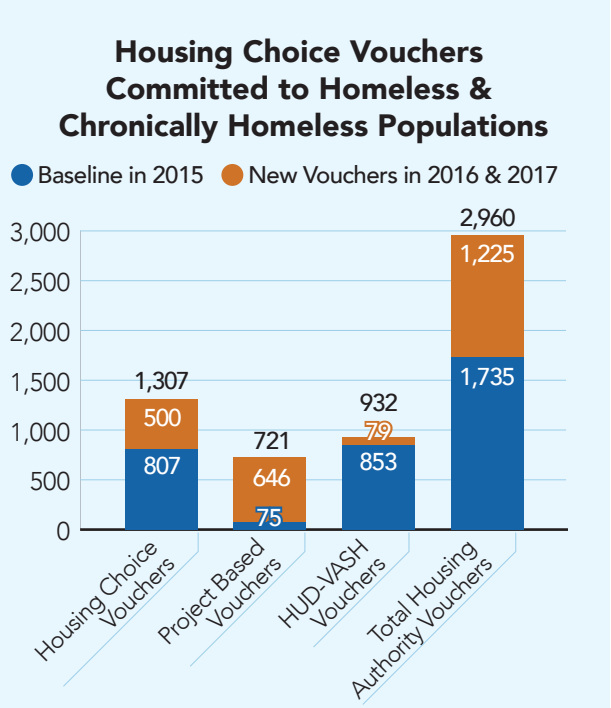
6,000
Goal for New Opportunities
3,400
2,600

Permanent Supportive Housing Rapid Rehousing

Santa Clara County Housing Authority Referral Programs

The Santa Clara County Housing Authority is a key partner in achieving the community's goal. Since 2015, the Housing Authority has dedicated 1,225 additional rental subsidies for households exiting homelessness through its Chronically Homeless Direct Referral Program, which serves individuals and families who have been homeless for a year or more and have a disabling condition (see Appendix A: Defining Homelessness for more information about chronic homelessness).[xvii]

In 2018, the Housing Authority and the County will launch the Special Needs Direct Referral program to serve individuals and families with medical or behavioral health needs, who may not meet the federal definition of "chronically homeless." Permanent supportive housing programs use Housing Choice vouchers to subsidize client rent, in combination with case management and supportive services funded through other sources. The Chronically Homeless and Special Needs Direct Referral Programs will provide increased supportive housing opportunities for the county's most vulnerable individuals and families experiencing homelessness.



[xvii] The Housing Choice Voucher Program (formerly known as Section 8) provides rental subsidies funded through the U.S. Department of Housing and Urban Development and administered by local housing authorities. Project-based vouchers subsidize rent in specific housing units, while Housing Choice vouchers are allocated to eligible households and can be used in any unit in the community. HUD-VASH vouchers combine HUD rental assistance with case management and medical services provided by the Department of Veterans Affairs.

The Veranda development's groundbreaking ceremony in Cupertino on April 19, 2018, Photo courtesy of Charities Housing

Rendering of Second Street Studios

Second Street Studios: A First-Rate Collaboration in Building Supportive Housing

"The design is very conducive to meeting people," said Michael Santero, Director of Asset Management at First Community Housing. "We want the space to be an asset to the client. We're doing everything we can to keep them housed and engaged in services."

Drive up South First Street towards downtown San José, and you might mistake the construction for one of many condo complexes springing up across Santa Clara County. In fact, one of the region's most innovative affordable housing developments is currently underway. Set to be completed in September 2018, Second Street Studios will provide 134 units of permanent supportive housing for some of Santa Clara County's most vulnerable residents.

Beginning in 2016, the County of Santa Clara Office of Supportive Housing enlisted several key partners, including the City of San José, the Santa Clara County Housing Authority, housing developer First Community Housing, property manager John Stewart Company, and supportive service provider Abode Services, with the goal of pioneering a new model for building permanent supportive housing. Although the partners were not unfamiliar to each other, in past collaborations there had been an uneasy tension between local governments working to create more affordable housing, developers seeking feasible projects, and service providers who serve a high-needs population. The Second Street Studios project challenged these partners to engage and collaborate in new ways.

Strong Commitment Builds Strong Communities

Like any successful partnership, the Second Street Studios project has required significant commitment and buy-in from all involved: the City of San José committed over $14 million in funding for the project; First Community Housing joined the partnership because it is committed to building high quality housing that meets the needs of the local community; the Santa Clara County Housing Authority will provide rental subsidies for all 134 units, allowing residents to stay as long as they have need; the County Office of Supportive Housing will provide ongoing funding for supportive services for clients; and, finally, Abode Services and the John Stewart Company have committed to locate staff on-site to provide wrap around support to ensure that residents are able to maintain their housing.

Housing First, a Client-Centered Model that Works

At the center of Second Street Studios will be its future tenants — 134 chronically homeless individuals, a vulnerable subset of the homeless population who have a disability and have been living on the streets for a year or more. (See Appendix A for more information about chronic homelessness.) Studies show that stable housing is critical to successful outcomes for chronically homeless individuals, and the Office of Supportive Housing and its Second Street Studios partners have seen first-hand how supportive housing can positively impact clients.

Embracing a Housing First philosophy, which quickly places people in housing and then provides supportive services, Second Street Studios' partners and services are focused on the stability and well-being of each client. From inception, Second Street Studios was envisioned as a safe, nurturing space for residents. The building was designed to minimize isolation while increasing opportunities for positive social interactions. There are shared community spaces, a green terrace for gardening, and a computer lab with free wireless internet. To foster a sense of community, Abode Services, with funding from the County, will offer client-centered programming and services focused on social interactions and celebrating successes. While moving in to permanent housing may be a transition for the new residents, many of whom have lived on the streets for years, the project has been a transformational process for the community and the many partners involved.

"We look at this as a team, and we're committed to providing an environment that ensures residents are receiving key supportive services," said Kathleen Kiyabu, Director at John Stewart Companies. "This is hard work, probably the hardest job I've ever done. It's a job that needs to be done, and it's the right thing to do."

2016 Measure A Affordable Housing Bond

In November of 2016, Santa Clara County voters approved a $950 million Affordable Housing Bond. The County of Santa Clara and its partners have moved quickly to utilize the bond funds, which are projected to fund 120 new affordable housing developments over ten years, including 4,800 new units dedicated to extremely low-income households and individuals, families exiting homelessness, and other underserved populations. A first round of funding has been approved for six developments, each of which includes supportive housing units dedicated to households exiting homelessness.

Villas on the Park

Location:
San José

Construction Completion Target:
December 1, 2019

Total Units:
84

PSH Units:
83

Housing Bond Funding:
$7.2 million

Villas on the Park is a 100 percent permanent supportive housing development consisting of 84 apartments on a 0.355-acre site in downtown San José, under development by Affirmed Housing Group Inc. and People Assisting the Homeless (PATH). PATH will provide on-site supportive services such as outreach and engagement, needs assessment, case management, mental health care, substance abuse treatment, life skills education, community building, eviction prevention, green education, and transportation planning.

The Veranda

Location:
Cupertino

Construction Completion Target:
May 1, 2019

Total Units:
19

PSH Units:
6

Housing Bond Funding:
$1 million

The Veranda is a 19-unit affordable senior housing development on a vacant 0.57-acre site, located in Cupertino and developed by Charities Housing Development Corporation of Santa Clara County. Six apartments will be reserved as permanent supportive housing units for formerly homeless or special-needs seniors. Catholic Charities will provide a service coordinator for all residents on site, offering a range of supports including referrals and assistance to access community-based services, financial literacy workshops, and organized social activities.

Gateway Senior Apartments

Location:
Gilroy

Construction Completion Target:
November 23, 2019

Total Units:
75

PSH Units:
37

Housing Bond Funding:
$7.5 million

Gateway Senior Apartments is a 75-unit affordable senior housing complex on a 1.86-acre site, developed by Danco Communities. Half of the apartments will be reserved for special needs seniors and the remaining apartments for income-qualifying seniors. LifeSTEPS will provide a service coordinator, who will offer residents referrals and assistance to access community-based services, financial literacy workshops, and organized social activities.

Leigh Avenue Senior Apartments

Location:
San José

Construction Completion Target:
March 1, 2020

Total Units:
64

PSH Units:
63

Housing Bond Funding:
$13.5 million

Leigh Avenue Senior Apartments is a 64-unit affordable senior housing complex, developed by First Community Housing. The development is 100 percent supportive housing, with all apartments set aside to serve homeless and special-needs seniors. Christian Church Homes Senior Housing, an organization with over 50 years of experience managing service enriched affordable senior communities, will serve as the resident services provider.

Quetzal Gardens

Location:
San José

Construction Completion Target:
February 1, 2021

Total Units:
71

PSH Units:
24

Housing Bond Funding:
$9.83 million

Quetzal Gardens is a 71-unit affordable housing development, developed by Resources for Community Development (RCD). Twenty-four of the apartments will be set aside for chronically homeless individuals or families, and the remaining units will be allocated to residents who are considered extremely low income and low income. RCD will take the lead in providing services for the family apartments. The building's service coordinator will offer individualized services to all residents and referrals to local community services.

Crossings on Monterey

Location:
Morgan Hill

Construction Completion Target:
October 31, 2019

Total Units:
39

PSH Units:
20

Housing Bond Funding:
$5.8 million

The Crossings on Monterey is a three-story affordable housing development consisting of 39 affordable housing units in Morgan Hill being developed by Urban Housing Communities. Approximately 20 apartments will be reserved for chronically homeless and homeless individuals and families. Resident services will be provided by Central Valley Coalition for Affordable Housing, including referrals and assistance to access community-based services.

A case manager from HomeFirst working with a client who has been housed in their program. Photo by Meadow Robinson.

SUPPORTIVE HOUSING INNOVATIONS

The wide range of permanent housing programs that comprise Santa Clara County's supportive housing system form the core of the community's strategy to make homelessness rare, brief, and non-recurring. Embracing a Housing First philosophy, the supportive housing system considers every household ready for and deserving of safe and stable housing and is committed to providing the appropriate level of support for each client to achieve that goal.

This section describes some of the community's most innovative supportive housing initiatives, each of which pushes the boundaries of cross-system collaboration and reimagines the ways local government, nonprofit, and business partners work together to serve the county's most vulnerable residents.

TOOLS OF THE SUPPORTIVE HOUSING SYSTEM

The supportive housing system relies on three key elements to support participants as they obtain and retain stable housing: affordable housing, case management, and supportive services. Performance measurement is used to evaluate and improve the effectiveness of these tools.

Affordable Housing can take the form of rental subsidies, which cover part or all of a client's housing costs and may be short-term (1-3 months), medium-term (3-24 months), or long-term (over 2 years) used in physical housing units owned or leased by a housing program, in units that are part of the market-rate housing stock, or in affordable apartments developed and set aside for households exiting homelessness.

Case management involves one or more trained staff members working closely with a client to establish client-driven goals to attain and retain stable housing, including connecting the client to the best resources to help reach those goals.

Supportive services are a diverse array of resources that help clients obtain or maintain permanent housing, including assistance with public benefits applications, medical and behavioral health care, legal services, credit repair, childcare, job training and employment programs, assistance with housing location or rental applications, and help building relationships with landlords.

Performance measurement uses data collected by housing and service providers to evaluate the success of the supportive housing system and to improve outcomes for clients. See Appendix C: Measuring Success for more information about the performance metrics used.

Permanent Supportive Housing

Permanent supportive housing—which provides rental subsidies, medical and behavioral health, and other supportive services—is the most effective strategy for ending homelessness for long-term homeless and disabled individuals and their families. These programs target families and individuals with the highest barriers to finding or retaining housing and the longest time spent homeless. Often these clients are frequent users of County emergency medical, behavioral health services, and justice system services and most will need long-term or permanent support in order to remain stably housed. The County of Santa Clara Office of Supportive Housing partners with the Department of Behavioral Health to ensure that clients in permanent supportive housing have access to essential behavioral health services. The community's Housing First philosophy prioritizes swift permanent housing placements for these most vulnerable households as a necessary first step to stability.

At the core of Santa Clara County's permanent supportive housing system is the Care Coordination Project (CCP), a partnership of six permanent supportive housing providers, the County's Behavioral Health Services Department, and the County's Office of Supportive Housing. First implemented in 2011, this initiative brought the majority of the community's permanent supportive housing programs into a collaborative partnership, which agreed to standard data collection, shared performance measures, and a centralized client referral process. As of the end of 2017, Care Coordination Project partners have begun utilizing Continuum, a custom-designed data sharing system that integrates client records from the County's HealthLink medical services database and the Homeless Management Information System, allowing case managers to better coordinate wraparound services for each client.

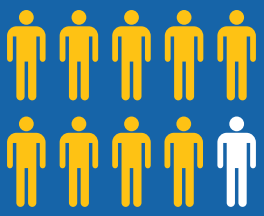
With capacity to serve 1,322 households at a given time, representing 46 percent of the community's permanent supportive housing inventory, the Care Coordination Project continues to operate as a highly coordinated core of the supportive housing system and a model for systemwide performance measurement.

Total Unit Inventory (point-in-time capacity):

2,846 households

Measuring Success[xviii]

Permanent Housing Retention

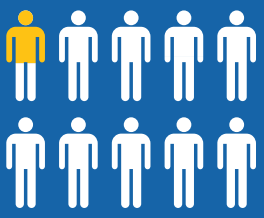


90%

remained stably housed for at least 12 months

(1,205 of 1,343) of clients housed in PSH between July 2011 and the end of 2016[xix]

Returned to Homelessness Within Two Years



6%

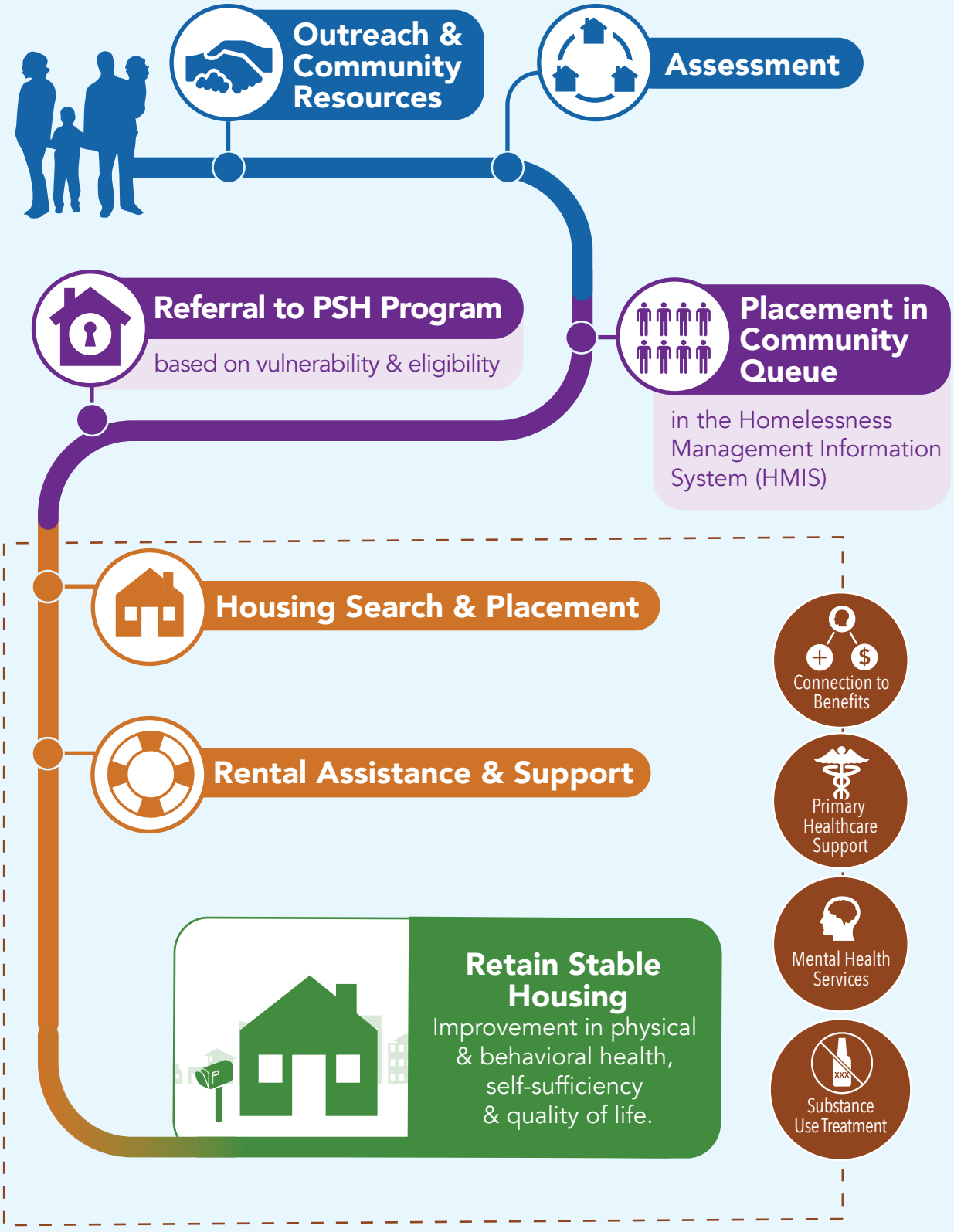
returned to homelessness within 2 years

(4 of 65) of clients who exited permanent supportive housing for other permanent housing in 2015

[xviii] The Santa Clara County supportive housing system evaluates the overall success and impact of the system using data entered by supportive housing and shelter providers into the Homeless Management Information System. These performance measures are based on the national standards for performance measurement developed by the U.S. Department of Housing and Urban Development. For more information about the performance measures in this report, see Appendix C: Measuring Success.

[xix] The universe for this measure (1,681 clients) includes all clients served in a permanent supportive housing program who were housed at least 12 months prior to the end of 2017. The universe is significantly lower than the total system capacity (2,846 households) because it does not include all clients served.

Permanent Supportive Housing (PSH) System Map



Staff from HomeFirst meeting with a client in their housing program. Photo by Meadow Robinson

The High Cost of Homelessness

The County of Santa Clara Office of Supportive Housing and its many partners have been working diligently to fund and develop permanent supportive housing for the many long-term homeless and disabled residents who need it. However, with limited capacity, these intensive programs must be prioritized for those most vulnerable and with the most severe barriers to housing. This approach also helps to maximize the reach of the County's many other resources often utilized by long-term homeless and disabled individuals, including costly justice system, emergency psychiatric, and medical services.

Home Not Found, a 2015 study on the public cost of homelessness in Santa Clara County, found significant overlap between individuals who have been homeless for a year or more and those who incurred the highest public costs. In particular, public costs related to homelessness are heavily skewed toward a relatively small number of frequent users of justice system, emergency psychiatric, and medical services. While the average annual cost per person experiencing homelessness in 2012 was $5,148, individuals with costs in the top 5 percent had average costs of over $100,000 and accounted for 47 percent of all costs.[xx]

To address these cost disparities and ensure available resources and services are utilized most efficiently, the County has developed several programs, described in the following pages, that strategically target key populations that, when unhoused, use a disproportionate amount of county services. These programs recognize that stable housing is a vital component of the continuum of care for individuals with complex medical and behavioral health needs and those with significant justice system involvement. In addition, with an approximate cost of $30,000-35,000 per individual annually, permanent supportive housing for individuals with complex needs results a in significant reduction in the cost of services provided.

[xx] Economic Roundtable, *Home Not Found: The Cost of Homelessness In Silicon Valley.* 2015. Available at: https://destinationhomesv.org/wp-content/uploads/2015/05/er_homenotfound_report_6.pdf

Valley Medical Center Permanent Supportive Housing - Whole Person Care

The Santa Clara Valley Medical Center (VMC) Supportive Housing Program, is an innovative cross-system collaboration that provides housing, case management, and high-quality health services to medically fragile individuals identified as high utilizers of County emergency health services. The program leverages California's Whole Person Care Program funding for medical care coordination and intensive case management provided by the County of Santa Clara Office of Supportive Housing and nonprofit partner Peninsula Healthcare Connections, as well as County funding to provide rental subsidies through Abode Services.[xxi] Enrollment began in November of 2017, and will serve 70 clients at full capacity. Seeking to serve the highest utilizers of emergency medical and mental health services, clients must be homeless or at risk of homelessness, disabled, between ages 18 and 65, and eligible for Medi-Cal.

Targeting the highest utilizers with the most acute needs

Potential clients are identified by VMC, which determines the highest utilizers of County emergency medical and psychiatric services, and by the Office of Supportive Housing, who confirms that potential clients are homeless or at risk of homelessness. To locate these individuals, the County has developed a highly-specialized multidisciplinary team including a public health nurse and a doctor to conduct targeted outreach for the program.

Bringing collaborative, nontraditional services to the highest utilizers

Combining intensive case management with data sharing between partners allows the program to fill in any gaps between service providers, with the goal of improving health outcomes for clients. Currently, VMC has access to the County's Homeless Management Information System (HMIS) to help caseworkers coordinate services. Soon this data sharing capacity will be improved by connecting multiple other County departments' data systems, including Mental Health and Custody Health, which provides mental health and medical services for incarcerated people.

[xxi] In 2016, the California Department of Health Care Services awarded funding to 18 communities to implement Whole Person Care Pilots, which provide coordinated medical, behavioral health, and other social services to individuals in the Medi-Cal program who are high utilizers of local medical services. Whole Person Care Pilots require collaboration between local government, medical care providers, housing providers, and other stakeholders to coordinate services and offer integrated care.

Permanent Supportive Housing for Public Safety and Justice

Through programming coordinated by the County of Santa Clara Behavioral Health Services Department, the County seeks to interrupt the complex feedback loop between homelessness and incarceration by connecting high-needs incarcerated individuals who would otherwise exit to homelessness with permanent supportive housing. The program employs a range of medical, behavioral health, and housing-related supports to reduce the rate of incarceration of individuals with serious mental illness and to address the social and health factors that can lead to further involvement with the justice system.

Commencing in April 2017, the County of Santa Clara Office of Supportive Housing and Behavioral Health Services Department fund and coordinate the program, which serves 90 individuals with serious mental illness and a history of chronic homelessness who would otherwise exit jail to the streets or emergency shelters. To identify participants, clinicians and staff from several county departments work closely with the local courts to ascertain which individuals may be most in need of mental health and housing services. Community Solutions, a nonprofit housing and service provider, supplies case management services, working with each individual prior to release to develop a plan for connecting to medical, behavioral health, and other services in the community and to secure housing after release. By connecting seriously mentally ill individuals to permanent supportive housing prior to discharge, the program prevents homelessness for individuals with complex health needs. As of December 2017, the program had already enrolled 35 participants, and placed four in stable housing. Additional components of this innovative approach include the following:

Anticipating Risk Factors to End Cycles of Incarceration and Homelessness

By ensuring that multi-disciplinary clinicians have access to and a consistent presence within the local courts, staff are able to observe and identify risk factors that lead individuals to repeat cycles of incarceration and homelessness to better anticipate how and when to intervene.

Coordinating and Prioritizing Interventions for the Most Vulnerable

The program uses evidence-based approaches to coordinate and prioritize participants for permanent supportive housing, by gathering information on individual service utilization and length of time homeless. This ensures that housing and services are connected to individuals most at risk of exiting to homelessness and eventual return to incarceration.

Streamlining Communication to Minimize Gaps in Housing

Through enhanced communication with local courts, case managers are aware of important dates for participants, and are able to arrange a "warm hand-off" where case managers provide transportation to interim housing for newly released participants.

Kenya Rawls and Jorge Garcia Photo By Marianna Moles

CLIENT STORY After Four Years on the Streets, Permanent Supportive Housing Provides Jorge a Home

Whomever visits Jorge at his studio apartment will most likely be introduced to his new friend, a kitten named Buddy, and hear about how much he loves his bathtub. It's no wonder, since for nearly four years Jorge was homeless and alone, working three jobs, without any way to regularly clean up while living in a tent in downtown Palo Alto.

Jorge was homeless until his case manager at Abode Services let him know he would be getting a studio apartment. "I like this place. I wasn't expecting this nice place. I really like the tub," said Jorge, sitting in a rolling office chair in his apartment. He leans back and mentions the medication he's taking, suggesting that he has struggled with severe depression. Without a pause, he goes on to talk about the interview he has on Friday with a restaurant in Willow Glen. He has always made a point to stay employed, working multiple jobs in downtown Palo Alto while he was homeless.

Jorge explains the importance of remaining employed, sharing that it allowed him to save money while homeless, so he could buy a tent. Unfortunately, it was one of eight tents he obtained that year because they kept getting stolen. Going to and from work, he would sneak around so he wouldn't be spotted by anyone, often waiting hours before returning to his tent hidden among the bushes. Sometimes when he got back, he'd find everything was gone.

He is no stranger to having his belongings disappear. In fact, the first time it happened was five years ago, when he became homeless at 26 years old. He returned home to the room he was renting for $800 a month, and he couldn't unlock the door. His landlord had changed the locks and everything he owned was inside. He says that a few days prior the landlord mentioned she was raising the rent $200 a month, and Jorge told her he couldn't afford the rent increase. After that, Jorge struggled to find a place he could afford, and when he could no longer stay in the basement of the hookah lounge where he was working, he found himself with nowhere to go but the streets.

Jorge is one of thousands of people who have entered the Coordinated Assessment System, taking a brief survey to assess their immediate needs and prioritize them on a list for housing referrals. Jorge received a referral to a permanent supportive housing program funded by the County and operated by Abode Services.

Now that he is settled in his new home, he recalls the only thing he wanted to do when he moved into his apartment was sleep. "I hear that from a lot of people," said Kenya Rawls, Housing Services Coordinator with Abode Services. She's working with Jorge now that he's housed. She looks at him and says, "You've come so far. I am so proud of you." Jorge smiles and scratches Buddy behind the ears.

Project Welcome Home

Project Welcome Home is a permanent supportive housing program designed to serve individuals with experience of long-term homelessness who are also among the highest utilizers of emergency medical and psychiatric services in the county. The County of Santa Clara Office of Supportive Housing refers clients to the program by using linked medical and homeless services data to identify clients with long-term homelessness and high rates of hospitalization, emergency department visits, or use of emergency psychiatric services. Clients that are able to remain stably housed through Project Welcome Home's intensive supportive services show dramatically reduced utilization of the County's safety-net services.

Project Welcome Home is the first permanent supportive housing program in California to operate under a Pay For Success model. It received $6.9 million in up-front investments from private funders, including The Sobrato Foundation, The California Endowment, The Health Trust, The Reinvestment Fund, Corporation for Supportive Housing, The James Irvine Fund, Google.org, the Laura and John Arnold Foundation, and Abode Services.[xxii] As the primary government sponsor, the County of Santa Clara repays those investments as the program demonstrates success by housing and improving the lives of the clients it serves. This innovative funding model ensures that program outcomes are closely tracked and that public funds are only expended when the program fulfills its purpose to stably house the County's highest utilizers.

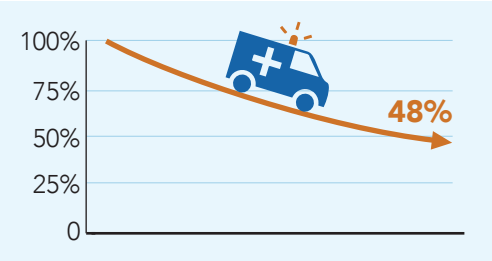
Enrollment in the program began in May of 2015, and the total capacity will increase from 112 to 145 individuals in 2018. This program's ground-breaking approach to permanent supportive housing is evident in the following transformative strategies:

Setting the Standard in Cross-System Data Sharing

Continuum, the data platform that integrates the County's medical and behavioral health records with Homeless Management Information System data, was initially implemented as a tool for Project Welcome Home to identify the highest utilizers of crisis medical services with experience of long-term homelessness. Lessons learned through its implementation have laid the foundation for integration and alignment of data between other County, city, and nonprofit partners.

Offering intensive wraparound supports in an evidence-based treatment model

Abode Services employs an Assertive Community Treatment model, supporting clients with an inter-disciplinary team to offer housing case management, clinical psychiatric services, and counseling services, including alcohol and substance use counseling. Rather than connect clients to essential behavioral health supports through referrals and community-based services, the Project Welcome Home team provides those supports directly in a coordinated and highly responsive manner.



48%

Reduction in Emergency Medical Services Usage

by Tenants Housed > 12 months

[xxii] Funding from Abode Services was in the form of $500,000 in deferred fees for services provided as the primary rental assistance administrator and Assertive Community Treatment provider.

Onizuka Crossing. Photo by Bruce Damonte courtesy of MidPen Housing.

Rapid Rehousing

Rapid rehousing is an evidence-based supportive housing strategy that quickly moves families and individuals who are experiencing homelessness into permanent housing and provides a time-limited rental subsidy and supportive services to obtain and maintain stable housing. This intervention is designed to support families and individuals experiencing episodic, rather than long-term, homelessness. Program staff help each household locate and secure an apartment, and clients typically receive 6 to 24 months of rental subsidy. During this time, clients have access to case management and supportive services, such as employment and training opportunities and childcare, aimed at increasing their income and addressing other barriers to housing stability. Rapid rehousing programs have regular client turnover, meaning that, as one household exits a program, funding can be redirected to help a new household entering the program.

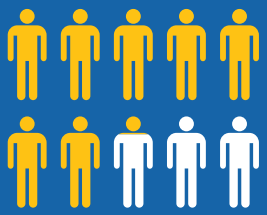
While rapid rehousing offers a promising path to housing stability for large numbers of individuals and families, regional housing market and economic conditions make rapid rehousing program design and implementation challenging in Santa Clara County. For rapid rehousing clients, obtaining living-wage employment and finding an affordable apartment can make the difference between long-term housing stability and a continued risk of homelessness. Over the past six years, the County of Santa Clara has led an effort to increase rapid rehousing capacity and to improve outcomes for rapid rehousing clients through community standards for program design, training for program staff, targeted living-wage employment strategies, and County leadership in affordable housing development.

Total Unit Inventory (point-in-time capacity):

619 households

Measuring Success[xxiii]

Obtained Permanent Housing

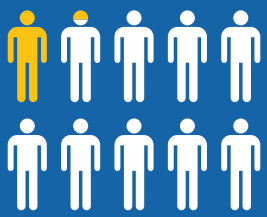


72%

were in permanent housing

(884 of 1,232) of clients who exited rapid rehousing programs in 2017

Returned to Homelessness Within Two Years



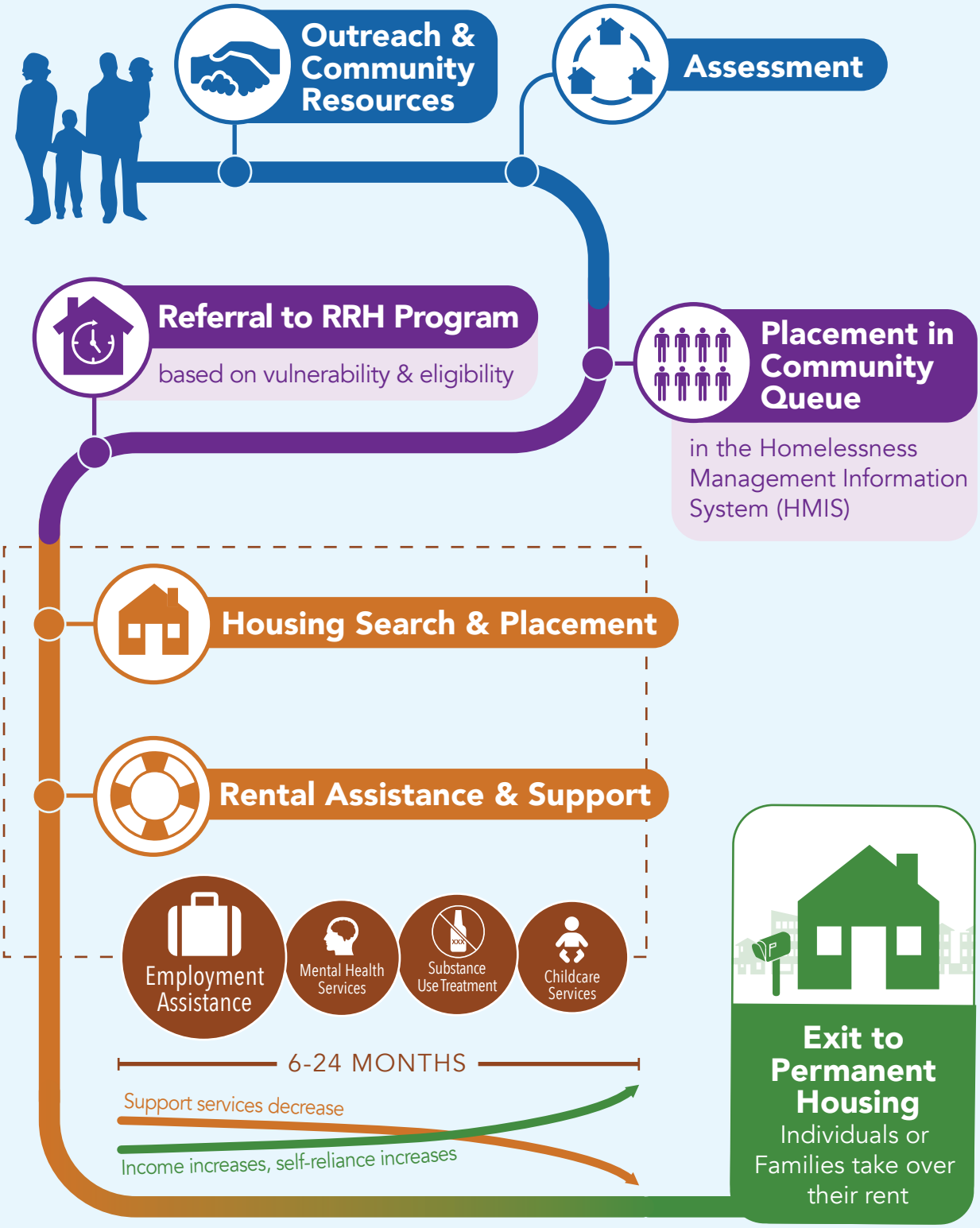
11%

returned to homelessness within 2 years

(46 of 406) of clients who were in permanent housing when they exited rapid rehousing in 2015

[xxiii] The Santa Clara County supportive housing system evaluates the overall success and impact of the system using data entered by supportive housing and shelter providers into the Homeless Management Information System. These performance measures are based on the national standards for performance measurement developed by the U.S. Department of Housing and Urban Development. For more information about the performance measures in this report, see Appendix C: Measuring Success.

Rapid Rehousing (RRH) System Map



Rapid Rehousing for Public Safety and Justice

In partnership with the County of Santa Clara Office of Reentry Services, the County of Santa Clara Office of Supportive Housing offers a rapid rehousing program to address a significant risk factor for long-term homelessness in Santa Clara County by providing much needed linkages to housing and case management for persons experiencing homelessness who are reentering society after involvement with the criminal justice system. The program has provided housing search assistance, case management, and time-limited rental subsidies to incarcerated and recently released individuals for the past six years, and in 2017 the program has seen significant expansion and enhanced interagency coordination and collaboration.

Initially implemented in 2012 with capacity to serve 25 clients, the program currently leverages $3.3 million in annual state and federal funding to serve up to 190 clients at a time. The County of Santa Clara Office of Reentry Services dedicates California Assembly Bill 109 (AB 109) funds to the program, which are supplemented by federal and state funding provided to the Office of Supportive Housing. Participants can access the program through the County's Reentry Resource Center, which acts as a coordinated service hub for formerly incarcerated residents. Multiple County departments and non-profit partners locate staff at the Reentry Resource Center to offer on-site counseling, public benefits application assistance, peer mentoring, medical care, health, housing, and other referrals, and a range of other resources in a one-stop-shop model. If a Reentry Resource Center client indicates housing is a need, the client receives an assessment of vulnerability and is prioritized for housing via the Coordinated Assessment System.

The program leverages collaboration across behavioral health, supportive housing, and criminal justice systems to reduce both homelessness and recidivism among prior serious offenders through the following strategies:

Ending Cycles of Homelessness and Criminal Justice Involvement

The program employs federal and state funding, to break the connection between homelessness and criminal justice involvement, whereby homelessness itself can lead to incarceration and criminal justice involvement can make it more difficult to obtain housing.

Employing Collaborative, One-Stop-Shop Program Design

The County of Santa Clara Offices of Reentry Services and Supportive Housing, in close collaboration with Abode Services, have designed the program to be client-centered, ensuring a clear path from housing needs assessment to connection to housing. By concentrating resources and case management services into one convenient location, the collaboration is maximized to best meet the housing needs of the Reentry participant.

Prioritizing Employment Partnerships

The program connects reentry clients with employment through partnerships with employment programs and referrals to the Destination: Work employment initiative, supporting participants to maintain housing stability and participate fully as members of the community.

Bringing Families Home

A common challenge among families involved in the child welfare system is the issue of housing instability. To be considered for family reunification, parents must be able to provide a safe and stable, though not necessarily long-term or permanent, living environment for the child. Temporary living arrangements, such as emergency shelters, transitional housing, and staying with friends and family, often cannot provide the type of stability that the child welfare system requires. This instability has been shown to cause stress within families, which can persist for at least six months following reunification, and can increase the risk factors resulting in reentry to the child welfare system.

In Santa Clara County, the Bringing Families Home program, a partnership between the Office of Supportive Housing and the Department of Family and Children Services, addresses these risk factors by providing stable housing to promote family reunification. Funded through a state legislative initiative targeted to families with connections to child welfare, the program provides rapid rehousing, including a rental subsidy and housing location services, to families at any point in the reunification process. This includes families with a child currently placed out of the home or families who have recently reunified who may be precariously housed, to assist them in achieving housing stability faster, exiting the child welfare system more quickly, and preventing re-entry.

After beginning enrollment in January 2018, the program will serve 46 families by July 2019. Families are referred to the program through the Coordinated Assessment System, which flags potentially eligible families that are currently experiencing homelessness or are at imminent risk of becoming homeless. After families are identified, the Department of Family and Children Services confirms that the family has a connection to the child welfare system, and a referral is made. Housing navigators from Abode Services work with the families to find housing, while Family and Children Services social workers continue to provide services, working in tandem to support families in their housing stability and reunification efforts. The program leverages the following innovations to aid its goal of providing stability to homeless families seeking reunification:

Enhancing Inter-Departmental Collaboration

County Office of Supportive Housing and Department of Families and Children Services staff work together to better coordinate services to families, respecting the unique roles each has to play in the success of the families' goals for reunification.

Addressing Causes of Instability with Wraparound Support

Abode Services provides wraparound support to families to address the causes of housing instability, including childcare, transportation, counseling, referral to financial and credit counseling, legal services, and developing individualized housing plans to guide families to permanent housing stability.

Delinking Housing Instability and Family Separation

By ensuring families have a safe, stable place to reunify, the Bringing Families Home program disrupts the cycle of housing instability that heightens the risk that children will experience homelessness in the future.

Rapid Rehousing for School-Age Children

According to the 2017 Homeless Census and Survey, 72 percent of families with children experiencing homelessness in Santa Clara County were residing in shelters or transitional housing programs. This is a significant decrease since 2013 when 95 percent of families experiencing homelessness in Santa Clara County were sheltered. Often, families that do not access shelters or other typical entry points for the County's supportive housing system, can be more challenging to engage, and risk falling through the cracks.

To reach these families, the Office of Supportive Housing has developed a rapid rehousing program targeting families with school-aged children who are not accessing the system through traditional access points, such as shelters or other community services. For this program, the County partners with the Bill Wilson Center and local school districts' McKinney-Vento Homeless Education liaisons to identify families experiencing homelessness. Eligible families with school-age children are referred to the program, which can serve 60 families annually, via the Coordinated Assessment System. Innovative approaches utilized by the program include:

Meeting Families Where They Are

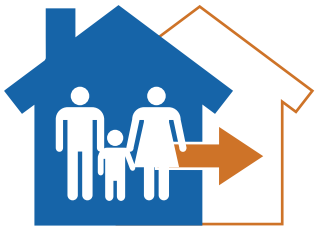
To expand access to the program, the County is working to provide training to school liaisons and staff to administer the VI-SPDAT, a vulnerability assessment used by all homeless service providers across the county. Once the assessment is done, school staff can then connect families directly to the Coordinated Assessment System, providing a convenient and trusted access point to the community's supportive housing resources.

Forging New Partnerships to Better Serve Children and Families

To support clients in the program, the County of Santa Clara Office of Supportive Housing initiated several new partnerships, including with: local school districts; the federal Head Start program, which provides free preschool for low-income county residents and prioritizes services for homeless families; First 5 Santa Clara County, which operates and funds early childhood development programs for children up to 5 years of age; and Kids Connections, which offers access to developmental screening and early intervention services.

Creating Opportunities for Innovation

The three-year program, which started accepting referrals at the end of 2017, is funded solely by County general funds, which allows the flexibility to try new approaches, test alternative outreach strategies, and learn what works to better serve families with school-aged children in Santa Clara County.



72% **of families with children experiencing homelessness in Santa Clara County were residing in shelters or transitional housing programs**

Amanda & Daniel. Photo by Crystal Pretel-Ritter.

CLIENT STORY Rapid Rehousing—and Hard Work—Helps A Family Buy Their "Forever Home"

"Regardless of the situation, this roof is the most important thing in the world," said Amanda, stretching her arms out, as she sits in her new home in Manteca, California, which she and her fiancé Daniel recently purchased. "I don't care if we don't have anything in this home…this roof is all that matters."

Amanda, Daniel, and their four children, all under the age of 10, know the value of having a stable home after becoming homeless for nine months when a string of events led them to leave their home of four years in San Jose's Willow Glenn neighborhood. They bounced between family and friends' homes until they were accepted at Family Supportive Housing's shelter, where they took budgeting classes and developed a plan to purchase a home within five years. They hit the ground running, all while caring for four kids, and met their goal in just three years.

Abode Services worked with Amanda and Daniel through their rapid rehousing program to secure an apartment with a new landlord who was flexible with the family's needs. Until they successfully took over the rent, Abode provided financial assistance to cover the deposit, a rental subsidy for the first three months, and nine months of continued support. This financial support helped create a stable environment which allowed them to continue working toward their plans to purchase their own home.

Amanda and Daniel worked with numerous other organizations, including: Employment Connection and CalWORKS, which helped Amanda search for jobs and tweak her resume; Downtown Streets Team helped gather home essentials for their first apartment; and Catholic Charities assisted with professional attire. Within three months, Amanda secured fulltime work with an accounting firm, where she continues to work today.

In one year, they turned around their bad credit and were approved for a first-time home loan. While their new life will be built in the Central Valley, their path to housing stability began in Silicon Valley. "Life was not meant to be lived alone," said Amanda. "Knowing the significance of our forever home is power and motivation to keep us putting one foot in front of the other every single day!"

Rapid Rehousing for Survivors of Domestic Violence, Sexual Assault, and Human Trafficking

Homelessness itself can be traumatic for individuals and families, and often those experiencing homelessness have coped with other traumatic events in their lives. National studies show that 80 percent of women with children experiencing homelessness have also experienced domestic violence, and one in five of all homeless women report that domestic violence was the immediate cause of their homelessness.[xxiv xxv]

In many communities, service providers working with survivors operate independent of the supportive housing system; however, since 2015, the County of Santa Clara Office of Supportive Housing, YWCA of Silicon Valley, The Health Trust, and the City of San José have partnered to develop several rapid rehousing programs to support survivors of domestic violence, sexual assault, and human trafficking who are experiencing homelessness. These programs serve individuals and families coming from the streets, emergency shelters, or directly fleeing domestic violence, and bring together the expertise of domestic violence service providers with evidence-based supportive housing strategies.

The YWCA-SV works with survivors to locate safe and secure housing options, and the programs currently have the capacity to serve 77 households at a time, receiving referrals through a confidential process within the Coordinated Assessment System. The County and the City of San José provide local funding for the programs, which is combined with federal dollars. The programs utilize the following evidence-based and effective strategies:

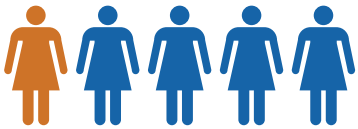
Providing Client-Centered, Trauma-Informed Services

YWCA provides trauma-informed and client-driven services to promote healing and empowerment. Initial support is intensive and focused on collaborating with the client to create a housing retention plan and address barriers to attaining housing.

Ensuring Ongoing and Individualized Support

Once housed, clients continue to receive the wraparound support necessary to maintain housing, including regular case management meetings, counseling, childcare, connections to benefit programs, education and employment opportunities, and access to legal services.

80%
of women with children experiencing homelessness have also experienced domestic violence



1 in 5 of all homeless women report that domestic violence was the immediate cause of their homelessness.

[xxiv] Aratani, Y. (2009). Homeless Children and Youth, Causes and Consequences. New York, NY: National Center for Children in Poverty. Available at: http://www.nccp.org/publications/pdf/text_888.pdf

[xxv] Wilder Research Center (2004). Homeless in Minnesota, 2003, 22; Center for Impact Research (2004). Pathways to and from Homelessness: Women and Children in Chicago Shelters, 3; National Center for Homelessness & Health Care for the Homeless Clinicians' Network (2003). Social Supports for Homeless Mothers, 14, 26; Inst. for Children & Poverty (2004). The Hidden Migration: Why New York City Shelters are Overflowing with Families; Homes for the Homeless and Institute for Children & Poverty (1998). Ten Cities 1997-1998: A Snapshot of Family Homelessness Across America, 3.

Destination: Work

For many individuals and families experiencing homelessness, one or even multiple low- or minimum-wage jobs is simply not sufficient to cover housing costs and other basic necessities in Santa Clara County. Employment that provides a living wage can be the key to long-term housing stability, particularly for families receiving time-limited rental subsidies in rapid rehousing programs.

The new "Destination: Work" employment initiative, coordinated by Destination: Home and the County of Santa Clara Office of Supportive Housing, aims to provide opportunities for living-wage employment for individuals and families experiencing homelessness. Through partnerships with programs offering job training, professional certifications, and paid work experience in high-growth industries, Destination: Work supports each client to identify pathways to increasing income and long-term career opportunities.

Destination: Work forges new and more meaningful collaboration between employment and supportive housing programs that prioritize client-led problem solving and continual improvement in system design. Key strategies of this collaborative approach include the following:

Maximizing Impact by Tracking Outcomes

Destination: Work partner organizations use standard outcome measures and a shared data system to evaluate the initiative's impact and to inform strategic decisions about how it is implemented. Key metrics include rates of job placement and retention, attainment of living wage, and transition into self-sufficiency by program participants.

Deepening Partnerships with Employment Partners

Employment partners and rapid rehousing case managers attend bimonthly meetings to discuss housing and employment opportunities, strategies, and outcomes. Meeting regularly and in person allows Destination: Work partners to operate as a cross-system service team to coordinate resources and address barriers to employment and housing for individual clients.

As of the end of 2017, Destination: Work served 44 individuals:

39 completed an employment training program

24 obtained full-time employment

Health Care Employment Partners[xxvi]
- LeadersUp
- Silicon Valley Children's Fund/Teen Force

Building & Construction Trades Employment Partners
- Building Trades Council
- Goodwill of Silicon Valley
- Working Partnerships

Advanced Manufacturing Employment Partners
- Work2Future

Technology & Professional Employment Partners
- Center for Employment Training
- REDF

[xxvi] All partners are listed alphabetically.

Casa Feliz. Photo by Bernard Andre.

Crisis Response System

While supportive housing programs—and building more units to increase the system's capacity—are central to the community's mission to end homelessness, the reality remains that individuals currently experiencing homelessness need programs and services that address their immediate needs. The supportive housing system includes a range of crisis response strategies, which help to identify and engage with at-risk or homeless households, prevent homelessness before it begins whenever possible, and provide shelter and other basic needs to individuals and families experiencing homelessness. For many households, these programs are the first step back to stable housing, and each component of this housing crisis response system works in alignment with the community's supportive housing programs and other permanent housing resources to help clients achieve long-term housing stability.

Homelessness Prevention System Pilot

Under the leadership and coordination of Destination: Home, the Homelessness Prevention System pilot re-envisions the community's approach to preventing homelessness. With a combined $4.2 million dollars from public and private sources, this 27-month pilot program streamlines access to essential resources for families in crisis, targets resources to those most at risk of homelessness, and uses data to measure the collective impact of the prevention system.

The Emergency Assistance Network, a group of seven nonprofit organizations based in different areas of the county, has long been the community's primary provider of homelessness prevention services. In contrast with most existing funding sources for prevention, this pilot funding allows the Emergency Assistance Network agencies to provide more than one-time financial assistance, so that case managers can work with clients to identify and resolve immediate crises, including financial, legal, and other service needs. Financial support can be targeted to the needs of each household, ranging from one-time moving costs to multiple months of back-rent or rental assistance. Case managers continue to check in with each household after assistance has been provided to identify ongoing challenges and ensure long-term housing stability. This flexibility allows the agencies to provide the assistance needed to keep families and individuals from entering the homeless system. Since the program started, the average cost of financial assistance provided was $2,913 per household, significantly less costly to the County than an extended shelter or transitional housing stay.

The agencies participating in the Homelessness Prevention System pilot use a standard assessment tool to target resources to households with the highest risk of homelessness. The use of a single intake assessment allows the system to better identify which households are most likely to experience homelessness, and to prevent it. As a coordinated system with standardized data collection requirements, the Homelessness Prevention System pilot will provide a rich source of information about the nature of housing crises in Santa Clara County and which tools are most effective at permanently stabilizing housing for at-risk families.

The seven agencies began serving families at risk of homelessness under the Homelessness Prevention System pilot in July 2017. In the first six months of the pilot, 30 households received prevention services.

- 87 percent of families and individuals served (26 of 30) remained housed while receiving homelessness prevention services
- 90 percent of families and individuals served (9 of 10) were stably housed when they stopped receiving homelessness prevention services

Funding Partners[xxvii]

- City of Morgan Hill
- City of San José
- City of Santa Clara
- County of Santa Clara
- The David and Lucile Packard Foundation
- Google.org
- Sunlight Giving

Coordinating Partners

- County of Santa Clara Office of Supportive Housing
- Destination: Home
- Sacred Heart Community Services

Legal Services Partner

- Law Foundation of Silicon Valley

Emergency Assistance Network Partners

- Community Services Agency of Mountain View & Los Altos
- LifeMoves
- Sacred Heart Community Services
- Salvation Army
- St. Joseph's Family Center
- Sunnyvale Community Services
- West Valley Community Services

[xxvii] All partners are listed alphabetically.

Outreach

During the 2017 Homeless Census and Survey, 5,448 people were unsheltered in Santa Clara County. Street outreach teams provide essential resources, information, and service connections for this population and are often the only contact some have with the broader system of care. For individuals experiencing homelessness who are unsheltered, contacts with outreach teams are an essential first step to connecting with housing resources. Outreach by multiple service providers covers the entire geographic area of Santa Clara County, including targeted outreach to veterans, youth, LGBTQ+ populations, and households living in encampments. In addition, the Santa Clara Valley Health and Hospital System's Valley Homeless Healthcare Program brings healthcare services directly to people living outside.

A member of PATH's outreach team in San Jose. Photo by Jeff Bomberger.

Coordinated Assessment System

The Coordinated Assessment System, administered by the County of Santa Clara Office of Supportive Housing, is a streamlined system for matching the community's most vulnerable households to the appropriate housing resources. In Santa Clara County, Coordinated Assessment operates with a "no wrong door" access model, so that a household presenting at any access point across the county will receive the same brief assessment, the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), to determine their relative vulnerability and priority for the community's supportive housing. Access points for Coordinated Assessment include street outreach teams, emergency shelters, County benefits offices, drop-in and community centers, the County's Reentry Resource Center, community medical clinics, and many other community resources.

Once an individual or family has been assessed, they are placed on a single community queue in the County's Homelessness Management Information System. Coordinated Assessment staff use this database to identify the most vulnerable individuals and families for referral to supportive housing, as vacancies become available. Because the Coordinated Assessment System is informed of all vacancies in participating housing programs, it is able to connect assessed households to a countywide inventory of supportive housing, prioritizing people with the most need first.

Based on VI-SPDAT score, each household is prioritized for either permanent supportive housing, rapid rehousing, or referral to other resources such as emergency shelters, legal aid, government benefits, or employment programs.[xxviii] When a vacancy occurs in a participating housing program, the Coordinated Assessment System refers the household with the highest assessed vulnerability who is prioritized for that program type. Once a household is contacted and accepts the offered vacancy, the supportive housing program begins working with their new client to find housing.

[xxviii] Beginning in 2018, some households will be prioritized for transitional housing vacancies.

Client Engagement Team

The goal of Coordinated Assessment is to connect the community's most vulnerable individuals and families to case management and other housing-focused services as quickly as possible. In 2017, housing providers and the County of Santa Clara Office of Supportive Housing identified one of the primary challenges in the housing process was locating clients to offer them referrals to programs.

To reach and house clients more swiftly, the Office of Supportive Housing committed its Client Engagement Team, an outreach team with expertise in locating and building relationships with individuals experiencing homelessness, to take on this role. Under this novel approach, the Client Engagement Team mobilizes immediately to make contact with households as they are referred through Coordinated Assessment, to explain the available housing opportunity and help put them in contact with the supportive housing program. To further streamline the Coordinated Assessment System, the County's Client Engagement Team ensures that households meet all eligibility criteria before they attempt to enroll in a housing program.

By centralizing the process of client location and verifying eligibility for the majority of individuals and families referred through Coordinated Assessment, the Client Engagement Team increases the efficiency of supportive housing referrals throughout the county and connects hard-to-reach individuals with scarce housing resources.

Michael -Rambo- Renteria. Photo By Marianna Moles.

CLIENT STORY
Street Outreach Saved Rambo's Life

Rambo — a nickname Mike earned for wearing camo and a bandana around his head while he was homeless on and off for over 30 years — is relieved to be housed. "I wanted to be a normal, responsible person. I was counting the weeks to get housed," he said recently.

Prior to being housed last year, Rambo could be found sleeping underneath a tarp in Saint James Park in downtown San José, wearing all five of his coats so they would not be stolen. For most of his life, Rambo has battled addictions and mental illness, suffered from severe hearing impairment since he was a baby, and often felt that people would give up on him. With assistance from the Office of Supportive Housing and its partners, he got sober in February of 2017 and moved into his current apartment in July of that year with help from a rental subsidy funded by the County. On his first night in his new home, he enjoyed a three-hour long bath, and cooking "meals that really fill me up, like soup," he said, has become one of his favorite pastimes.

Finding the normalcy Rambo had long desired is the result of a collaborative effort, one that exemplifies the individualized approach clients need to stay successfully housed. Years of consistent street outreach also played a key role in getting Rambo off the streets and into permanent housing. Aiko, the case manager at PATH who reached out to Rambo in October of 2015 can attest to that. To more easily communicate with him, she wrote down her questions and was diligent about making sure he kept important appointments by texting him, rather than calling. Many other organizations have worked with Rambo to help him navigate the judicial system, find counseling services, obtain a reliable phone, and get hearing aids through Medi-Cal.

His current case manager at The Health Trust reports that the supportive services Rambo receives are essential to him successfully staying housed. Rambo said, "I may be 62 and a half, but I want to be able to enjoy the rest of my life. I feel good, like a normal human being. Got back on my own two feet. I'm happy."

1585 Studios. Photo by Bernard Andre.

Emergency Shelter

Emergency shelters play an essential role in the supportive housing system. Of 7,394 people experiencing homelessness on the night of the January 2017 Homeless Census and Survey, 1,140 spent the night protected from the elements in a bed provided by a shelter program.

Santa Clara County's emergency shelters follow diverse program models, but most provide more than just a place to sleep. When available, on-site services such as showers, laundry, and meals support the health and well-being of shelter guests. Some emergency shelters are able to offer case management services, connecting guests to healthcare, benefits advocacy, employment programs, or other supportive services in the community. All emergency shelters act as access points for the Coordinated Assessment System, administering the standard assessment used to prioritize households for the community's permanent and transitional housing opportunities. For families and individuals experiencing homelessness, emergency shelter is often the first step in a path to stable housing.

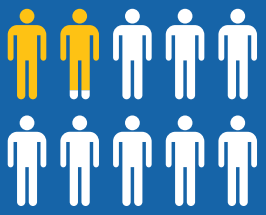
Emergency Shelter Unit Inventory (point-in-time capacity):

1,146 households

1,400 people

Measuring Success[xxix]

Obtained Permanent Housing

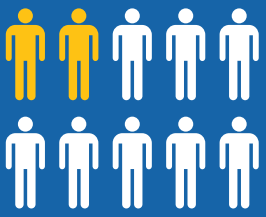


19%

went to permanent housing

(693 of 3,631) of clients who exited emergency shelter in 2017

Returned to Homelessness Within Two Years



20%

returned to homelessness within 2 years

(133 of 678) of clients who exited emergency shelter for permanent housing in 2015

[xxix] The Santa Clara County supportive housing system evaluates the overall success and impact of the system using data entered by supportive housing and shelter providers into the Homeless Management Information System. These performance measures are based on the national standards for performance measurement developed by the U.S. Department of Housing and Urban Development. For more information about the performance measures in this report, see Appendix C: Measuring Success.

Expansion of the Cold Weather Shelter Program

During the winter months, the County of Santa Clara opens additional emergency shelters in the community to provide increased capacity and allow more of the county's unsheltered population to come indoors during cold and inclement weather. In 2017, the County took steps to significantly expand the Cold Weather Shelter Program. Historically operating from the first Monday after Thanksgiving through the end of March, the Cold Weather Shelter Program now runs from mid-October through mid-April, offering shelter during some of the county's wettest and coldest months. Bed capacity also increased during 2017, with increased funding allowing the North County Winter Shelter in Sunnyvale to welcome 15 additional individuals each night. The County Office of Supportive Housing partnered with the City of Mountain View, Hope's Corner, and the Trinity United Methodist Church to open a new Cold Weather Shelter location in Mountain View. The Trinity United Methodist Church Winter Shelter will provide warm beds for up to 50 individuals each night during cold weather months and is the city's first emergency shelter program for residents experiencing homelessness.

HomeFirst operates four Cold Weather Shelter Program locations, including the Gilroy Winter Shelter at the National Guard Armory; the North County Winter Shelter in Sunnyvale; the Boccardo Reception Center in San Jose; and the Trinity United Methodist Church Winter Shelter in Mountain View. St. Joseph's Family Center operates the Ochoa Winter Family Shelter in Gilroy.

LGBTQ-Focused Emergency Shelter

Twenty-nine percent of individuals interviewed during the 2017 Homeless Census and Survey self-identified as LGBTQ, mirroring a national trend of overrepresentation of LGBTQ individuals in the homeless population. In 2017, the County of Santa Clara Office of Supportive Housing and Office of LGBTQ Affairs began conducting outreach and gathering information to support the design of an emergency shelter program focused on LGBTQ-identified residents experiencing homelessness. In January of 2018, the County of Santa Clara Board of Supervisors directed the Office of Supportive Housing to begin work to open the county's first LGBTQ-focused emergency shelter. The new shelter is expected to open in 2018.

Transitional Housing

Transitional housing programs provide time-limited housing for individuals and families experiencing homelessness and can fill specific gaps in a comprehensive supportive housing system. For some experiencing homelessness, longer-term transitional housing (up to 24 months) can offer a uniquely supportive environment. For example, youth who are pregnant or parenting may elect to enroll in a transitional housing program that provides a built-in social network and parenting supports, while individuals or families fleeing domestic violence or sexual assault may seek out the security of housing with on-site services and trauma-informed programming. Typically, transitional housing clients receive housing assistance in an apartment owned or leased by the program, and, when assistance ends, the individual or family moves out of the program's housing. During their stay in the program, clients have access to services designed to address barriers to housing, including counseling, financial management training, job and housing search assistance, and connections to medical and behavioral health care.

In Santa Clara County's competitive rental market, a housing search for a client who is already enrolled in a permanent housing program can take weeks or months. When designed around shorter one- to three-month stays, transitional or interim housing programs offer stability while supporting the client in an active search for permanent housing. Regardless of program design, a primary goal of transitional housing is to support clients in their transition into safe and stable permanent housing.

Integrating Transitional Housing into Coordinated Assessment

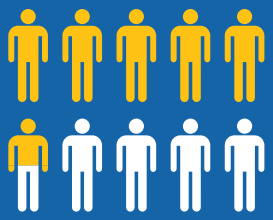
In 2017, the County of Santa Clara Office of Supportive Housing worked closely with transitional housing providers for youth and veterans to integrate these housing resources into the Coordinated Assessment System. Through a collaborative process including the Department of Veterans Affairs, LifeMoves, HomeFirst, the Homeless Veterans Emergency Housing Facility, and Bill Wilson Center, the Office of Supportive Housing adopted policies for transitional housing referrals from Coordinated Assessment to be implemented in 2018.

Total Unit Inventory (point-in-time capacity):

610 households
1,026 people

Measuring Success[xxx]

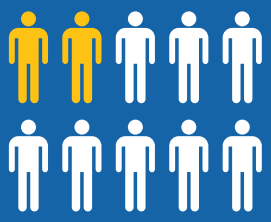
Obtained Permanent Housing



55%
went to permanent housing

(602 of 1,098) of clients who exited transitional housing in 2017

Returned to Homelessness Within Two Years



20%
returned to homelessness within 2 years

(94 of 482) of clients who exited transitional housing for permanent housing in 2015

[xxx] The Santa Clara County supportive housing system evaluates the overall success and impact of the system using data entered by supportive housing and shelter providers into the Homeless Management Information System. These performance measures are based on the national standards for performance measurement developed by the U.S. Department of Housing and Urban Development. For more information about the performance measures in this report, see Appendix C: Measuring Success.

Conclusion

In Santa Clara County, a booming economy and high median income contrast starkly with one of the nation's largest populations of people experiencing homelessness. In 2017, nearly 7,400 individuals were living on the streets, in shelters or transitional housing across the county. For many more low-income households, Santa Clara County's high cost of housing and lack of living wage employment opportunities put stable and affordable housing out of reach.

The Santa Clara County supportive housing system provides shelter, supportive housing, and homelessness prevention services in furtherance of the goal of making homelessness rare, brief, and non-recurring. However, the need for affordable housing and services in Santa Clara County far exceeds current capacity.

In 2015, major stakeholders of the county's supportive housing system established the Santa Clara County Community Plan to End Homelessness, a roadmap to increasing resources and ending homelessness through innovative strategies. Since implementation began in 2015, the County of Santa Clara has made substantial progress, working toward the goal of 6,000 new affordable housing opportunities for individuals and families experiencing homelessness.

The number of people housed each year has increased since 2015. The efforts of the County and its partners have been particularly successful at addressing chronic homelessness and veteran homelessness, two areas in which they have focused resources in recent years. The increased funding and support for Permanent Supportive Housing for people experiencing chronic homelessness lead to an 18 percent reduction in this population from 2011 to 2017. The focus on ending veterans homelessness has resulted in housing 990 veterans since November 2015.

Though the road to ending homelessness presents numerous challenges, the County of Santa Clara and its many partners are committed to ensuring safe and affordable housing for every household experiencing or at risk of homelessness.

Appendix A: Defining Homelessness

Homelessness and housing instability take many forms, and these challenges affect individuals and families with a diversity of life experiences. To understand the scope of the community's need and to develop the right systemic responses, it is necessary to rely on clear definitions of "homelessness." This report primarily uses the following components of the definition of homelessness developed by the U.S. Department of Housing and Urban Development (HUD) for its Continuum of Care and Emergency Solutions Grants housing programs.[xxxi] Under this definition, a household who falls into any one of the following criteria is considered homeless:

I. An individual or family who lack a fixed, regular, and adequate nighttime residence, including households living outside, in cars, emergency shelters, transitional housing, and some short institutional stays;

II. An individual or family who will imminently lose their primary nighttime residence; or

III. An individual or family who is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

This report also references the definition of homelessness used by the County Office of Education and the public school system. This definition includes a household that lacks a fixed, regular, and adequate nighttime residence, children under 18 waiting for foster care placement, and individuals and families who are living "doubled up" or in hotels.[xxxii]

Chronic Homelessness

HUD has defined a subset of households experiencing homelessness as "chronically homeless." These households are most likely to have intensive medical, mental health, and other service needs that cannot be met while they remain unhoused and are a priority population within supportive housing systems nationally and locally.

The definition of chronically homeless includes both a disability requirement and a length of homelessness component. Under this definition, a household who meets all of the following criteria is considered chronically homeless:

I. A homeless individual with a disability, who lives in a place not meant for human habitation, a safe haven, or an emergency shelter;

II. Who has been homeless and living in any of the situations described above continuously for at least 12 months or on at least four separate occasions in the last three years, as long as the combined occasions equal at least 12 months.

While a longer stay in an institution such as a jail, hospital, or drug treatment facility will not count as living in a homeless situation, institutional stays of fewer than 90 days do count as time spent homeless. If a family's head of household, generally an adult family member, but occasionally a minor who is the head of a family with no adults, is chronically homeless under this definition, then the entire family meets the definition of chronic homelessness.[xxxiii]

[xxxi] Code of Federal Regulations, Continuum of Care Program, Title 24, sec. 578.3. This report does not use Category 3 of HUD's homeless definition, which includes unaccompanied youth or families who are homeless under other federal definitions of homelessness.

[xxxii] U.S. Department of Education: Education for Homeless Children and Youth Program Non-Regulatory Guidance, March 2017. Accessed on 10/2/17: https://www2.ed.gov/policy/elsec/leg/essa/160240ehcyguidance072716updated0317.pdf

[xxxiii] Code of Federal Regulations, Continuum of Care Program, Title 24, sec. 578.3.

Appendix B: Data Sources

The two most common methods for estimating the number of persons experiencing homelessness in a community are point-in-time counts and data collected by housing and services programs. This report draws on both of those methods to establish the scope and characteristics of homelessness in Santa Clara County, and each is described below.

Homeless Management Information System (HMIS)

The County of Santa Clara Office of Supportive Housing operates the community's HMIS, a countywide database used by the majority of programs providing housing or services for homeless populations within the county. Providers request consent from each person they serve to enter standard information into HMIS, including demographic information, services provided, and data about income and housing status. This results in a large set of data that includes nearly all individuals who had contact with outreach teams, emergency shelters, homeless housing programs, and other services.

Because HMIS is focused on service data, it does not include individuals who are currently homeless but are not accessing services. It also does not include persons who receive services or housing designed for survivors of domestic violence or human trafficking, as many programs providing those services are prohibited from entering information into HMIS for privacy and safety reasons. Most significantly, since the individuals in HMIS are limited to those who have received services, the total number of persons recorded as homeless in HMIS increases as the system serves more people.

To estimate the total number of persons experiencing homelessness over the course of a year using data from HMIS, communities use the number of persons who have spent at least one night in emergency shelter or transitional housing. As the size and capacity of the community's emergency shelter and transitional housing system increase, the total persons identified in HMIS as experiencing homelessness will also increase.

Homeless Census and Survey

Every two years, the County of Santa Clara and the region's fifteen cities conduct a Homeless Census and Survey. Trained volunteers tally the number of people observed living or sleeping outside at a single point in time and survey a sample of those counted. To cover the entirety of the county's extensive geographic area, the count occurs over the course of two days during the month of January, with roughly half of the county enumerated on each day. Data is also collected from emergency shelter and transitional housing programs, as households in shelter and temporary housing are considered homeless for purposes of the count.

The Homeless Census and Survey employs consistent methods from year to year, providing a useful data set for tracking changes in the homeless population. Because the count enumerates people who are currently living outside or in vehicles, including those who may not engage in services, it incorporates a population that may not be represented in HMIS data.

Notably, a point-in-time count will only provide a snapshot of homelessness on the nights selected for the count, which is not easily extrapolated to a total annual number of people who experience homelessness. This also means that the number of individuals counted each year is affected by weather conditions, the number of shelter beds open on the night of the count, natural disasters, and other temporary conditions that cause fluctuations in the visibility or size of the homeless population. It is expected that point-in-time methods will undercount individuals and families who shelter in locations that are not visible to volunteer teams, including vehicles, garages, and other structures not built to be lived in.

Appendix C: Measuring Success

To ensure that each component of Santa Clara County's supportive housing system effectively advances the goal of ending homelessness, system stakeholders have identified standard, data-based indicators of success. These indicators track the system's ability to help individuals and families permanently exit homelessness by obtaining and retaining housing.

These metrics are based on data entered by the community's housing and shelter programs into the Homeless Management Information System (HMIS), the primary community-wide database for collecting information about homeless housing and services, to evaluate the overall success and impact of the community's response to homelessness. See Appendix B: Data Sources for more information about the HMIS.

Permanent Housing Retention

How successful are the community's housing programs at helping individuals with disabilities who exit homelessness to remain in the permanent housing situations that they have obtained for at least 12 months, while they continue to receive support from the housing program?

Program type: Permanent Supportive Housing

Universe: All individuals served by the program during the measurement period who were housed with program support at least 12 months ago.

Measure: The percentage of the universe who remained housed for at least 12 months.

Obtained Permanent Housing

How successful are the community's housing and shelter programs at helping individuals experiencing homelessness to obtain permanent housing?

Program type: Emergency Shelter, Transitional Housing, Rapid Rehousing

Universe: All individuals served by the program who exited the program (stopped receiving services) during the measurement period.

Measure: The percentage of the universe who were in a permanent housing situation when they exited the program.

Returns to Homelessness

How successful are the community's housing and shelter programs at ensuring that individuals who exit homelessness do not return to homelessness once they stop receiving services?

Program type: Emergency Shelter, Transitional Housing, Rapid Rehousing, Permanent Supportive Housing

Universe: All individuals served by the program who exited the program (stopped receiving services) two years prior to the measurement period, and were in a permanent housing situation when they exited.

Measure: The percentage of the universe who were served by another homeless housing or services program in Santa Clara County's HMIS within 2 years of the date they exited the program to a permanent housing situation.

Appendix D: Santa Clara County Regional Housing Need Allotment

The Regional Housing Need Allocation (RHNA) is a state-mandated process Bay Area counties use to identify and project the total number of housing units necessary to meet the needs of people of all income levels in each county.

2007-2014 Regional Housing Need Allocation (RHNA) Progress

	Very Low Income up to 50% AMI			Low Income 51% to 80% AMI			Moderate Income 81% to 120% AMI			Above Moderate Income more than 120% AMI			Total		
Jurisdiction	RHNA	Permits Issued	% Met	RHNA	Permits Issued	% Met	RHNA	Permits Issued	% Met	RHNA	Permits Issued	% Met	RHNA	Permits Issued	% Met
Campbell	199	32	16%	122	300	246%	158	67	42%	413	217	53%	892	616	69%
Cupertino	341	38	11%	229	31	14%	243	58	24%	357	657	184%	1,170	784	67%
Gilroy	319	29	9%	217	70	32%	271	65	24%	808	1,262	156%	1,615	1,426	88%
Los Altos	98	23	23%	66	22	33%	79	12	15%	74	784	1059%	317	841	265%
Los Altos Hills	27	25	93%	19	10	53%	22	5	23%	13	76	585%	81	116	143%
Los Gatos	154	2	1%	100	41	41%	122	5	4%	186	180	97%	562	228	41%
Milpitas	689	336	49%	421	109	26%	441	264	60%	936	6,442	688%	2,487	7,151	288%
Monte Sereno	13	6	46%	9	12	133%	11	3	27%	8	14	175%	41	35	85%
Morgan Hill	317	98	31%	249	100	40%	246	43	17%	500	1,286	257%	1,312	1,527	116%
Mountain View	571	237	42%	388	28	7%	488	4	1%	1,152	2,387	207%	2,599	2,656	102%
Palo Alto	690	156	23%	543	9	2%	641	128	20%	986	787	80%	2,860	1,080	38%
San Jose	7,751	1,774	23%	5,322	1,038	20%	6,198	144	2%	15,450	13,073	85%	34,721	16,029	46%
Santa Clara	1,293	412	32%	914	111	12%	1,002	198	20%	2,664	5,952	223%	5,873	6,673	114%
Saratoga	90	-	0%	68	13	19%	77	5	6%	57	20	35%	292	38	13%
Sunnyvale	1,073	572	53%	708	402	57%	776	1,204	155%	1,869	2,403	129%	4,426	4,581	104%
Unincorporated	253	58	23%	192	396	206%	232	166	72%	413	422	102%	1,090	1,042	96%
County Totals	**13,878**	**3,798**	**27%**	**9,567**	**2,692**	**28%**	**11,007**	**2,371**	**22%**	**25,886**	**35,962**	**139%**	**60,338**	**44,823**	**74%**

Source: Association of Bay Area Governments, "San Francisco Bay Area Progress in Meeting 2007-2014 Regional Housing Need Allocation (RHNA)." Sept. 2015. Available at: https://abag.ca.gov/files/RHNAProgress2007_2014_082815.pdf.

2015-2023 Regional Housing Need Allocation (RHNA) Progress as of 2015

Jurisdiction	Very Low Income up to 50% AMI			Low Income 51% to 80% AMI			Moderate Income 81% to 120% AMI			Above Moderate Income more than 120% AMI			Total		
	RHNA	Permits Issued	% Met	RHNA	Permits Issued	% Met	RHNA	Permits Issued	% Met	RHNA	Permits Issued	% Met	RHNA	Permits Issued	% Met
Campbell	253	0	0%	138	4	3%	151	2	1%	391	43	11%	933	49	5%
Cupertino	356	0	0%	207	0	0%	231	4	2%	270	174	64%	1,064	178	17%
Gilroy	236	26	11%	160	249	156%	217	7	3%	475	398	84%	1,088	680	37%
Los Altos	169	0	0%	99	0	0%	112	0	0%	97	48	49%	477	48	10%
Los Altos Hills	46	5	11%	28	5	18%	32	0	0%	15	11	73%	121	21	17%
Los Gatos	201	0	0%	112	0	0%	132	2	2%	174	24	14%	619	26	4%
Milpitas	1,004	10	1%	570	0	0%	565	0	0%	1,151	0	0%	3,290	10	0%
Monte Sereno	23	4	17%	13	0	0%	13	1	8%	12	2	17%	61	7	11%
Morgan Hill	273	0	0%	154	12	8%	185	6	3%	316	331	105%	928	349	36%
Mountain View	814	0	0%	492	9	2%	527	0	0%	1,093	237	22%	2,926	246	8%
Palo Alto	691	20	3%	432	58	13%	278	7	3%	587	153	26%	1,988	238	8%
San Jose	9,233	345	4%	5,428	231	4%	6,188	0	0%	14,231	5,904	41%	35,080	6,480	17%
Santa Clara	1,050	0	0%	695	0	0%	755	19	3%	1,593	212	13%	4,093	231	5%
Saratoga	147	0	0%	95	0	0%	104	0	0%	93	0	0%	439	0	0%
Sunnyvale	1,640	43	3%	906	0	0%	932	18	2%	1,974	799	40%	5,452	860	15%
Unincorporated	22	0	0%	13	0	0%	214	0	0%	28	65	232%	277	65	23%
County Totals	**16,158**	**453**	**3%**	**9,542**	**568**	**6%**	**10,636**	**66**	**1%**	**22,500**	**8,401**	**37%**	**58,836**	**9,488**	**14%**

Source: Association of Bay Area Governments, "San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)." April 2017. Available at: https://abag.ca.gov/planning/housingneeds/pdfs/2015-2023%20_RHNAProgressReport.pdf.

Photos on back cover:
Top: Gilroy Sobrato Studios. Photo courtesy of Eden Housing. Middle: Onizuka Crossing. Photo by Bruce Damonte courtesy of MidPen Housing. Bottom: Ford Road Plaza. Photo courtesy of Eden Housing.

Appendix H:
No Place Like Home Program

2018

No Place Like Home Program

TECHNICAL BACKGROUND REPORT: SANTA CLARA COUNTY PLAN ADDRESSING HOMELESSNESS

Contents

Summary 2
Plan Development 2
Plan Elements 2
Homelessness in Santa Clara County 3
Available Resources 4
County and Community Resources Addressing Homelessness 4
County Efforts to Prevent Criminalization of Homelessness 5
Permanent Supportive Housing for Public Safety and Justice 5
Rapid Rehousing for Public Safety and Justice 6
Coordinated Entry System 6
NPLH Units 7
Client Engagement Team 7
Attachment A: Community Plan to End Homelessness
Attachment B: 2015 Implementation Report
Attachment C: Summary of Community Planning Process
Attachment D: The State of the Supportive Housing System

No Place Like Home Program
Technical Background Report: Santa Clara County Plan Addressing Homelessness

Summary

This summary report describes how the County's existing Continuum of Care Plan – referred to locally as the Community Plan to End Homelessness **(Attachment A)** and the 2015 Implementation Report **(Attachment B)** are consistent with the requirements outlined in Section 201 of the No Place Like Home (NPLH) program.

Plan Development

In 2014, the County of Santa Clara Office of Supportive Housing and Destination: Home, a public-private partnership dedicated to collective impact strategies to end homelessness, convened a series of community summits to develop a coordinated strategy to address homelessness across the county. Representatives of local cities, nonprofit advocacy groups, service providers, philanthropic organizations, elected officials, universities, and people with lived experience of homelessness participated in the planning process. The resulting Community Plan to End Homelessness has been formally endorsed by Santa Clara County's Board of Supervisors, Santa Clara County Housing Authority, Santa Clara Valley Water District, the majority of the county's 15 cities, and other stakeholder organizations. Over 200 individuals participated in the planning process (**Attachment C – Summary of Community Planning Process**). The Community Plan was developed to enhance the community's work towards ending and preventing homelessness among all homeless persons and families.

The Community Plan is intended to build upon and supersede previous plans including the County's 2005 Ten-Year Plan to End Chronic Homelessness, *Keys to Housing,* and the city of San Jose's *2003 Homeless Strategy*. The Community Plan will be complimented with annual "Implementation Guides," which will have specific actions, goals and milestones.

Housing special needs populations is a County service and therefore the County must take an active role in developing, financing and supportive various types of affordable housing for the populations that we serve. The Community Plan's scope includes all homeless populations and builds upon partnerships with the cities, government agencies, housing and service providers, businesses, and other stakeholders.

The Community Plan is aligned with the goals of the Silicon Valley Health and Hospital System's Strategic Road Map; stable housing is a foundation for health, prosperity and safety. Homeless individuals have significant health needs. According to the 2013 Homeless Census and Survey, two-thirds of homeless individuals reported one or multiple disabling conditions, including chronic physical illness, physical or mental disabilities, chronic substance abuse and severe mental health conditions. Increasing stable housing opportunities for homeless persons could: 1) decrease redundancies, delays and cost of care; 2) decrease the burden of illness and injury; and, 3) increase the number of healthy life years.

Plan Elements

The plan provides a roadmap for the community's work to end homelessness from 2015 to 2020, establishing goals and strategies within a three-part framework:

1. Disrupt Systems. The Community Plan calls for disruptive strategies and innovative programs that transform the systems related to housing homeless people.
    - Deepen partnerships between local governments, nonprofit service providers, and the business sector to improve coordination
    - Use data to implement outcomes-based decisions about the most effective programs and structures to meet community needs
    - Coordinate housing and services through the Coordinated Assessment System to connect each individual with the right housing solution
    - Ensure that all individuals have a plan for housing upon exit from criminal justice or medical institutions and are not discharged into homelessness.

2. Build the Solution. To end homelessness, it is essential to secure the full amount of funding needed to provide affordable housing and services to those who are homeless and those at risk of homelessness. The Community Plan sets a goal of 6,000 new affordable housing opportunities dedicated to people experiencing homelessness, including new physical homes and apartments and new rental subsidies. Tenants in each of these new housing opportunities will have access to case management, health care, employment programs, and other services to ensure they are able to remain housed.

3. Serve the Person. The Community Plan recognizes the need for client-centered strategies that target resources to each specific individual or household based on their unique and different needs. Goals under this section focus on increasing the system's capacity to serve the needs of veterans, children and youth, families, people with disabilities who have experienced long-term homelessness, and other specific subpopulations. Since implementation of the Community Plan began in 2015, the supportive housing system has helped 5,154 people return to safe and permanent housing.

Homelessness in Santa Clara County

Homelessness affects thousands of Santa Clara County residents each year. Individuals and families, adults and children, people with jobs, and those with severe disabling conditions all face challenges to finding and retaining safe and stable housing. Many live without habitable shelter, on streets, in parks, in vehicles, or in sheds or abandoned buildings, while others spend their nights in the community's emergency shelters and transitional housing programs. The County draws upon homelessness data from a few different sources including the Point-in-Time (PIT) Counts, the Continuum of Care's Homeless Management Information System, and Coordinated Entry Assessments. ***See attachment D State of the Supportive Housing System for information on the County's homeless population.***

In 2014 the County commissioned a Home Not Found, a study on the costs of homelessness in Santa Clara County. The study identified 46,225 residents who experienced homelessness over the course of the year in 2012 and received some form of County medical, behavioral health, or other social services, or had contact with the criminal justice system. This population represents some of the county's most vulnerable residents, in no small part due to the instability, stigma, loss of resources, and physical vulnerability that accompany the experience of homelessness.

The *Home Not* Found study found that the majority of county residents with experience of homelessness between 2007 and 2012 had used the County of Santa Clara's medical and mental health services or had interacted with the criminal justice system, and many had contact with multiple County of Santa Clara departments or services. The role of Santa Clara County's supportive housing system is to implement the most effective strategies to assist individuals experiencing homelessness in overcoming the barriers keeping them from stable housing, and to make homelessness rare, brief, and non-recurring across the county.

Service and Outreach Challenges

People who are homeless with mental illness face a unique and complex set of barriers to services. Some examples can include confusion about the system, negative interactions with programs, trauma and safety concerns and they may experience program barriers. The Office of Supportive Housing works with the Lived Experience Advisory Board – a leadership development body consisting of members with current or past experience of homelessness. Members use this platform to learn and evaluate the system of care and to make recommendations for improvement.

Available Resources

County and Community Resources Addressing Homelessness

Santa Clara County's supportive housing system provides a continuum of programs and services to meet the needs of the community's most vulnerable residents, including:

- Homelessness prevention programs help individuals and families on the verge of homelessness to remain housed and avoid extended shelter or transitional housing stays.

- Targeted Outreach programs engage with people experiencing homelessness, especially the more than 5,000 county residents living in vehicles, encampments, and other public spaces.

- Emergency Shelters provide a temporary place to stay, access to services, and other basic needs, for up to 1,146 people across the county each night.

- Transitional housing programs offer time-limited housing and services for up to 610 households at a time and are well-suited for populations such as youth or survivors of domestic violence, who may benefit from increased social supports and intensive onsite services.

- Rapid Rehousing Programs with a capacity to serve 619 households at a time, quickly move families and individuals into housing and provide financial assistance and services to help households stabilize, increase income, and eventually take over the cost of their rent. Of clients leaving the program in 2017, 72% had obtained permanent housing.

- Permanent Supportive Housing Programs couple stable, long-term housing with wrap-around supportive services, such as case management and access to physical and behavioral healthcare, for up to 2,846 households at a time. Of those housed in permanent supportive housing programs by 2017, 90% of clients remained stably housed for at least 12 months.

Collectively these services are offered by community cased organizations including housing and service providers and the County as the safety net provider. One of the County's main partners in implementing

the Plan to End Homelessness is Destination: Home, a public-private partnership dedicated to collective impact strategies to end homelessness.

County Efforts to Prevent Criminalization of Homelessness

Permanent Supportive Housing for Public Safety and Justice

County programs enhance public safety by helping homeless individuals overcome past criminal history and find safe and stable housing upon release, allowing them to reintegrate and contribute to the community. Through programming coordinated by the County of Santa Clara Behavioral Health Services Department, the County seeks to interrupt the complex feedback loop between homelessness and incarceration by connecting high-needs incarcerated individuals who would otherwise exit to homelessness with permanent supportive housing. The program employs a range of medical, behavioral health, and housing-related supports to reduce the rate of incarceration of individuals with serious mental illness and to address the social and health factors that can lead to further involvement with the justice system.

Commencing in April 2017, the County of Santa Clara Office of Supportive Housing and Behavioral Health Services Department fund and coordinate the program, which serves 90 individuals with serious mental illness and a history of chronic homelessness who would otherwise exit jail to the streets or emergency shelters. To identify participants, clinicians and staff from several county departments work closely with the local courts to ascertain which individuals may be most in need of mental health and housing services. Community Solutions, a nonprofit housing and service provider, supplies case management services, working with each individual prior to release to develop a plan for connecting to medical, behavioral health, and other services in the community and to secure housing after release.

By connecting seriously mentally ill individuals to permanent supportive housing prior to discharge, the program prevents homelessness for individuals with complex health needs. As of December 2017, the program had already enrolled 35 participants, and placed four in stable housing. Additional components of this innovative approach include the following:

1. Anticipating Risk Factors to End Cycle of Incarceration and Homelessness. By ensuring that multi-disciplinary clinicians have access to and a consistent presence within the local courts, staff are able to observe and identify risk factors that lead individuals to repeat cycles of incarceration and homelessness to better anticipate how and when to intervene.
2. Coordinating and Prioritizing Interventions for the Most Vulnerable. The program uses evidence-based approaches to coordinate and prioritize participants for permanent supportive housing, by gathering information on individual service utilization and length of time homeless. This ensures that housing and services are connected to individuals most at risk of exiting to homelessness and eventual return to incarceration.
3. Streamlining Communication to Minimize Gaps in Housing. Through enhanced communication with local courts, case managers are aware of important dates for participants, and are able to arrange a “warm hand-off” where case managers provide transportation to interim housing for newly released participants.

Rapid Rehousing for Public Safety and Justice

In partnership with the County of Santa Clara Office of Reentry Services, the County of Santa Clara Office of Supportive Housing offers a rapid rehousing program to address a significant risk factor for long-term homelessness in Santa Clara County by providing much needed linkages to housing and case management for persons experiencing homelessness who are reentering society after involvement with the criminal justice system. The program has provided housing search assistance, case management, and time-limited rental subsidies to incarcerated and recently released individuals for the past six years, and in 2017 the program has seen significant expansion and enhanced interagency coordination and collaboration.

Initially implemented in 2012 with capacity to serve 25 clients, the program currently leverages $3.3 million in annual state and federal funding to serve up to 190 clients at a time. The County of Santa Clara Office of Reentry Services dedicates California Assembly Bill 109 (AB 109) funds to the program, which are supplemented by federal and state funding provided to the Office of Supportive Housing. Participants can access the program through the County's Reentry Resource Center, which acts as a coordinated service hub for formerly incarcerated residents. Multiple County departments and non-profit partners locate staff at the Reentry Resource Center to offer on-site counseling, public benefits application assistance, peer mentoring, medical care, health, housing, and other referrals, and a range of other resources in a one-stop-shop model. If a Reentry Resource Center client indicates housing is a need, the client receives an assessment of vulnerability and is prioritized for housing via the Coordinated Assessment System.

The program leverages collaboration across behavioral health, supportive housing, and criminal justice systems to reduce both homelessness and recidivism among prior serious offenders through the following strategies:

1. Ending Cycles of Homelessness and Criminal Justice Involvement. The program employs federal and state funding, to break the connection between homelessness and criminal justice involvement, whereby homelessness itself can lead to incarceration and criminal justice involvement can make it more difficult to obtain housing.
2. Employing Collaborative, One-Stop-Shop Program Design. The County of Santa Clara Offices of Reentry Services and Supportive Housing, in close collaboration with Abode Services, have designed the program to be client-centered, ensuring a clear path from housing needs assessment to connection to housing. By concentrating resources and case management services into one convenient location, the collaboration is maximized to best meet the housing needs of the Reentry participant.
3. Prioritizing Employment Partnerships. The program connects reentry clients with employment through partnerships with employment programs and referrals to the Destination: Work employment initiative, supporting participants to maintain housing stability and participate fully as members of the community.

Coordinated Entry System

The Coordinated Assessment System, administered by the County of Santa Clara Office of Supportive Housing, is a streamlined system for matching the community's most vulnerable households to the appropriate housing resources. In Santa Clara County, Coordinated Assessment operates with a "no

wrong door" access model, so that a household presenting at any access point across the county will receive the same brief assessment, the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), to determine their relative vulnerability and priority for the community's supportive housing. Access points for Coordinated Assessment include street outreach teams, emergency shelters, County benefits offices, drop-in and community centers, the County's Reentry Resource Center, community medical clinics, and many other community resources.

Once an individual or family has been assessed, they are placed on a single community queue in the County's Homelessness Management Information System.

Coordinated Assessment staff use this database to identify the most vulnerable individuals and families for referral to supportive housing, as vacancies become available. Because the Coordinated Assessment System is informed of all vacancies in participating housing programs, it is able to connect assessed households to a countywide inventory of supportive housing, prioritizing people with the most need first. Based on VI-SPDAT score, each household is prioritized for either permanent supportive housing, rapid rehousing, or referral to other resources such as emergency shelters, legal aid, government benefits, or employment programs.[1] When a vacancy occurs in a participating housing program, the Coordinated Assessment System refers the household with the highest assessed vulnerability who is prioritized for that program type. Once a household is contacted and accepts the offered vacancy, the supportive housing program begins working with their new client to find housing.

NPLH Units

For NPLH, the County will prioritize households in the target population by referring individuals with the highest need on the community queue when an NPLH unit becomes available. Staff will then verify the referred individual/household is an adult or older adult with a serious mental illness or seriously emotionally disturbed children or adolescents. If the individual meets eligibility requirements for NPLH, they will be enrolled in the program. Additionally, the CoC is in the process of improving the CES by integrating a newly developed empirical tool for Permanent Supportive Housing (PSH) triage. This predictive model of public spending on homeless individuals in the county will be utilized with the VI-SPDAT to assist in identifying individuals in the most need, including those at risk of chronic homelessness. The County expects to implement the Triage Tool in the CES by July 1, 2019. The current CES is used to identify the most vulnerable homeless households. Additionally, to identify and assess the needs of persons at risk of chronic homelessness, the County will expand the CES to persons exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease, nursing facilities, or long-term residential substance use disorder treatment, who were homeless prior to admission. The County currently utilizes the Justice Discharge VI-SPDAT to assess the needs of individuals exiting jail or prison. The County will work with other institutional partners to conduct the assessment with individuals prior to exiting, so individuals at-risk of chronic homelessness can be referred to housing opportunities when available, utilizing the CES.

Client Engagement Team

The goal of Coordinated Assessment is to connect the community's most vulnerable individuals and families to case management and other housing-focused services as quickly as possible. In 2017, housing providers and the County of Santa Clara Office of Supportive Housing identified one of the primary

[1] Beginning in 2018, some households will be prioritized for transitional housing vacancies.

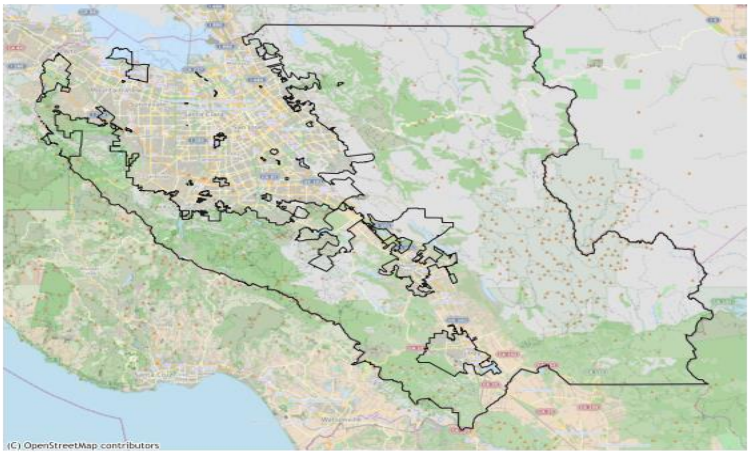
challenges in the housing process was locating clients to offer them referrals to programs. To reach and house clients more swiftly, the Office of Supportive Housing committed its Client Engagement Team, an outreach team with expertise in locating and building relationships with individuals experiencing homelessness, to take on this role. Under this novel approach, the Client Engagement Team mobilizes immediately to make contact with households as they are referred through Coordinated Assessment, to explain the available housing opportunity and help put them in contact with the supportive housing program. To further streamline the Coordinated Assessment System, the County's Client Engagement Team ensures that households meet all eligibility criteria before they attempt to enroll in a housing program. By centralizing the process of client location and verifying eligibility for the majority of individuals and families referred through Coordinated Assessment, the Client Engagement Team increases the efficiency of supportive housing referrals throughout the county and connects hard-to-reach individuals with scarce housing resources.

Appendix I:
ABAG Segregation Report

AFFH SEGREGATION REPORT: UNINCORPORATED SANTA CLARA

UC Merced Urban Policy Lab and ABAG/MTC Staff

Version of Record: March 06, 15:59:14



0.1 Table of content

0.1 Table of content *2*
0.2 List of figures *3*
0.3 List of tables *3*
1 Introduction **4**
1.1 Purpose of this Report *4*
1.2 Defining Segregation *5*
1.3 Segregation Patterns in the Bay Area *5*
1.4 Segregation and Land Use *6*
2 Racial Segregation in Unincorporated Santa Clara County **8**
2.1 Neighborhood Level Racial Segregation (within Unincorporated Santa Clara County) *8*
2.2 Regional Racial Segregation (between Unincorporated Santa Clara County and other jurisdictions) *16*
3 Income Segregation in Unincorporated Santa Clara County **21**
3.1 Neighborhood Level Income Segregation (within Unincorporated Santa Clara County) *21*
3.2 Regional Income Segregation (between Unincorporated Santa Clara County and other jurisdictions) *27*
4 Appendix 1: Summary of Findings **32**
4.1 Segregation in Unincorporated Santa Clara County *32*
4.2 Segregation Between Unincorporated Santa Clara County and Other jurisdictions in the Bay Area Region *32*
5 Appendix 2: Segregation Data **34**
6 References **38**

0.2 List of figures

Figure 1: Racial Dot Map of Unincorporated Santa Clara County (2020) 9
Figure 2: Racial Isolation Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2020) 11
Figure 3: Racial Dissimilarity Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2020) 14
Figure 4: Theil's H Index Values for Racial Segregation in Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2020) 15
Figure 5: Racial Dot Map of Unincorporated Santa Clara County and Surrounding Areas (2020) 16
Figure 6: Racial Demographics of Unincorporated Santa Clara County Compared to All Bay Area Jurisdictions (2020) 18
Figure 7: Comparing the Share of People of Color in Unincorporated Santa Clara County and Vicinity to the Bay Area (2020) 19
Figure 8: Income Dot Map of Unincorporated Santa Clara County (2015) 22
Figure 9: Income Group Isolation Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2015) 24
Figure 10: Income Group Dissimilarity Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2015) 26
Figure 11: Income Group Theil's H Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2015) 27
Figure 12: Income Dot Map of Unincorporated Santa Clara County and Surrounding Areas (2015) 28
Figure 13: Income Demographics of Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2015) 30

0.3 List of tables

Table 1: Racial Isolation Index Values for Segregation within Unincorporated Santa Clara County 10
Table 2: Racial Dissimilarity Index Values for Segregation within Unincorporated Santa Clara County 13
Table 3: Theil's H Index Values for Racial Segregation within Unincorporated Santa Clara County 15
Table 4: Population by Racial Group, Unincorporated Santa Clara County and the Region 17
Table 5: Regional Racial Segregation Measures 20
Table 6: Income Group Isolation Index Values for Segregation within Unincorporated Santa Clara County 23
Table 7: Income Group Dissimilarity Index Values for Segregation within Unincorporated Santa Clara County 25
Table 8: Theil's H Index Values for Income Segregation within Unincorporated Santa Clara County 26
Table 9: Population by Income Group, Unincorporated Santa Clara County and the Region 29
Table 10: Regional Income Segregation Measures 31
Table 11: Neighborhood Racial Segregation Levels in Unincorporated Santa Clara County 34
Table 12: Neighborhood Income Segregation Levels in Unincorporated Santa Clara County 35
Table 13: Regional Racial Segregation Measures 36
Table 14: Regional Income Segregation Measures 36
Table 15: Population by Racial Group, Unincorporated Santa Clara County and the Region 37
Table 16: Population by Income Group, Unincorporated Santa Clara County and the Region 37

1 INTRODUCTION

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability.[1] The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity.[2][3] AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues. ABAG and UC Merced have prepared this report to assist Bay Area jurisdictions with the Assessment of Fair Housing section of the Housing Element.

Assessment of Fair Housing Components

The Assessment of Fair Housing includes five components, which are discussed in detail on pages 22-43 of HCD's AFFH Guidance Memo:

A: Summary of fair housing enforcement and outreach capacity

B: Integration and segregation patterns, and trends related to people with protected characteristics

C: Racially or ethnically concentrated areas of poverty

D: Disparities in access to opportunity

E: Disproportionate housing needs, including displacement risk

1.1 Purpose of this Report

This report describes racial and income segregation in Bay Area jurisdictions. Local jurisdiction staff can use the information in this report to help fulfill a portion of the second component of the Assessment of Fair Housing, which requires analysis of integration and segregation patterns and trends related to people with protected characteristics and lower incomes. Jurisdictions will still need to perform a similar analysis for familial status and populations with disability.

This report provides segregation measures for both the local jurisdiction and the region using several indices. For segregation between neighborhoods within a city (intra-city segregation), this report includes isolation indices, dissimilarity indices, and Theil's-H index. The isolation index measures

[1] https://www.justice.gov/crt/fair-housing-act-2
[2] HCD AFFH Guidance Memo
[3] The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.

segregation for a single group, while the dissimilarity index measures segregation between two groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once. HCD's AFFH guidelines require local jurisdictions to include isolation indices and dissimilarity indices in the Housing Element. Theil's H index is provided in addition to these required measures. For segregation between cities within the Bay Area (inter-city segregation), this report includes dissimilarity indices at the regional level as required by HCD's AFFH guidelines. HCD's AFFH guidelines also require jurisdictions to compare conditions at the local level to the rest of the region; and this report presents the difference in the racial and income composition of a jurisdiction relative to the region as a whole to satisfy the comparison requirement.

1.2 Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

1.3 Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that "[a]lthough 7

of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since."[4] However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

1.4 Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).[5] ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

[4] For more information, see https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020.
[5] Using a household-weighted median of Bay Area county median household incomes, regional values were $61,050 for Black residents, $122,174 for Asian/Pacific Islander residents, $121,794 for white residents, and $76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Definition of Terms - Geographies

Neighborhood: In this report, "neighborhoods" are approximated by tracts.[6] Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.

Jurisdiction: Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this report also uses the term "city" interchangeably with "jurisdiction" in some places.

Region: The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

[6] Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

2 RACIAL SEGREGATION IN UNINCORPORATED SANTA CLARA COUNTY

Definition of Terms - Racial/Ethnic Groups

The U.S. Census Bureau classifies racial groups (e.g. white or Black/African American) separately from Hispanic/Latino ethnicity.[7] This report combines U.S. Census Bureau definitions for race and ethnicity into the following racial groups:

White: Non-Hispanic white

Latinx: Hispanic or Latino of any race[8]

Black: Non-Hispanic Black/African American

Asian/Pacific Islander: Non-Hispanic Asian or Non-Hispanic Pacific Islander

People of Color: All who are not non-Hispanic white (including people who identify as "some other race" or "two or more races")[9]

2.1 Neighborhood Level Racial Segregation (*within* Unincorporated Santa Clara County)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of Unincorporated Santa Clara County in Figure 1 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher.

[7] More information about the Census Bureau's definitions of racial groups is available here: https://www.census.gov/topics/population/race/about.html.
[8] The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx to refer to this racial/ethnic group.
[9] Given the uncertainty in the data for population size estimates for racial and ethnic groups not included in the Latinx, Black, or Asian/Pacific Islander categories, this report only analyzes these racial groups in the aggregate People of Color category.

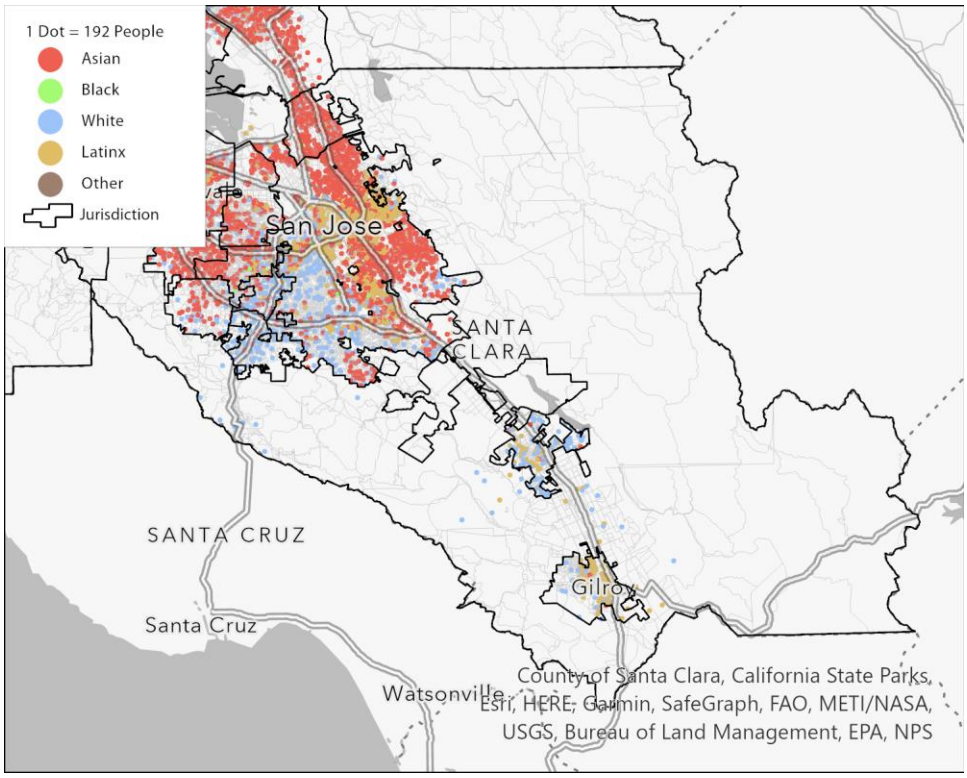


Figure 1: Racial Dot Map of Unincorporated Santa Clara County (2020)

Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The plot shows the racial distribution at the census block level for Unincorporated Santa Clara County and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is .65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within Unincorporated Santa Clara County the most isolated racial group is white residents. Unincorporated Santa Clara County's isolation index of 0.502 for white residents means that the average white resident lives in a neighborhood that is 50.2% white. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Unincorporated Santa Clara County for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the white

population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The "Bay Area Average" column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.[10] The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 1 indicates the average isolation index value for white residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a white resident lives in a neighborhood that is 49.1% white.

Table 1: Racial Isolation Index Values for Segregation within Unincorporated Santa Clara County

	Unincorporated Santa Clara County			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	0.211	0.236	0.223	0.245
Black/African American	0.039	0.034	0.041	0.053
Latinx	0.448	0.495	0.457	0.251
White	0.587	0.521	0.502	0.491

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 2 below shows how racial isolation index values in Unincorporated Santa Clara County compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in Unincorporated Santa Clara County, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for racial groups in their jurisdiction compare to other jurisdictions in the region.

[10] This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions' segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction's census tracts to the jurisdiction's demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

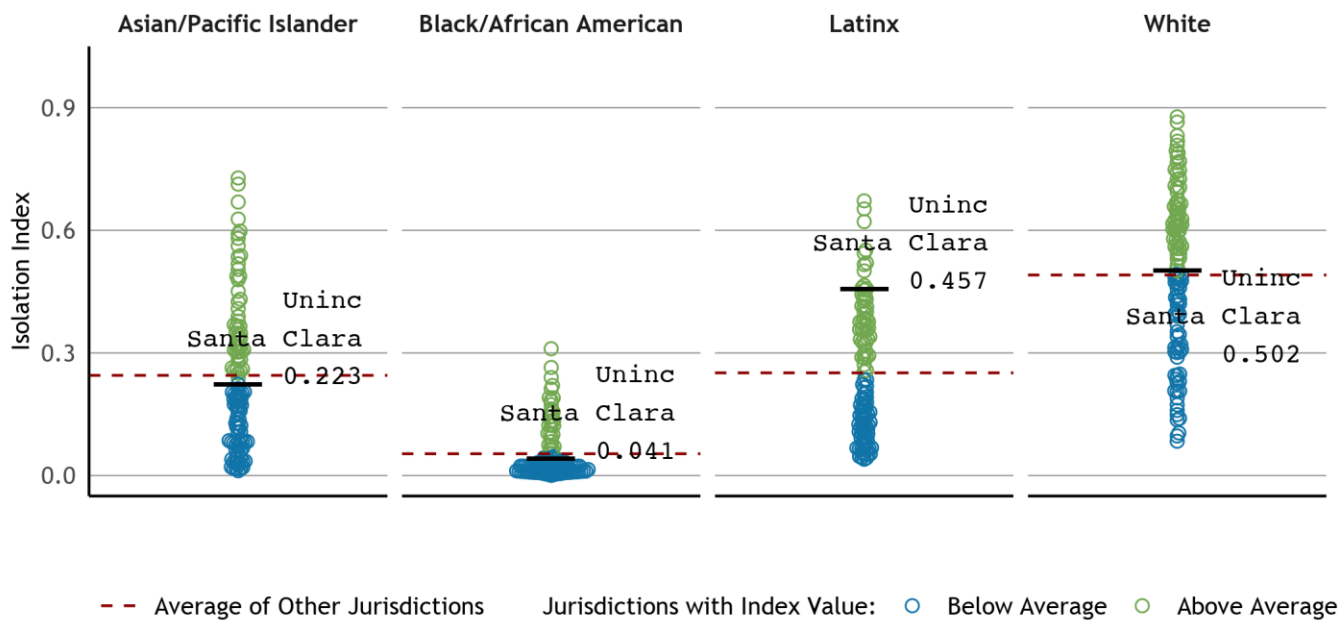


Figure 2: Racial Isolation Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Another way to measure segregation is by using a **dissimilarity index**:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g. they tend to live in different neighborhoods).

Dissimilarity Index Guidance for Cities with Small Racial Group Populations

The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population.

HCD's AFFH guidance requires the Housing Element to include the dissimilarity index values for racial groups, but also offers flexibility in emphasizing the importance of various measures. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff use the isolation index or Thiel's H-Index to gain a more accurate understanding of their jurisdiction's neighborhood-level segregation patterns (*intra*-city segregation).

If a jurisdiction has a very small population of a racial group, this indicates that segregation between the jurisdiction and the region (*inter*-city segregation) is likely to be an important feature of the jurisdiction's segregation patterns.

In Unincorporated Santa Clara County, the Black/African American group is 2.1 percent of the population - so staff should be aware of this small population size when evaluating dissimilarity index values involving this group.

Table 2 below provides the dissimilarity index values indicating the level of segregation in Unincorporated Santa Clara County between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

In Unincorporated Santa Clara County the highest segregation is between Latinx and white residents (see Table 2). Unincorporated Santa Clara County's Latinx /white dissimilarity index of 0.460 means that 46.0% of Latinx (or white) residents would need to move to a different neighborhood to create perfect integration between Latinx residents and white residents.

The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction.

For example, Table 2 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or white residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction.

Table 2: Racial Dissimilarity Index Values for Segregation within Unincorporated Santa Clara County

	Unincorporated Santa Clara County			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander vs. White	0.384	0.372	0.280	0.185
Black/African American vs. White	0.405*	0.416*	0.433*	0.244
Latinx vs. White	0.471	0.464	0.460	0.207
People of Color vs. White	0.359	0.355	0.273	0.168

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.
Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Figure 3 below shows how dissimilarity index values in Unincorporated Santa Clara County compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in Unincorporated Santa Clara County, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Similar to Figure 2, local staff can use this chart to contextualize how segregation levels between white residents and communities of color in their jurisdiction compare to the rest of the region. However, staff should be mindful of whether a racial group in their jurisdiction has a small population (approximately less than 5% of the jurisdiction's population), as the dissimilarity index value is less reliable for small populations.

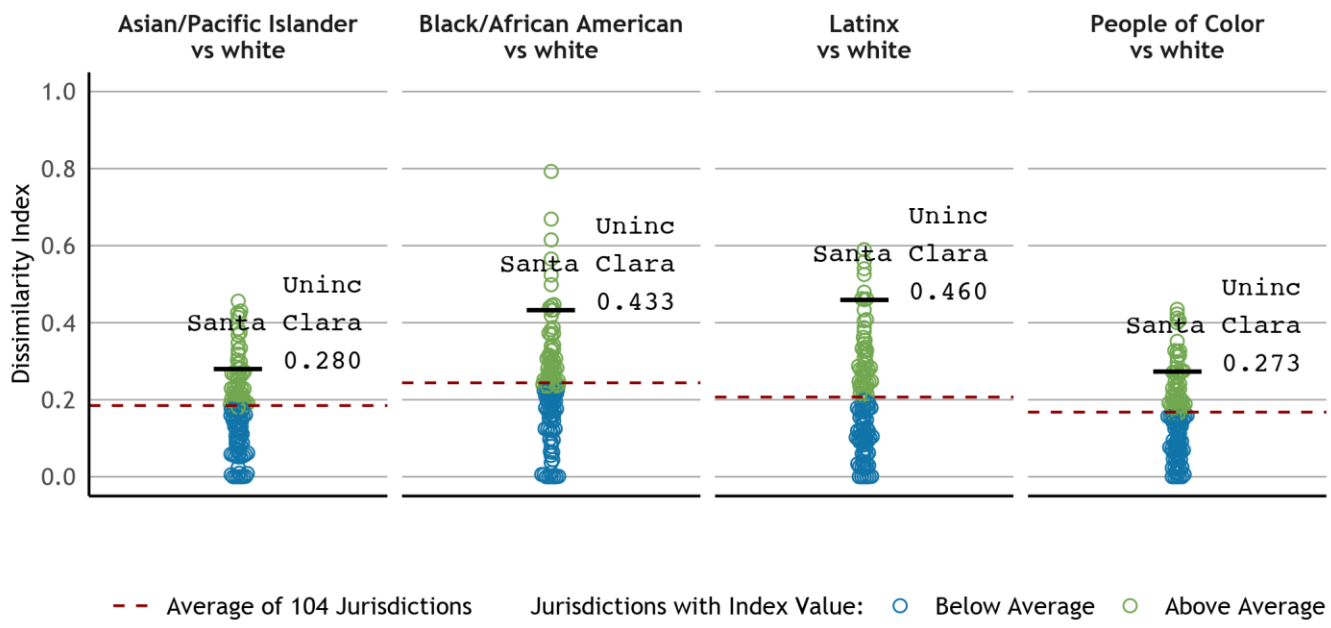


Figure 3: Racial Dissimilarity Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

The **Theil's H Index** can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

The Theil's H Index values for neighborhood racial segregation in Unincorporated Santa Clara County for the years 2000, 2010, and 2020 can be found in Table 3 below. The "Bay Area Average" column in the table provides the average Theil's H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil's H Index for racial segregation in Unincorporated Santa Clara County declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in Unincorporated Santa Clara County was higher than the

average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Unincorporated Santa Clara County is more than in the average Bay Area city.

Table 3: Theil's H Index Values for Racial Segregation within Unincorporated Santa Clara County

	Unincorporated Santa Clara County			Bay Area Average
Index	**2000**	**2010**	**2020**	**2020**
Theil's H Multi-racial	0.139	0.145	0.121	0.042

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 4 below shows how Theil's H index values for racial segregation in Unincorporated Santa Clara County compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for neighborhood racial segregation in Unincorporated Santa Clara County, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood racial segregation levels in their jurisdiction compare to other jurisdictions in the region.

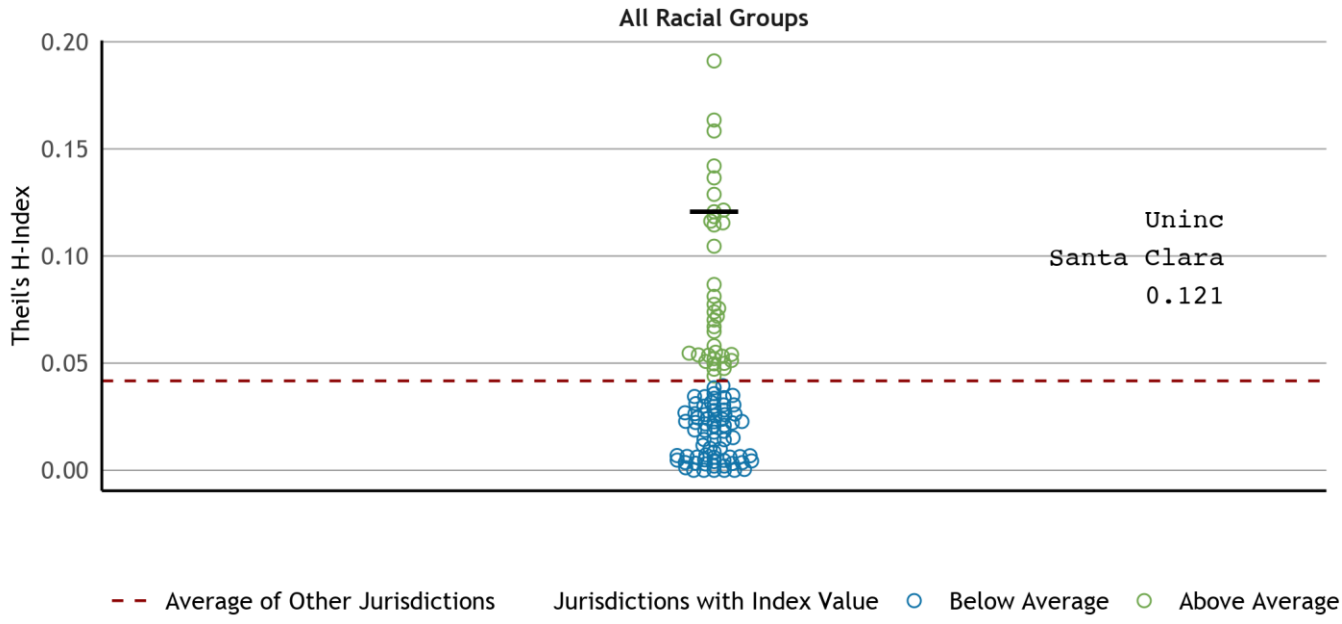


Figure 4: Theil's H Index Values for Racial Segregation in Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

2.2 Regional Racial Segregation (*between* Unincorporated Santa Clara County and other jurisdictions)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps are not only useful for examining neighborhood racial segregation within a jurisdiction, but these maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure 5 below presents a racial dot map showing the spatial distribution of racial groups in Unincorporated Santa Clara County as well as in nearby Bay Area cities.

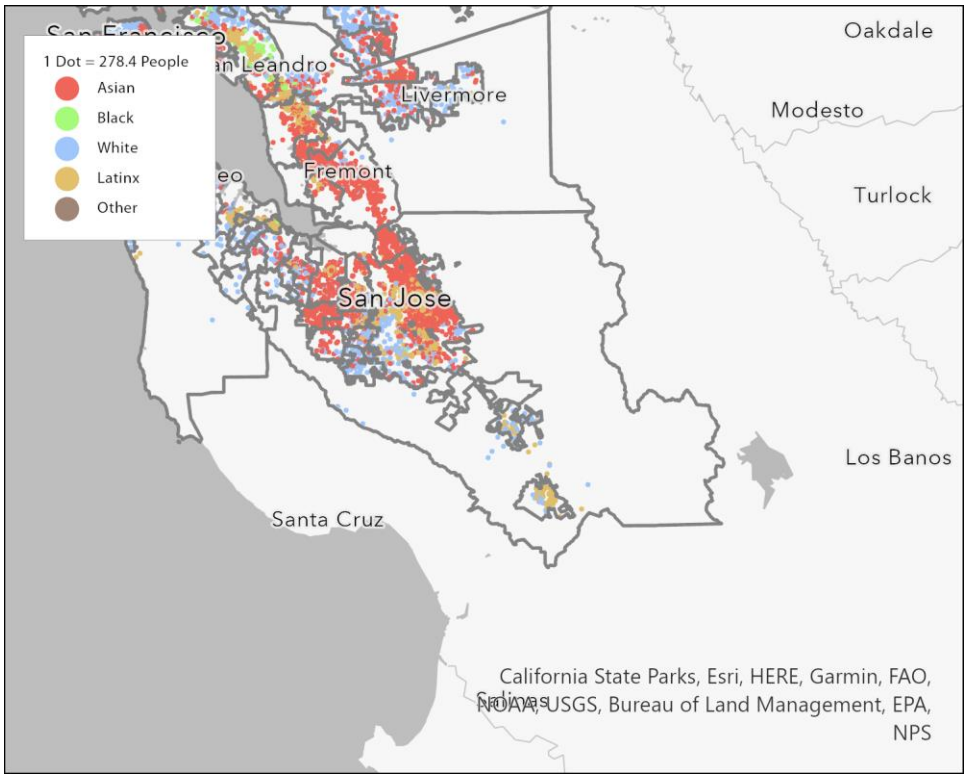


Figure 5: Racial Dot Map of Unincorporated Santa Clara County and Surrounding Areas (2020)

Universe: Population.
Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The plot shows the racial distribution at the census block level for Unincorporated Santa Clara County and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in Unincorporated Santa Clara County for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, Unincorporated Santa Clara County has a higher share of white residents

than the Bay Area as a whole, a higher share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

Table 4: Population by Racial Group, Unincorporated Santa Clara County and the Region

	Unincorporated Santa Clara County			Bay Area
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	10.9%	13.9%	17.9%	28.2%
Black/African American	2.0%	1.8%	2.1%	5.6%
Latinx	28.4%	33.4%	30.4%	24.4%
Other or Multiple Races	3.6%	3.8%	6.1%	5.9%
White	55.1%	47.2%	43.5%	35.8%

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 6 below compares the racial demographics in Unincorporated Santa Clara County to those of all 109 Bay Area jurisdictions.[11] In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. Additionally, the black line within each racial group notes the percentage of the population of Unincorporated Santa Clara County represented by that group and how that percentage ranks among all 109 jurisdictions. Local staff can use this chart to compare the representation of different racial groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

[11] While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

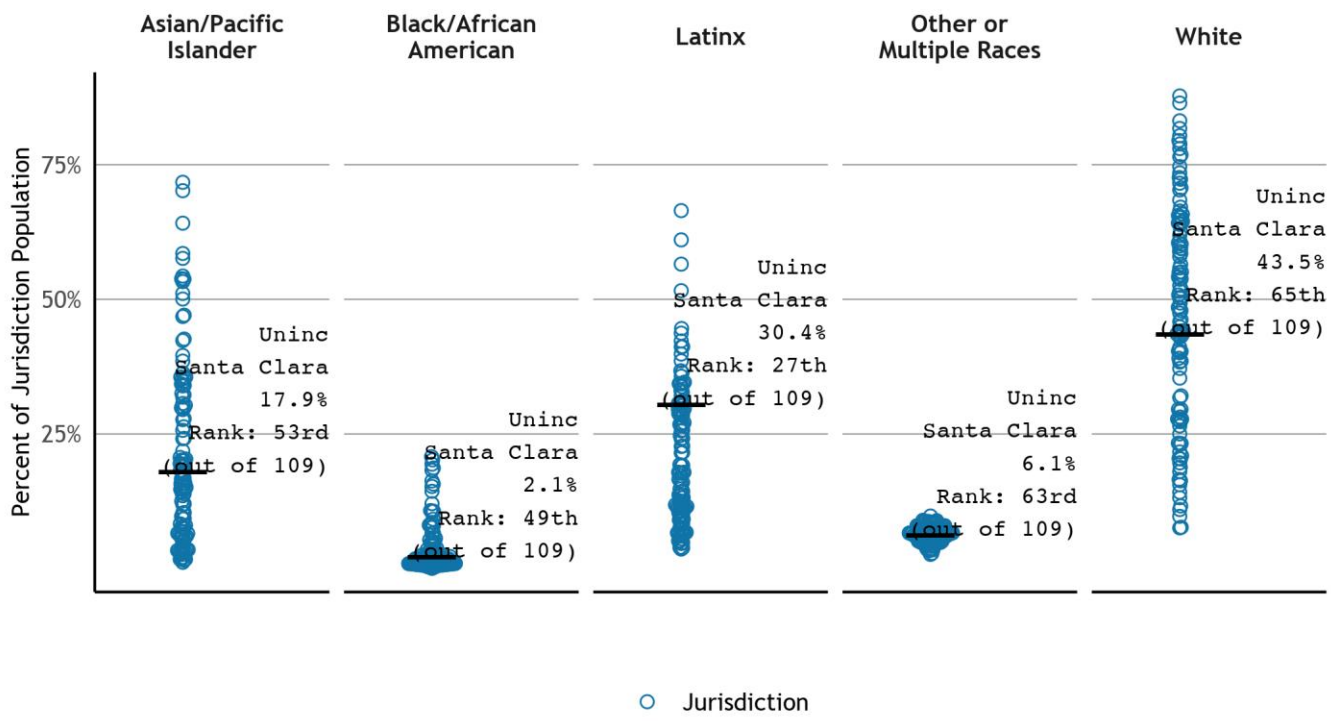


Figure 6: Racial Demographics of Unincorporated Santa Clara County Compared to All Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The map in Figure 7 below also illustrates regional racial segregation between Unincorporated Santa Clara County and other jurisdictions. This map demonstrates how the percentage of people of color in Unincorporated Santa Clara County and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

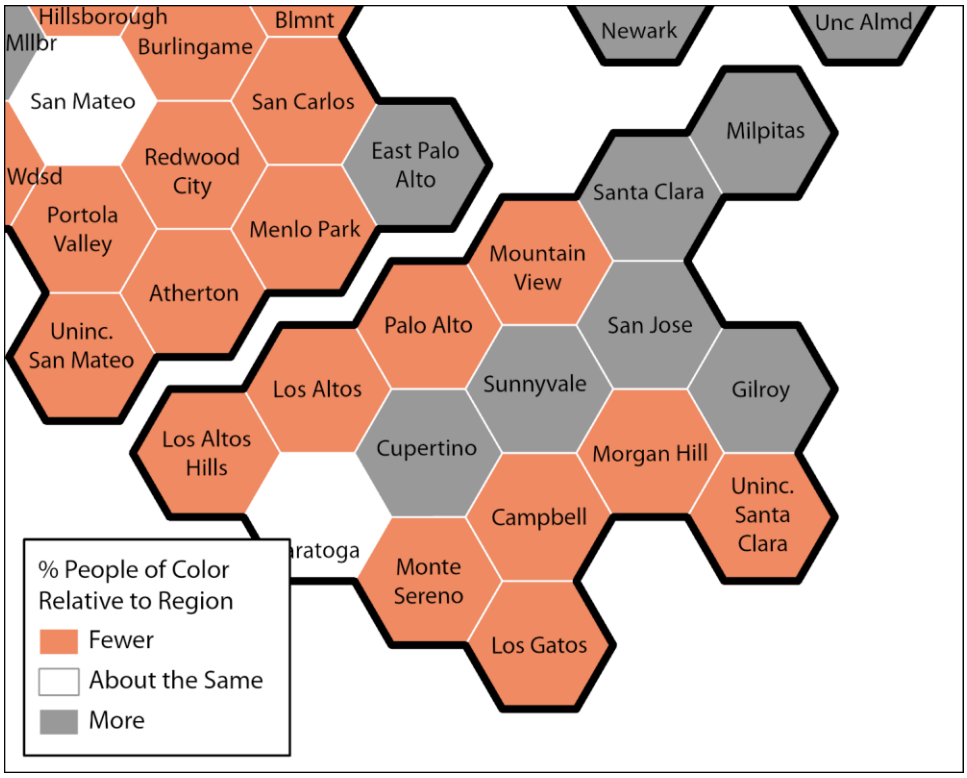


Figure 7: Comparing the Share of People of Color in Unincorporated Santa Clara County and Vicinity to the Bay Area (2020)

Universe: Population.
Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table 5 presents dissimilarity index, isolation index, and Theil's H index values for racial segregation for the entire nine-county Bay Area in 2010 and 2020. In the previous section of this report focused on neighborhood level racial segregation, these indices were calculated by comparing the racial demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 5, these measures are calculated by comparing the racial demographics of local jurisdictions to the region's racial makeup. For example, looking at the 2020 data, Table 5 shows the white isolation index value for the region is 0.429, meaning that on average white Bay Area residents live in a jurisdiction that is 42.9% white in 2020. An example of regional dissimilarity index values in Table 5 is the Black/white dissimilarity index value of 0.459, which means that across the region 45.9% of Black (or white) residents would need to move to a different jurisdiction to evenly distribute Black and white residents across Bay Area jurisdictions. The dissimilarity index values in Table 5 reflect recommendations made in HCD's AFFH guidance for calculating dissimilarity at the region level.[12] The regional value for the Theil's H index measures how

[12] For more information on HCD's recommendations regarding data considerations for analyzing integration and segregation patterns, see page 31 of the AFFH Guidance Memo.

diverse each Bay Area jurisdiction is compared to the racial diversity of the whole region. A Theil's H Index value of 0 would mean all *jurisdictions* within the Bay Area have the same racial demographics as the entire region, while a value of 1 would mean each racial group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for racial segregation decreased slightly between 2010 and 2020, meaning that racial groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 5: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

3 INCOME SEGREGATION IN UNINCORPORATED SANTA CLARA COUNTY

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term "lower-income" to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

The income categories used in this report are based on the AMI for the HUD metro area where this jurisdiction is located.

3.1 Neighborhood Level Income Segregation (*within* Unincorporated Santa Clara County)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to the racial dot maps shown in Figures 1 and 5, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Unincorporated Santa Clara County in Figure 8 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.

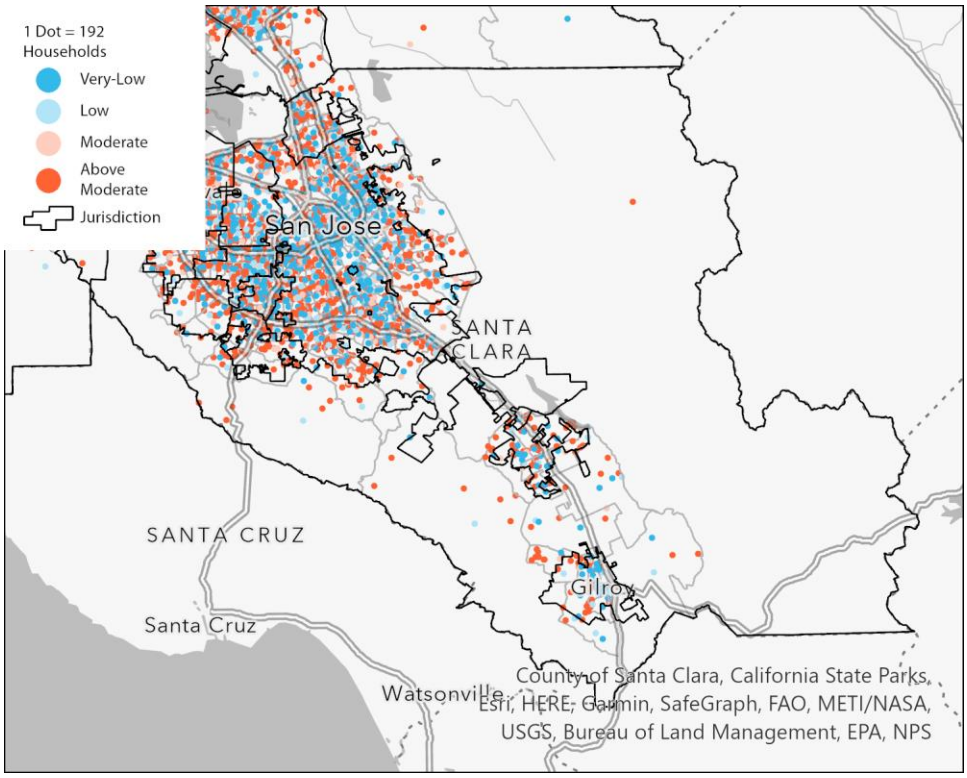


Figure 8: Income Dot Map of Unincorporated Santa Clara County (2015)

Universe: Population.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.
Note: The plot shows the income group distribution at the census block group level for Unincorporated Santa Clara County and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

The isolation index values for all income groups in Unincorporated Santa Clara County for the years 2010 and 2015 can be found in Table 6 below.[13] Above Moderate-income residents are the most isolated income group in Unincorporated Santa Clara County. Unincorporated Santa Clara County's isolation index of 0.484 for these residents means that the average Above Moderate-income resident in Unincorporated Santa Clara County lives in a neighborhood that is 48.4% Above Moderate-income. Among all income groups, the Very Low-income population's isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.

Similar to the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 6 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example, Table 6 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269,

[13] This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the data source recommended for income segregation calculations in HCD's AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD's recommendations for calculating income segregation, see page 32 of HCD's AFFH Guidelines.

meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 6: Income Group Isolation Index Values for Segregation within Unincorporated Santa Clara County

	Unincorporated Santa Clara County		Bay Area Average
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	0.378	0.434	0.269
Low-Income (50%-80% AMI)	0.146	0.157	0.145
Moderate-Income (80%-120% AMI)	0.201	0.183	0.183
Above Moderate-Income (>120% AMI)	0.524	0.484	0.507

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 9 below shows how income group isolation index values in Unincorporated Santa Clara County compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each income group notes the isolation index value for that group in Unincorporated Santa Clara County, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for income groups in their jurisdiction compare to the rest of the region.

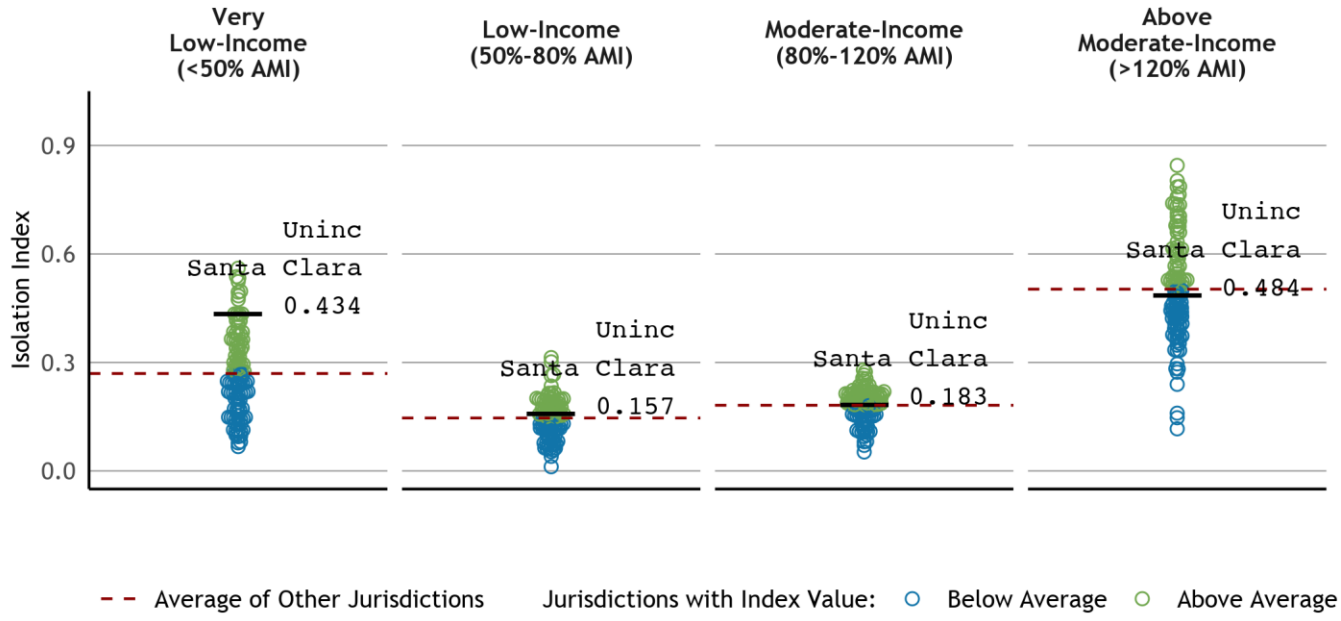


Figure 9: Income Group Isolation Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Table 7 below provides the dissimilarity index values indicating the level of segregation in Unincorporated Santa Clara County between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD's AFFH Guidance Memo for identifying dissimilarity for lower-income households.[14] Segregation in Unincorporated Santa Clara County between lower-income residents and residents who are not lower-income increased between 2010 and 2015. Additionally, Table 7 shows dissimilarity index values for the level of segregation in Albany between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 7 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

[14] For more information, see page 32 of HCD's AFFH Guidance Memo.

In 2015, the income segregation in Unincorporated Santa Clara County between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions (See Table 7). This means that the lower-income residents are more segregated from other residents within Unincorporated Santa Clara County compared to other Jurisdictions in the region.

Table 7: Income Group Dissimilarity Index Values for Segregation within Unincorporated Santa Clara County

	Unincorporated Santa Clara County		Bay Area Average
Income Group	**2010**	**2015**	**2015**
Below 80% AMI vs. Above 80% AMI	0.312	0.375	0.198
Below 50% AMI vs. Above 120% AMI	0.426	0.484	0.253

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 10 below shows how dissimilarity index values for income segregation in Unincorporated Santa Clara County compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each income group pairing notes the dissimilarity index value in Unincorporated Santa Clara County, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Local staff can use this chart to contextualize how segregation levels between lower-income residents and wealthier residents in their jurisdiction compared to the rest of the region.

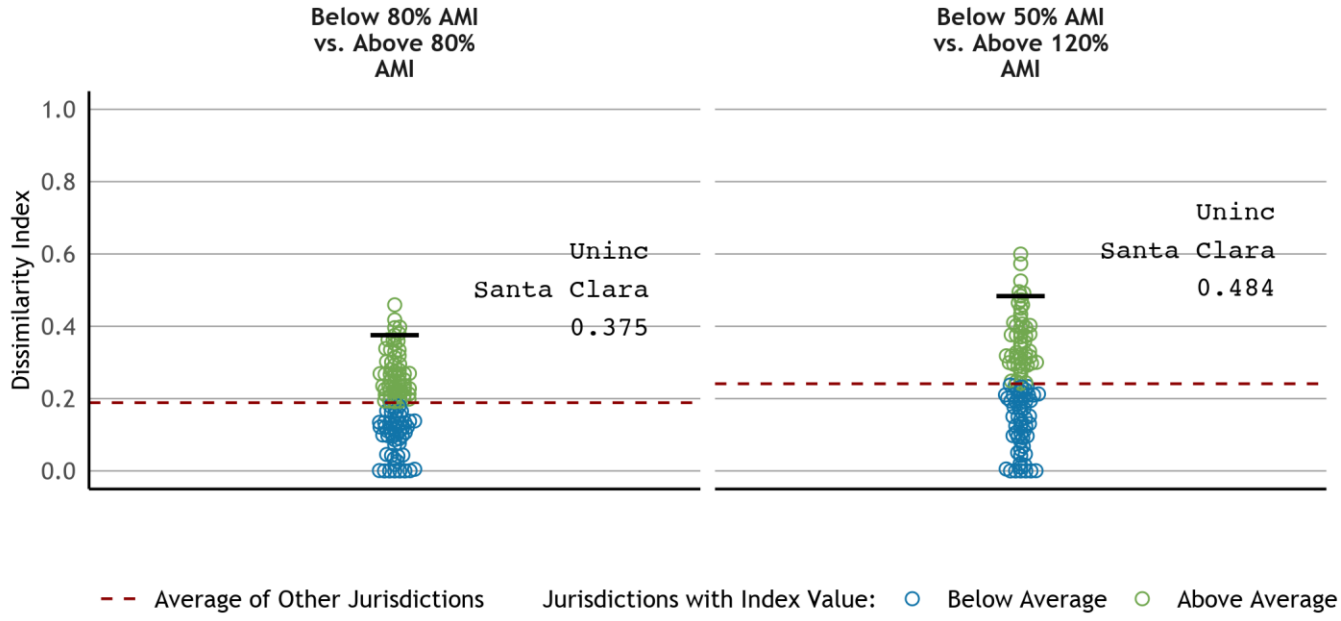


Figure 10: Income Group Dissimilarity Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

The Theil's H Index values for neighborhood income group segregation in Unincorporated Santa Clara County for the years 2010 and 2015 can be found in Table 8 below. The "Bay Area Average" column in this table provides the average Theil's H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil's H Index value for income segregation in Unincorporated Santa Clara County was about the same amount as it had been in 2010. In 2015, the Theil's H Index value for income group segregation in Unincorporated Santa Clara County was higher than the average value for Bay Area jurisdictions, indicating there is more neighborhood level income segregation in Unincorporated Santa Clara County than in the average Bay Area city.

Table 8: Theil's H Index Values for Income Segregation within Unincorporated Santa Clara County

	Unincorporated Santa Clara County		Bay Area Average
Index	**2010**	**2015**	**2015**
Theil's H Multi-income	0.098	0.102	0.043

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 11 below shows how Theil's H index values for income group segregation in Unincorporated Santa Clara County compare to values in other Bay Area jurisdictions in 2015. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for income group segregation in Unincorporated Santa Clara County, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood income group segregation levels in their jurisdiction compare to other jurisdictions in the region.

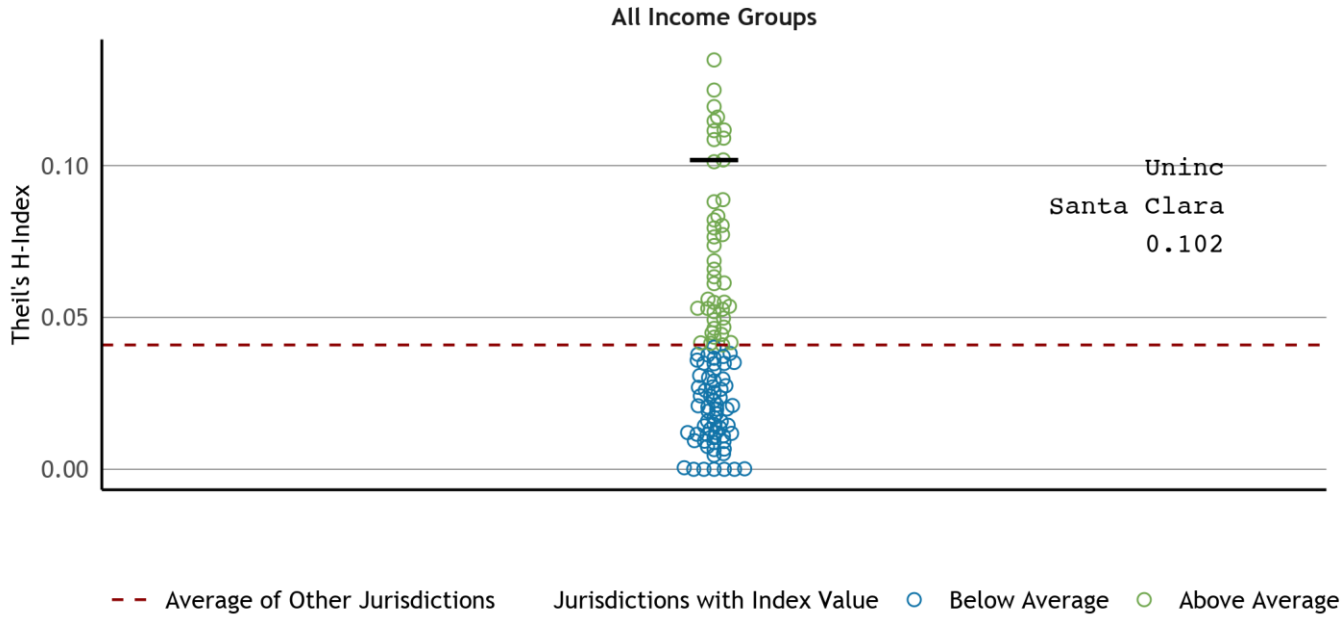


Figure 11: Income Group Theil's H Index Values for Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

3.2 Regional Income Segregation (*between* Unincorporated Santa Clara County and other jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 12 below presents an income dot map showing the spatial distribution of income groups in Unincorporated Santa Clara County as well as in nearby Bay Area jurisdictions.

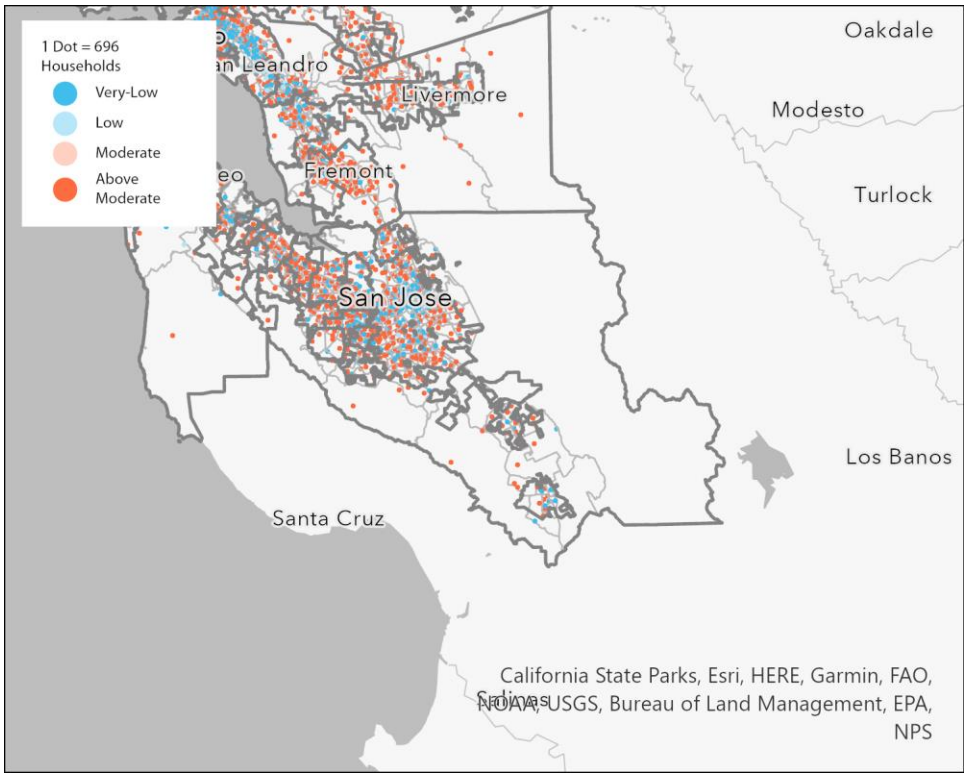


Figure 12: Income Dot Map of Unincorporated Santa Clara County and Surrounding Areas (2015)

Universe: Population.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.
Note: The plot shows the income group distribution at the census block group level for Unincorporated Santa Clara County and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how Unincorporated Santa Clara County differs from the region. The income demographics in Unincorporated Santa Clara County for the years 2010 and 2015 can be found in Table 9 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Unincorporated Santa Clara County had a similar share of very low-income residents than the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

Table 9: Population by Income Group, Unincorporated Santa Clara County and the Region

	Unincorporated Santa Clara County		Bay Area
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	22.72%	28.57%	28.7%
Low-Income (50%-80% AMI)	10.94%	11.97%	14.3%
Moderate-Income (80%-120% AMI)	15.94%	16.02%	17.6%
Above Moderate-Income (>120% AMI)	50.41%	43.43%	39.4%

Universe: Population.
Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 13 below compares the income demographics in Unincorporated Santa Clara County to other Bay Area jurisdictions.[15] Like the chart in Figure 3, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of Unincorporated Santa Clara County population represented by that group and how that percentage ranks among other jurisdictions. Local staff can use this chart to compare the representation of different income groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

[15] While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

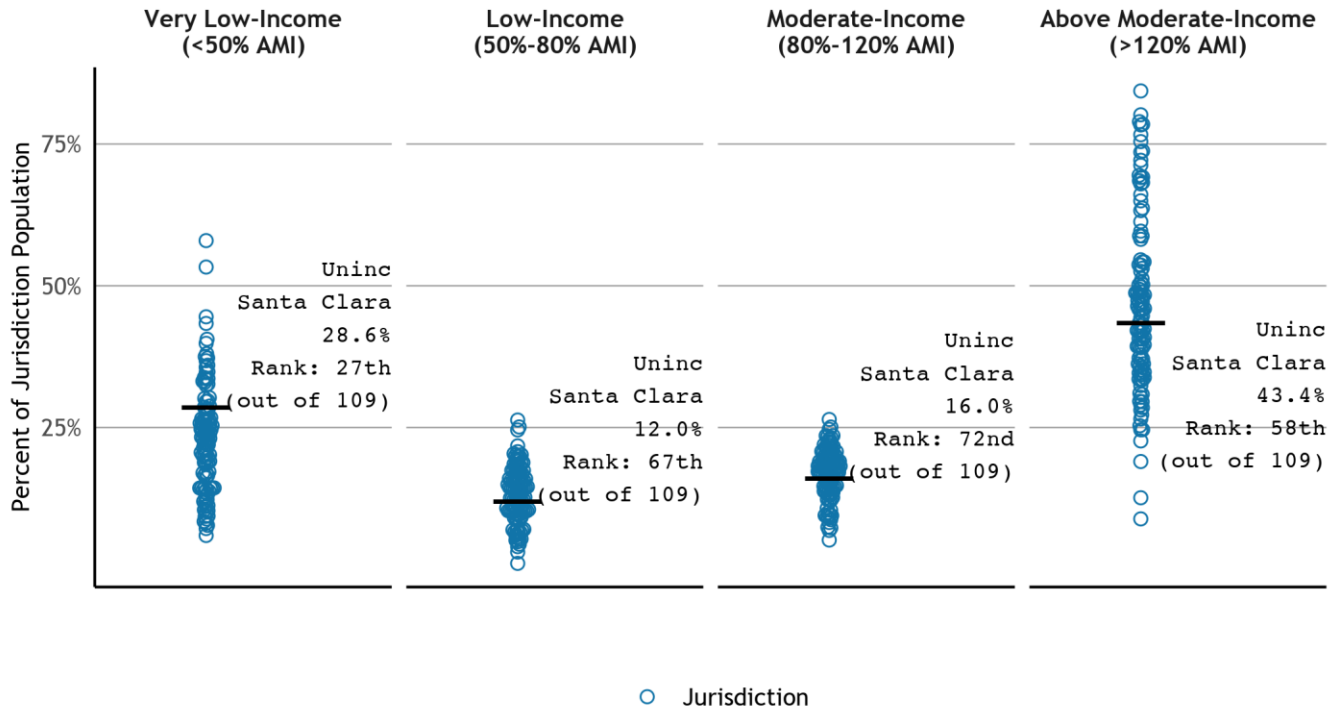


Figure 13: Income Demographics of Unincorporated Santa Clara County Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 5, Table 10 presents dissimilarity index, isolation index, and Theil's H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 10, these measures are calculated by comparing the income demographics of local jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table 10 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015,

meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 10: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

4 APPENDIX 1: SUMMARY OF FINDINGS

4.1 Segregation in Unincorporated Santa Clara County

- The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once.
- As of 2020, white residents are the most segregated compared to other racial groups in Unincorporated Santa Clara County, as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups.
- Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- According to the dissimilarity index, within Unincorporated Santa Clara County the highest level of racial segregation is between Latinx and white residents.[16]
- According to the Theil's H-Index, neighborhood racial segregation in Unincorporated Santa Clara County declined between 2010 and 2020. Neighborhood income segregation stayed about the same between 2010 and 2015.
- Above Moderate-income residents are the most segregated compared to other income groups in Unincorporated Santa Clara County. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Very Low-income population's segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has increased between 2010 and 2015. In 2015, the income segregation in Unincorporated Santa Clara County between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions.

4.2 Segregation Between Unincorporated Santa Clara County and Other jurisdictions in the Bay Area Region

- Unincorporated Santa Clara County has a higher share of white residents than other jurisdictions in the Bay Area as a whole, a higher share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

[16] The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 15 in Appendix 2), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

- Regarding income groups, Unincorporated Santa Clara County has a similar share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

5 APPENDIX 2: SEGREGATION DATA

Appendix 2 combines tabular data presented throughout this report into a more condensed format. This data compilation is intended to enable local jurisdiction staff and their consultants to easily reference this data and re-use the data in the Housing Element or other relevant documents/analyses.

Table 11 in this appendix combines data from Table 1, Table 2, and Table 3 in the body of the report. Table 12 in this appendix combines data from Table 6, Table 7, and Table 8 in the body of the report. Table 13 represents a duplication of Table 5 in the body of the report; Table 14 represents a duplication of Table 10 in the body of the report; Table 15 in this appendix represents a duplication of Table 4 in the body of the report, while Table 16 represents a duplication of Table 9 in the body of the report.

Table 11: Neighborhood Racial Segregation Levels in Unincorporated Santa Clara County

		Unincorporated Santa Clara County			Bay Area Average
Index	**Race**	**2000**	**2010**	**2020**	**2020**
Isolation	Asian/Pacific Islander	0.211	0.236	0.223	0.245
	Black/African American	0.039	0.034	0.041	0.053
	Latinx	0.448	0.495	0.457	0.251
	White	0.587	0.521	0.502	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.384	0.372	0.280	0.185
	Black/African American vs. White	0.405*	0.416*	0.433*	0.244
	Latinx vs. White	0.471	0.464	0.460	0.207
	People of Color vs. White	0.359	0.355	0.273	0.168
Theil's H Multi-racial	All	0.139	0.145	0.121	0.042

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.
Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Table 12: Neighborhood Income Segregation Levels in Unincorporated Santa Clara County

		Unincorporated Santa Clara County		Bay Area Average
Index	**Income Group**	**2010**	**2015**	**2015**
Isolation	Very Low-Income (<50% AMI)	0.378	0.434	0.269
	Low-Income (50%-80% AMI)	0.146	0.157	0.145
	Moderate-Income (80%-120% AMI)	0.201	0.183	0.183
	Above Moderate-Income (>120% AMI)	0.524	0.484	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.312	0.375	0.198
	Below 50% AMI vs. Above 120% AMI	0.426	0.484	0.253
Theil's H Multi-racial	All	0.098	0.102	0.043

Universe: Population.
Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 13: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

Table 14: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 15: Population by Racial Group, Unincorporated Santa Clara County and the Region

	Unincorporated Santa Clara County			Bay Area
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	10.87%	13.87%	17.9%	35.8%
Black/African American	2.01%	1.76%	2.08%	5.6%
Latinx	28.36%	33.44%	30.38%	28.2%
Other or Multiple Races	3.64%	3.78%	6.11%	24.4%
White	55.11%	47.15%	43.53%	5.9%

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Table 16: Population by Income Group, Unincorporated Santa Clara County and the Region

	Unincorporated Santa Clara County		Bay Area
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	22.72%	28.57%	28.7%
Low-Income (50%-80% AMI)	10.94%	11.97%	14.3%
Moderate-Income (80%-120% AMI)	15.94%	16.02%	17.6%
Above Moderate-Income (>120% AMI)	50.41%	43.43%	39.4%

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

6 REFERENCES

Ananat, Elizabeth Oltmans. 2011. "The wrong side(s) of the tracks: The causal effects of racial segregation on urban poverty and inequality," *American Economic Journal: Applied Economics* 3: 34-66.

Bayer, Patrick, Robert McMillan, and Kim S. Rueben. 2004. "What Drives Racial Segregation? New Evidence using Census Microdata," *Journal of Urban Economics* 56(3): 514-535.

Burch, Traci. 2014. "The Old Jim Crow: Racial Residential Segregation and Imprisonment," *Law and Policy* 36(3): 223-255.

Chetty, Raj and Nathanial Hendren. 2018. "The Impacts of Neighborhoods on Intergenerational Mobility I: Childhood Exposure Effects," *The Quarterly Journal of Economics* 133(3):1107-1162

Cutler, David M., and Edward L. Glaeser. 1997. "Are ghettos good or bad?," *The Quarterly Journal of Economics* 112(3): 827-72.

Lens, Michael and Paavo Monkkonen. 2016. "Do Strict Land Use Regulations Make Metropolitan Areas More Segregated by Income?," *Journal of the American Planning Association* 82(1): 6–21.

Pendall, Rolf. 2000. "Local Land-Use Regulation and the Chain of Exclusion," *Journal of the American Planning Association* 66(2): 125-142.

Rothstein, Richard. 2017. *The Color of Law: A Forgotten History of how our Government Segregated America*. New York: Liveright Publishing.

Sampson, Robert J. 2012. *Great American city: Chicago and the enduring neighborhood effect*. Chicago: University of Chicago Press.

Sharkey, Patrick. 2013. *Stuck in place: Urban neighborhoods and the end of progress toward racial equality*. Chicago: University of Chicago Press.

Trounstine, Jessica. 2015. "Segregation and Inequality in Public Goods," *American Journal of Political Science* 60(3): 709-725.

Trounstine, Jessica. 2018. *Segregation by Design: Local Politics and Inequality in American Cities*. New York: Cambridge University Press.

Appendix J:
Public Comment Summary Table

Public Comment Summary Table

#	Comment Group	Details	Response
1	Fair Housing	A comment letter was received from the Law Foundation of Silicon Valley and the Public Interest Law Project, advocating for increased analysis, new and stronger programs, and more specific timelines in the Housing Element, specifically centering the needs of tenants, unhoused or at-risk residents, and historically marginalized communities. The included recommendations can be summarized as: • Strengthen assessment of fair housing; • Improve affordable housing availability by analyzing and removing constraints; • Identify adequate sites to accommodate the Regional Housing Needs Allocation; • Strengthen programs; and • Strengthen special needs housing analysis and goals.	The commenters provide detailed feedback and recommendations, and County staff continue to carefully review and consider the policy and program recommendations advocated for in this letter. Moreover, the County has engaged two consulting firms to bolster the assessment of fair housing and to provide support in evaluating how the County might further support fair housing in the region.
2	Tiny Homes / Vista Ave.	25 emails and several phone calls were received on the topic of tiny homes or otherwise housing the unhoused, particularly regarding one property on Vista Ave. in San José (APN 599-39-047). Concerns revolved around potential impacts to the neighborhood from housing the unhoused. Some comments voiced concerns more generally around any additional housing development and potential impacts to their neighborhood character, property values, and quality of life.	The County Housing Element does not include any proposal to develop tiny homes. The origin of this misunderstanding is not clear, but it seems specific to residents in one neighborhood. The County is working to clarify the role and function of the Housing Element and is conducting additional outreach to this specific neighborhood to alleviate such concerns and rectify any misunderstanding.
3	Constraints Analysis	One email was received regarding the Constraints Analysis of the Housing Element, positing that County development standards place an undue constraint on new housing development in rural areas. The comments specifically address road standards, site improvements, and electrification requirements for new single-family homes in rural areas, as well as the review process for such development. The commenter also acknowledges Santa Clara Valley Habitat Plan mitigation fees as a potential hindrance to rural development.	Additional information and context have been added to the Constraints Analysis, where appropriate. The commenter discusses certain constraints outside the realm of analysis for the Housing Element.

4	Inclusion of Rural Properties	Two comment letters were received from property owners/groups advocating for the inclusion of their properties in the rural unincorporated parts of South County; one suggests that the inclusion of their property could advance fair housing goals by promoting development in rural areas.	Several challenges and concerns have resulted in County staff determining that the development of higher-density housing in the rural unincorporated areas is prohibitively difficult and unlikely to occur during the 2023-2031 planning period. Significantly, this is due to rural unincorporated properties lacking the ability to access municipal services like water and sewer. Furthermore, such development would be in conflict with numerous State goals and local policies.
5	Exclusion of Rural Properties	Two comment letters were received, one from the Santa Clara Valley Open Space Authority and one from Green Foothills, supportive of the exclusion of rural properties from the site inventory, due to potential negative effects from sprawl development and the loss of natural and working lands.	Comments acknowledged; no revisions necessary.
6	Stanford	Two comment letters were received specific to development on the campus of Stanford University, one from the City of Palo Alto and one from the University. The City's letter consists of several specific requests regarding the preparation of the Draft EIR. The University's letter consists of several clarifying questions and requests for additional information.	County Staff has responded to the commenters and made clarifications in sections of the Housing Element pertaining to Stanford. The City's comments are directed at the Draft EIR and County Staff is considering these comments under the CEQA process.
7	Assistance	Two emails and several phone calls seeking assistance with accessing information and/or additional time to review and comment on the draft Housing Element.	Comments acknowledged; no revisions necessary.
8	Burbank	Three emails were received regarding potential development in the Burbank area, expressing concerns about the neighborhood character, historic interest, and visual impact of multifamily housing development.	Comments acknowledged; no revisions necessary.
9	Pleasant Hills	Three emails were received regarding the Pleasant Hills site (APNs: 649-23-001 and 649-24-013). One commenter expresses a concern with potential parking and vehicle traffic impacts. Another commenter expresses concern that the development of this site could result in accelerated poverty and economic segregation and that the site is only suitable for low-density without increased public transportation options. Another commenter advocates for the inclusion of publicly accessible open space in the development plans for this site.	Comments acknowledged; no revisions necessary.

10	Cambrian Park	One comment letter was received representing three property owners concerned with the potential development of a specific parcel in the Cambrian Park area (APN 419-12-044), adjacent to their properties. Concerns revolved around compromised privacy and property values resulting from a taller structure being developed. Another email was received regarding this area and concerns about increased traffic.	Comments acknowledged; no revisions necessary.
11	Alum Rock / East Foothills	One email was received about the properties listed in the site inventory within the Alum Rock / East Foothills area, expressing concerns that these sites are not suited to high-density housing, for very low-income households, or for further development of any kind.	Comments acknowledged; no revisions necessary.
12	Eminent Domain	Two emails were received by property owners concerned about the seizure of their property, by eminent domain, for the production of new housing.	Comments acknowledged; no revisions necessary. The County Housing Element does not propose or consider seizure by eminent domain. Furthermore, these property owners received a notice due to their proximity to a parcel in the site inventory and their property itself is not included in the site inventory.
13	Comment Form Submissions	Comments have been continuously received via the online webpage form that accompanies the ability for individuals to sign up for future updates on the County Housing Element. During the 30-day comment period for the draft Housing Element, six comments were received on the draft: • Two state interest in receiving general information and further updates; • One is a duplicate of a letter received by email; • One comments that traffic is already bad and inquires as to what traffic-relieving measures will accompany plans for new housing; • One is supportive of excluding rural properties from the site inventory, comments on the need for housing in urban areas near amenities, and advocates for Stanford to provide affordable housing for all of its employees on or adjacent to its campus; • One asks how many County-owned assets could be used for affordable housing or shelter/emergency facilities with services and advocates for such use.	Comments acknowledged; no revisions necessary.

Appendix K:
Status of Programs from 2015 Housing Element Update

Purpose of Review

State law (California Government Code Section 65588(a)) requires each jurisdiction to review its housing element as frequently as is appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress in implementation of the housing element.

According to the State Department of Housing and Community Development (HCD), the review is a three-step process:

- Review the results of the previous element's goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous element to what was actually achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from results of the previous element.

Jurisdictions are also required to provide an evaluation of the cumulative effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations. These evaluations follow below, starting with the housing needs of special needs populations.

Review of Housing Element Implementation Programs

The County evaluated the effectiveness of each 5th Cycle Housing Element Program to determine whether the program was completed, required modification and/or should continue, or if it was no longer appropriate.

Effectiveness in Meeting the Housing Needs of Special Needs Populations

During the 2015-2023 Housing Element planning period, the County was successful in implementing multiple housing element programs to address housing for the County's most vulnerable populations. The landscape of housing production also changed significantly during this period, and the County was steadfast in its response to pivot and work closely throughout the county to leverage streamlining opportunities to accelerate the production of housing. In addition, approval of the 2016 "Measure A" Affordable Housing Bond by the voters in November 2016 provided much-needed local resources that positioned the County to significantly address the housing needs of the community's poorest and most vulnerable residents, which includes special needs populations.

The County's efforts to provide housing for a variety of special needs populations including seniors, veterans, transitioned aged youth, survivors of domestic violence, agricultural workers, individuals with an intellectual and developmental disability, homeless and chronically homeless individuals with a serious mental illness. The County's work can be summarized in three categories of work:

- Permanent Housing: Since 2015, the County has helped support the funding of 66 affordable housing developments for a variety of special needs populations, as summarized below. The County has been successful in achieving these outcomes through the implementation of the 5th Cycle Housing Element housing programs.
    - 6,231 units of permanent supportive housing and affordable housing serving a variety of specials needs populations including but not limited to seniors, transition aged youth, survivors, veterans, agricultural workers, and individuals with an intellectual or development disability.
    - Implemented the allocation of 1,031 Emergency Housing Vouchers in partnership with the Santa Clara County Housing Authority to permanently house special needs populations.
- Homelessness Prevention: In 2017, the County in partnership with other public agencies, private funders, and non-profit services providers launched a Pilot Homelessness Prevention System Pilot (HPS Pilot) with Destination Home serving as the Administrative Lead. Since 2017, the HPS Pilot has served 14,005 individuals from 5,041 households at imminent risk of homelessness. 97% of families remained stably housed while receiving prevention services.
- Temporary Shelter: Since 2015, the County and its partners have significantly increased the number of new emergency shelters/interim housing sites across the County. Specifically, the County took extraordinary measures to increase operational funding for existing and new emergency shelters and transitional housing programs. These measures ensured that all major shelter and transitional housing beds/units in Santa Clara County were available for use.
    - In partnership with HCD, the County provided housing to seasonal agricultural workers through a long-term ground lease by the County for the Arturo Ochoa Migrant Center.
    - In March 2020, the Governor issued Executive Order N-32-20 urging a focused approach to bring unsheltered Californians indoors by increasing shelter and housing inventory. The order suspended certain regulations if specific State funding was used to increase housing capacity during the State of Emergency. During this time the County implemented an Isolation and Quarantine Support Program to slow the spread of COVID-19 by offering isolation and quarantine support to COVID-19 positive persons and persons who have been in close contact with COVID-19 positive persons. From June 17, 2020, through May 19, 2022, the IQ Program placed 4,014 households in hotels to safely isolate or quarantine and provided support to 8,649 households to isolate and quarantine in their own homes. In addition, through the IQ Program provided nearly $19M in financial assistance to 10,505 households.

Appropriateness of 5th Cycle Program for Inclusion in 6th Cycle Housing Element Update

Many of the 5th Cycle Housing Element's programs were effective and remain relevant today. However, the housing landscape has shifted such that several programs were consolidated to better reflect the current operating structure of the County as a leader in the production of affordable and supportive housing throughout the county.

Table 1: Housing Element Program Accomplishments 2015-2022

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
4.06.02 San Andreas Regional Center (SARC)	Continue to provide assistance to all eligible people in Santa Clara County.	**Program Implementation:** This program met its objectives. On June 15, 2020, the County's and SARC's collaboration culminated in a Memorandum of Understanding that facilitates referral of County clients to SARC for assessment for services and referral of SARC clients who are at-risk and homeless to the County for homelessness prevention services and supportive housing. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.20: San Andreas Regional Center.
4.03.01 Urban County Housing Rehabilitation Program	Two single-family rehabilitation loan projects and four single-family rehabilitation grant projects per year.	**Program Implementation, 2015-2021:** The program was discontinued from 2015 to 2016 and relaunched in 2017. Between 2017 and 2021 the program disbursed a total of $644,754 to help 14 households with low-interest deferred loans to address code enforcement issues on their property. In 2017-18, the Program expended $495,941 and assisted three low-income homeowners. In 2018-19, the Program expended $91,776 for rehabilitation loans and grants to seven low-income homeowners. In 2019-20, the Program expended $4,980 for a rehabilitation loan to one low-income homeowner. In 2020-2021, the Program expended $52,057 for rehabilitation grants to three low-income homeowners. **Continued Appropriateness: Removed** The program ended in FY 2021 and will not continue into the new planning period. Unfortunately, the program was not successful. In most cases the amount of work

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		needed to completely resolve a code enforcement case was higher than the amount households are eligible for. Separately, the amount of staff time needed to coordinate between the homeowner and the contractor made this program infeasible. The County will continue to fund Rebuilding Together Silicon Valley with CDBG funding to provide minor emergency home repairs to Urban County residents (2023-2031 Program Number 1.35: Minor Home Repair and Maintenance Program).
4.03.02 Low Income Housing Tax Credit Program	Rehabilitate 500 additional low-income housing tax credit housing projects.	**Program Implementation:** Although this is not a housing program, this program was included in the 2015-2022 Housing Element. The program was intended to secure LIHTC funds to rehabilitate existing affordable housing units. **Continued Appropriateness: Removed** Because the County does not control these funds and this is not a housing program, this program is **not** included in the 2023-2031 Housing Element. Low Income Housing Tax Credits continue to be a source for subsidizing the construction and rehabilitation of affordable housing developments. Applications for these types of projects are considered under the County's Supportive Housing Development N
4.03.04 Rebuilding Together Silicon Valley (RTSV)	Complete repairs on 22 homes per year.	**Program Implementation, 2015-2022:** Through CDBG funds, the RTSV program assisted low-income homeowners with completing deferred maintenance or emergency repairs to their homes during the following periods: In 2015-16, RTSV assisted 54 low-income homeowners. In 2016-17, RTSV assisted 60 low-income homeowners. In 2017-18, RTSV assisted 68 low-income homeowners. In 2018-19, RTSV assisted 57 low-income homeowners.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		In 2019-2020, RTSV assisted 47 low-income homeowners. In 2021-21, RTSV assisted 59 low-income homeowners. **Continued Appropriateness. Continued.** This program has been updated and is included in the 2023 – 2031 Housing Element under Program Number 1.35: Minor Home Repair and Maintenance Program.
4.03.05 Housing Conditions Survey	Conduct one survey per Planning Period.	**Program Implementation, 2015-2022:** This program was not completed during the reporting year. **Continued Appropriateness:** The program is absorbed in the current housing element cycle under Program Number 2.06: Conduct Farmworker Housing Needs Assessment and Program Number 2.28: Tracking Housing Conditions.
4.03.06 CDBG Capital Improvements / Public Benefits	Two projects per year for each of the six participating jurisdictions.	**Program Implementation, 2015-2022:** In 2015-16, the third phase of improvements at Galvan Park in Morgan Hill were completed. This work included replacement of aging and unsafe children's playground structure and the construction of curb cuts and ramps leading into the park. Community Development Block Grant funding, which may be used for capital improvement and public benefits projects, was used to fund this project. In 2016-17, the following projects were completed with these funds: Campbell's Accessibility Ramps Project, Los Altos' Parking Plaza Drive Approach Improvement Project, and Saratoga's Senior Center Improvement Project. In 2017-18, three capital improvement projects were completed with these funds: Los Altos Pedestrian Walkway Improvement Project, the Saratoga Senior Center Improvement Project, and the final phase of Morgan Hill's Galvan Park Improvements Project.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		In 2019-2020, no new projects were completed. In 2020-21, a sidewalk improvement project along El Monte Road in the City of Los Altos was completed using CDBG/public benefits funds. This project included the installation of sidewalks, curb ramps and the removal of access barriers. **Continued Appropriateness: Removed** Because this is not a housing program and offers capital improvement grants to cities that form the Urban County as part of the County's implementation of Community Development Block Grant funds, it is **not** included in the 2023 – 2031 Housing Element. The County will continue to provide access to this funding for public benefits projects but outcomes will not be reported as part of the Housing Element Annual Reports.
4.04.01 Mortgage Credit Certificate (MCC) Program	Issue approximately 130 MCCs annually.	**Program Implementation, 2015-2021:** Between 2016 and 2021, the County issued 92 MCCs total: In 2016, the County issued 24 MCCs. In 2017, the County issued 28 MCCs. In 2018, the County issued 13 MCCs. In 2019, the County issued 10 MCCs. In 2020, the County issued 9 MCCs. In 2021, the County issued 8 MCCs. The County works with a variety of lenders to administer the MCC Program. The County routinely recruits new lenders while maintaining its existing partnerships. These lenders include banks, credit unions, and private institutions, all with different specialties and loan options. The County works closely with these approved lenders to actively increase awareness about, and promote use of, the program for qualified applicants. **Continued Appropriateness. Continued** This program has been updated and is included in the 2023 – 2031 Housing Element Update

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		under Program No. 1.05: Mortgage Credit Certificate (MCC) Program.
4.04.03 Section 8 Housing Choice Voucher (HCV) Program	Maintain full lease-up.	**Program Implementation, 2015-2021:** As of 2021, the SCCHA had 16,775 authorized HCVs (not including its Project Based Vouchers). Turnover vouchers are given to low-income individuals and families from the HCV waiting list. In December 2020, SCCHA launched an online, permanently-open interest list for Section 8 (including site-based lists for PBV and Mod Rehab properties). Households can sign up and update their application at any time. Applicants are selected via a random drawing when vouchers become available. Currently, there are over 34,000 active applicants on the interest list. SCCHA has drawn all remaining applicants from its prior HCV waiting list and will draw from the new interest list as vouchers become available. Additionally, SCCHA has 2,020 HUD-issued special purpose vouchers that are allocated to assist certain special needs populations, including the non-elderly disabled, homeless veterans, the homeless disabled and separated families awaiting reunification. In 2021, SCCHA received 1,033 Emergency Housing Vouchers (EHV) made available through the American Rescue Plan Act (ARPA) to assist individuals and families who are homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. In terms of maintaining full lease-up: In 2015, SCCHA maintained 86.25% lease-up of its authorized vouchers.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		In 2016, SCCHA maintained 86.11% lease-up of its authorized vouchers. In 2017, SCCHA maintained 86.39% lease-up of its authorized vouchers. In 2018, SCCHA maintained 86.19% lease-up of its authorized vouchers. In 2019, SCCHA maintained 88.64% lease-up of its authorized vouchers. In 2020, SCCHA maintained 89.91% lease-up of its authorized vouchers. In 2021, SCCHA maintained 88.22% lease-up of its authorized vouchers. **Continued Appropriateness: Consolidated** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program No. 1.16: Collaborate with the Santa Clara County Housing Authority.
4.04.05 Project Based (Section 8) Voucher Program (PBV)	Convert 565 tenant-based vouchers into project-based vouchers.	**Program Implementation, 2015-2021:** During 2015-2021, SCCHA "project-based" 1,367 of its vouchers (breakdown below). SCCHA currently has 2,803 Project Based Vouchers. These commitments provide affordable housing for low-income elderly, persons with disabilities, and homeless and families with children. PBV units are located in cities (Campbell, Cupertino, Gilroy, Los Gatos, Milpitas, Morgan Hill, Mountain View, Palo Alto, San Jose, Santa Clara, and Sunnyvale) throughout Santa Clara County. Project-based Voucher Breakdown for 1,367 vouchers: In 2015, 4 PBV contracts for 26 units. In 2016, 4 PBV contracts for 75 units. In 2017, 2 PBV contracts for 131 units.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		In 2018, 8 PBV contracts for 196 units. In 2019, 10 PBV contracts for 284 units. In 2020, 8 PBV contracts for 367 units. In 2021, 6 PBV contracts for 288 units. **Continued Appropriateness: Consolidated** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program No. 1.16: Collaborate with the Santa Clara County Housing Authority.
4.04.06 Conventional Public Housing	Transition remaining 20 public housing units to non-public housing, 100% project-based units.	**Program Implementation, 2015-2021:** SCCHA has disposed of or transitioned most of its Public Housing, with only 4 units remaining. **Continued Appropriateness: Deleted** This program has concluded and is **not** included in the 2023 – 2031 Housing Element Update. The County will continue to coordinate with the Santa Clara County Housing Authority under Program No. 1.16: Collaborate with the Santa Clara County Housing Authority.
4.04.07 Section 8 Homeownership Program	Continue to provide mortgage assistance to those families already enrolled in the program.	**Program Implementation, 2015-2021:** The number of families receiving homeownership assistance through this program declined as homeowners reached the end of their assistance term limit or the end of their mortgage term. Homeownership program participation was as follows: 2015, 8 participants 2016, 8 participants 2017, 7 participants 2018, 6 participants 2019, 5 participants 2020, 5 participants 2021, 4 participants **Continued Appropriateness: Deleted** This program is not enrolling new participants and is **not** included in the 2023 – 2031 Housing Element Update.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
04.04.08 Family Self-Sufficiency Program (FSS)	Develop and build a new, enhanced self-sufficiency program: Focus Forward.	**Program Implementation:** In 2015, the Program enrolled 63 new families, graduated 33 and distributed $270,280.51 in escrow funds to graduates. In 2016, the Program enrolled 61 new families, graduated 22 and distributed $156,427.34 in escrow funds to graduates. In 2017, the Program enrolled 63 new families, graduated 14 and distributed $145,696.28 in escrow funds to graduates. In 2018, the Program enrolled 96 new families, graduated 10 and distributed $135,556.92 in escrow funds to graduates. In 2019, the Program enrolled 87 new families, graduated 14 and distributed $220,227.75 in escrow funds to graduates. In 2020, the Program enrolled 83 new families, graduated 28 and distributed $548,470.59 in escrow funds to graduates. In 2021, the Program enrolled 108 new families, graduated 36 and distributed $597,759.22 in escrow funds to graduates. **Continued Appropriateness: Deleted** This program has concluded and is **not** included in the 2023 – 2031 Housing Element Update. The County will continue to coordinate with the Santa Clara County Housing Authority under Program No. 1.16: Collaborate with the Santa Clara County Housing Authority.
04.04.09 Moving To Work Program (MTW)	Continue to serve the maximum number of families based on the funding received.	**Program Implementation:** Through 2021, the MTW Program served over 19,000 low-income families with/through rental assistance vouchers (including its Housing Choice and Project Based Voucher Programs) and SCCHA directly- or indirectly-owned affordable housing properties.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		SCCHA has 50 unique initiatives through the MTW Program, allowing for statutory deviations such as: revising the way rent is calculated under the Section 8 Program, encouraging housing stability with the use of project-based vouchers, reducing the frequency of HUD-required reexaminations, and expediting the lease up process by consolidating or eliminating forms and processes. **Continued Appropriateness: Deleted** This program was completed and is **not** included in the 2023 – 2031 Housing Element Update. The County will continue to coordinate with the Santa Clara County Housing Authority under Program No. 1.16: Collaborate with the Santa Clara County Housing Authority.
4.04.10 County Office of Affordable Housing (OAH)	Continue to assist in the development of new affordable housing units.	**Continued Appropriateness: Deleted** This is not a housing program and is **not** included in the 2023-2031 Housing Element Update. In 2015 the County merged the Office of Affordable Housing and the Office of Homeless Concerns to form the Office of Supportive Housing. Since 2015, the Office of Supportive Housing has played an integral role in assisting in the development of new affordable housing units throughout the County.
04.04.11 SCC 40K Down payment Assistance Program	Issue 6 loans annually.	**Program Implementation:** This program was offered from Fiscal Year 2006 through 2014. The County did not operate this program during the 2015 – 2022 Housing Element planning period. Since this program was primarily funded with HOME funding allocated to the County through the U.S. Department of Housing and Urban Development there was a cap placed on the maximum funding that could be provided to eligible homeowners. Given the local market conditions and expensive real estate market, using this source of funds to run this program was not effective. **Continued Appropriateness: Deleted**

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		This program has concluded and is **not** included in the 2023 – 2031 Housing Element Update. The County provides assistance to First Time Homebuyers through Program No. 1.04: Empower Homebuyers SCC
4.04.12 Low and Moderate Income Housing Fund	To transfer both the current balance and any outstanding amounts to the County's Affordable Housing Fund, or a similar fund.	**Program Implementation:** Funding was successfully consolidated and moved into the Affordable Housing Fund. **Continued Appropriateness: Deleted** This program has concluded and is **not** included in the 2023 – 2031 Housing Element Update.
4.04.15 SCC Mental Health Department Evans Lane Wellness and Recovery Center	Serve individual adults who suffer from a mental illness, substance use, and co-occurring disorders who are involved in the criminal justice system. The program includes Residential and Outpatient services. These two distinct programs are featured on one campus. The Residential Program provides housing, support, and care to the justice involved population. The Residential Program supports the participants by providing evening and weekend groups and activities.	**Program Implementation:** The program served 434 clients between FY21 and FY22. **Continued Appropriateness: Continued** This ongoing program has been updated and is included in the 2023-2031 Housing Element Update under Program Number 3.02 SCC Mental Health Department Evans Lane Wellness and Recovery Center SCC Mental Health.
4.05.01 Community Development Block Grant Program (CDBG)	Pursue objectives per the County of Santa Clara Consolidated Plan 2010-2015.	**Program Implementation:** The County met its objectives of pursuing 2010-2015 Consolidated Plan objectives. Including subsequent Consolidated Plan periods, between 2015 – 2022 the County supported development and preservation of 458 units of affordable and supportive housing; development of 4 capital improvement projects to enhance neighborhoods; assistance to 671 low-income homeowners with maintenance and emergency repairs; assistance to 20,893 low-income persons with shelter, housing, legal services, counseling, and other supportive services; and assistance to 502 community members with fair housing issues.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		Continued Appropriateness: Modified and Consolidated This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA).
4.05.02 Affordable Housing Fund (AHF)	Continue efforts to lobby for future funding.	**Program Implementation**: The County met its objective. During the planning period, on November 8, 2016, the people of the County of Santa Clara approved the 2016 Measure A Affordable Housing Bond, a proposition authorizing the County to issue up to $950 million in general obligation bonds to acquire or improve real property for the purpose of providing affordable housing for vulnerable populations throughout the County. **Continued Appropriateness: Consolidated** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA).
4.05.03 Stanford Affordable Housing Fund	Release a Notice of Funding Availability in 2014.	**Program Implementation** The County met this program's objective. On September 6, 2019, The Office of Supportive Housing issued a formal Notice of Funding Availability (NOFA) to support the availability of funding for the development of new, permanent affordable housing for the community's most vulnerable populations. The NOFA highlighted the various funding available including the funds in the Stanford Affordable Housing Fund. During the reporting period of 2015-2022, the SAHF funded the use of $14.5M to preserve a 116 mobile home park in the City of Palo Alto and $6M towards an educator workforce development site in Palo Alto that will include 110 units. **Continued Appropriateness: Consolidated** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.01: Supportive

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		Housing Development Fund Notice of Funding Availability (SHDF NOFA).
4.05.04 Home Investment Partnership Act (HOME)	Pursue objectives per the County of Santa Clara Consolidated Plan 2010-2015..	**Progress in Implementation:** The County met its objectives of pursuing 2010-2015 Consolidated Plan objectives. From 2015 to 2021, the County utilized HOME funds to assist in the development of the following housing projects: One housing development project, Parkside Studios in Sunnyvale, created 59 units of affordable housing. Eighteen (18) of the units have been set aside for chronically homeless individuals or families who are in need of permanent supportive housing. One housing development project, Onizuka Crossing in Sunnyvale, created 58 units of affordable housing. Twenty-three of the units are set aside for chronically homeless individuals or families who need permanent supportive housing. Onizuka Crossing also set aside six units for homeless or chronically homeless veterans. Two new housing developments, Morgan Hill Family Apartments and Edwina Benner Plaza, completed construction. These developments added 106 affordable housing units with 28 units set aside as permanent supportive housing and two manager units. Two existing multi-family affordable housing developments, Redwoods and Wheeler Manor, consisting of 132 units of affordable housing and two unrestricted manager units, were renovated. In addition, these projects included the construction of seven new units. One new housing development, The Veranda, added 18 affordable housing units with 6 units set aside as permanent supportive housing (PSH) and one manager unit. **Continued Appropriateness: Consolidated**

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA).
4.05.05 Housing Trust Silicon Valley (HTSV)	Make loans to create and preserve affordable rental housing, housing for the homeless and persons with special needs; provide loans for first-time homebuyers; and provide homeless assistance grant programs and foreclosure prevention help.	**Program Implementation:** HTSV met its objectives. As of the end of 2022, HTSV had assisted 45,297 individuals through its various programs: 2,584 homes have been purchased with the assistance of the First-time Homebuyer Programs. 15,149 units of affordable housing have been created through HTSV's Multi-Family Loan Program. 7,572 individuals were assisted through HTSV's homelessness prevention and assistance grants. 1,518 homeowners received assistance with foreclosure-related issues through the Foreclosure HelpSCC program, which operated between 2012 and 2015. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.09: Housing Trust Silicon Valley.
4.05.06 Housing Authority of the County of Santa Clara (SCCHA)	Develop additional units of affordable housing.	**Program Implementation:** This program exceeded its objective. In 2016, SCCHA rehabbed Poco Way Apartments, which consists of 130 family units. In 2017, SCCHA purchased a mobile home park in Palo Alto, and is working on replacing homes at the park and other renovations that allow for both preservation of the mobile home park and redevelopment of the site to include multi-family housing development. / .

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		In 2018, Laurel Grove Lane LP, an affiliate of the SCCHA, added 82 units of affordable family housing, including 20 units of PSH. In 2020, Park Avenue Seniors added LP, an affiliate of the SCCHA, leased up 100 units of affordable senior housing, including 20 units of PSH. **Continued Appropriateness: Modified and Consolidated** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program No. 1.16 Collaborate with the Santa Clara County Housing Authority.
4.05.07 County Surplus Land Program	Continue to provide notice to local agencies and affordable housing sponsors of the availability of surplus properties, not currently used as housing, prior to offering such properties for sale or lease on the open market.	**Program Implementation:** Through various actions the Board has directed the County Administration to identify properties that can be redeveloped into housing. During the planning period the County identified approximately 8 sites that are in various stages of development into new affordable and supportive housing. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.07: County-Led Housing Development.
4.05.08 Mental Health Services Act Housing Program	Continue to work with affordable housing developers to construct or rehab units.	**Program Implementation:** During the planning period the County coordinated with the California Housing Finance Agency on funding three sites that include 36 units of permanent supportive housing. **Continued Appropriateness: Continued** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.17 Permanent Supportive Housing for Persons with a Serious Mental Illness.
4.05.09 Permanent Supportive Housing Fund	Continue to support and enhance the existing Rental Assistance Program for the Chronically Homeless.	**Program Implementation:** This is a continued program.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
	Provide dedicated funding to coordinate Housing Placement and Location Services. Work with Destination: Home to coordinate and advance supportive housing strategies countywide. Increase or replace funding in OAH and OHHSS to allow for the administration of current and new programs.	**Continued Appropriateness: Consolidated** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA).
4.05.10 Department of Alcohol and Drug Services	Provides 310 recovery residence beds and supportive services for eligible clients.	**Program Implementation:** In FY2013-2014, the program provided a total of 60 beds for women and women with children, a total of 18 beds for men and men with children, all with a maximum stay of 3-6 months. Also included are 45 beds for single women and 112 beds for single men. This is a continued program. Department of Alcohol and Drug Services is now part of the Department of Behavioral Health under "Substance Use Recovery Residences" program. **Continued Appropriateness: Modified** The program has been updated and is included in the 2023-2031 Housing Element Update under Program Number 3.02: Substance Use Recovery Residences.
4.06.01 Santa Clara County Fair Housing Consortium	Continue to provide resources for County residents. Please see Program 4.06.07 for a list of more specific program objectives, which were inadvertently listed under Program 4.06.07 in the 2015 Housing Element Update.	**Program Implementation:** Program objectives were largely met. From 2015-2021, 502 people were assisted with fair housing issues, including redress of housing discrimination claims that help people access and continue to live in their housing. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.14: Santa Clara County Fair Housing Consortium.
4.06.02 San Andreas Regional Center (SARC)	Continue to provide assistance to all eligible people in Santa Clara County.	**Program Implementation:** This program met its objectives. On June 15, 2020, the County's and SARC's collaboration culminated in a Memorandum of

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		Understanding that facilities referral of County clients to SARC for assessment for services and referral of SARC clients who are at-risk and homeless to the County for homelessness prevention services and supportive housing. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.20: San Andreas Regional Center.
4.06.03 Mental Health Advocacy Project (MHAP)	Continue to provide legal and advocacy services to over 4,000 clients per year.	**Program Implementation:** Every year during the 2015-2018 period, MHAP met its annual objectives: Responded to twelve (12) requests for short-term assistance on housing problems, Provided consultations, investigations, and/or representation to eight (8) clients, Presented five (5) educational workshops in the Urban County to landlords, tenants and other community members about housing rights. In 2018, the MHAP program was discontinued. A new program, the Law Foundation of Silicon Valley – Housing Department, replaced it. Between 2019-2021, the Law Foundation of Silicon Valley – Housing Department met or exceeded the objectives. **Continued Appropriateness: Completed** Though the County is not currently funding this program, and therefore has **not** included it in the 2023-2031 Housing Element Update. The County will continue to explore opportunities to partner with the Law Foundation of Silicon Valley and serve community members.
4.06.04 Fair Housing Audit and Education Program	Continue to audit, design effective outreach materials , and hold trainings for housing providers found non-compliant during audits.	**Program Implementation:** The program met or exceeded its goals. This program continued to operate as a County-funded program through 2018. Project Sentinel continues to operate this program. Despite COVID-19 conditions that prevented in-person

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		outreach and education over the last two years, this program met or exceeded the case goals for the 7 years between 2015 and 2022. The program's overall effectiveness was high, as demonstrated by the following results: For Fiscal Year 2015-2016, Project Sentinel was contracted to open 15 complaint or audit investigations in that year and exceeded that goal at 16. For Fiscal Years 2016-17 and 2017-18, Project Sentinel was contracted to open 28 complaint or audit investigations in each year and met that goal at 28 for both years. For Fiscal Years 2018-2019 and 2019-20, Project Sentinel was contracted to open 5 complaint or audit investigations in each year and exceeded that goal at 9 for Fiscal Year 2018-19 and 10 for Fiscal Year 2019-20. For Fiscal Years 2020-2021 and 2021-2022, Project Sentinel was contracted to open 6 complaint or audit investigations in each year and exceeded that goal at 11 for Fiscal Year 2020-2021 and 13 for Fiscal Year 2021-2022. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program No. 1.15: Fair Housing Audit & Education Program.
4.06.05 Fair Housing Law Project (FHLP)	Serve approximately 100 individuals annually.	**Program Implementation:** Every year during the 2015-2018 period FHLP met its outcomes by serving approximately 100 individuals annually. Between 2019-2021, these objectives were met or exceeded by the Law Foundation of Silicon Valley – Housing Department program, which replaced FHLP in 2018. **Continued Appropriateness: Completed**

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		Though the County is not currently funding this program, and therefore has **not** included it in the 2023-2031 Housing Element Update, the County will continue to explore opportunities to partner with the Law Foundation of Silicon Valley and serve community members.
4.06.06 Dispute Resolution Program	Implement a sliding fee for service, implement a web-based case management system, expand outreach to high risk and vulnerable populations.	**Program Implementation:** These services include mediation, conciliation, and coaching services to any and all Landlords and Tenants within Santa Clara County. Office of Mediation and Ombuds Services (OMOS) continued to provide services free to County residents. OMOS has updated its website and partnered with the City of San Jose Housing Authority to also reach more vulnerable populations. Mediation services are provided by OMOS via Zoom or in person. **Continued Appropriateness: Modified** The program has been updated and is included in the 2023-2031 Housing Element Update under Program Number 4.01: Dispute Resolution Program
4.06.07 Project Sentinel	Annual Objectives are: • Provide information and referral to at least 850 callers from the Urban County; • Investigate a minimum of 42 fair housing violation allegations and/or audits for mostly low income households, including 12 consultations; • Conduct outreach to 20 social service providers on how to identify a fair housing issue and make an effective referral; • Distribute at least 1100 pieces of multi-lingual literature for public access; • Hold 4 tester trainings to increase and to maintain our pool of testers;	**Program Implementation:** Many of the goals listed under Program 4.06.07 were in fact goals for the entire Santa Clara County Fair Housing Consortium which, as described above, met its goals during the Fifth Cycle. Project Sentinel met its goals related to its participation in the Santa Clara County Fair Housing Consortium and/or under County contracts related to fair housing work. In particular, Project Sentinel provided low-income residents with counseling regarding their housing rights and obligations, resolved landlord-tenant disputes, and provided mortgage counseling and foreclosure prevention services. In Fiscal Year 2015, this program provided 104 primarily low-income community members (tenants, property managers, and owners) with these services. In Fiscal Year 2016, this program served 114 primarily low-income

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
	• Continue to actively participate in the South County Collaborative; • Provide staff support to the Santa Clara County-Wide Fair Housing Task Force; and • Continue to administer the Fair Housing Retrofit Fund.	community members. In Fiscal Year 2017, this program served 118 community members. In Fiscal Year 2018, this program served 124 community members. In Fiscal Year 2019, this program served 86 community members. In Fiscal Year 2020, this program served 86 community members. In Fiscal Year 2021, this program served 103 community members. In Fiscal Year 2022, this program served 105 community members. Through December of Fiscal Year 2022, this program served 52 community members. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program No. 1.19: Tenant/Landlord Dispute Mediation Services.
4.07.01 Housing Action Coalition (HAC)	Continue to facilitate and advocate for development and community acceptance of affordable housing.	**Program Implementation:** The County has taken a lead role in the development of affordable housing. County staff meet with City staff on a quarterly basis. Continue to facilitate and advocate for affordable housing. **Continued Appropriateness: Consolidated** This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.10: Santa Clara County CDBG and Housing Coordinators Convenings.
4.07.05 Seniors' Agenda	Be a participant in the Seniors' Agenda process.	**Program Implementation:** County Planning Office to participate in Seniors Agenda process, and continue to improve availability of Affordable Housing for seniors. Department of Aging and Adult Services (DAAS) is implementing a program to achieve "Age Friendly Cities/County" certification. More information is available in the DAAS 2015 Annual Report. **Continued Appropriateness: Deleted**

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		The County Planning Office no longer participates in the Seniors Agenda process which is now a part of the DAAS workplan.
4.08.01 Santa Clara County Homeless Census and Survey	Conduct 2015 and subsequent biennial homeless census/surveys.	**Program Implementation:** The 2015, 2017, and 2019 Homeless Census and Surveys were conducted. The 2021 Homeless Census and Survey was delayed until 2022 because of risks and challenges due to COVID-19. The 2022 Homeless Census and Surveys was conducted in February of 2022. Figures of persons experiencing homelessness in Santa Clara County from the Census and Surveys were: 2015: 6,556 persons 2017: 7,394 persons 2019: 9,706 persons 2022: 10,028 persons **Continued Appropriateness: Deleted** This is not a housing program and therefore is **not** included in the 2023 – 2032 Housing Element Update. This is an administrative function that the County leads as the Collaborate Applicant for the Santa Clara County Continuum of Care.
4.08.02 Destination: Home	Continues to serve as the convening organization for homelessness strategies.	**Program Implementation:** Destination: Home continues to serve as the convening organization for the collective impact approach to ending homelessness in Santa Clara County, leveraging funds and resources to support partners in achieving the collective goals using national best practice strategies. Together, these collective impact partners have helped connect more than 20,000 individuals to permanent housing since 2015. Since 2018, Destination: Home has invested more than $121 million to reduce and prevent homelessness in Santa Clara County. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023 – 2031 Housing Element Update

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		under Program No. 1.28: the Community Plan to End Homelessness.
4.08.03 Keys to Housing	By 2015, the number of units of permanent housing available to chronically unhoused people will increase by 2,500.	**Program Implementation:** This objective was not met at the end of the 10 years, which led to a more coordinated and robust effort to create the Community Plan to End Homelessness. **Continued Appropriateness: Completed** Keys to Housing was a 10-year plan that ended in 2015. This program has concluded and is **not** included in the 2023 – 2031 Housing Element Update. Work to end homelessness continues under Program No. 1.28: The Community Plan to End Homelessness.
4.08.04 Shelter Plus Care (S+C)	Continue to provide rental assistance subsidies for permanent housing to a minimum of 174 homeless individuals and their families annually.	**Program Implementation:** This program exceeded its objective. The following households/individuals were housed with subsidies in programs receiving Continuum of Care (formerly Shelter Plus Care) funding between calendar years 2015 and 2022: • In 2015, 217 households (395 individuals) were housed. • In 2016, 217 households (392 individuals) were housed. • In 2017, 245 households (422 individuals) were housed. • In 2018, 181 households (273 individuals) were housed. • In 2019, 146 households (226 individuals) were housed. • In 2020, 158 households (261 individuals) were housed. • In 2021, 187 households (306 individuals) were housed. • In 2022, 201 households (315 individuals) were housed.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		Continued Appropriateness: Completed This program has concluded and is **not** included in the 2023 – 2031 Housing Element Update.
4.08.05 Santa Clara County Collaborative on Affordable Housing and Homelessness (Collaborative)	Operate under new governance structure as a Continuum of Care, and continue to submit proposals for McKinney-Vento Act funding annually.	**Program Implementation:** This program objective was met. The Collaborative operates under a new Continuum of Care (CoC) governance structure, which incorporated CoC planning processes required by HUD and for McKinney-Vento Act funding applications. The Collaborative, now known as the Santa Clara County Continuum of Care (SCC CoC), also met its objective of submitting annual proposals for McKinney-Vento Act funding. The County now serves as the collaborative applicant for the SCC CoC and has successfully transitioned to an updated governance structure. **Continued Appropriateness: Completed** This program has been completed and is **not** included in the 2023-2031 Housing Element Update.
4.08.06 McKinney-Vento Act Homeless Program	Apply for McKinney-Vento funds every year through the annual Continuum of Care NOFA process.	**Program Implementation:** During the 2015 through 2021 Continuum of Care (CoC) Program Funding Competitions, HUD made awards to 232 of the CoC's projects , including 19 new projects, totaling approximately $180.6 million. In CY2021, HUD also awarded the CoC a Youth Homelessness Demonstration Program. The CoC received approximately $10.5 million to develop and implement a coordinated community approach to preventing and ending youth homelessness. **Continued Appropriateness: Modified**

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		This program has been updated and is included in the 2023 – 2031 Housing Element Update under Program Number 1.24: Community Plan to End Homelessness.
4.08.07 Community Technology Alliance (CTA)	• Integrate a client-facing resource portal into Homeless Management Information System (HMIS); • Decrease chronic homelessness through enhanced case management and inter-agency referrals through the HMIS SCC system; • Implement a coordinated assessment and intake system to strategically refer clients into the appropriate level of care (temporary financial assistance, emergency shelter, transitional housing, permanent supportive housing, etc.); and • Use HMIS SCC to track progress made on County performance standards and efforts to end and prevent homelessness.	**Program Implementation:** The County met its objectives through the partnership with CTA. This program ended because the County, through the Office of Supportive Housing, became the HMIS Lead. This transition provided the necessary leadership through a government entity, which allowed for a seamless understanding of processes for policy making within the Continuum of Care and in local jurisdictions. **Continued Appropriateness: Completed** This program concluded, is now an administrative function, and is **not** included in the 2023-2031 Housing Element Update.
4.08.09 Arturo Ochoa Migrant Center	Preservation of 100 units of seasonal farmworker housing.	**Program Implementation, 2015-2021:** The 100 units were preserved and used every growing season of the program outcome period. The facility was also used as an emergency shelter by homeless individuals and families during the winter season. However, during the program outcome period, the facility stopped providing emergency shelter. HUD Program funds for that purpose were redirected to St. Joseph's Church in Gilroy. **Continued Appropriateness: Completed** This program included funding that is no longer available and as such this program has been completed and is **not** included in the 2023 – 2031 Housing Element Update. However, the

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		County, as the property owner, continues to make the property available through a lease agreement to continue to operate seasonally as housing for migrant workers.
4.08.10 Office of Housing and Homeless Support Services	Continue to co-produce bi-annual Homeless Census and Survey. Achieve development of 60 unit Park Side Studios project. Achieve development of 60 units Armory Family Housing project.	**Program Implementation:** The County and its partners successfully completed construction of Park Side Studios and Onisuka Crossing, the 60 unit Armory Family Housing project, during the planning period. The County also continues to produce the bi-annual Homeless Census and Survey as the Collaborative Applicant for the Santa Clara County Continuum of Care. **Continued Appropriateness: Deleted** This is not a housing program and is therefore **not** included in the 2023 – 2032 Housing Element Update. This is an administrative function that the County leads as the Collaborate Applicant for the Santa Clara County Continuum of Care. Progress towards housing development is captured under Program 1.01: Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA).
4.08.13 Finally Home	Continue program	**Program Implementation:** This was a continued program from the prior Housing Element and there were no notable outcomes. **Continued Appropriateness: Completed** The Finally Home program was discontinued. This program is **not** included in the 2023-2031 Housing Element.
4.08.14 County Homeless Facilities	Continue to work towards ending homelessness by increasing permanent supportive housing opportunities in the County.	**Program Implementation:** The County met this program objective. Since 2015, the County has added 2,770 units of supportive housing in the County. **Continued Appropriateness: Modified** This program has been updated and is included in the 2023-2031 Housing Element Update under Program No. 1.28: Community Plan to End Homeless.

Housing Element Update 2023-2031
Status of Programs from 2015 Housing Element Update

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
4.08.15 Comply with SB2 requirements regarding By-Right Emergency Shelters	Track the emergency shelter capacity created.	**Program Implementation:** Allowance of small-scale emergency shelters in certain zoning districts. In the 2015-2022 Housing Element cycle, the Planning Department did not receive emergency shelter applications. **Continued Appropriateness:** Monitoring continues. However, the Department has not received an emergency shelter application. Additionally Program 2.25 will be implemented to ensure emergency shelter regulations are in compliance with state law.
4.08.16 Housing 1000	Identify and house 1,000 chronically homeless individuals by 2015.	**Program Implementation:** Through this campaign, 850 chronically homeless individuals were connected to housing. Housing 1000 served as validation of the Housing First approach and the collective impact model embodied by Destination: Home. Following the success of the campaign, the Santa Clara County Continuum of Care formally adopted the Housing First approach and created the Care Coordination Project to link clients to care services that best meet their need. **Continued Appropriateness: Completed** The Housing 1000 program ended. This program is **not** included in the 2023-2031 Housing Element.
4.09.03 Agricultural Employee Housing open to all agricultural workers.	Within three years (by June 2017), bring options to Board that would amend sections 2.20.020 and 4.10.040 of the County's Zoning Ordinance.	**Program Implementation** Zoning Ordinance amendments reducing the permit requirements for long-term agricultural employee housing were adopted by the Board on October 20, 2020. **Continued Appropriateness: Completed** This program was completed in the 2020 Reporting Period.
4.09.04 Detached Secondary Dwellings on All Lots	Bring options to Board that would eliminate the requirement that Secondary Dwellings on small lots be attached to the main residence	**Program Implementation** The County will explore the possibility of The Board adopted new ADU regulations on March 10, 2020.

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		Continued Appropriateness: Completed The program was implemented in the 2020 Reporting Period.
4.09.05 Increase Maximum Size of Secondary Dwellings on Small and Medium-Sized Lots	Bring options to Board that would allow the maximum size of secondary dwellings on small urban lots to increase from 640 square feet to 800 square feet, on small rural lots from 640 square feet to 800 square feet, and on medium size rural lots (2.5-20 acres) from 1,000 to 1,200 square feet	**Program Implementation** The County will explore the possibility of. The Board adopted new ADU regulations on March 10, 2020. **Continued Appropriateness: Completed** The program was implemented in the 2020 Reporting Period. The program is complete when the Board of Supervisors (BOS) adopted the amendment to the County Zoning Ordinance on accessory dwelling units (ADUs) in March 2020. Therefore, the program is **not** included in the 2023-2031 Housing Element cycle.
4.09.06 Secondary Dwelling Owner Occupancy Requirements	Bring options to Board to eliminate the requirement that on rural lots with secondary dwellings and between 2.5 and 20 acres in size, an owner occupy one of the two dwellings. Currently, rural lots with secondary dwellings and over 20 acres in size are already exempt from this requirement.	**Program Implementation** The Board adopted new ADU regulations on March 10, 2020. **Continued Appropriateness: Completed** The program was implemented in the 2020 Reporting Period. S The program is complete when the Board of Supervisors (BOS) adopted the amendment to the County Zoning Ordinance on accessory dwelling units (ADUs) in March 2020. Therefore, the program is **not** included in the 2023-2031 Housing Element cycle.
4.09.07 Reduce Permit Requirements for Agricultural Worker Housing	Bring options to Board to reduce the permit requirements for long term (permanent) agricultural worker housing, including consideration of allowing such housing to be permitted by right.	**Program Implementation** **Continued Appropriateness: Completed** This program was completed and allowed the County to provide agricultural housing with a Special Permit. Therefore, the program is **not** included in the 2023-2031 Housing Element cycle.
4.09.10 Stanford General Use Permit (GUP)	Develop 107 apartment-style units.	**Program Implementation:** In 2019, 2,532 units were issued within the Stanford campus. **Continued Appropriateness: Completed**

Name of Program in 2015 Housing Element Update	Objective 2015-2022	Progress/Status
		The program is complete and is **not** included in the 2023-2031 Housing Element cycle.
4.09.12 In Lieu Fee Program for State Density Bonus and Affordable Housing	Bring options to Board to allow and utilize payment of in lieu fees for affordable housing to qualify subdivision development projects for potential density bonuses	**Program Implementation** In 2020, the County adopted the Inclusionary Housing Ordinance for residential development of three (3) units or more within the unincorporated lands of Santa Clara County. **Continued Appropriateness: Modified** The program is continuing as Program Number 2.04: In-Lieu Fee Program for State Density Bonus and Affordable Housing in the 2023-2031 Housing Element cycle.
4.09.13 Water and Sewer Service Priority (SB 1087)	Within a month of adoption of the 2015 Housing Element Update, a copy of the adopted Housing Element will be provided to water and sewer providers.	**Program Implementation** **Continued Appropriateness: Completed** Program is complete and will **not** be continued in the 2023-2031 Housing Element cycle.
4.09.16 Conduct Farmworker Housing Needs Assessment	As early as possible during the planning period, con-duct a Farmworker Housing Needs Assessment.	**Program Implementation** In 2018, the County began an equivalent assessment and determined that there is a need in the Community for farmworker housing. **Continued Appropriateness: Completed and Consolidated** This program has concluded and is **not** included in the 2023 – 2031 Housing Element Update. However, the County's work to increase housing for Farmworkers is included in Program Nos. 1.01: Supportive Housing Development Fund Notice of Funding Availability (NOFA) and 1.29: Farmworker Affordable Homeownership and Farm Labor Housing Pilot Program.
4.09.17 Rent Price Monitoring	Bring data on rent prices to the Board annually as part of the Annual Housing Element Progress Report (Program 4.09.15). Report, evaluate, and consider actions as appropriate	**Program Implementation** Rental rates throughout the County were monitored and reported to the Board of Supervisors throughout the reporting period. **Continued Appropriateness: Modified** The program is continuing as Program Number 2.07: Rent Price Monitoring Program in the 2023-2031 Housing Element cycle.

Appendix L
Assessment of Fair Housing

Assessment of Fair Housing
County of Santa Clara Housing Element Update (2023-2031)

Table of Contents

X.1 Executive Summary

X.2 Community Participation Process

X.3 Fair Housing Analysis

A. Demographic Summary

B. General Issues

i. Segregation/Integration

ii. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

iii. Disparities in Access to Opportunity

iv. Disproportionate Housing Needs

C. Publicly Supported Housing Analysis

D. Disability and Access

E. Fair Housing Enforcement, Outreach Capacity and Resources

X.4 Fair Housing Goals and Priorities

X.5 Contributing Factors Appendix

X.6 Supplemental Fair Housing Analysis – Census Designated Places

X.1 Executive Summary

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

This Assessment of Fair Housing (AFH) is a component of the County of Santa Clara (the County) Housing Element Update for the planning period of 2023-2031. The AFH is intended to provide a holistic look – informed by data, maps, community input, and policy analysis – into the trends and factors affecting access to housing and opportunity on the basis of protected characteristics under federal and state fair housing laws. The federal Fair Housing Act prohibits discrimination on the basis of race, color, national origin, religion, sex, familial status, and disability status. The California Fair Employment and Housing Act adds several additional protected characteristics including, but not limited to, sexual orientation, gender identity, military and veteran status, and source of income. The AFH includes goals and priorities that are intended to foster more integrated communities, reduce disparities in housing (such as higher rates of housing cost burden), and increase access to opportunity by addressing the root causes of inequality. The County's Housing Element must include an AFH component as a result of A.B. 686, a law passed by the California Legislature in 2018 to incorporate a duty to affirmatively further fair housing (AFFH) into state law. Recipients of federal housing and community development funds have had an AFFH obligation since 1968.

The AFH also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AFH lays out meaningful strategies that can be implemented to achieve progress towards the County of Santa Clara's obligation to affirmatively further fair housing. The Lawyers' Committee for Civil Rights Under Law (Lawyers' Committee) and Root Policy prepared this AFH, in consultation with the County of Santa Clara (County), and with input from a wide range of stakeholders through a community participation process detailed in section X.2.

To provide a foundation for the conclusions and recommendations presented in this AFH, the Lawyers' Committee and Root Policy reviewed and analyzed:

- Data from the U.S. Census Bureau and other sources about the demographic, housing, economic, and educational landscape of the county, entitlement cities, nearby communities, and the broader region;
- Various County planning documents and ordinances, including the 2020-2025 Santa Clara County Community Plan to End Homelessness and the Santa Clara Valley Agricultural Plan;
- Data reflecting housing discrimination complaints; and
- The input of a broad range of stakeholders that deal with the realities of the housing market and the lives of members of protected classes in Santa Clara County.

The AFH draws from these sources and others to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs. The analysis also examines publicly supported housing in the County as well as fair housing issues for persons with disabilities. Private and public fair housing enforcement, outreach capacity, and resources are evaluated as well. The AFH identifies contributing factors to fair housing issues and suggests steps that the County can take to overcome these barriers. This AFH envisions that the County and other partners will collaborate to lead these suggested steps. These partnerships may exist between County offices and departments; the County, cities, and the Santa Clara County Housing Authority (SCCHA); or the County and non-governmental partners, like Destination: Home.

Where data specifically for the unincorporated areas of the county (Unincorporated County) were available, the analysis of local conditions in this AFH focuses on those areas. For some important fair housing issues, there is limited data available specific only to the Unincorporated County, and, in those instances, the data in this AFH reflects what is referred to as the Urban County. The Urban County does not include all urbanized areas of the county but rather consists of the Unincorporated County as well as the incorporated areas of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. The Urban County is a significant geography for planning purposes because it consists of the areas in which the County is principally responsible for the administration of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD).

Overview of Santa Clara County

Santa Clara County is located in the Bay Area of Northern California and is home to Silicon Valley and is part of the San José-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area (Region). The Region consists of Santa Clara and San Benito Counties in their entirety. Where this Assessment refers to the Region, it is referring to that geographic area and not to the broader San Francisco Bay Area. It has a population of nearly two million people and is highly diverse, with no majority racial/ethnic group. Asian American and Pacific Islanders are the most prevalent (35%), followed by white (33%), Latinx (26%), and Black (2%) residents. However, these trends vary throughout the county jurisdictions. While Asian and Pacific Islander populations predominantly reside in the Urban County, Cupertino, San José, Santa Clara (City), Sunnyvale, and the Region, Latinx people predominantly reside in Gilroy, and white residents predominantly reside in Mountain View and Palo Alto. Across the entitlement jurisdictions, San José displays the highest levels of segregation, with Asian American and Pacific Islanders and Latinx residents more likely to live in the segregated eastern part of the city. High levels of jobs-housing imbalance – the disconnect between where job growth is occurring and where housing is being produced – plays a major role in these patterns with Latinx and Vietnamese residents having limited access to jobs-rich areas in comparison to white, Chinese, and Indian residents. Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) in the county and the Region are predominantly located in eastern San José, aligning with existing and historical segregative patterns.

There is a significant immigrant population in Santa Clara County, with top national origins of Mexico (7%), India (6%), China (6%), Vietnam (5%) and the Philippines (3%). These population shares are closely mirrored at the level of the Region. However, in which entitlement jurisdictions these immigrant groups choose to settle varies. Cupertino has significant immigrant populations from India and China but lower populations from Mexico and Vietnam than much of the rest of the county. Meanwhile, Mexican immigrants are strongly represented in Gilroy (17%), Mountain View (6%), and San José (10%). Indian immigrants are highly represented in Cupertino (17%), Mountain View (7%), Santa Clara City (13%), and Sunnyvale (15%). Vietnamese immigrants are most strongly represented in San José (8%), and Chinese immigrants have a strong presence in Cupertino (16%), Mountain View (8%), Palo Alto (10%), San José (5%), Santa Clara City (6%), and Sunnyvale (9%). While immigrant populations are not a perfect analogue for communities with Limited English Proficiency, countywide, Spanish, Chinese, and Vietnamese are the most prevalent languages.

Across nearly every jurisdiction, Black and Latinx residents face the highest rate of housing problems, and Latinx families are overcrowded at a rate of 12%. This is three times the rate of the next highest share, Asian American or Pacific Islanders, at 4%. Additionally, throughout the County, there are clear disparities in access to opportunity across several categories – including environmental health, labor market, and school proficiency – which all seem to be higher in the western part of the County (including Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga), and lower in San José.

There is very little traditional public housing in Santa Clara County, with an alternative reliance on Project-Based Section 8 and Low-Income Housing Tax Credit (LIHTC) units, as well as Housing Choice Vouchers. Many of the entitlement jurisdictions utilize inclusionary zoning programs, Accessory Dwelling Unit (ADU) programs, and/or mobile home rent stabilization ordinances to supplement their affordable housing stock.

There is relatively little concentration of persons with disabilities in the County, as well as a lower relative share than in other, comparable housing markets. For example, the share of residents who have disabilities who live in Project-Based Section 8 units roughly aligns with the County's population share of residents with disabilities. However, Housing Choice Voucher holders have disabilities at twice the rate, suggesting that persons with disabilities do not face disproportionate burdens to accessing the limited supply of vouchers in the county. While there are very few publicly supported housing developments reserved for people with disabilities, a significant share is reserved for seniors, who are more likely to have disabilities. Additionally, newer and larger developments are subject to increased accessibility construction standards, making them a more viable option for affordable housing residents with disabilities.

Fair housing enforcement in Santa Clara County includes private fair housing organizations, which contract with various jurisdictions to provide housing mediation and arbitration, while also pursuing private fair housing enforcement actions and providing outreach to Santa Clara County residents.

History of Segregation in Santa Clara County

On June 23, 2020, The County of Santa Clara adopted a resolution declaring racism a public health crisis that needed to be addressed with social justice policy at the local, state, and federal levels.[1] The public health crisis impacts County residents. Today, Black, Indigenous, and Latinx families in Santa Clara are disproportionately cost-burdened, denied mortgage applications, and subject to eviction compared to white residents.[2] Housing discrimination in the area is a contemporary issue—as evident in one apartment complex's 2015 blanket discrimination against Mexican prospective tenants on the basis of national origin.[3] Further, Santa Clara County, like much of America, is segregated. Neighborhoods in the county rank among the top-ten most segregated white, Asian, and Latino neighborhoods respectively.[4] Santa Clara County and the majority of Bay Area counties, is *more* segregated than it was in 1970.[5] Combating segregation in Santa Clara

[1] Santa Clara Cnty. Bd. of Supervisors, Resolution 101830, *Declaring Racism a Public Health Crisis* (June 23, 2020), http://sccgov.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=12210&MediaPosition=&ID=101830&CssClass=.
[2] *Santa Clara County*, RACE COUNTS, https://www.racecounts.org/county/santa-clara/ (last visited July 21, 2023).
[3] *Project Sentinel v. Associated Capital Consultants, Inc. et al.*, 09-15-1261-8 (U.S. Dep't Hous. and Urb. Dev. Aug. 31, 2015) (conciliation agreement), https://www.hud.gov/sites/documents/16PSVASSPCOATEDCAPITAL.PDF.
[4] Stephen Menendian et al., *The Most Segregated Neighborhoods in the San Francisco Bay Area*, OTHERING & BELONGING INSTITUTE AT UC BERKELEY (Oct. 11, 2021), https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020.
[5] *Id.*

County requires understanding the historical arc that has led to it—one characterized by conjoined public and private efforts to exclude non-white people from the region.

The tradition of displacement, dispossession, and exclusion of property on racial grounds in the San Francisco Bay is an old one. Prior to colonization, dozens of diverse Native groups lived in the area, but under Spanish, Mexican, and United States rule, the population of indigenous peoples in the area had been decimated.[6] In the mid-nineteenth century, the United States government forced 119 California tribes into a treaty that provided for nineteen reservations.[7] The Senate then provided only five, comprising less than one-sixteenth of the land detailed in the treaty terms.[8] The federal government also neglected to perform its promises of defensive and legal protection to the indigenous groups and their property rights—subjecting them to rampant acts of private violence and legal displacement.[9]

The interplay between private and public action in the displacement of Native peoples continued to be reflected in the treatment of Asian immigrants and Black Americans in the region. The federal government passed the Chinese Exclusion Act of 1882 while the California legislature passed the Alien Land Laws, denying Asian immigrants the opportunity to obtain citizenship and the ability to purchase or even engage in contract cropping of agricultural land respectively.[10] While the Alien Land Laws were still in effect, the federal government forcibly interred all people of Japanese dissent during World War II, forcing many to sell property for far below fair price in private sales.[11] Private violence also included arsonists burning down San José's Chinatown and other neighborhoods as well as violent riots.[12]

Even after the Supreme Court ruled that racially explicit zoning was illegal in 1917, officials from the County continued to play a key role in perpetuating segregation.[13] In 1955, when the Quaker racial justice group American Friends Service Committee noticed that developers in the county were refusing to sell and rent to Black families, despite having numerous unsold units affordable to Black workers at the Ford plant, it endeavored to build an integrated subdivision in an unincorporated area of the county.[14] When news broke that the subdivision would be integrated, however, the County Board of Supervisors quickly worked to rezone the site—redesignating its use from residential to industrial—in order to prevent the creation of mixed-race communities.[15] Two incorporated Santa Clara County towns where backup development sites were located reacted similarly, refusing

[6] Eli Moore et al., HAAS INSTITUTE FOR A FAIR AND INCLUSIVE SOCIETY AT UC BERKELEY, Roots, Race, & Place: A History Of Racially Exclusionary Housing in the San Francisco Bay Area 16-17 (2019).
[7] *Id*. at 17
[8] *Id*.
[9] *Id*. at 17, 19.
[10] *Id*. at 19
[11] *Id*.
[12] *Id*. at 23-24
[13] *Buchanan v. Warley*, 245 U.S. 60 (1917).
[14] RICHARD ROTHSTEIN, THE COLOR OF LAW, 116-17
[15] *Id*.

to grant approvals or ballooning minimum lot sizes to make sales to working-class people impossible.[16]

Around the same time, Ford had announced that it was moving production to Milpitas, forcing workers to search for new housing in the area.[17] Santa Clara County neighborhoods were largely racially restricted at the time, allowing white workers to readily find housing while Black workers struggled.[18] A proposed development near Milpitas was originally intended to be nondiscriminatory, but to exclude Black workers moving to the area the sanitary district for Milpitas increased the rate it would charge the development for sewer access to ten times what it previously advised the developer.[19] The sanitary district that made this decision was chaired at the time by a member of the County Board of Supervisors—the same governing body that blocked the American Friends Service Committee development.[20]

The County government also partook in a national effort of "urban renewal," which displaced thousands of people of color. The national effort involved local agencies designating neighborhoods as "blighted" in order to seize properties from homeowners and renters alike for demolition.[21] The County government directed interstate and expressway development through East San José, an area with a particularly concentrated Spanish-speaking population, leading to the bulldozing of those neighborhoods.[22] Though required by law to replace the demolished homes, the County government only built one for every ten homes lost in the project.[23]

As with the region's early history of racial exclusion—private actors worked in tandem with government efforts to preserve racial segregation. In the early 20th century, a white salesman founded a private community in unincorporated Santa Clara County on segregationist and white supremacist ideals called Holy City.[24] Once plastered with racist signs, the town has remained vacant since 1940s when its founder was charged with sedition for his support of the Nazi regime.[25] Still, it is a reminder of the myriad of ways segregationists in 20th century Santa Clara County sought to preserve white supremacy through exclusion.

The key form that segregation was preserved in the County by private actors was not through unincorporated towns like Holy City, however, but instead through racial steering. Racial steering involves real estate agents deliberately dissuading Black buyers from

[16] *Id*.
[17] *Id*. at 119.
[18] *Id*.
[19] *Id*.
[20] *Id*.
[21] ELI MOORE ET AL., HAAS INSTITUTE FOR A FAIR AND INCLUSIVE SOCIETY AT UC BERKELEY, ROOTS, RACE, & PLACE: A HISTORY OF RACIALLY EXCLUSIONARY HOUSING IN THE SAN FRANCISCO BAY AREA 45 (2019).
[22] *Id*. at 47
[23] *Id*.
[24] Katie Dowd, *The Un-Holy History of Holy City, the Bay Area's Most Racist Tourist Trap*, SFGATE (Nov. 5, 2019 1:45 PM), https://www.sfgate.com/sfhistory/article/holy-city-santa-cruz-father-william-riker-13035533.php.
[25] *Id.*

purchasing property in all-white neighborhoods.[26] At the same time, such agents would direct white homebuyers into white neighborhoods and assure them that they could continue to agree with neighbors to keep people of color out—even after the Supreme Court made racially restrictive covenants illegal.[27] In this way, real estate agents operated to keep Black populations out of the predominantly white towns in Santa Clara County and direct them towards areas like East Palo Alto in unincorporated San Mateo, often misrepresenting the quality of housing.[28] In the 1960s, realtors and advocates noted the particular strength and breadth of racial steering practices in Santa Clara County.[29]

The middle of the 20th century can be characterized by public efforts to resist integration in Santa Clara County. Both the County government itself and the incorporated towns of Santa Clara worked in tandem to ensure that nondiscriminatory development was an impossibility.[30] Meanwhile, residents and realtors in the County supported the segregationist system through private practices. The effects of this approach reverberate today—as less than three percent of the remaining county residents are Black or African American identifying.[31] Although Santa Clara County is diverse—with large Asian and Latinx populations—the survival of segregated neighborhoods and substandard housing conditions for non-white populations serves as a continued reminder of the importance of affirmatively furthering fair housing in the 21st century.

Contributing Factors to Fair Housing Issues

This Assessment includes a discussion and analysis of the following contributing factors to fair housing issues:

1. Access to financial services
2. Access for persons with disabilities to proficient schools
3. Access to publicly supported housing for persons with disabilities
4. Access to transportation for persons with disabilities
5. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
6. Availability of affordable units in a range of sizes
7. Availability, type, frequency, and reliability of public transportation
8. Community opposition
9. Deteriorated and abandoned properties
10. Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking

---

[26] ELI MOORE ET AL., HAAS INSTITUTE FOR A FAIR AND INCLUSIVE SOCIETY AT UC BERKELEY, ROOTS, RACE, & PLACE: A HISTORY OF RACIALLY EXCLUSIONARY HOUSING IN THE SAN FRANCISCO BAY AREA 50 (2019).
[27] *Id.*
[28] *Id.*
[29] *Id.* at 49-50.
[30] RICHARD ROTHSTEIN, THE COLOR OF LAW.
[31] U.S. Census Bureau, QuickFacts, Santa Clara County, California, *available at* https://www.census.gov/quickfacts/fact/table/santaclaracountycalifornia/PST045222.

11. Displacement of residents due to economic pressures
12. Impediments to mobility
13. Inaccessible public or private infrastructure
14. Inaccessible government facilities or services
15. Lack of access to opportunity due to high housing costs
16. Lack of affordable, accessible housing in a range of unit sizes
17. Lack of affordable in-home or community-based supportive services
18. Lack of affordable, integrated housing for individuals who need supportive services
19. Lack of assistance for housing accessibility modifications
20. Lack of assistance for transitioning from institutional settings to integrated housing
21. Lack of community revitalization strategies
22. Lack of local private fair housing outreach and enforcement
23. Lack of local public fair housing enforcement
24. Lack of local or regional cooperation
25. Lack of meaningful language access for individuals with limited English proficiency
26. Lack of private investment in specific neighborhoods
27. Lack of public investment in specific neighborhoods, including services or amenities
28. Lack of resources for fair housing agencies and organizations
29. Lack of state or local fair housing laws
30. Land use and zoning laws
31. Lending discrimination
32. Location of accessible housing
33. Location of employers
34. Location of environmental health hazards
35. Location of proficient schools and school assignment policies
36. Location and type of affordable housing
37. Loss of affordable housing
38. Occupancy codes and restrictions
39. Private discrimination
40. Quality of affordable housing information programs

41. Regulatory barriers to providing housing and supportive services for persons with disabilities
42. Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
43. Source of income discrimination
44. State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings
45. Unresolved violations of fair housing or civil rights law

Proposed Goals and Actions

To address the contributing factors described above, this Assessment proposes the following goals and actions for the County. Section X.4 of this Assessment includes a narrative description of each goal and action as well as a series of tables that link each of the below items to contributing factors and other relevant details.

I. Promote residential racial and ethnic integration and reduce displacement[32] by increasing the supply of affordable housing in high opportunity areas, areas with ongoing displacement, and areas where residents are at risk of displacement.
   a. Advocate for flexible public funding that can expedite and increase affordable housing development.
   b. Expand private sector support for affordable housing.
   c. Accelerate affordable housing development by leveraging County resources, including geographic information mapping tools and others, to identify, prioritize, and develop publicly-owned sites that are suitable for development, with an emphasis on parcels in high opportunity areas.
   d. Support and provide technical assistance to Santa Clara County cities to help expand inclusionary housing and commercial linkage fee policies for development of affordable housing.
   e. Facilitate the production of farmworker housing by building upon the actions outlined in the 2018 Santa Clara Valley Agricultural Plan, including through grant funding opportunities.
   f. Collaborate with cities to apply for and secure funding to implement plans to increase rental and ownership housing that is affordable for low-income households and assist persons who are experiencing homelessness.
   g. Help community-based organizations form or increase their activities as Community Development Corporations, with the primary goal of increasing affordable housing.

[32] Throughout this document, references to displacement refer to both direct displacement – evictions, foreclosures, and the demolition of housing – and indirect displacement – residents moving away in the face of increased housing costs, inadequate housing, or other factors.

II. Reduce zoning and land use barriers to affordable housing development.
    a. Provide support to cities considering zoning changes in high opportunity areas to foster the development of affordable housing.

III. Protect tenants from displacement by increasing tenant protection and housing preservation strategies and access to resources before and during eviction proceedings.
    a. Explore expanding funding for tenants in landlord-tenant proceedings.
    b. Support education for tenants, landlords, and other housing providers regarding tenants' rights laws.
    c. Facilitate discussion of tenant protection strategies among cities.
    d. Track and collaborate to preserve affordable housing developments with expiring subsidy contracts countywide.
    e. Collaborate with Santa Clara County Superior Court and other partners to facilitate access to resources for vulnerable tenants engaged in eviction proceedings.

IV. Increase access to opportunity for residents of historically disinvested low-income communities.
    a. Increase the number of free public transit passes and other transportation options for people who are unhoused to access services.
    b. Study increasing access to services in South County including the cities of Morgan Hill, Gilroy, San Martin, and parts of the unincorporated county.

V. Promote racial equity in homeless services and permanent housing supportive services.
    a. Provide demographic data, including race and ethnicity, in all reports on homelessness to highlight and address inequities.
    b. Provide trauma-informed care and racial equity/anti-racism training, as well as training on providing services that are accessible to persons with limited English proficiency and to persons with disabilities, to all staff working with people experiencing homelessness.
    c. Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County.

VI. Continue support for fair housing enforcement, education, and outreach.

The proposed goals and strategies also further the strategies in the 2020-2025 Santa Clara County Community Plan to End Homelessness, a roadmap for ending homelessness in the county. The tables in section X.4 detail ties between this plan and each of the above items.

X.2. Community Participation Process

There were two community participation processes to ensure that the fair housing analysis reflects conditions in the community and that the goals and strategies are targeted and feasible. The participation of a wide range of stakeholders was of critical importance. The first process was for the AFH and the second was for the Housing Element. A broad array of outreach was conducted during these community engagement processes, which included print and social media engagement, community meetings, focus groups, surveys, and the establishment of a countywide Santa Clara AFH Advisory Committee.

In preparing this AFH, the Lawyers' Committee held numerous in-person stakeholder meetings with hundreds of stakeholders, including tenants, landlords, homeowners, public housing residents, fair housing organizations, civil rights and advocacy organizations, legal services provers, social services providers, housing developers, local housing and planning staff, and industry groups to hear directly about fair housing issues affecting residents of Santa Clara County. Multiple meetings were co-hosted by the SCCHA and advertised directly to voucher holders and residents of project-based voucher developments.

All community meetings had translation services available, if requested. Multiple meetings had Spanish translators and another had Vietnamese translators. Flyers promoting meetings were in Spanish in areas with high concentrations of Spanish-speaking residents. In addition, all meetings were held in locations accessible to people with mobility issues. The Executive Summary of the AFH will be translated into Spanish, Chinese, Tagalog, and Vietnamese.

Geographically specific community meetings were held across Santa Clara County, including the Urban County, South County, Central County, and the cities of San José and Santa Clara. In addition, several focus groups were conducted to focus on specific fair housing issues and issues encountered by specific communities and populations. They included formerly incarcerated individuals, homeless individuals and families, nonprofit affordable housing developers, domestic violence survivors, seniors, persons with HIV/AIDS, the Vietnamese community, geographically-oriented focus groups, the Latinx community, the Filipino community, and students and educators.

In December of 2019, the Santa Clara AFH Advisory Committee, comprised of thirteen members and representing several community and stakeholder groups, was established to provide ongoing input during the AFH process. The input of the AFH Advisory Committee helped shape goals and recommendations in the AFH.

Below is a list of AFH meetings:

<u>Public Community Meetings</u>

San José Evening Community Meeting	November 13, 2019
City of Santa Clara Community Meeting	November 14, 2019

San José Daytime Community Meeting	November 16, 2019
Palo Alto Community Meeting	December 9, 2019
Cupertino Community Meeting	December 10, 2019
Urban County Community Meeting (Campbell)	December 11, 2019
Gilroy Community Meeting	December 11, 2019
Sunnyvale Community Meeting	December 12, 2019
Mountain View Community Meeting	January 15, 2020
Evening Urban County Community Meeting	April 10, 2022

Focus Groups

Formerly Incarcerated Individuals	December 12, 2019
Homeless Individuals and Families	December 12, 2019
Non-Profit Affordable Housing Developers	December 13, 2019
Women	December 13, 2019
Seniors	January 13, 2020
Central County	January 13, 2020
Health Trust for HIV/AIDS	January 14, 2020
Vietnamese Community	January 15, 2020
South County	January 15, 2020
Filipino Community	January 26, 2020
Schools/Educators	January 27, 2020
Seniors	January 29, 2020
Latinx Community	January 29, 2020

Stakeholder Meetings

Project Sentinel	October 1, 2019
San José NAACP	October 1, 2019
Asian Law Alliance	October 2, 2019
Law Foundation of Silicon Valley	October 2, 2019
Latinos United for a New America	October 21, 2019
California Apartment Association	October 21, 2019
The Silicon Valley Organization	October 21, 2019
Catalyze SV	October 21, 2019
Santa Clara County Housing Authority	October 21, 2019
International Children Assistance Network	October 21, 2019
Bay Area Legal Aid	October 22, 2019
Housing Trust Silicon Valley	October 22, 2019
Gilroy Compassion Center	October 22, 2019
City of Gilroy	October 22, 2019
Senior Adults Legal Assistance	October 22, 2019
Day Worker Center of Mountainview	October 22, 2019
Santa Clara County Association of Realtors	October 23, 2019
City of Santa Clara	October 23, 2019
City of Sunnyvale	October 23, 2019
Silicon Valley at Home	October 23, 2019

Bay Area Homeowners Network	October 23, 2019
Sunnyvale Community Services	November 12, 2019
SOMOS Mayfair	November 14, 2019
Amigos de Guadalupe	November 15, 2019
West Valley Community Services	November 15, 2019
Habitat for Humanity	December 10, 2019
Working Partnerships USA	December 11, 2019
Law Foundation of Silicon Valley and City of Morgan Hill	February 16, 2022

<u>Meetings with Jurisdictions</u>

Urban County Cities	August 16, 2021
Housing / CDBG Coordinators' Meeting	August 12, 2020, January 13, 2021, September 22, 2021, and February 23, 2022

As detailed in the first chapter of the Housing Element, the County undertook a comprehensive community participation and outreach strategy. The County compiled a list of stakeholders representing service providers, housing advocates, affordable housing developers, government agencies, county departments, environmental advocates, and others. The County also included stakeholders involved in the Applicant Roundtable (representing the County's most frequent development applicants), stakeholders suggested by the County Office of Supportive Housing, and elected and/or appointed officials and their representatives. Stakeholders were invited to a series of workshops to provide feedback to the project team at key milestones. Formal invitations were issued to stakeholders prior to each workshop to encourage participation. Attendees were asked to act as ambassadors for the project, sharing community meeting opportunities through their networks. Approximately 52 organizations were represented at the stakeholder workshops.

Three community workshops were hosted over the course of the engagement program, to invite members of the community to provide input in Phase 1 (Q2, 2022) and Phase 2 (Q3, 2022). Community workshops were advertised through stakeholder partners, the County's social media channels (Facebook, Nextdoor, Instagram, and Twitter), and the County website. Interpretation services were made available at all community workshops in Spanish, Vietnamese, Cantonese, and Mandarin. Email invitations were issued to those who registered for updates on the project website. A total of 97 participants attended community workshops over the course of the engagement program.

All workshop materials were also made available on the project website for public review. All summaries were translated into Spanish, Simplified Chinese, and Vietnamese, with some translated into Tagalog.

Primary Findings

This section summarizes the primary findings from the AFH for the Unincorporated County, including: demographic summary, segregation and integration, access to opportunity, disparate housing needs, public housing analysis, fair housing enforcement and outreach capacity, and contributing factors to fair housing.

Demographic Summary

- **Unincorporated County is slightly less racially and ethnically diverse than the county overall and the region**. Almost half (46%) of residents are White non-Hispanic and 31% Hispanic or Latinx, both of which declined between 2010 and 2019. This compares to the regional shares of 32% White non-Hispanic and 27% Hispanic or Latinx. The share of Asian or Pacific Islander residents has grown significantly, from 11% in 2000 to 15% in 2019, yet is still significantly lower than the region overall (36%).

- In 2015, income segregation in Unincorporated County was higher than the average value for Bay Area jurisdictions. **Income segregation has increased significantly while racial segregation has declined over the last decade.**

- White residents are the most segregated group in the county with higher levels of segregation between White and Hispanic residents. Over the last decade, neighborhoods in the unincorporated county have become less racially segregated though this could be related to the increase in gentrification and housing costs.

- Racial and ethnic minorities have higher rates of poverty compared to White and Asian residents. Poverty is particularly high for Black or African American residents and American Indian or Alaska Native residents.

- Eight percent of residents in Unincorporated County have a disability. The most common disability types are ambulatory difficulties, cognitive difficulties, and independent living difficulties. Disabled residents have not had their accessibility needs met as many residents require greater access to accessible housing units. In fact, it is estimated that:

    - 76,000 county residents need units accessible to persons with ambulatory difficulties,
    - 44,000 need units accessible to persons with hearing difficulties, and
    - Over 27,000 residents need units accessible to persons with vision difficulties.

Disproportionate Housing Needs

- **Most racial and ethnic minority populations are disproportionately impacted by low household incomes, poverty, housing problems, and overcrowding,** compared to non-Hispanic White and Asian residents in Unincorporated County:
  - Housing cost burden disproportionately impacts Black or African American residents, Hispanic residents, and American Indian or Alaska Native residents.
  - Black and Latinx residents are more likely to live in substandard living conditions and report having housing problems, defined by HUD as any of the following: incomplete kitchen or plumbing, overcrowding, or cost-burdened, with 50% to 60% of those populations experiencing housing problems, compared to 25% to 40% of White households.
  - Overcrowding is significantly higher for non-White households: the number of overcrowded non-White households is at least three times higher than the number of White residents experiencing overcrowding.
  - Census tracts with overcrowding overlap with segregation by race and have a high proportion of low-income, single mother families, indicating that households could be doubling up in order to avoid displacement. Overcrowding is most prominent in San José and one census tract in Campbell.
- In the Urban County, Asian and Pacific Islander residents are overrepresented in Project-based Section 8 units, multifamily units, and are more likely to have a housing voucher. Black or African American and Hispanic residents are overrepresented in LIHTC units. There has been little analysis done on racial disparities in voucher utilization and or if vouchers are underutilized due to racial discrimination. However, voucher holders often struggle to find or access housing as many landlords do not accept vouchers as a source of income. This means that Asian and Pacific Islander residents likely face greater barriers entering housing that meets their needs.
- Housing needs also differ geographically:
  - **Low-income communities in San José overlap with historical redlining practices**, specifically the Home Owner's Loan Corporation's (HOLC) neighborhood ranking system. Concentrated areas of low income were given grades C (declining) or D (hazardous), resulting in public and private disinvestment and limited homeownership opportunities.
  - Patterns in Gilroy are particularly important, given the city's large population of working-class residents and rural communities. In fact,

according to research from the University of California, Berkeley, two of the most segregated neighborhoods in the Bay Area region are located in Gilroy.[33]

- Low-income census tracts in San José are concentrated in areas with older housing with over 80% of total units built before 1960 indicating that residents of Santa Clara County have limited housing options and are more likely to face barriers accessing newer housing that meets their needs. Residents living in poverty are also more likely to live in these areas.

- A slight majority of residents in Santa Clara County are homeowners (56%). Married family households are more likely to own their home with almost three in four owning their home. This compares to 45% of female householders who own their home, most of whom are living in the inner-city of San José. White and Asian households have homeownership rates more than double the homeownership rates of Latinx and Black households.

- Between 2013 and 2022, fair housing inquiries were highest in Palo Alto, Sunnyvale, and Saratoga. During this time, there were very few fair housing causes in Santa Clara County and unincorporated areas.

Access to Opportunity

- **Santa Clara County's student population is far more diverse than the county's overall population.** Hispanic students comprise the greatest share (39%) followed by Asian and non-Hispanic White students. **More than a quarter are socioeconomically disadvantaged and one in five are English learners.**

- **Low-income families, students with special needs, and most racial and ethnic groups face barriers accessing positive education outcomes,** compared to White and Asian students:

  - Hispanic and low-income families had the lowest early care and education attendance rates among children under six years. Families also reported higher levels of concern in meeting their children's education and health needs.

  - Hispanic or Latino students and students with disabilities have the lowest access to proficient schools in the urban county. Disabled students are suspended three times the rate of other students.

[33] Stephen Menendian, Samir Gambhir, and Othering & Belonging Institute, "Racial Segregation in the San Francisco Bay Area, Part 1," *UC Berkeley* (University of California, Berkeley, October 30, 2018), https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1.

  - Black or African American students, disabled students, and socioeconomically disadvantaged students were least likely to meet English and Math testing standards.

- **The suspension rate for disabled students is three times greater than that for non-disabled students.** High suspension rates for students with disabilities are most prominent in the Gilroy Unified and Morgan Hill Unified school districts**. Suspension rates are also high in San José, which has a higher concentration of children with disabilities.**

- Santa Clara County is comparatively limited in the public transportation and transit options available for residents and workers. This has caused **significant barriers for all residents with low transportation indexes for all residents regardless of race/ethnicity and economic status**:

  - Access to transportation is also low given schedule delays, wait times, and long commutes. For example, workers commuting to work by the 68 bus from Gilroy to San José would endure a commute of at least 1 hour and 51 minutes (round trip).

- Lower-income census tracts in San José, Watsonville, Gilroy, and Salinas have comparatively less healthy conditions as indicated by the Healthy Places Index of 23 social determinants of health indicators. Additionally, San José and Gilroy are designated as food deserts by the USDA indicating that the majority of the population in these areas live at least one mile from a supermarket.

- **Children under the age of six are at higher risk of lead exposure in Santa Clara County, with at least 2,000 children showing elevated levels of lead in their blood**. Lead exposure is a particular concern for children near the Reid-Hillview Airport, which has historically used leaded aviation gasoline.[34]

- Santa Clara County has an extreme jobs-housing imbalance, as indicated by the Labor Market and Jobs Proximity Indices that disproportionately impacts Latinx and Vietnamese residents.

[34] https://news.sccgov.org/news-release/findings-county-commissioned-airborne-lead-study-published-online-proceedings-national.

X.3: Fair Housing Analysis

This section summarizes the primary AFH findings for the Unincorporated County, including the following parts:

Part A: Demographic Summary

Part B: General Issues (Segregation/Integration, R/ECAPs, Disparities in Access to Opportunities and Disproportionate Housing Needs

Part C: Public Supported Housing Analysis

Part D: Disability and Access

Part E: Fair Housing Enforcement, Outreach Capacity and Resources

This section provides a comparative analysis of fair housing in the Unincorporated County to that of the Region as delineated by HUD, which includes Santa Clara County and San Benito County.

Regional maps and data distinguish between the two regions.

Part A: Demographic Summary

The Demographic Summary provides an overview of data concerning race and ethnicity, sex, familial status, disability status, limited English proficiency, national origin, and age. The data included reflects the composition of the Santa Clara County-San Benito County Region and the unincorporated areas of Santa Clara County (Unincorporated County).

Primary findings.

- **Unincorporated County is slightly less racially and ethnically diverse than the county overall and the Region**. Almost half (46%) of residents are White non-Hispanic and 31% Hispanic or Latinx, both of which declined between 2010 and 2019. This compares to the regional shares of 32% White non-Hispanic and 27% Hispanic or Latinx. The share of Asian or Pacific Islander residents has grown significantly from 11% in 2000 to 15% in 2019, yet is still significantly lower than the region overall (36%).
- In 2015, income segregation in Unincorporated County was higher than the average value for the Region. **Income segregation has increased significantly while racial segregation has declined over the last decade.**
- White residents are the most segregated group in the county with higher levels of segregation between White and Hispanic residents. Over the last decade, neighborhoods in the Unincorporated County have become less racially segregated though this could be related to the increase in gentrification and housing costs.

- Racial and ethnic minorities have higher rates of poverty compared to White and Asian residents. Poverty is particularly high for Black or African American residents and American Indian or Alaska Native residents.
- Eight percent of residents in Unincorporated County have a disability. The most common disability types are ambulatory difficulties, cognitive difficulties, and independent living difficulties. Disabled residents have not had their accessibility needs met as many residents require greater access to accessible housing units. In fact, it is estimated that:
    - 76,000 county residents need units accessible to persons with ambulatory difficulties,
    - 44,000 need units accessible to persons with hearing difficulties, and
    - Over 27,000 residents need units accessible to persons with vision difficulties.

Race and ethnicity. A slight majority of the population of Santa Clara County is white, and Hispanic residents are the second largest segment of the County's population, accounting for nearly one-third of residents. Asian and Pacific Islander residents are the third largest group. In comparison to the County, the population of the region is less heavily white and Hispanic and more heavily Asian and Pacific Islander. Both the County and the region have low populations of Black and Native American residents.

Over time, there has been a slight increase in Asian populations and a slight decrease in the non-Latinx white population in the County. The Latinx and Black populations have remained consistent. In the region, there has been a more significant increase in the Asian population as well as a more significant decrease in the non-Latinx white population, with the Latinx and Black populations remaining consistent.

Table A.1: Population by Race, 2000-2019, Unincorporated County

Race or Ethnicity	2000	%	2010	%	2019	%
White, Non-Hispanic	55,274	57%	42,417	47%	38,599	46%
Hispanic or Latinx	28,444	29%	30,085	33%	26,054	31%
Asian or Pacific Islander	11,099	11%	12,475	14%	13,232	16%
Black or African American	2,021	2%	1,586	2%	1,583	2%
American Indian/Alaska Native	445	0%	348	0%	142	0%
Other Race/Multiple Races	225	0%	3,049	3%	4,089	5%

Source: 2019 American Community Survey (ACS) Data

Table A.2: Population by Race, 2000-2019, Region

Race or Ethnicity	2000	%	2010	%	2019	%
White, Non-Hispanic	768,747	44.29%	648,063	35.28%	628,606	31.62%
Hispanic or Latinx	428,868	24.71%	510,396	27.79%	527,059	26.51%
Asian or Pacific Islander	428,868	24.71%	611,013	33.26%	707,309	35.58%
Black or African American	52,151	3.00%	5,343	2.05%	45,713	2.30%
American Indian /Alaska Native	10,290	0.56%	1,776	0.68%	3,552	0.18%

Source: 2019 ACS Data

National Origin. Within the County, the most common country of origin is Mexico. The remaining most common countries of origin are, in order: Vietnam, India, Philippines, Iran, and Korea. In the region, Mexico is also the most common country, followed by India, Vietnam, China, the Philippines, and Korea. In general, a smaller proportion of residents of the County were born outside of the United States than of residents of the broader region.

Table A.3: Population by National Origin, 2019, Unincorporated County

Place of Birth for Foreign-Born Population	Total	%
Mexico	6,008	7%
China	3,235	4%
Vietnam	1,703	2%
India	882	1%
Philippines	752	1%
Iran	479	1%
Korea	475	1%
United Kingdom	462	1%
Germany	409	0.5%
Canada	302	0.4%

Source: 2019 ACS Data

Table A.4: Population by National Origin, 2019, Region

Place of Birth for Foreign-Born Population	Total	%
Mexico	133,149	6.70%
India	128,853	6.48%
Vietnam	103,648	5.21%
China	94,284	4.74%
Philippines	57,317	2.88%
Korea	21,793	1.10%
Iran	17,627	0.89%

Japan	10,986	0.55%
Canada	9,617	0.48%
United Kingdom	9,561	0.48%

Source: 2019 ACS Data

Limited English Proficiency. The most commonly spoken language for those in the County with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with Limited English Proficiency are, in order: Chinese, Vietnamese, Other Indo-European Languages, and Other Asia and Pacific Islander Languages. In the region, Spanish is also the most commonly spoken language, followed by Vietnamese, Chinese, Tagalog, and Korean. A slightly smaller proportion of the population of the County has limited English proficiency than in the broader region.

Table A.5: Limited English Proficiency 5+ Years of Age or Older, Unincorporated County

Language or Language Group	Speak at Home and Speak English Less Than Very Well, Total	Speak at Home and Speak English Less Than Very Well, %
Spanish	6,293	8%
Chinese (incl. Mandarin, Cantonese)	1,358	2%
Vietnamese	1,210	2%
Other Indo-European Languages	496	1%
Other Asian and Pacific Islander Languages	265	0.3%
Tagalog	194	0.2%
Korean	188	0.2%

Table A.6: Limited English Proficiency 5+ Years of Age or Older, Region

Language or Language Group	Speak at Home and Speak English Less Than Very Well, Total	Speak at Home and Speak English Less Than Very Well, %
Spanish	147,705	8.48%
Vietnamese	69,212	3.98%
Chinese	61,687	3.54%
Tagalog	19,949	1.15%
Korean	12,494	0.72%
Other Indic Language	7,078	0.41%
Other Asian Language	6,838	0.39%
Japanese	6,069	0.35%
China	5,253	0.30%
Russian	4,197	0.24%

Source for tables A.5-A.6: 2019 ACS Data

Disability. The most common type of disability experienced by residents of the County is ambulatory difficulty, followed by independent living difficulty, followed by cognitive difficulty. The remaining most common disabilities are, in order of prevalence: hearing difficulty, self-care difficulty, and vision difficulty. The most common type of disability experienced by residents of the County is independent living difficulty, followed closely by ambulatory difficulty. The remaining most common disabilities are, in order of prevalence: cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty. There is an equal proportion or residents with a disability in the County and region.

Table A.7: Disability by Type, 2019, Unincorporated County

Disability	%
With an Ambulatory Difficulty	3.9%
With a Cognitive Disability	3.3%
With an Independent Living Difficulty	3.3%
With a Hearing Difficulty	2.6%
With a Self-Care Difficulty	2.0%
With a Vision Difficulty	1.3%

Table A.8: Disability by Type, 2019, Region

Disability	%
With an Ambulatory Difficulty	4.4%
With a Cognitive Disability	3.3%
With an Independent Living Difficulty	4.5%
With a Hearing Difficulty	2.3%
With a Self-Care Difficulty	2.1%
With a Vision Difficulty	1.4%

Table A.9: Population by Disability Status, 2019

Jurisdiction	With a Disability, Total	With a Disability, %
Unincorporated County	6,923	8%
Region	159,633	8%

Source for tables A.7-A.9: 2019 ACS Data

Age. The majority, or 70%, of residents in the County fall within the 15-64 age group. For residents under 14, and 65 or older, 15% fall into each category. The region has a similar proportion of populations by age. There has been a slight increase in the population of elderly residents over time, along with a slight decrease in the number of youth.

Table A.10: Population by Age, 2000-2019, Unincorporated County

Age	2000 Total	2000 %	2010 Total	2010 %	2019 Total	2019 %
0-14	19,812	20%	16,009	18%	12,366	15%
15-64	70,667	70%	63,767	71%	58,973	70%
65+	9,821	10%	10,184	11%	12,360	15%

Table A.11: Population by Age, 2000-2019, Region

Age	2000 Total	2000 %	2010 Total	2010 %	2019 Total	2019 %
Under 18[35]	432,649	24.9%	445,611	24.3%	444, 060	22.3%
18-64	1,127,524	65.0%	1,188,996	64.7%	1,282,083	64.5%
65+	163,480	9.4%	202,304	11.0%	261,703	13.2%

Source for tables A.10-A11: 2019 ACS Data

Familial Status. Families with children constitute approximately one-third of all County households, which is a slightly lower share than in the region.

Table A.12: Households by Presence of Children, 2019, Unincorporated County

Presence of Children	Total	%
1 or More Children Under 18	7,919	32%
No Children	16,882	68%

Table A.13: Households by Presence of Children, 2019, Region

Presence of Children	Total	%
1 or More Children Under 18	240,494	36.5%
No Children	417,856	63.5%

Source for Tables A.12-A13: 2019 ACS Data

[35] Data set is reported for Under 18, not 0-14.

Part B: General Issues

Part B includes the following sections:

i. Segregation/Integration of the population by protected classes including race and ethnicity, national origin, disability status, familial status, and income and poverty status.
ii. Analysis of racially and ethnically concentrated areas of poverty and affluence.
iii. Disparities in access to opportunity.
iv. Disproportionate housing needs.

Primary findings:

Disproportionate Housing Needs

- **Most racial and ethnic minority populations are disproportionately impacted by low household incomes, poverty, housing problems, and overcrowding,** compared to non-Hispanic White and Asian residents in Unincorporated County:
  - Housing cost burden disproportionately impacts Black or African American residents, Hispanic residents, and American Indian or Alaska Native residents.
  - Black and Latinx residents are more likely to live in substandard living conditions and report having housing problems defined by HUD as any of the following: incomplete kitchen or plumbing, overcrowding, or cost-burdened, with 50% to 60% of those populations experiencing housing problems, compared to 25% to 40% of White households.
  - Overcrowding is significantly higher for non-White households: the number of overcrowded non-White households is at least three times higher than the number of White residents experiencing overcrowding.
  - Census tracts with overcrowding overlap with segregation by race and have a high proportion of low-income, single mother families indicating that households could be doubling up in order to avoid displacement. Overcrowding is most prominent in San José and one census tract in Campbell.
- In the Urban County, Asian and Pacific Islander residents are overrepresented in Project-based Section 8 units, multifamily units, and are more likely to have a housing voucher. Black or African American and Hispanic residents are overrepresented in LIHTC units. There has been little analysis done on racial disparities in voucher utilization and or if vouchers are underutilized due to racial discrimination. However, voucher holders often struggle to find or access housing as many landlords do not accept vouchers as a source of income. This means that Asian and Pacific Islander residents likely face greater barriers entering housing that meets their needs.
- Housing needs also differ geographically:
  - **Low-income communities in San José overlap with historical redlining practices**, specifically the HOLC's neighborhood ranking system. Concentrated areas of low income were given grades C (declining) or D

(hazardous), resulting in public and private disinvestment and limited homeownership opportunities.

- Patterns in Gilroy are particularly important given the city's large population of working-class residents and rural communities. In fact, according to research from the University of California, Berkeley, two of the most segregated neighborhoods in the Bay Area are located in Gilroy.[36]
- Low-income census tracts in San José are concentrated in areas with older housing with over 80% of total units built before 1960 indicating that residents of Santa Clara County have limited housing options and are more likely to face barriers accessing newer housing that meets their needs. Residents living in poverty are also more likely to live in these areas.

- A slight majority of residents in Santa Clara County are homeowners (56%). Married family households are more likely to own their home with almost three in four owning their home. This compares to 45% of female householders who own their home, most of whom are living in the inner-city of San José. White and Asian households have homeownership rates more than double the homeownership rates of Latinx and Black households.

Access to Opportunity

- **Santa Clara County's student population is far more diverse than the county's overall population.** Hispanic students comprise the greatest share (39%) followed by Asian and non-Hispanic White students. **More than a quarter are socioeconomically disadvantaged and one in five are English learners.**
- **Low-income families, students with special needs, and most racial and ethnic groups face barriers accessing positive education outcomes** compared to White and Asian students.
  - Hispanic and low-income families had the lowest early care and education attendance rates among children under six years. Families also reported higher levels of concern in meeting their children's education and health needs.
  - Hispanic or Latino students and students with disabilities have the lowest access to proficient schools in the urban county. Disabled students are suspended three times the rate of other students.
  - Black or African American students, disabled students, and socioeconomically disadvantaged students were least likely to meet English and Math testing standards.
- **The suspension rate for disabled students is three times greater than that for non-disabled students.** High suspension rates for students with disabilities are most prominent in the Gilroy Unified and Morgan Hill Unified school districts**. Suspension rates are also high in San José which has a higher concentration of children with disabilities.**

[36] Stephen Menendian, Samir Gambhir, and Othering & Belonging Institute, "Racial Segregation in the San Francisco Bay Area, Part 1," *UC Berkeley* (University of California, Berkeley, October 30, 2018), https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1.

- Santa Clara County is comparatively limited in the public transportation and transit options available for residents and workers. This has caused **significant barriers for all residents with low transportation indexes for all residents regardless of race/ethnicity and economic status.**
  - Access to transportation is also low given schedule delays, wait times, and long commutes. For example, workers commuting to work by the 68 bus from Gilroy to San José would endure a commute of at least 1 hour and 51 minutes (round trip).
- Lower income census tracts in San José, Watsonville, Gilroy, and Salinas have comparatively less healthy conditions as indicated by the Healthy Places Index of 23 social determinants of health indicators. Additionally, San José and Gilroy are designated as food deserts by the USDA indicating that the majority of the population in these areas live at least one mile from a supermarket.
- **Children under the age of six are at higher risk of lead exposure in Santa Clara County, with at least 2,000 children showing elevated levels of lead in their blood**. Lead exposure is a particular concern for children near the Reid-Hillview Airport which has historically used leaded aviation gasoline.
- Santa Clara County has an extreme jobs-housing imbalance, as indicated by the Labor Market and Jobs Proximity Indices that disproportionately impacts Latinx and Vietnamese residents.

i. Segregation/Integration. This section discusses integration and segregation of the population by protected classes including race and ethnicity, national origin, disability status, familial status, and income and poverty status.

Integration and Segregation

"Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area."

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

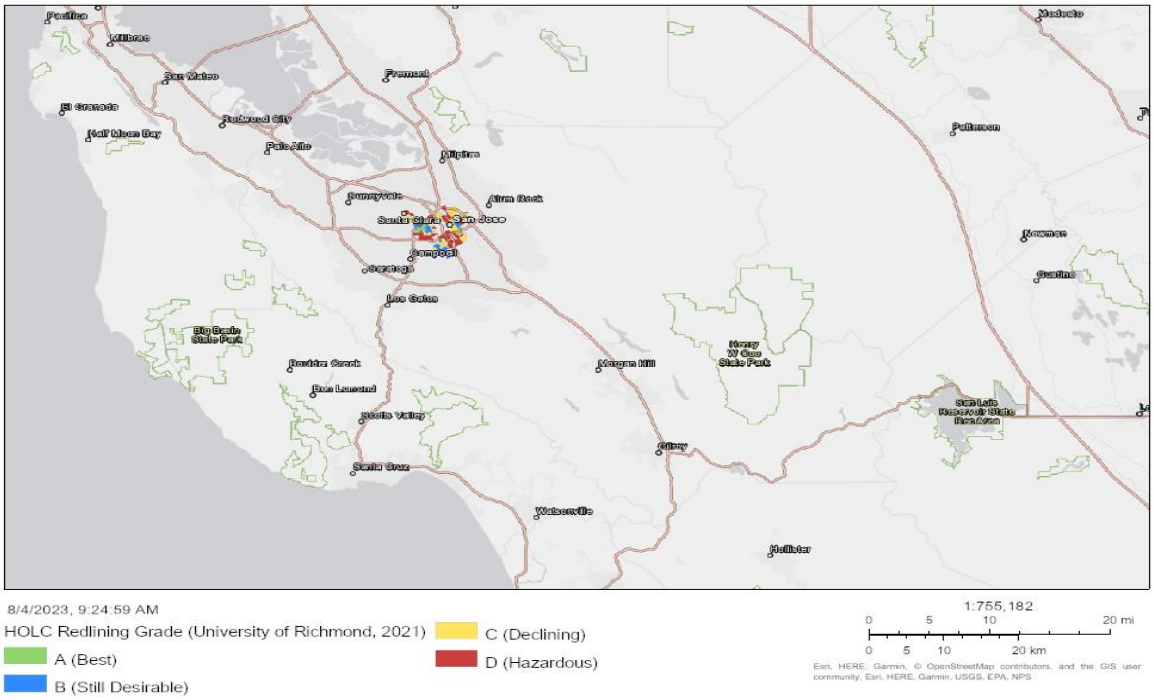
The analysis includes a review of data, maps, local knowledge, and community input regarding segregation and integration on the basis of race, national origin, ancestry, familial status, disability, income and poverty, and religion in the region and the County. Segregation and integration patterns for residents with disabilities are presented in this section; a more in-depth analysis can be found in the Part D: Disability and Access section of this assessment.

The concepts of segregation and integration relate to the concentration, or lack thereof, of members of particular groups in specific parts of a geographic area in comparison to that area as a whole. Segregation can exist *within* cities or towns where, for example, Latinx residents are concentrated in a small number of neighborhoods. Segregation can also exist *between* cities and towns that are part of a broader county or region. As noted in the Executive Summary, the data used to inform the analysis of segregation within the region is based on the San José-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area, which consists of the entirety of Santa Clara and San Benito Counties.

The analysis primarily addresses the extent to which patterns of segregation and integration exist in Santa Clara County and the region and addresses many of those factors in detail in the Contributing Factors Appendix, as well as in other sections, some of which are historical in nature. Among the most important causes of segregation in the region are land use and zoning laws in areas with low Latinx and Vietnamese populations, the related jobs-housing imbalance between communities in Santa Clara County, lack of affordable housing in certain areas, and private discrimination.

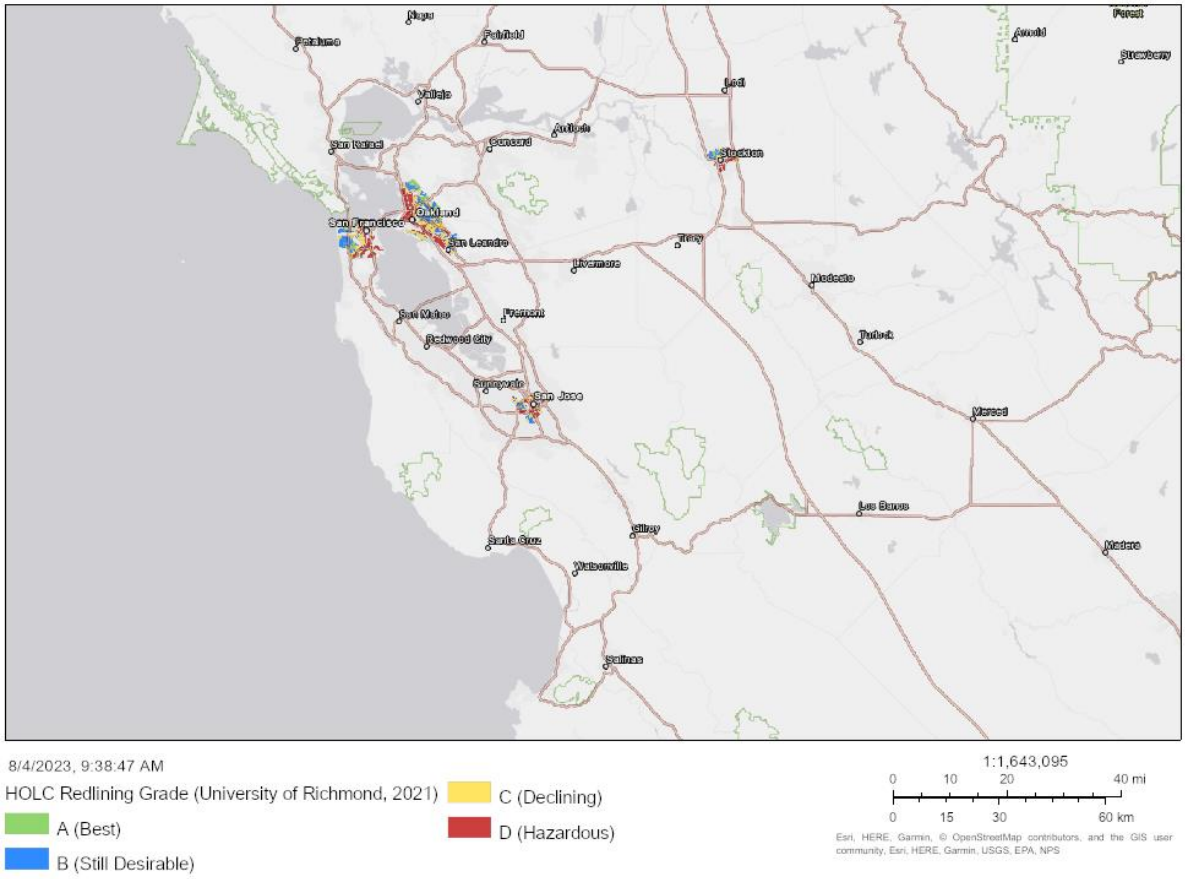
Redlining and discriminatory mortgage approval practices were particularly prominent in the Bay Area and Santa Clara County. During the New Deal Era, HOLC created a neighborhood ranking system (known as redlining). Using the ranking system, local real estate developers and appraisers in over 200 cities assigned grades to residential neighborhoods based on demographics and other socioeconomic characteristics. The maps and neighborhood ratings set the rules for decades of discriminatory real estate practices. Grades assigned to communities in Santa Clara County and the Bay Area are illustrated in Maps B.1 and B.2 below.

Map B.1. HOLC Redlining Grade, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer and the University of Richmond.

Map B.2. HOLC Redlining Grade, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer and the University of Richmond.

Dissimilarity and isolation indices. A common metric used to determine levels of residential segregation between groups is the Dissimilarity Index. The Dissimilarity Index shows the degree to which two groups are evenly distributed across a geographic area and measures the percentage of a certain group's population that would need to move to a different census tract[37] to be evenly distributed within a city, county, or metropolitan area in relation to another group. The higher the Dissimilarity Index, the more uneven the population of different groups is in relation to each other. For example, if a Latinx/white dissimilarity index is 65, then 65 percent of Latinx residents would need to move for Latinx residents and whites to be evenly distributed across the city. The higher the Dissimilarity Index, the more segregated an area is. A Dissimilarity Index of less than 40 is considered a low level while an Index of 40 to 55 is considered a moderate level and values over 55 are considered a high level of segregation. The point of the Dissimilarity Index is not that the value should be 0, reflecting no racial or ethnic demographic differences between neighborhoods. Rather, what these data show is that, when the index is particularly high,

[37] Census tracts are geographic areas within counties, designated by the Census Bureau, that typically have populations of approximately 5,000. Their boundaries often, but do not always, follow neighborhood boundaries.

it is likely that there are structural forces that are preventing people of particular races or ethnicities from making empowered choices about where they want to live (see table B.1)

Social scientists also use the Isolation and Exposure Indices to measure segregation. The Isolation Index measures what percentage of the census tract in which a person of a certain racial identity lives is comprised of other persons of that same racial/ethnic group. Values for the Isolation Index range from 0 to 100. The Exposure Index is a group's exposure to all racial groups. Values for the Exposure Index also range from 0 to 100. A larger value means that the average group member lives in a census tract with a higher percentage of people from another group. These indices, when taken together, capture the neighborhood demographics experienced, on average, by members of a particular racial or ethnic group within a city or metropolitan area.

The Association of Bay Area Governments (ABAG) and the Urban Policy Lab at the University of California, Merced, conducted an analysis of segregation patterns for jurisdictions and communities in the Bay Area. The analysis was completed to highlight the way in which local governments and land use policies impact and perpetuate segregation patterns.

Table B.2 reflects moderate levels of segregation for Black and Latinx residents and low levels of segregation for Asian or Pacific Islander residents. The contrast between the low levels of segregation for Asian or Pacific Islander residents reflected above, and moderate levels of segregation at the regional level, likely stem from the omission of cities with large Asian or Pacific Islander populations from the data. The cities of Milpitas, San José, Santa Clara, and Sunnyvale are all either majority or plurality Asian or Pacific Islander.

Table B.1: Dissimilarity Index

	Value	**Level of Segregation**
Dissimilarity Index Value (0-100)	0-40	Low Segregation
	41-54	Moderate Segregation
	55-100	High Segregation

Source: HUD AFFH Tool Table 3 – Racial/Ethnic Dissimilarly Trends

Table B.2: Dissimilarity Index Values by Race/Ethnicity for Unincorporated County

Racial/Ethnic Dissimilarity Index	**2000 Trend**	**2010 Trend**	**2020 Trend**
Non-White/White	35.9	35.5	27.3
Black/White	40.5	41.6	43.3
Latinx/White	47.1	46.4	46.0
Asian or Pacific Islander/White	38.4	37.2	28.0

Source: HUD AFFH Tool Table 3 – Racial/Ethnic Dissimilarly Trends

In the region, Dissimilarity Index data shows low levels of segregation for Black residents in relation to white residents and moderate levels of segregation for Latinx residents and moderate to low segregation for Asian or Pacific Islander residents.

Table B.3: Dissimilarity Index Values by Race/Ethnicity, Region

Racial/Ethnic Dissimilarity Index	2000 Trend	2010 Trend	2020 Trend
Non-White/White	40.52	39.53	-
Black/White	39.80	38.59	35.3
Latinx/White	50.72	47.62	45.4
Asian or Pacific Islander/White	41.97	43.07	39.8[38]

Source: HUD AFFH Tool Table 3 – Racial/Ethnic Dissimilarly Trends

These data reflect relatively similar levels of segregation for White, Latinx, and Asian[39] residents of the region with each group likely to reside in census tracts where their respective racial or ethnic group is the largest group but does not make up a majority of the population. Black residents are likely to live in census tracts that closely mirror the demographics of the region as a whole. White, Latinx, and Asian residents all experience similar levels of isolation and relatively similar levels of exposure to other groups. White isolation has decreased over time, while Latinx isolation has increased slightly and Asian isolation has increased significantly. Those trends are largely a factor of relative rates of population growth among those groups rather than increasing levels of segregation. On a superficial level, Isolation Index data would seem to show that integration for Black residents has increased because, on average, they are living in less heavily Black neighborhoods. However, the Exposure Index shows that the neighborhoods in which Black residents live have become much less heavily white. Thus, it is difficult to support the conclusion that Black residents have significantly increased access to neighborhoods from which they had been excluded. Instead, neighborhoods where Black residents live, like most neighborhoods in Santa Clara County, have become much more heavily Asian and slightly more heavily Latinx over time.

Table B.4: Isolation Index Values, Unincorporated County

Isolation Index	2000	2010	2020
White	58.7	52.1	50.2
Black	3.9	3.4	4.1
Latinx	44.8	49.5	45.7
Asian	21.1	23.6	22.3

Table B.5: Isolation Index Values, Region

Isolation Index	2000	2010	2020
White	56.2	47.6	39.1
Black	4.2	4	3.8

[38] 2020 Dissimilarity Index data is available for white residents in relation to Asian residents but not in relation to Asian or Pacific Islander residents collectively.
[39] Isolation and Exposure Index data does not aggregate Asian and Pacific Islander populations into a combined category, unlike HUD-provided Dissimilarity Index data.

Latinx	41.7	43.4	41.1
Asian	37.6	45.4	51.1

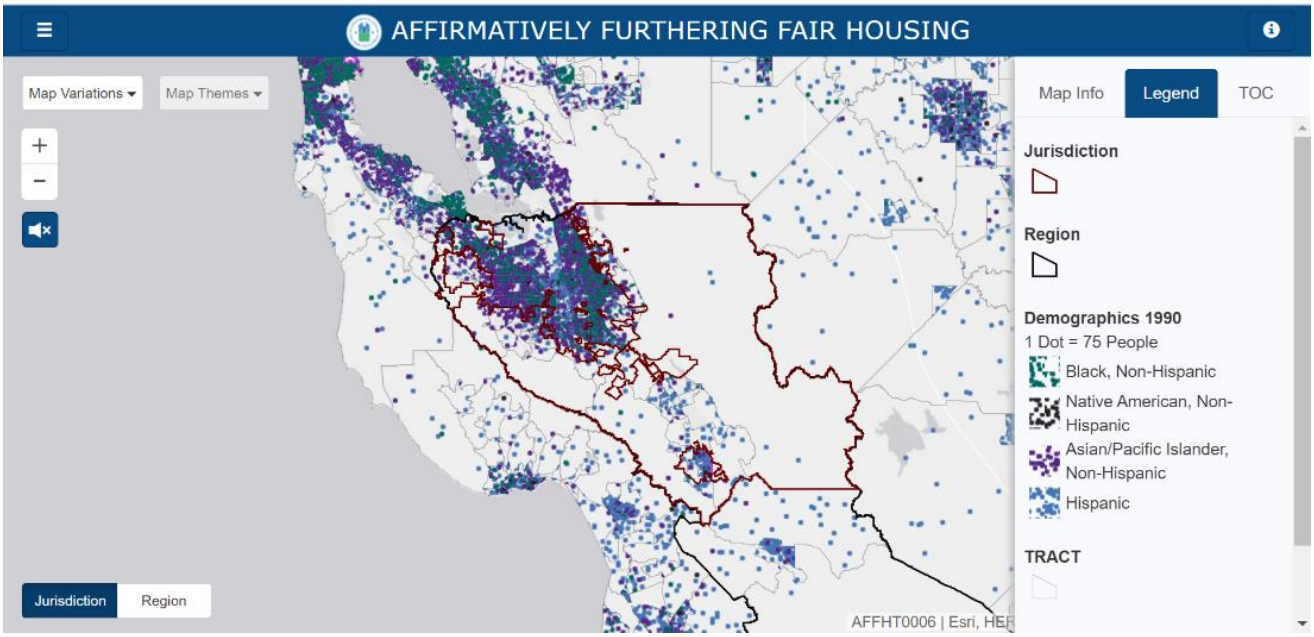
Source Tables B.4-B.5:
https://s4.ad.brown.edu/projects/diversity/segregation2020/msa.aspx?metroid=41940

Segregation Trends. Understanding trends in segregation and their causes is critical to selecting strategies for reducing segregation. The data above shows increases in segregation for some groups, but it is important to understand that, if a group goes from comprising a very small percentage of the population to a much larger one, it is virtually inevitable that Dissimilarity and Isolation Indices will increase and Exposure will decrease. Similarly, the displacement of members of group out of an area entirely, such as Black residents of Santa Clara County, can create the illusion of greater integration of that group.

Santa Clara County. In the County, Dissimilarity Index values reflect virtually unchanged levels of segregation for all racial and ethnic groups since 1990.

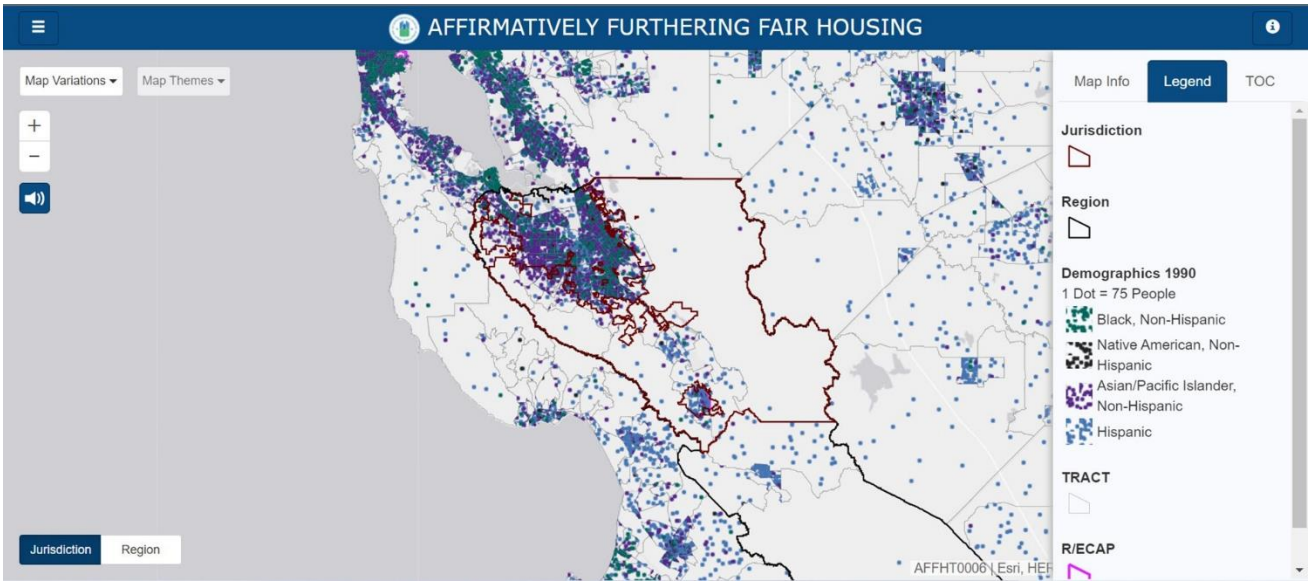
Region. Since 1990, the Dissimilarity Index for Asian or Pacific Islander residents in relation to white residents has increased, suggesting greater segregation, while indices for Black and Latinx residents are largely unchanged. A likely explanation for the juxtaposition between increased segregation of Asian or Pacific Islander residents and unchanged segregation of Latinx residents, despite increasing both groups' growth, is that Latinx residents were much more segregated in 1990. Improved enforcement of the Fair Housing Act likely helped reduce what was a greater barrier for Latinx residents not too long ago. Exposure Index data reflects that all groups' exposure to both Latinx and Asian or Pacific Islander residents has increased since 1990. Maps B.3 show trends since 1990 for Santa Clara County and the region.

Map B.3: Race/Ethnicity in 1990, Santa Clara County and Region



Map B.4: Race/Ethnicity in 2000, Santa Clara County and Region

Map B.5: Race/Ethnicity in 2010, Santa Clara County and Region

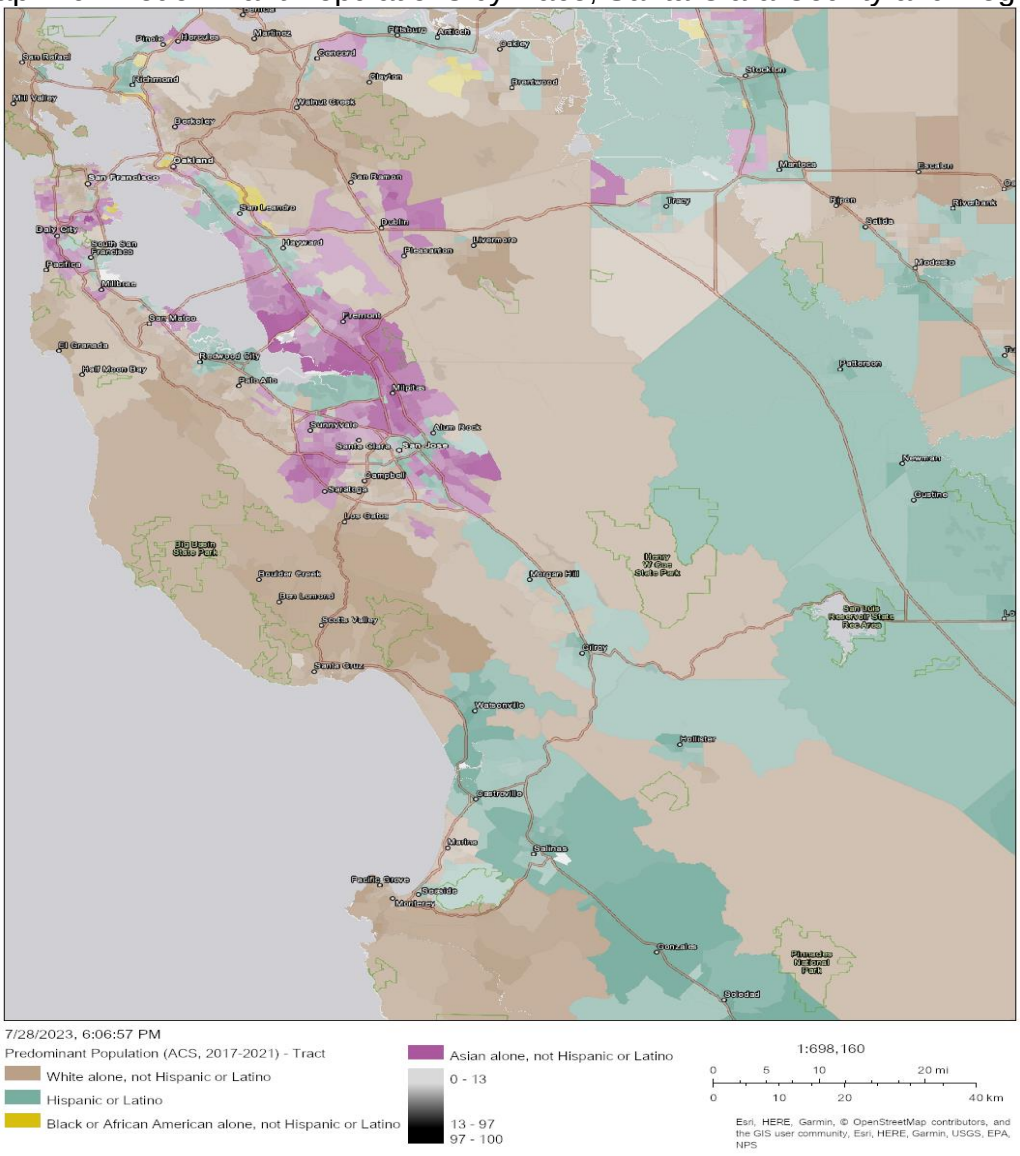


In the county, three trends since 1990 are noteworthy. First, in affluent West Valley communities like Saratoga, Los Gatos, and Los Altos, the population has become more heavily Asian or Pacific Islander, and these communities all have high combined white and Asian or Pacific Islander populations. These areas have continued to have higher concentrations of white residents than other parts of the county or region, but those concentrations have still declined in tandem with the increasing Asian or Pacific Islander population. Latinx population has not significantly increased in these communities. Second, the percentage of the population that is Latinx in Morgan Hill has increased. Lastly, the same is true in the northeastern portions of the city of Campbell, near the San José border.

Regionally, the most evident trends since 1990 include significant reductions in white population in Milpitas, Cupertino, Santa Clara, Sunnyvale, and areas through San José, paired with significant increases in Asian population throughout those areas. When a broader view of the region is adopted, there have also been significant reductions in Black population in historical centers like East Palo Alto, East and West Oakland, the Western Addition in San Francisco, and Richmond, along with increases in Black population in eastern Contra Costa County and Vallejo.

Map B.6 shows that Unincorporated County currently has a higher white population and lower Latinx/Hispanic and Asian populations compared to the region.

Map B.6: Predominant Populations by Race, Santa Clara County and Region



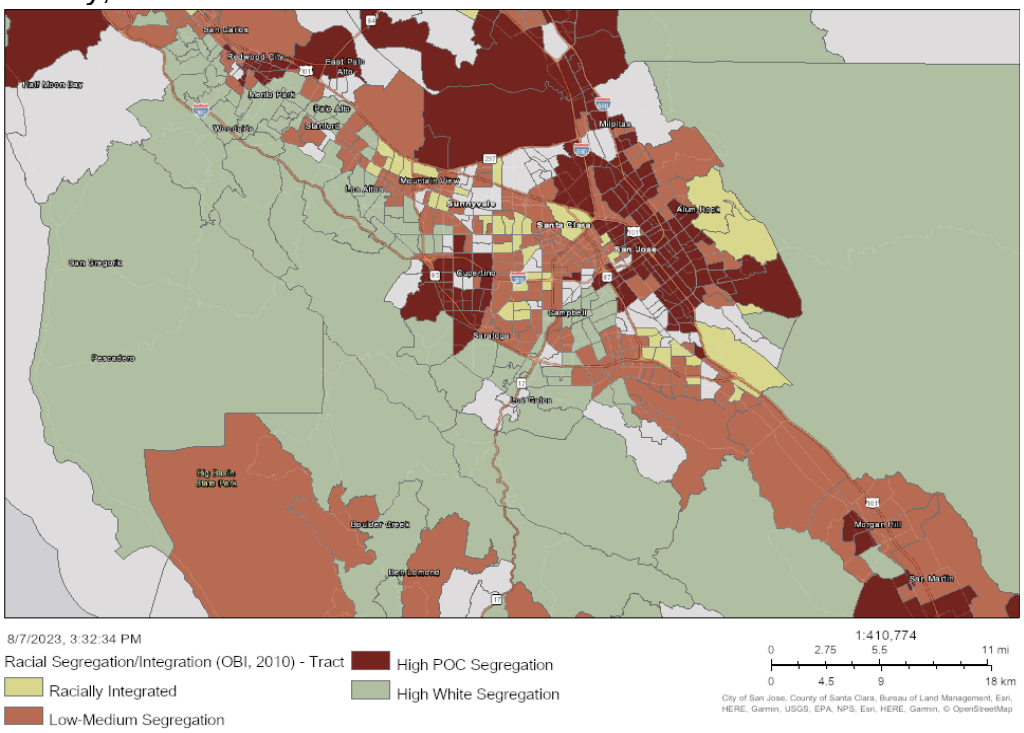
Maps B.5 and B.6 show racial segregation and integration patterns in Santa Clara County in 2010 and 2020. Very few communities in Santa Clara County were racially integrated in 2010. Cities with racially integrated communities included Mountain View, Sunnyvale, Santa Clara City, and areas between Saratoga and Campbell.

San José and Cupertino had much higher levels of racial segregation than the county overall, nearly all census tracts in both cities show high levels of racial segregation between minority groups and other residents. Patterns in San José are likely influenced by the city's larger population of low-income residents. Conversely, Cupertino's median household income is among the highest in the county, suggesting segregation patterns are being influenced by the city's racial and ethnic composition. High white segregation was most prominent in Palo Alto, Los Altos, Los Gatos, and Saratoga and Campbell (in part).

These patterns are consistent with the Bay Area shown in maps B.6 and B.7: traditionally lower income areas show high levels of POC segregation in 2010. Segregation among non-White residents is most prominent in Daly City, South San Francisco, Millbrae, Oakland, San Leandro, Redwood City, and San Francisco (in part). Berkeley also appears to be highly segregated though this is likely the result of the city's large student population which is often more diverse and of lower income.

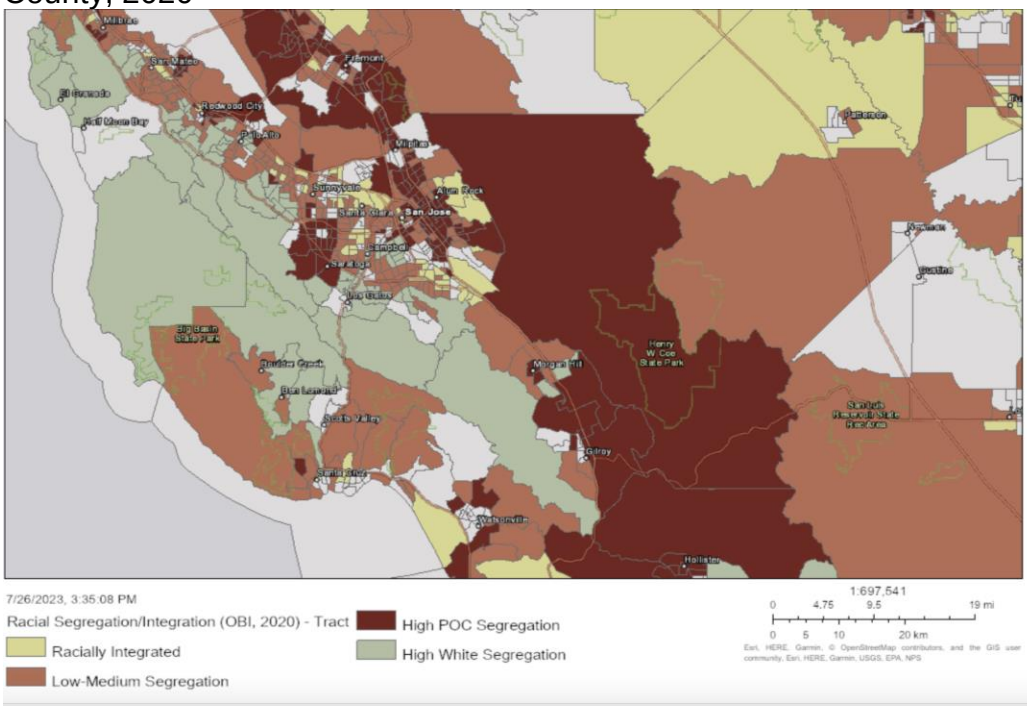
Santa Clara County has higher levels of white segregation than the region as a whole. Within Santa Clara County, the most integrated areas are within the city of Campbell, particularly its northern portions. Additionally, in much of Morgan Hill and San Martin, Latinx and white residents are integrated, but, as in South County generally, the Asian or Pacific Islander population is small. Affluent communities like Saratoga, Los Gatos, Los Altos, and Los Altos Hills have disproportionately small Latinx populations. There is also some segregation of Latinx and Asian or Pacific Islander residents in unincorporated areas within or adjacent to the east side of San José, like Alum Rock.

Map B.7: Racial Segregation/Integration by Census Tract, Santa Clara County, 2010

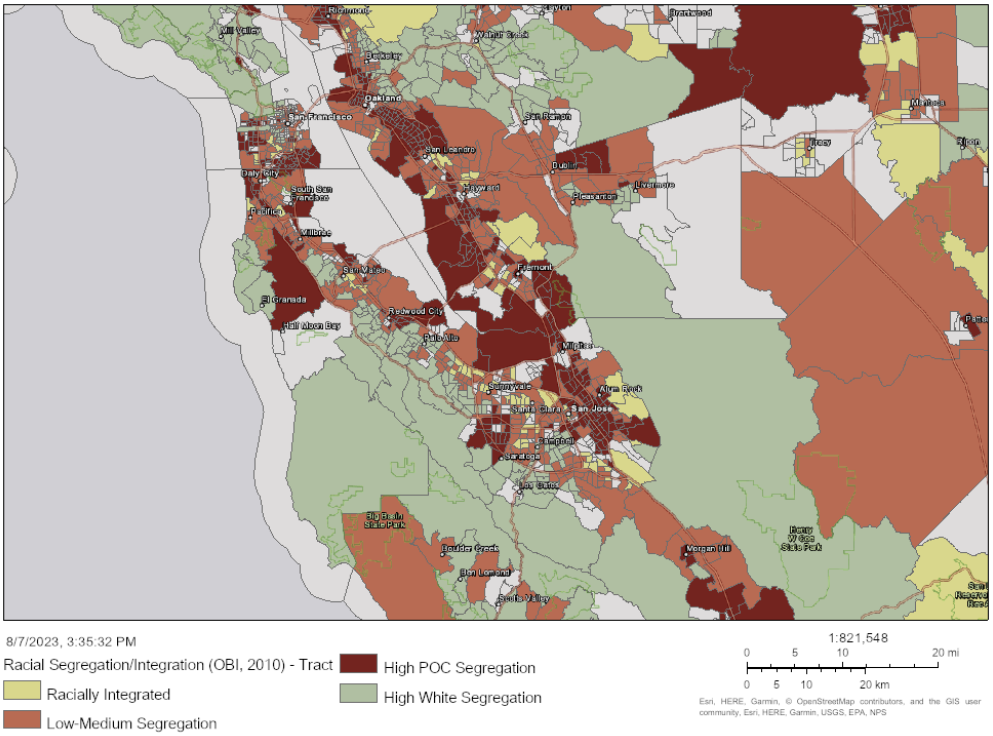


Source: California Department of Housing and Community Development AFFH Data Viewer.

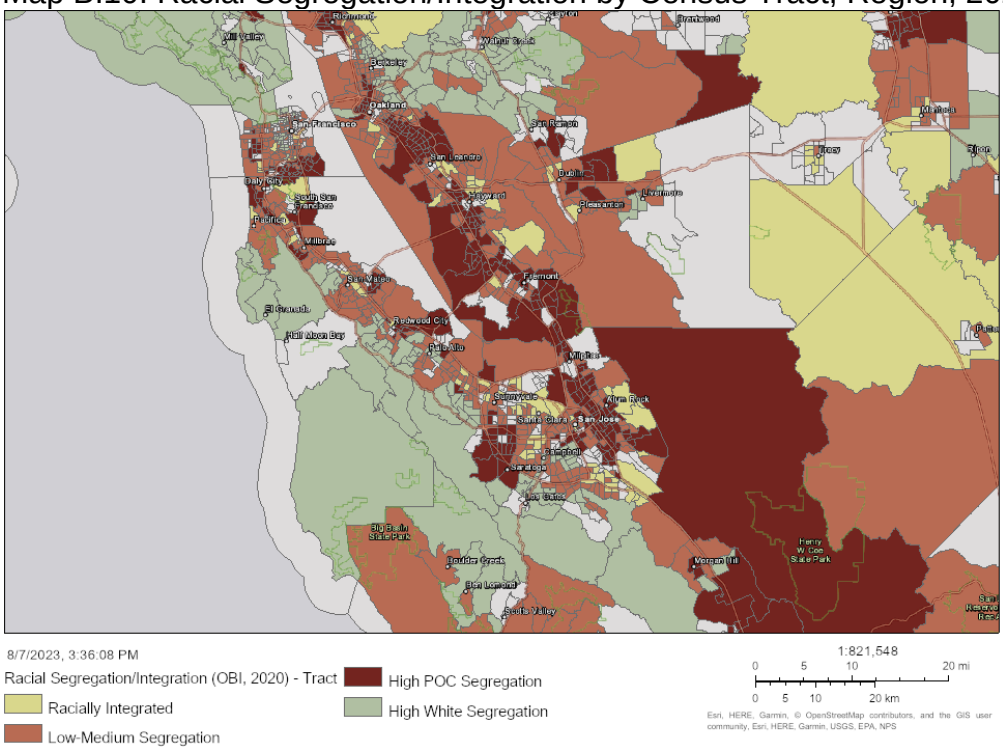
Map B.8: Racial Segregation/Integration by Census Tract, Santa Clara County, 2020



Map B.9 Racial Segregation/Integration by Census Tract, Region, 2010

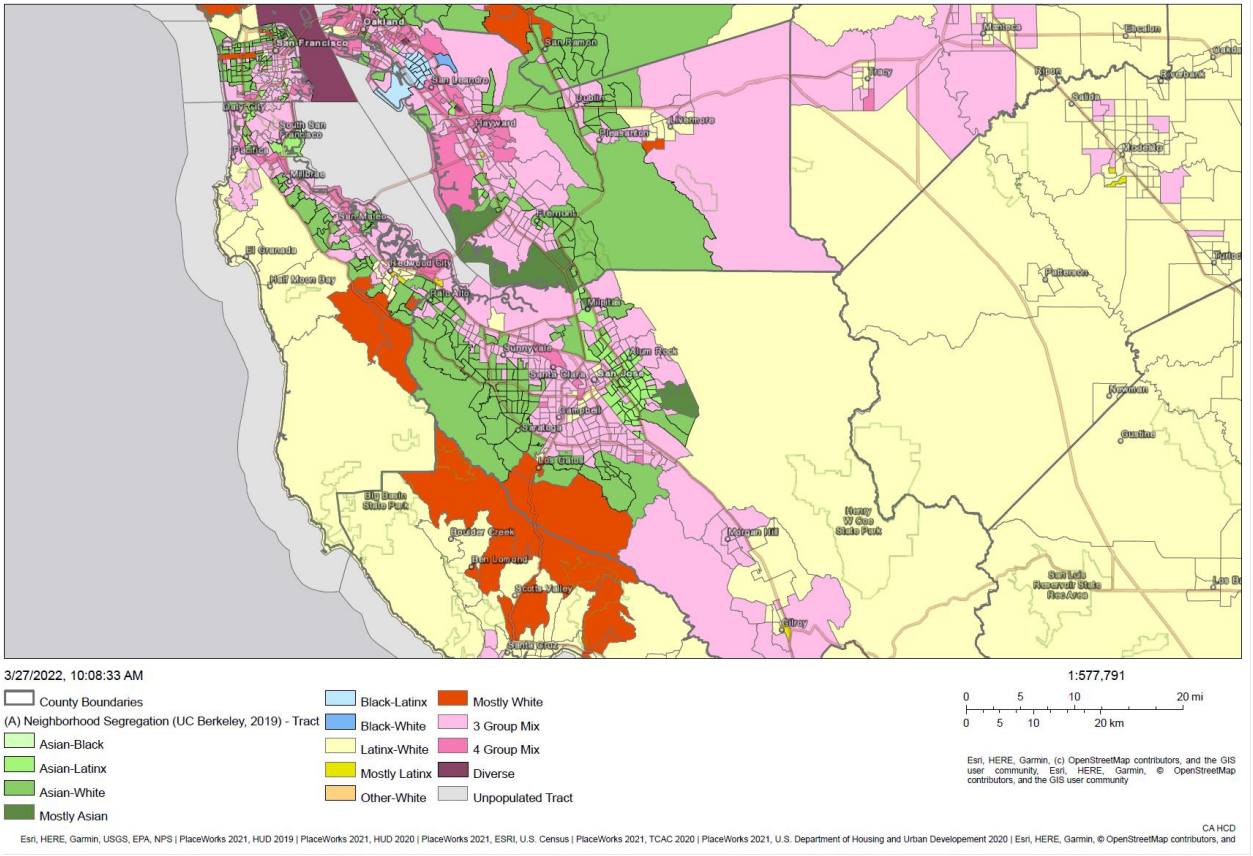


Map B.10: Racial Segregation/Integration by Census Tract, Region, 2020



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.11: Neighborhood Segregation, Region



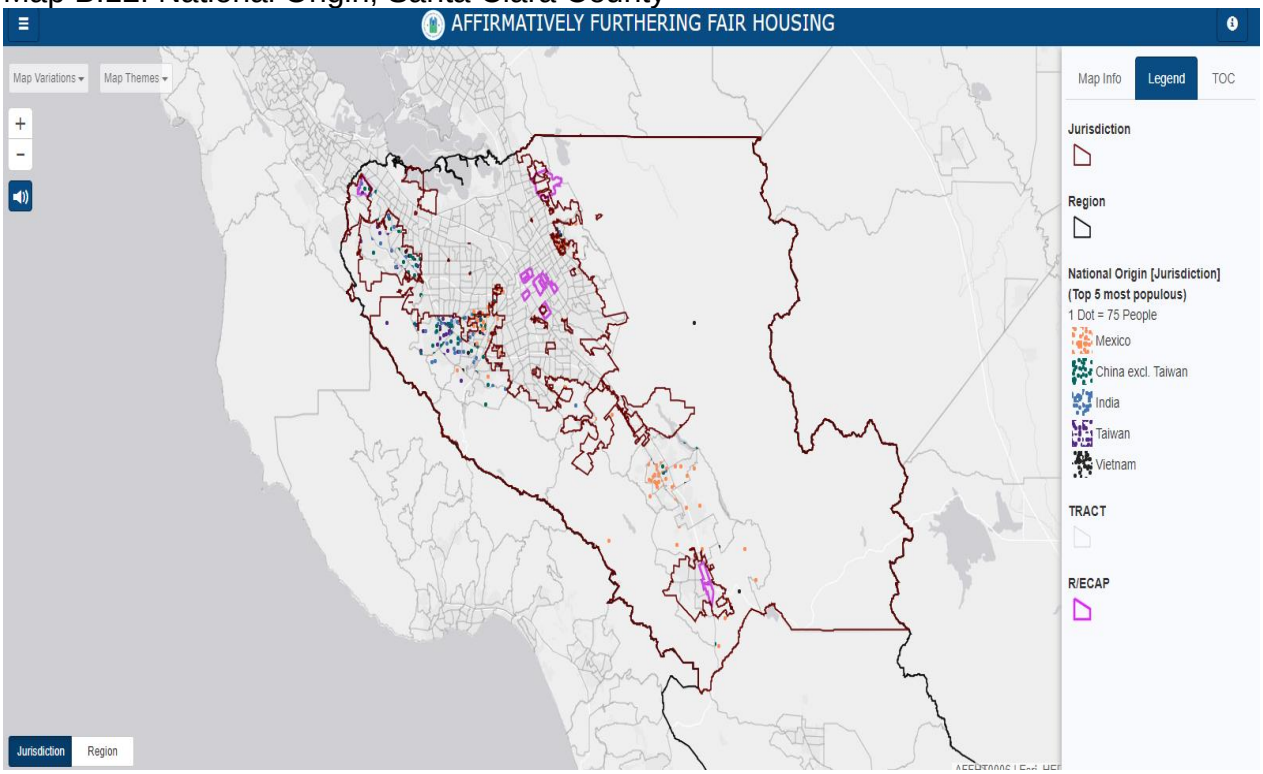
Map B.11 above reflects more substantial patterns of segregation in the region. Areas of white population concentration consist primarily of portions of South and West San José, smaller cities in the West Valley, and portions of Mountain View and Palo Alto, along with some rural portions of San Benito County. There are no areas of Black population concentration within the more narrowly defined region. Areas of Hispanic population concentration consist of parts of Downtown, East, and South San José, part of Morgan Hill, most of Gilroy and Hollister, and small portions of Santa Clara and Sunnyvale. Areas of Asian population concentration include parts of East, North, and West San José, virtually all of Cupertino, most of Sunnyvale, and parts of Santa Clara.

Broadening the scope of analysis, there are areas of Black population concentration in East and West Oakland, the Bayview-Hunter's Point neighborhood of San Francisco, Richmond, and small parts of Dublin, Pittsburg, and Vallejo. Additional areas of white population concentration include much of central Contra Costa County, the Oakland Hills, Berkeley, much of northern and western San Francisco, most of Marin County, and parts of San Mateo County such as Belmont, Menlo Park, San Carlos, and Woodside. Additional areas of Hispanic population concentration include much of Hayward, parts of East Oakland, the Mission District in San Francisco, much of Richmond and adjoining San Pablo in western Contra Costa County, much of Bay Point and Pittsburg in eastern Contra Costa County, and East Palo Alto in San Mateo County. Additional areas of Asian population concentration include Fremont, Union City, and southern San Leandro;

Downtown Oakland; Hercules; Daly City and Foster City; and much of southeastern and western San Francisco, along with the more centrally located Chinatown area.

Segregation by National Origin & Limited English Proficiency. In addition to patterns of segregation and integration by race, this Assessment looks at similar patterns by national origin, limited English proficiency (LEP) status, and ancestry. Those patterns at the County and region are described below.

Map B.12: National Origin, Santa Clara County

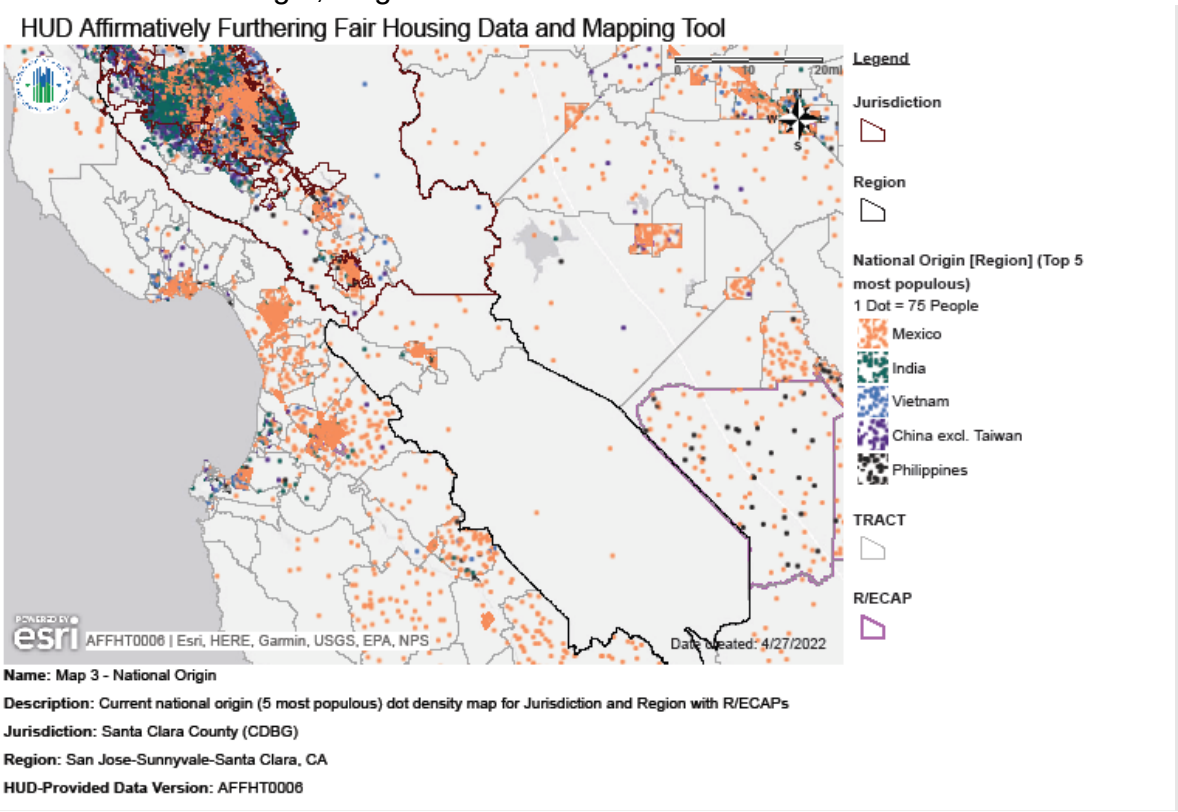


Santa Clara County. In the County, there are relative concentrations of individuals of Mexican national origin in Morgan Hill as well as in unincorporated areas adjacent to the east side of San José. There is also one unincorporated census tract adjacent to the east side of San José in which there is a concentration of individuals of Indian national origin. There are relative concentrations of persons of Indian and Chinese national origin in Saratoga and Los Gatos, although those concentrations are lower than in nearby cities like Cupertino. There is one census tract in Los Altos Hills that has a slight concentration of people of Indian national origin, but Los Altos and Los Altos Hills generally do not have concentrations of foreign-born residents.

Region. Within the region, individuals of Mexican national origin are relatively concentrated in the east side of San José, Morgan Hill, Gilroy, and Hollister, the latter of which is located in San Benito County which borders Santa Clara County to the south. People of Vietnamese national origin are concentrated on the east side of San José and in Milpitas. People of Indian national origin are concentrated in Cupertino, Sunnyvale, Santa Clara, and in north San José. People of Filipino national origin are comparatively

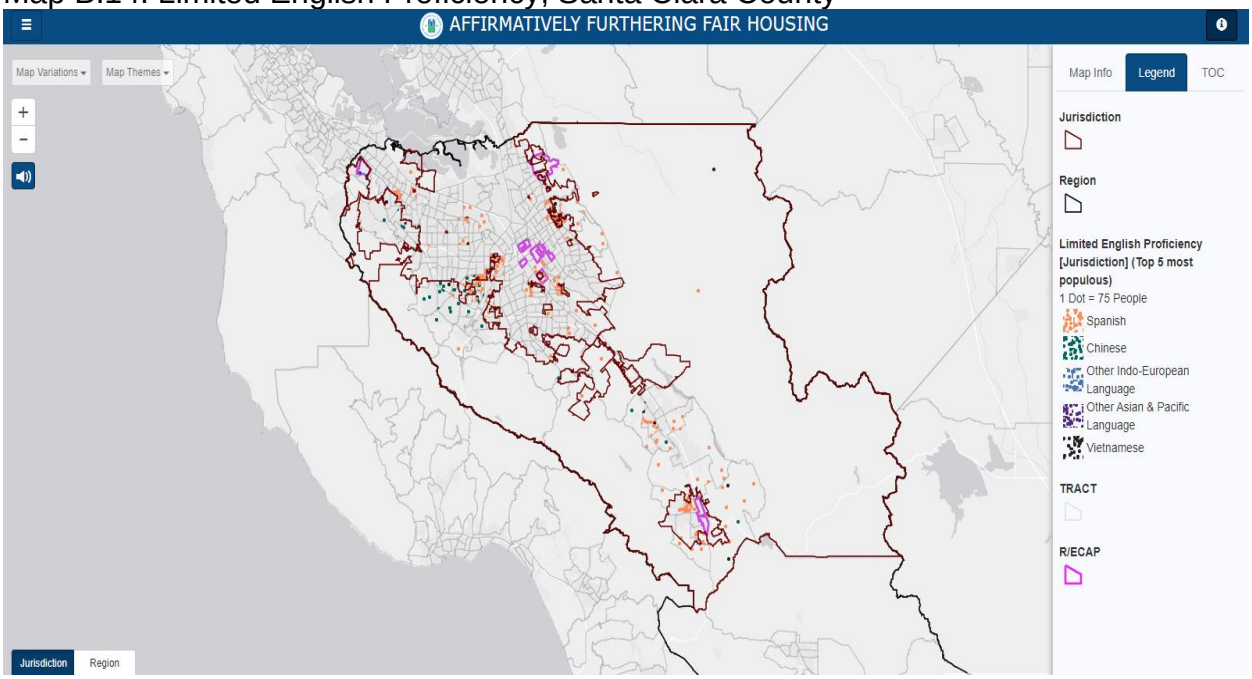
integrated throughout the central and northern portions of Santa Clara County with the exception of Downtown San José. Here, the Filipino population is relatively small. People of Chinese national origin are concentrated in Cupertino and in Milpitas.

Map B.13: National Origin, Region



Santa Clara County. In the County, Spanish speaking LEP residents are concentrated in Morgan Hill, unincorporated areas adjacent to the east side of San José, and, to a lesser extent, in the portions of Campbell closest to the city of San José. LEP population in Saratoga, Los Gatos, Los Altos, and Los Altos Hills is more likely to consist of Chinese speaking individuals. Vietnamese speaking LEP residents are concentrated in the unincorporated areas adjacent to the east side of San José. Persian speaking LEP residents are not concentrated in any particular area.

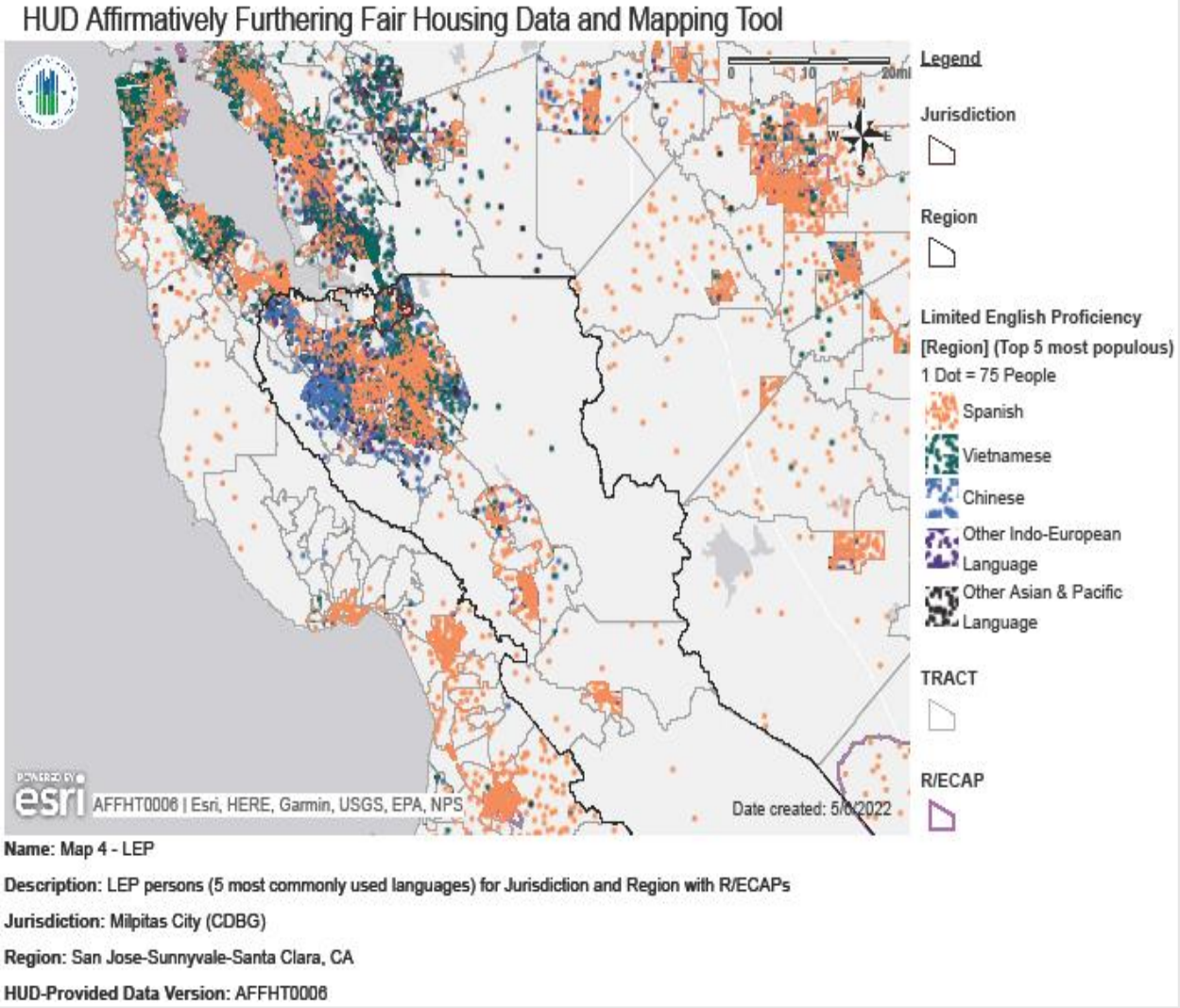
Map B.14: Limited English Proficiency, Santa Clara County



Source:

San José-Sunnyvale-Santa Clara, CA Region. In the region, Spanish speaking LEP residents are relatively concentrated in the east side of San José, Morgan Hill, Gilroy, and Hollister. Vietnamese speaking LEP residents are relatively concentrated on the east side of San José and Milpitas. Chinese speaking LEP residents are relatively concentrated in Cupertino, the west side of San José, and southern Sunnyvale. Tagalog speaking LEP residents are relatively concentrated on the east side of San José but are less heavily concentrated than LEP residents who primarily speak Spanish, Vietnamese, and Chinese. Korean speaking LEP residents are somewhat concentrated in Cupertino and the west side of San José, but they are also less heavily concentrated than most other LEP groups shown on the map above.

Map B.15: Limited English Proficiency, Region



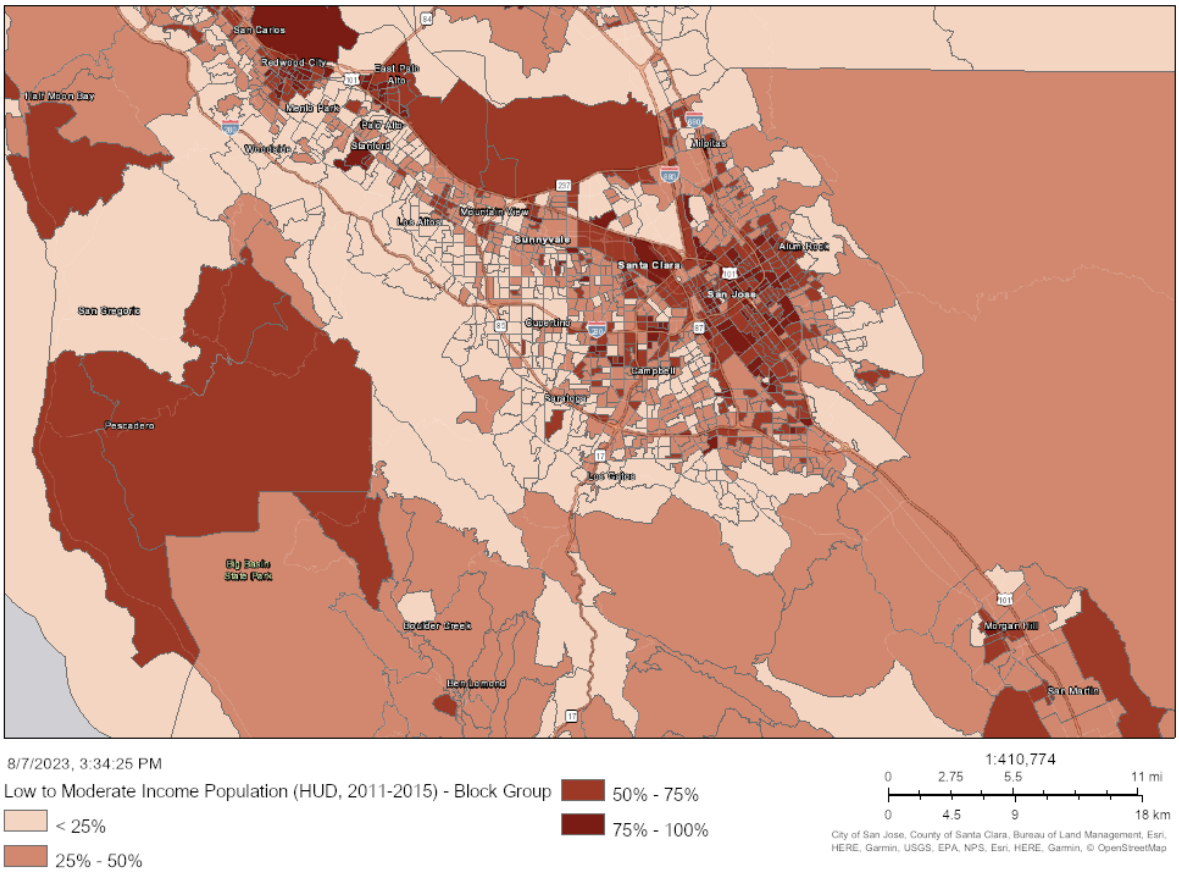
Segregation by household income and poverty. Income segregation (and income inequality) is rapidly increasing across Santa Clara County and the Region. These patterns have been exacerbated by rising housing costs, stagnant wages, and community disinvestment that have caused barriers to accessing community assets and equitable opportunities.

Map B.15 shows low to moderate income populations in Santa Clara County and regional communities in 2015. In the County, low to moderate income households were more likely to living in Mountain View, San José, Santa Clara, and Campbell. Cupertino and Saratoga each had one census tract where 50% to 75% of the total population had low to moderate incomes.

Regional concentrations are located in San Carlos, Redwood City, East Palo Alto, and Stanford. Income segregation patterns in East Palo Alto are likely the result of rampant gentrification occurring across the city. Gentrification has been exacerbated by large tech

companies (e.g., Facebook, Apple) moving into traditionally lower income communities. As more high-income workers re-locate to East Palo Alto, housing prices will continue to rise, and displacement will become more common. Conversely, income segregation in Stanford has likely been influenced by the Stanford's large student population; most of which do not hold full-time jobs.

Map B.16: Low to Moderate Income Population by Block Group, Santa Clara County, 2015

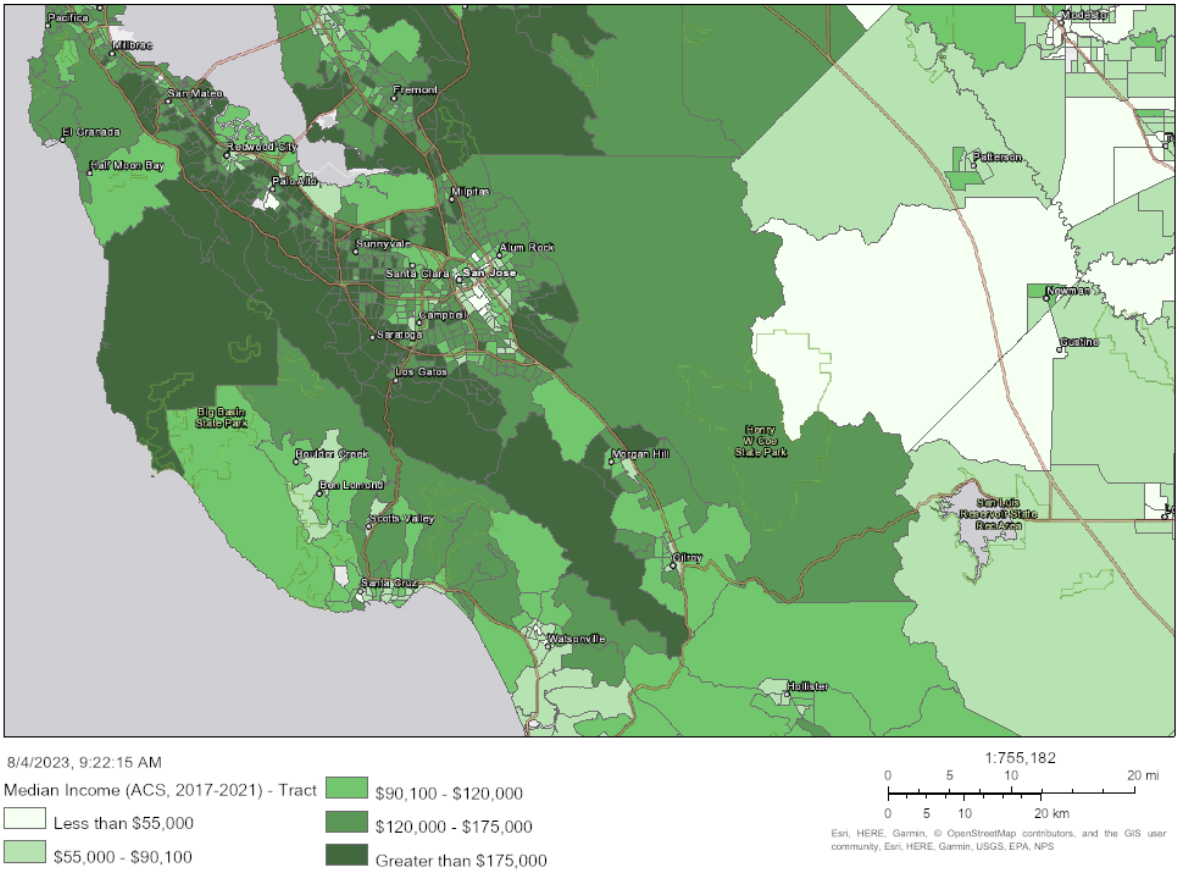


Source: California Department of Housing and Community Development AFFH Data Viewer.

Maps B.17 and B.18 show more recent income segregation patterns in Santa Clara County and the Region. Households in Santa Clara County tend to have higher incomes, especially in Sunnyvale, Saratoga, Cupertino, Los Gatos and Milpitas. Very few census tracts in the county have households with incomes below $55,000 though concentrations do exist in San José and Palo Alto.

It is important to note that communities in San José with lower median incomes were also given low grades by the HOLC's neighborhood ranking system (see Map 1). Neighborhoods in these census tracts were assigned grades between C (declining) and D (hazardous). These findings suggest that historically segregated communities are still experiencing the harmful consequences of discriminatory housing practices.

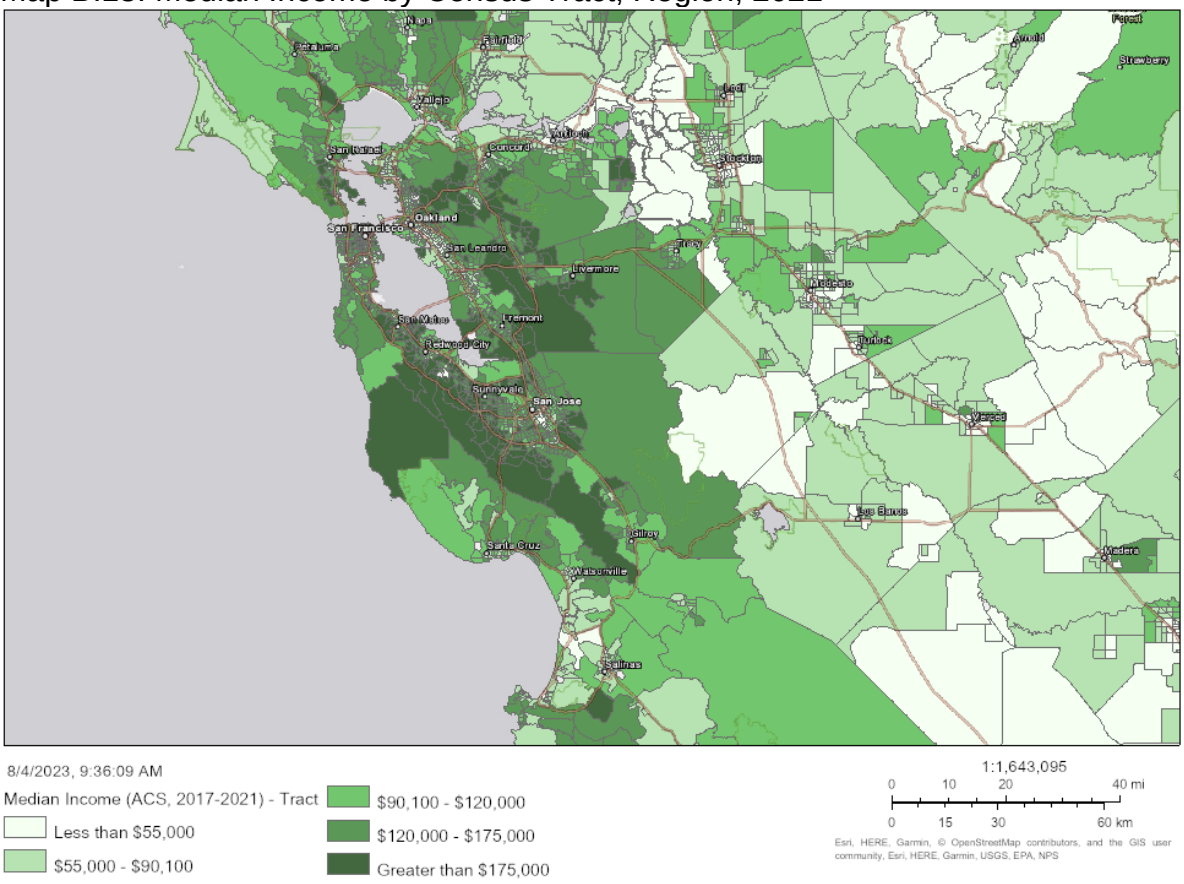
Map B.17: Median Income by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Regional concentrations of lower income households are evident in South San Francisco, Redwood City, Oakland, San Leandro, Watsonville, Stockton, and one census tract in Santa Cruz.

Map B.18: Median Income by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

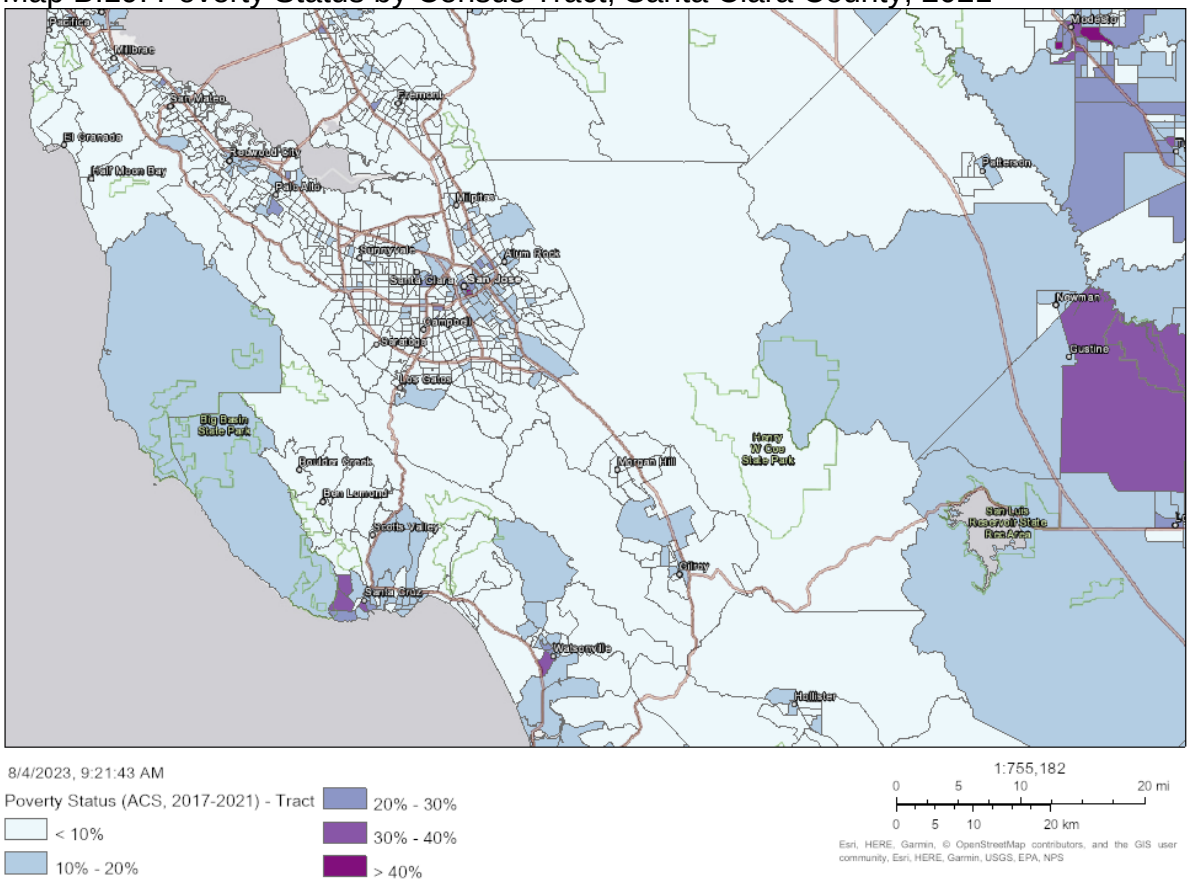
In the region, the highest income households are concentrated in the West Valley portion of northwestern Santa Clara County while the lowest income households are most likely to live in Downtown and East San José and the eastern portion of the city of Gilroy. San Benito County, which comprises the portion of the region not accounted for by Santa Clara County, is relatively lower income than Santa Clara County. Lower income portions of the region tend to be more heavily Hispanic and, in some cases, Vietnamese than higher income areas, which are more heavily white, Asian Indian, and Chinese.

In 2021, Santa Clara County had an overall poverty rate of seven percent. Poverty rates were highest for American Indian/Alaska Native residents (16%), Black/African American residents (11%), and residents with less than a high school education (14%). However, according to a study from the California Budget and Policy Center, **Santa Clara County's poverty rates increase to 18% when factoring in housing costs, meaning almost one in five residents live in poverty**. These findings suggest that despite the county's overall affluence, residents are experiencing significant income inequality. Income inequalities experienced by many residents are likely the result of Silicon Valley; dramatic

wage gaps, high housing prices, and shifts in the regional economy—all of which have shrunk the middle class and increased poverty levels.[40]

Maps B.19 and B.20 illustrate the number of residents living in poverty in Santa Clara County and the Region. There are very few concentrations of poverty in the County and the region overall. Concentrations of poverty are located in communities around San Francisco, Oakland, San Leandro, Redwood City, Santa Cruz, Watsonville, and a few census tracts in San José.

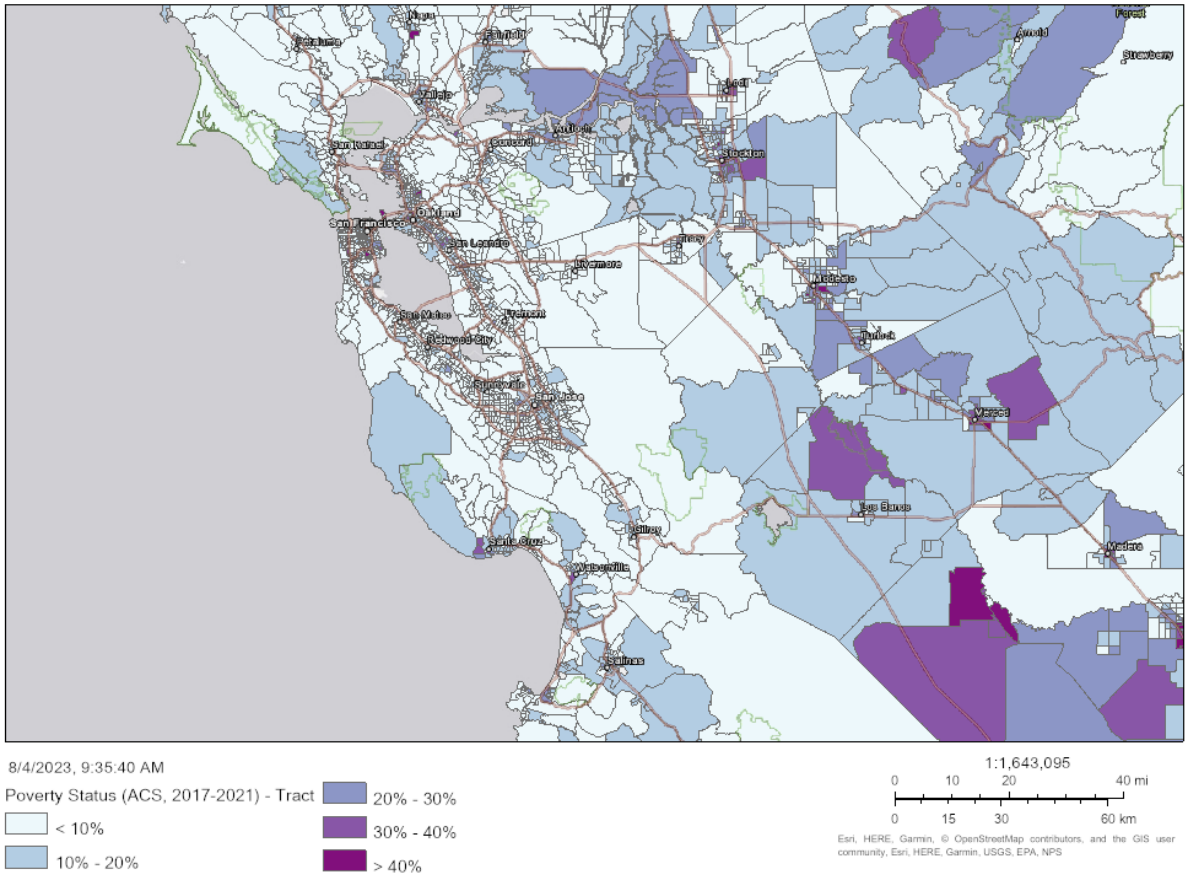
Map B.19: Poverty Status by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

[40] https://www.newgeography.com/content/005501-the-demographics-poverty-santa-clara-county.

Map B.20: Poverty Status by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Segregation by Family Status. Under the Fair Housing Act (FHA) and California State Law, familial status is protected against housing discrimination by all housing providers. Familial status covers families with children under 18 years, pregnant persons, persons in the process of securing legal custody of a minor child (including adoptive/foster parents), and permissions with written permission from the parent or legal guardian.[41]

In line with both federal and state law, Unincorporated County has implemented a range of programs to support families and prevent discrimination. For the upcoming planning period, Santa Clara County will work with its partners to adopt meaningful policies and programs that will facilitate housing choice and ensure housing stability for families and other household types. This section provides an in-depth analysis of household composition in Santa Clara County including segregation patterns and other unique needs.

Households with children are particularly vulnerable to displacement and long-term housing stability. This is especially true for lower income households living in high income

41 https://www.hud.gov/program_offices/fair_housing_equal_opp/discrimination_against_families_children.

areas with limited affordable housing. Affordability challenges are often exacerbated for these households with the added cost of living (e.g., childcare, recreation/activities, education).

Table B.6 shows household type by tenure for Santa Clara County in 2021. As shown below, married couple households are significantly more likely to own their home than other households: almost three in four households (67%) own their home compared to only 33% of renters. Expectedly, over half of nonfamily households (60%) in the county are renters.

Table B.6: Household Type by Tenure, Santa Clara County, 2021

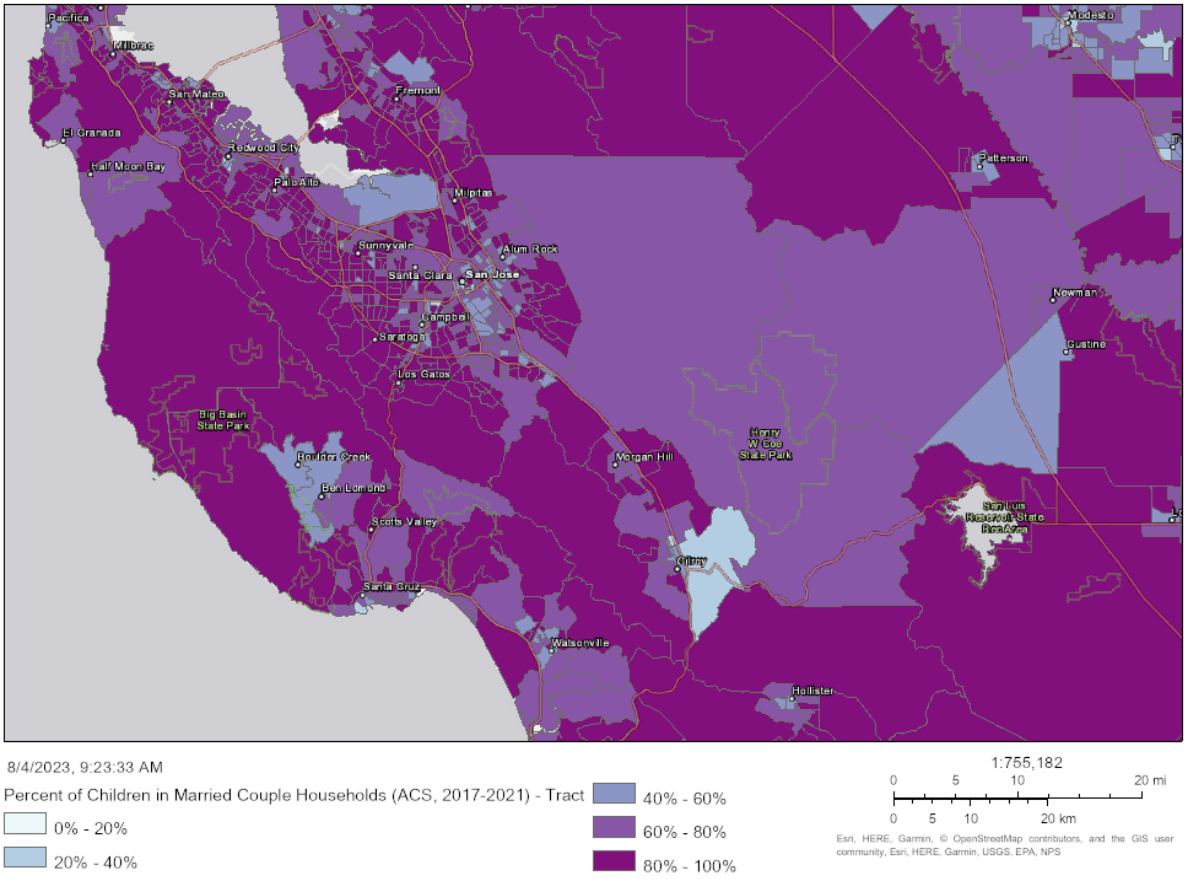
Household Type	Renter Households	Owner Households
Total Households	43.90%	56.10%
Married Family	32.80%	67.20%
Male Householder, no spouse present	51.90%	48.10%
Female Householder, no spouse present	55.10%	44.90%
Nonfamily	60.20%	39.80%

Source: 2021 5-year ACS.

Maps B.21 and B.22 show the percentage of children living in married family households in Santa Clara County and the Region. The majority of children in Santa Clara County and unincorporated areas live in married family households, especially in Saratoga, Los Gatos, and Milpitas; all of which have several census tracts where more than 80% of children are living in married couple households. These patterns are similar to the Region overall which show the majority of children living in married family households.

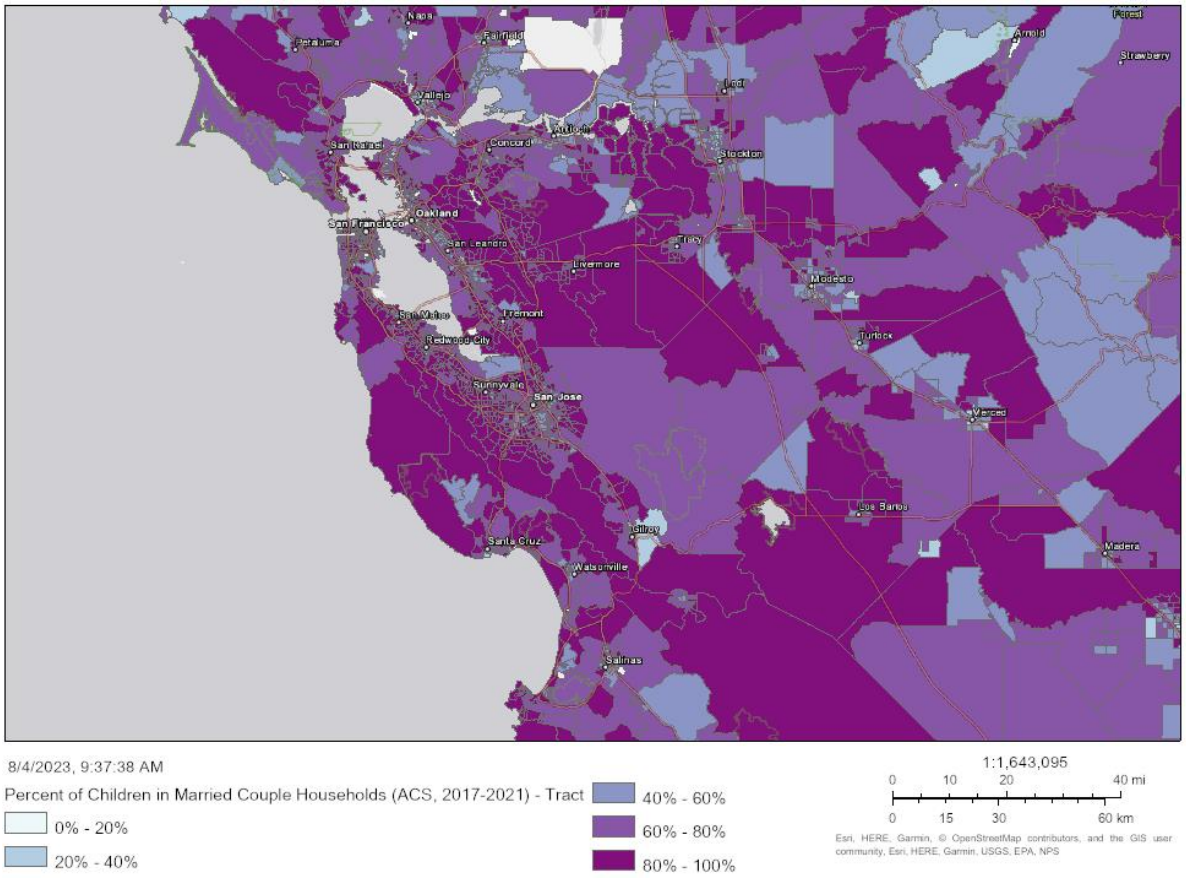
San José has the smallest share of children in married couple households in Santa Clara County. Several census tracts in the city show only 20% to 40% of children living in these households. Importantly, these census tracts overlap with income segregation patterns in the city: **In San José, census tracts with smaller shares of children in married households have a large number of households with incomes below $55,000**. This is supported by local data which shows married couple households as having higher household incomes than single households and residents living alone. These trends are likely attributed to married households having more than one earner per household.

Map B.21: Percent of Children in Married Couple Households by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.22: Percent of Children in Married Couple Households by Census Tract, Region, 2021



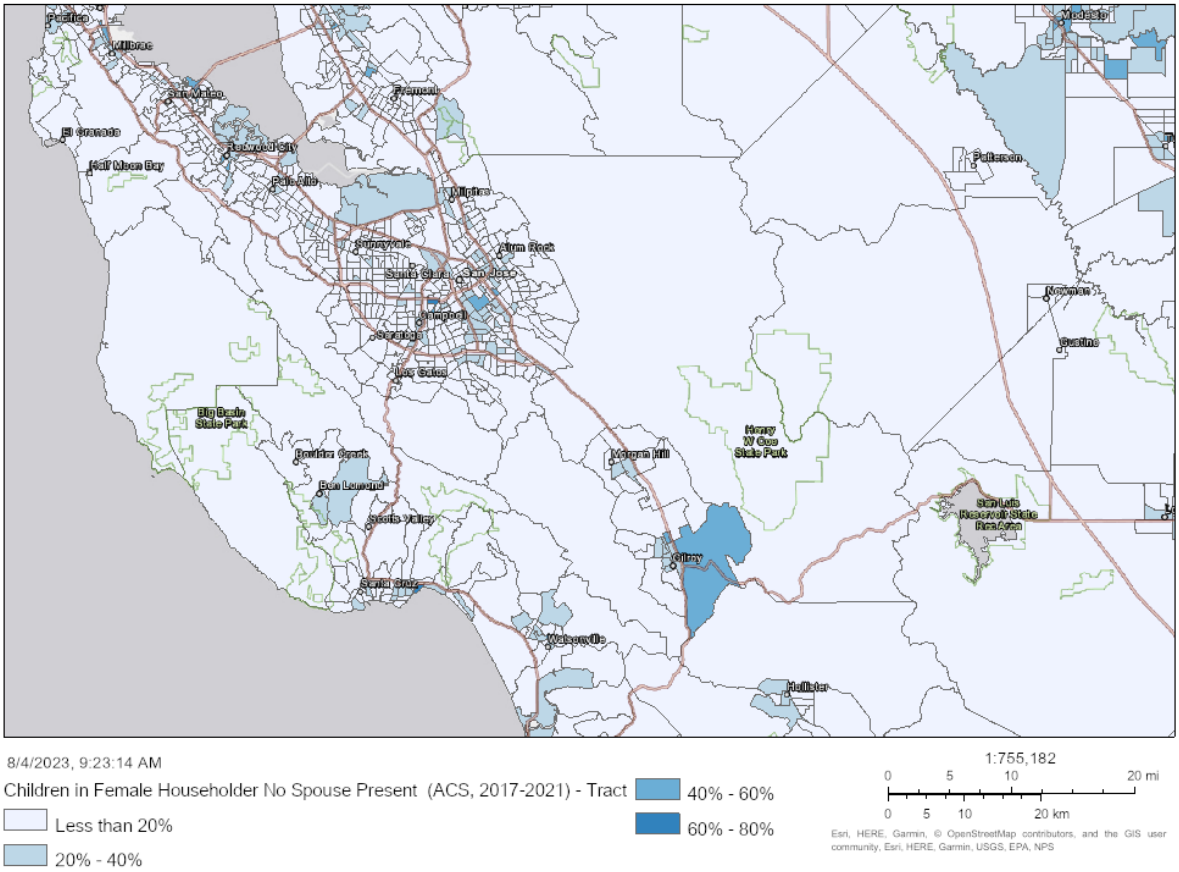
Source: California Department of Housing and Community Development AFFH Data Viewer.

Maps B.23 and B.24 show the percentage of children living in households with a female householder (no spouse present) in Santa Clara County and the Region. In line with the findings presented above, a small share of children live in a single head household in the county and region.

However, there are notable concentrations of these households in the county, specifically in San José and Gilroy. San José has one census tract where up to 60% of children live with female householders while Gilroy (in its entirety) show up to 60% of children living with female householders. Patterns in Gilroy are particularly important given the city's large population of working-class residents and rural communities. In fact, according to research from the University of California, Berkely, two of the most segregated neighborhoods in the region are located in Gilroy.[42] Regional concentrations in the Bay Area are located in San Francisco, Oakland, and Redwood City—all of which are of traditionally lower incomes.

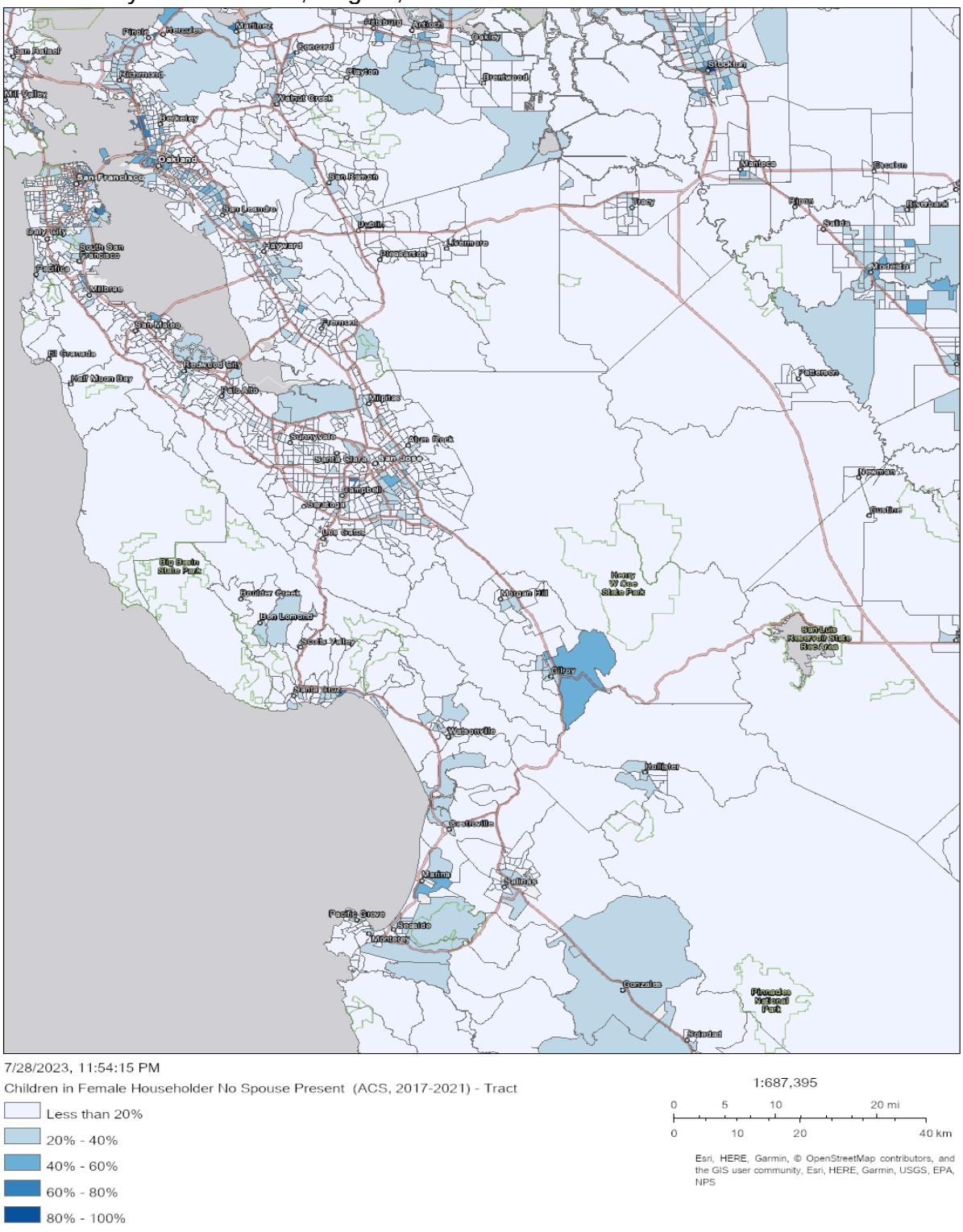
[42] Stephen Menendian, Samir Gambhir, and Othering & Belonging Institute, "Racial Segregation in the San Francisco Bay Area, Part 1," *UC Berkeley* (University of California, Berkeley, October 30, 2018), https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1.

Map B.23: Percent of Children in Female Householder by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

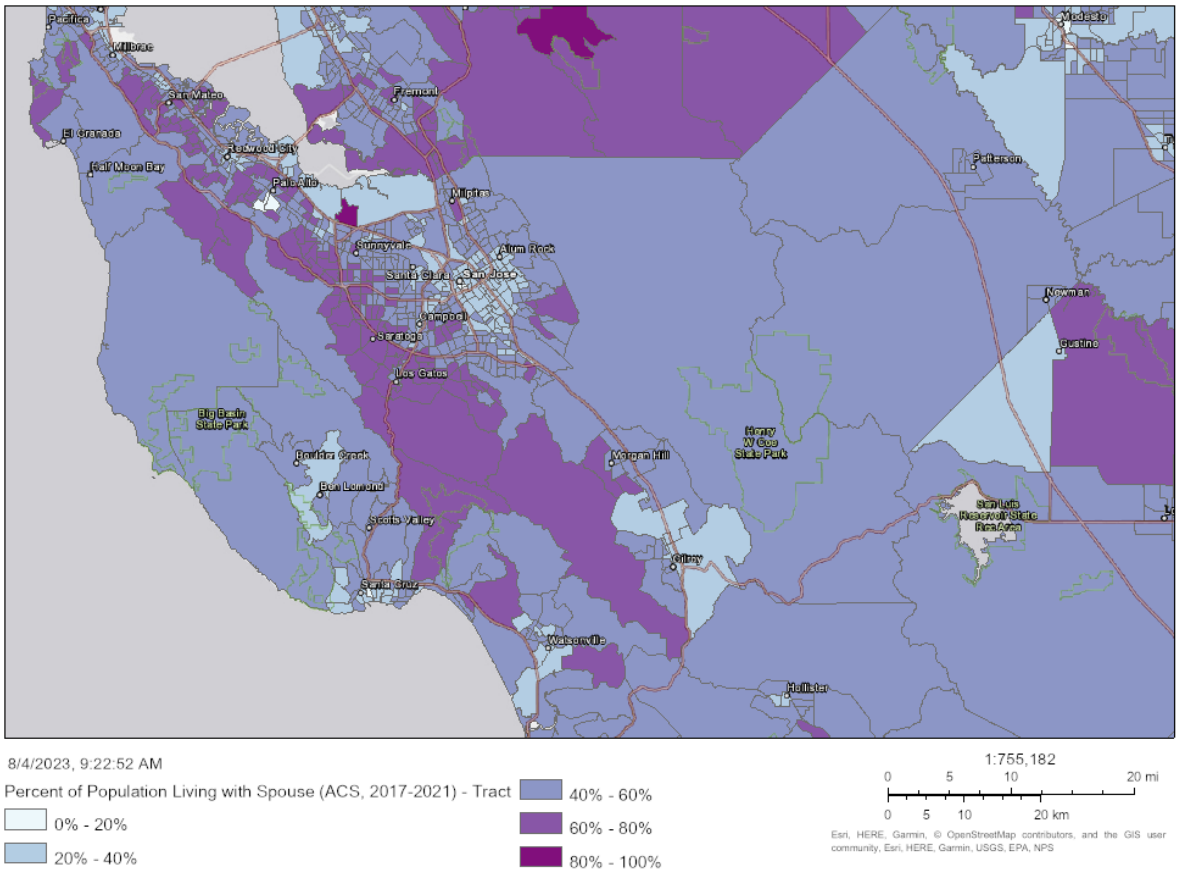
Map B.24: Percentage of Children in Female Householder, No Spouse/Partner Present Households by Census Tract, Region, 2021



Maps B.25 and B.26 show the percentage of residents living with a spouse in Santa Clara County and the Region in 2021. Residents living with their spouse are more likely to be

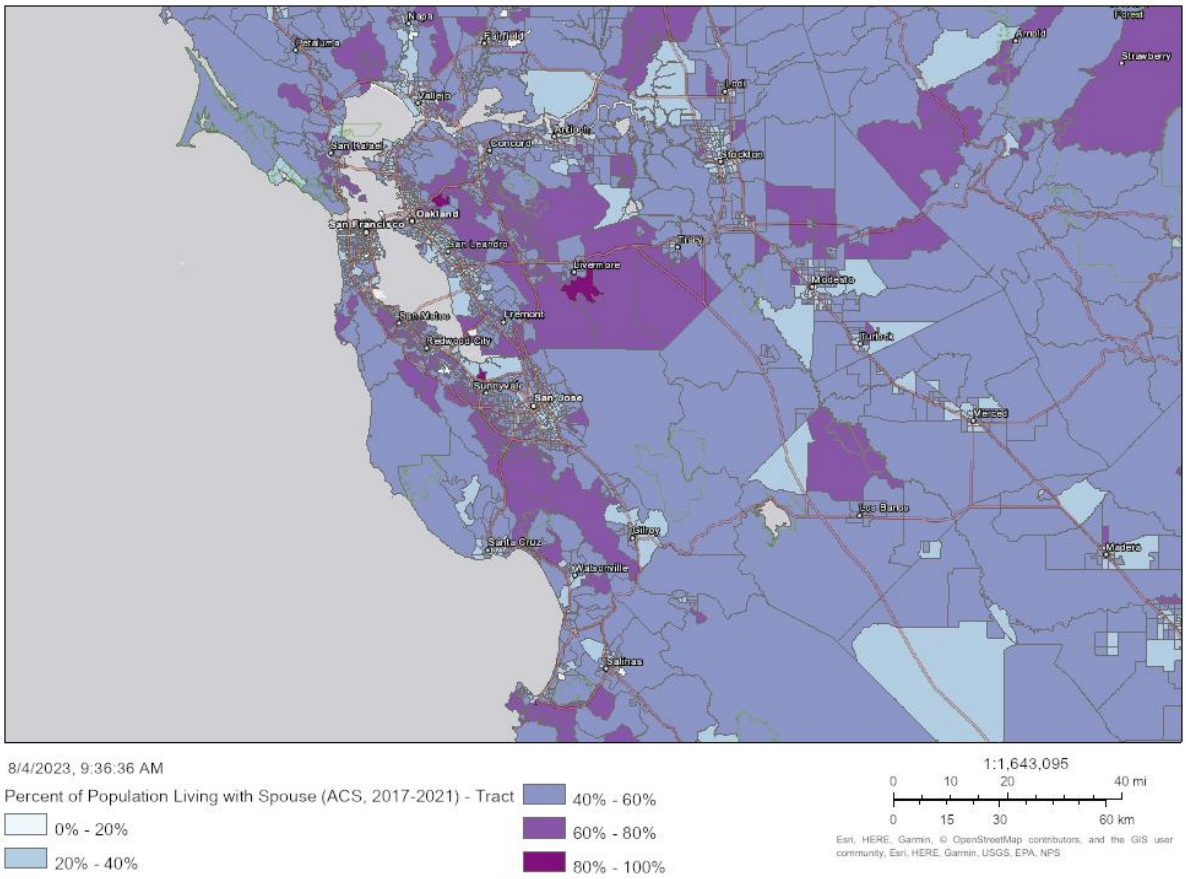
living in Campbell, Los Gatos, Saratoga, and Sunnyvale. Of jurisdictions in the county, Sunnyvale has the largest share of residents living with a spouse at over 80%. Overall, these patterns are consistent with regional trends: households are concentrated in Oakland and Livermore.

Map B.25: Percent of Population Living with Spouse by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.26: Percent of Population Living with Spouse by Census Tract, Region, 2021

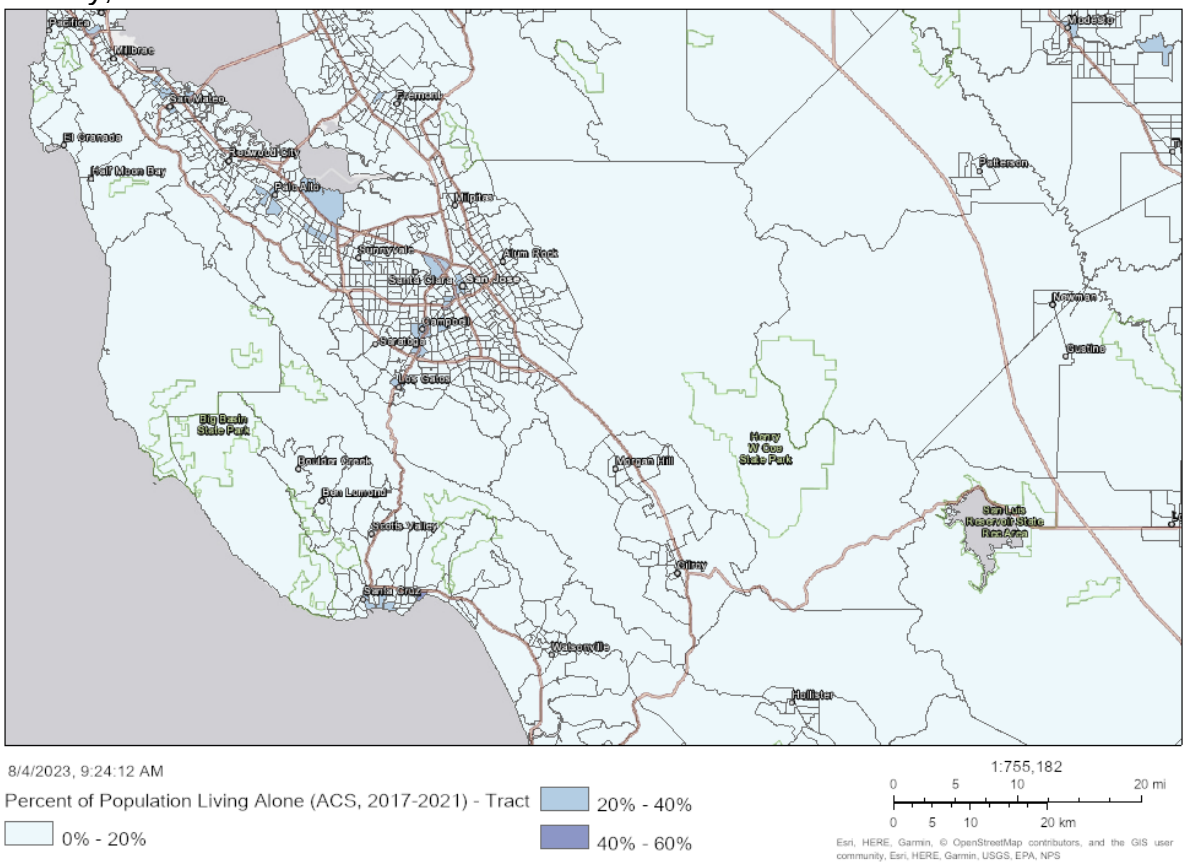


Source: California Department of Housing and Community Development AFFH Data Viewer.

Given the above findings, it is unsurprising that very few residents live alone in Santa Clara County and most of the Region. Densely populated areas in the region have larger shares of residents living alone, specifically San Francisco, City of San Mateo, and Santa Cruz.

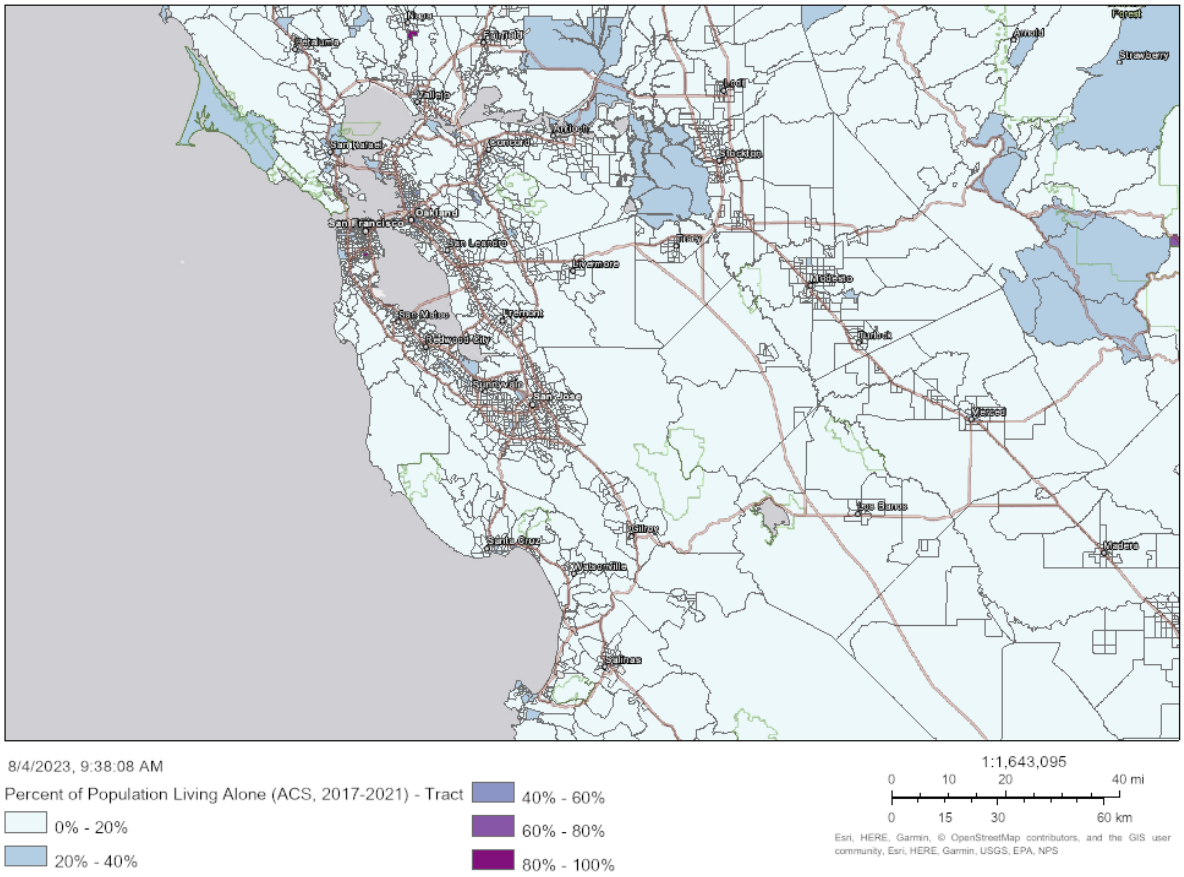
Concentrations in the county include communities in Palo Alto, Saratoga, Campbell, Santa Clara, and San José. These findings are shown in Maps B.30 and B.31.

Map B.27: Percent of Population Living Alone by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

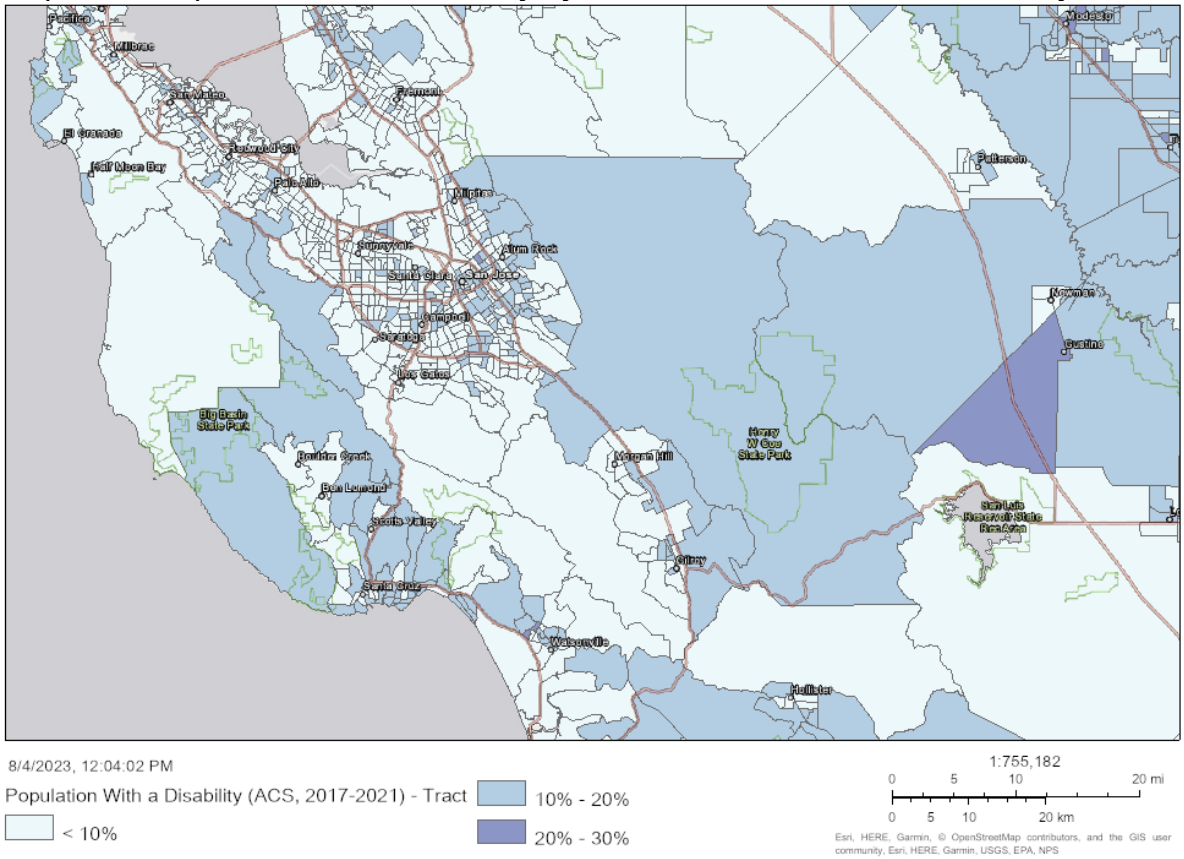
Map B.28: Percent of Population Living Alone by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

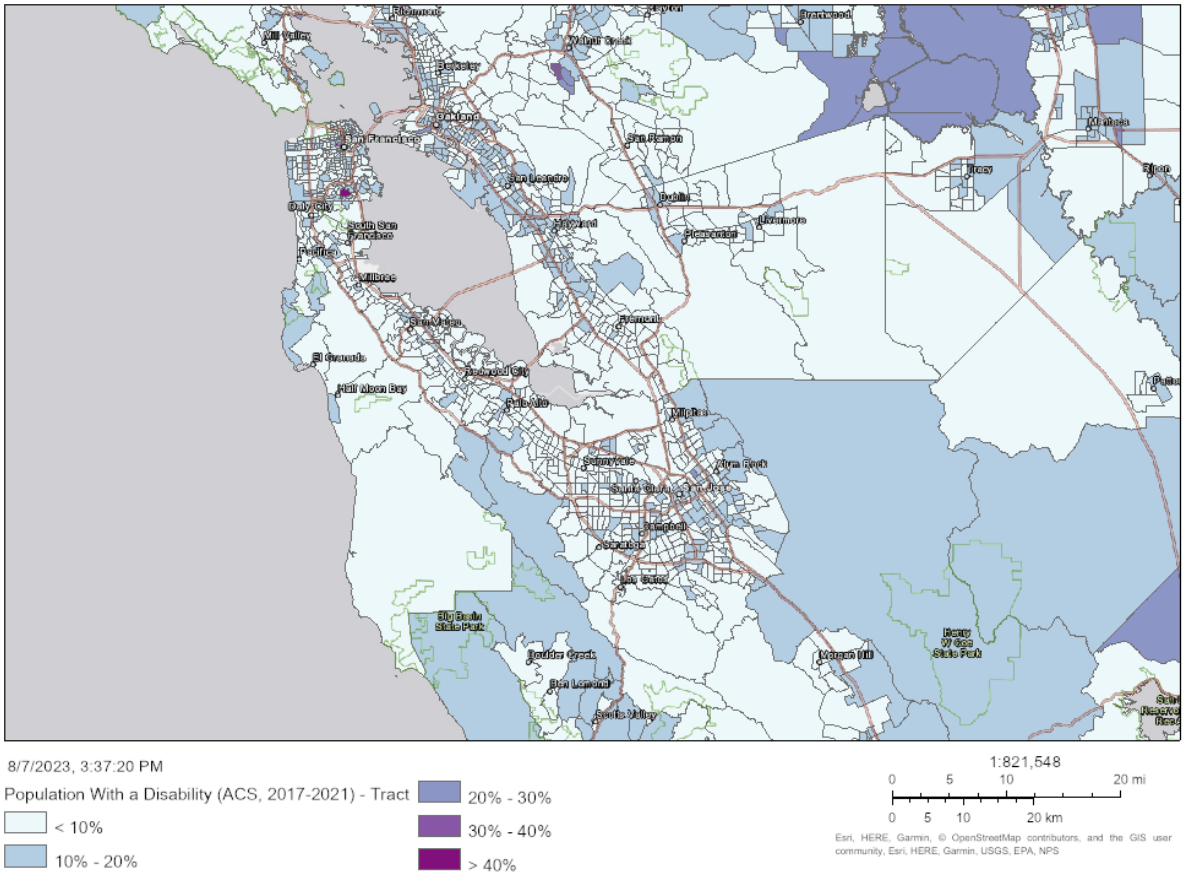
Segregation by Disability Status. According to 2021 5-year ACS data, only eight percent (8%) of Santa Clara County have a disability. Maps B.29 and B.30 show the percentage of residents with a disability in Santa Clara County and the Region. Overall, there are no significant concentrations of disabled residents in the county though one census tract in San José has a larger population of residents with a disability at between 20% and 30% of the total population. These patterns are similar to the Region, excluding communities in San Francisco, Oakland, and Walnut Creek.

Map B.29: Population with a Disability by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

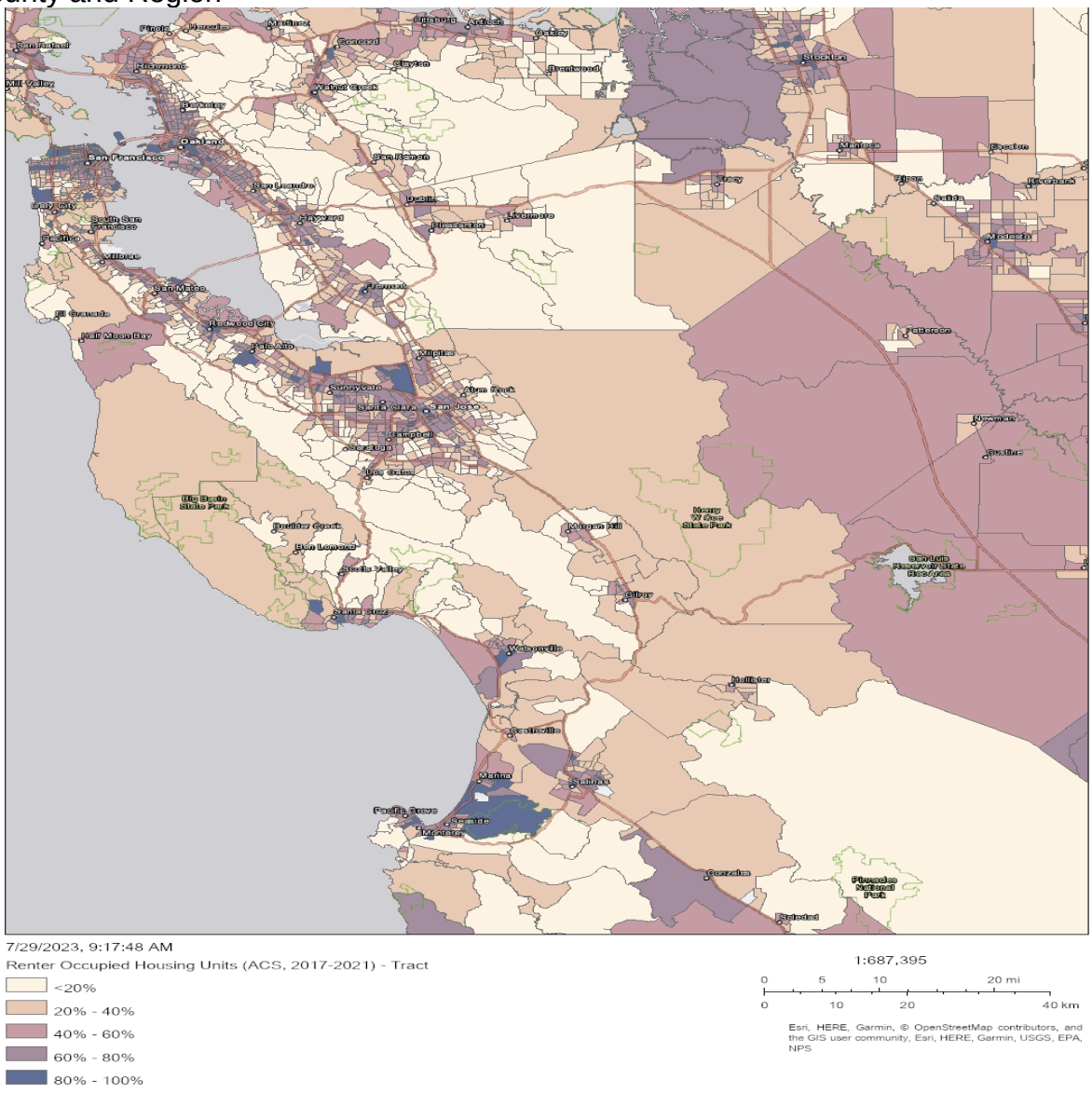
Map B.30: Population with a Disability by Census Tract, Region



Source: California Department of Housing and Community Development AFFH Data Viewer.

Segregation by Renter and Owner-Occupied Housing Types. There are no areas with high concentrations of renters in the Unincorporated County. In the region, renter households are concentrated in the city of San José; in a corridor along El Camino Real spanning the cities of Mountain View, Palo Alto, Santa Clara, and Sunnyvale; in the unincorporated area encompassing the campus of Stanford University and its immediate surroundings; in Gilroy; and in Hollister. These areas include most of the segregated, predominantly Latinx areas in the region, with the exception of some predominantly Latinx areas in the furthest east portions of the east side of San José. They also include some comparatively integrated areas, particularly Mountain View, Santa Clara, and Sunnyvale. By contrast, areas with high concentrations of owner-occupied homes include Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga, south San José, the hills to the east of San José, and rural areas in South County and in neighboring San Benito County. These areas include areas with relatively low Latinx populations, as well as low Vietnamese populations, though south San José is relatively integrated in comparison to other predominantly owner-occupied communities.

Map B.31: Percent of Households in Renter-Occupied Housing Units, Santa Clara County and Region



Contributing Factors of Segregation. *Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of segregation.*

Please see section X.5, Contributing Factors Appendix, for further discussion of the following Contributing Factors to Segregation. Please see section X.4 for more details on the proposed goals and actions to address these contributing factors.

- Community opposition
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of private investment in specific neighborhoods

- Lack of public investment in specific, neighborhoods, including services and amenities
- Lack of local or regional cooperation
- Land use and zoning laws
- Lending discrimination
- Location and type of affordable housing
- Loss of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Source of income discrimination

ii: Racially or Ethnically Concentrated Areas of Poverty and Racially Concentrated Areas of Affluence

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.[43]

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

R/ECAPs are geographic areas with significant concentrations of poverty and minority populations. HUD has developed a census-tract based definition of R/ECAPs. In terms of racial or ethnic concentration, R/ECAPs are areas with a non-white population of 50 percent or more. With regards to poverty, R/ECAPs are census tracts in which 40 percent or more of individuals are living at or below the poverty limit or that have a poverty rate three times the average poverty rate for the metropolitan area, whichever threshold is lower. Racially Concentrated Areas of Affluence (RCAAs) are areas with concentrations of white residents and higher income residents. The California Department of Housing and Community Development (HCD) defines RCAAs as having a non-Hispanic white population concentration of at least 1.25 times that of the council of governments region

[43] Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124

in which a municipality is located and a median household income of at least 1.5 times that of the relevant council of governments region.

Where one lives has a substantial effect on mental and physical health, education, crime levels, and economic opportunity. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. Concentrated poverty is also associated with higher crime rates and worse health outcomes. However, these areas may also offer some opportunities as well. Individuals may actively choose to settle in neighborhoods containing R/ECAPs due to proximity to job centers. Ethnic enclaves in particular may help immigrants build a sense of community and adapt to life in the U.S. The businesses, social networks, and institutions in ethnic enclaves may help immigrants preserve their cultural identities while providing a variety of services that allow them to establish themselves in their new homes. Overall, identifying R/ECAPs facilitates understanding of entrenched patterns of segregation and poverty. RCAAs may be home to concentrated advantage across a range of opportunity indicators, and many RCAAs developed as they did, in part, as a result of historic housing segregation and explicitly discriminatory practices.

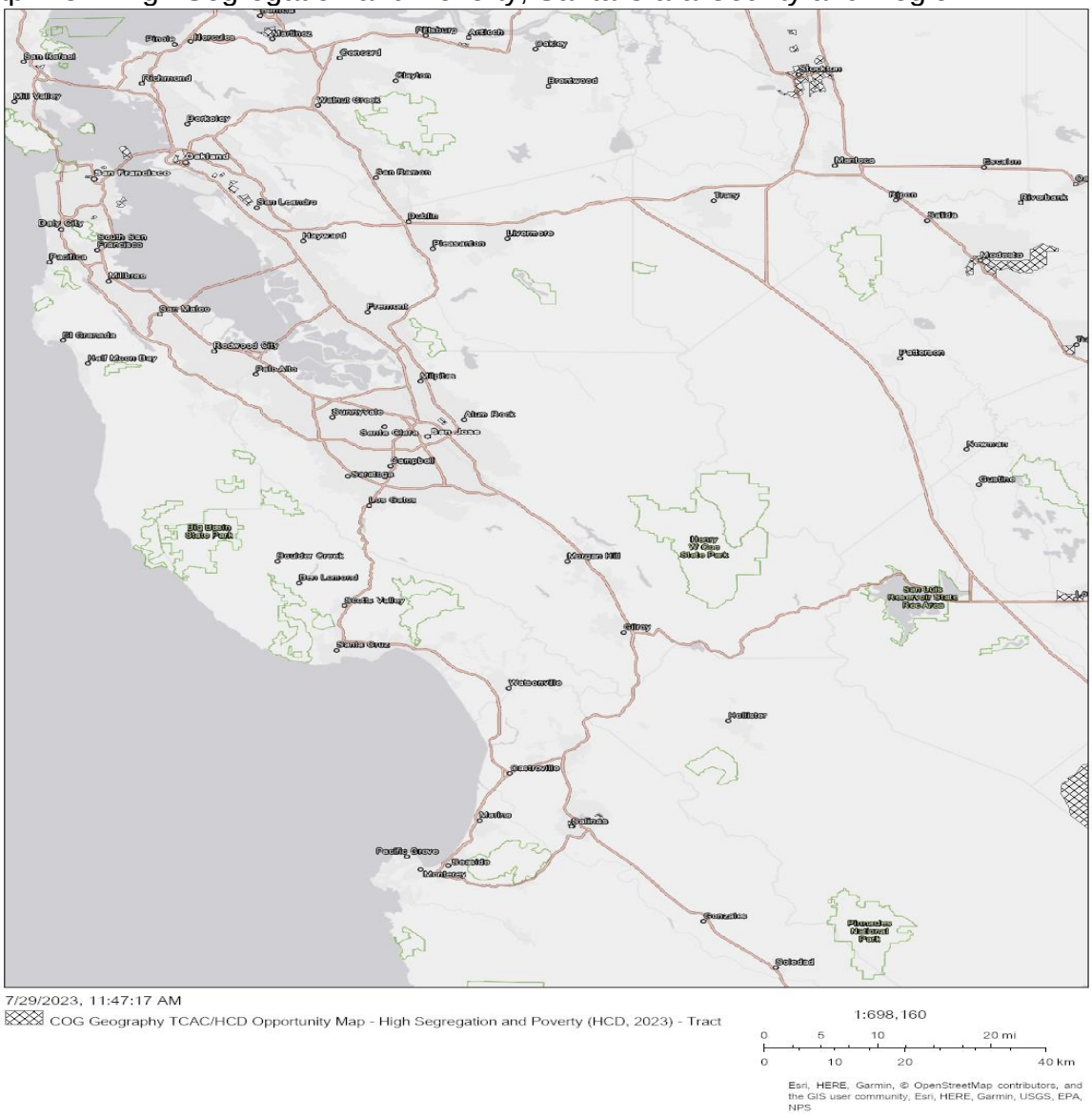
R/ECAP and RCAA tracts in Santa Clara County and the B Region. When identifying and analyzing R/ECAPS in Santa Clara County and the Region, it is crucial that the local conditions of these areas be considered to inform fair housing goals, policies, and programs. Importantly, patterns of racial segregation significantly impact concentrated areas of poverty for marginalized groups. As discussed in previous sections, segregation patterns and poverty concentrations are the result of discriminatory housing practices and zoning and land use policies (among others). As written in UC Berkeley's Racial Segregation in the San Francisco Bay Area Report, "City planners zoned areas adjacent to neighborhoods with apartment buildings and multifamily units (which were predominantly low income and Black) for industrial and commercial use, concentrating poverty and exposing these communities to dangerous environmental hazards."[44]

Research has documented the negative impacts of concentrated poverty on economic and social opportunities and outcomes.[45] These impacts have been entrenched in racially concentrated areas of poverty and reinforce socioeconomic disparities along racial lines.46 The intersection of segregation and poverty across the Region is clear and can be demonstrated by children's income as well as the decreased likelihood of moving to a low poverty neighborhood in adulthood.[47]

[44] Othering & Belonging Institute, "Racial Segregation in the San Francisco Bay Area," *UC Berkeley* (University of California, Berkeley, February 6, 2019), https://belonging.berkeley.edu/segregationinthebay.
[45] Edward G. Goetz, Anthony Damiano, Rashad A. Williams, and University of Minnesota, "Racially Concentrated Areas of Affluence: A Preliminary Investigation," *Cityscape: A Journal of Policy Development and Research* 21, no. 1 (2019), https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf.
[46] Ibid.
[47] Othering & Belonging Institute, "Racial Segregation in the San Francisco Bay Area."

The California Department of Housing and Community Development (HCD) created an alternative metric for Racially Concentrated Areas of Affluence (RCAA) to better reflect California's relative diversity and regional conditions. According to HCD, RCAAs are areas with census tracts with a Location Quotient (LQ) of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5 times the state AMI, whichever is lower).[48]

Map B.32: High Segregation and Poverty, Santa Clara County and Region



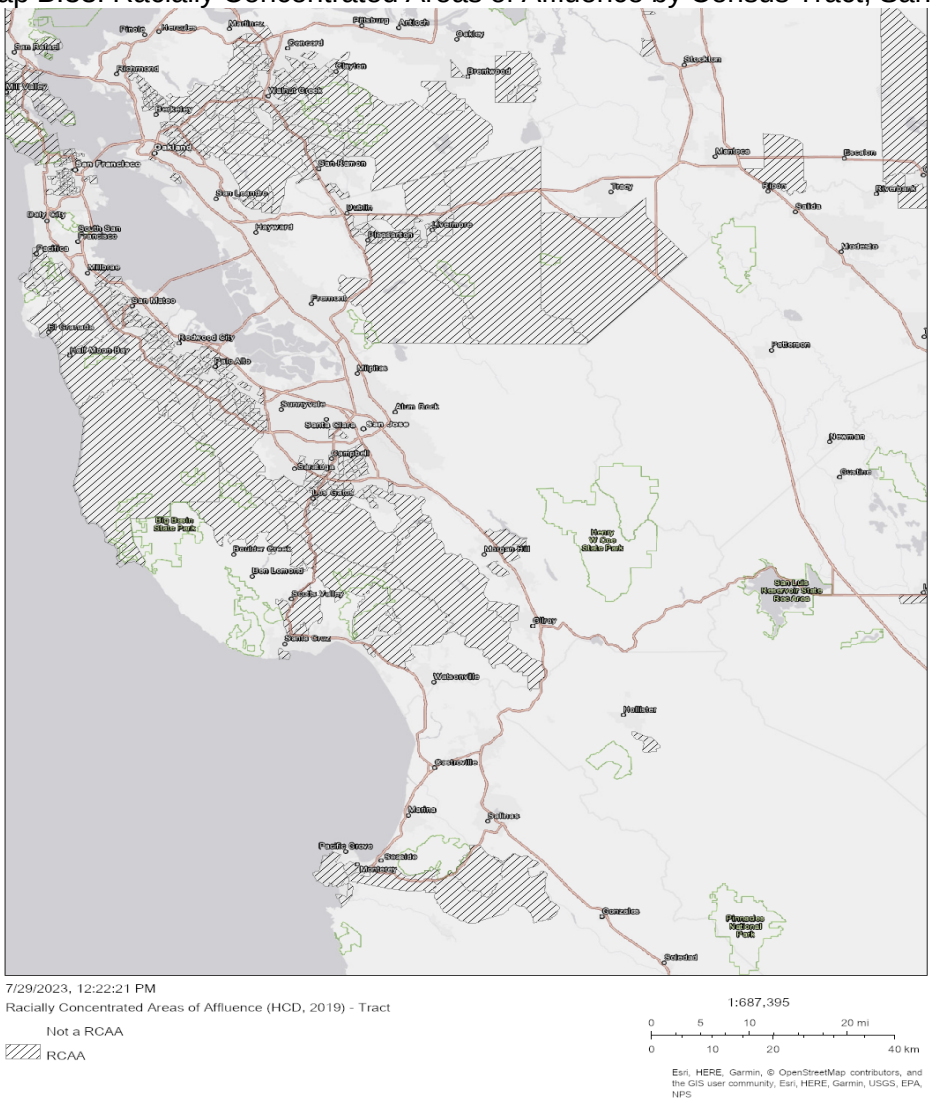
Source: California Department of Housing and Community Development AFFH Data Viewer.

There is one area of high segregation and poverty in Santa Clara County and the region, located in in San José. Other areas outside of the region where there is high segregation and poverty include Lodi, Stockton, Modesto, and Turlock.

[48] https://abag.ca.gov/technical-assistance/racially-concentrated-areas-affluence.

There is currently only one R/ECAP that is either partially or entirely in Unincorporated Santa Clara County. This R/ECAP is located in south-central San José and includes the County Fairgrounds, an unincorporated enclave with no residential development, along with the adjoining residential areas that are within city limits. Of note is a former R/ECAP on Stanford University's campus. Stanford campus's former R/ECAP included a significant population in the Unincorporated County. However, the reasons for its race/ethnicity and socioeconomic demographics are very different from the vast majority of R/ECAPs and are not truly reflective of the composition of a more traditional R/ECAP. More specifically, Stanford has a comparatively larger student population than surrounding communities. Full-time students tend to have lower incomes and are more diverse than total residents in Santa Clara County and unincorporated areas.

Map B.33: Racially Concentrated Areas of Affluence by Census Tract, Santa Clara County, 2021



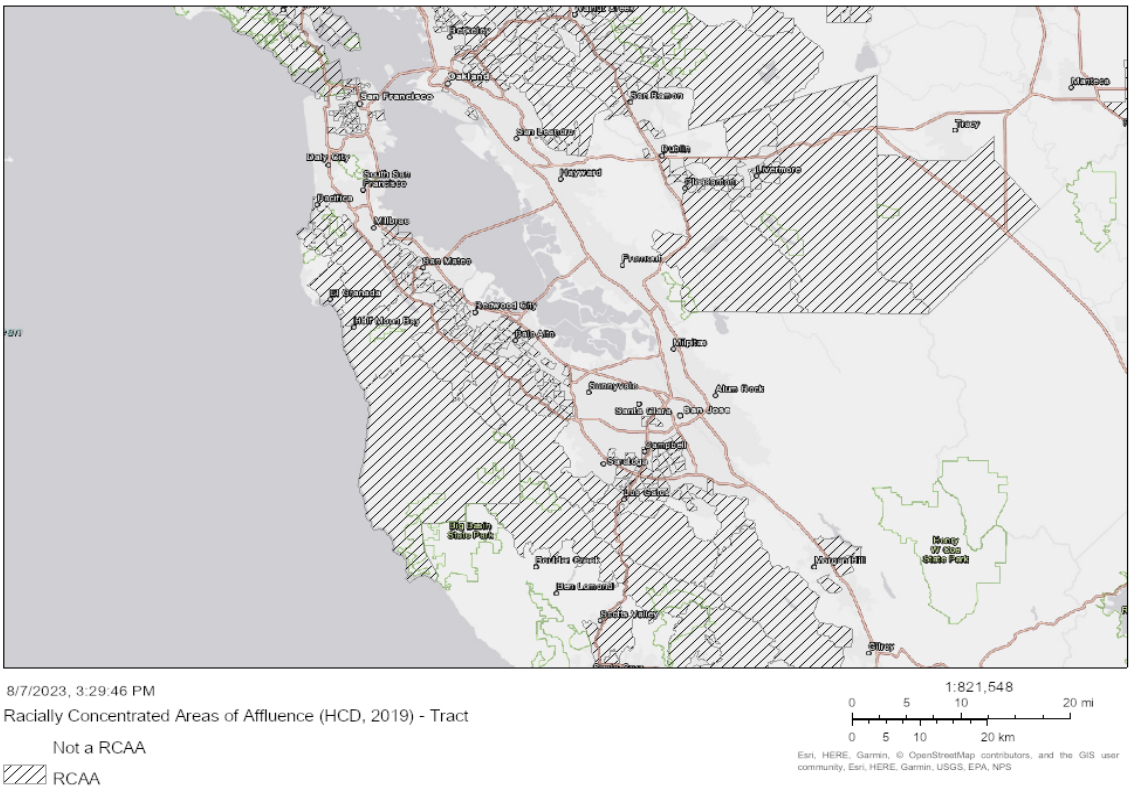
Source: California Department of Housing and Community Development AFFH Data Viewer.

Most of Unincorporated County is not located in Racially Concentrated Areas of Affluence. The areas of the county located in RCAAs include the western parts of Santa Clara County, Morgan Hill, Campbell, and Los Gatos. These areas have relatively higher household incomes, relatively higher concentrations of white residents, and relatively lower concentrations of Hispanic residents.

At the same time, rather than being places where development patterns were established by historical patterns of segregation, these areas are ones in which relatively recent, single-family homes predominate. The relative lack of multifamily housing in these areas likely plays some role in their race and socioeconomic status demographics but not to the same extent as the age of the housing. It is also important to note that, although these areas meet the definition of RCAAs, they actually have much lower household incomes than the most affluent parts of the region, some of which are not RCAAs. This is because a number of the highest income census tracts in the region, located in Cupertino and Saratoga, in particular, have relatively low white population concentrations and majority Asian and Pacific Islander populations.

In the Region, RCAAs are concentrated in the West Valley as well as in parts of South San José. There is also one RCAA in Ridgemark, an unincorporated place just south of Hollister in San Benito County.

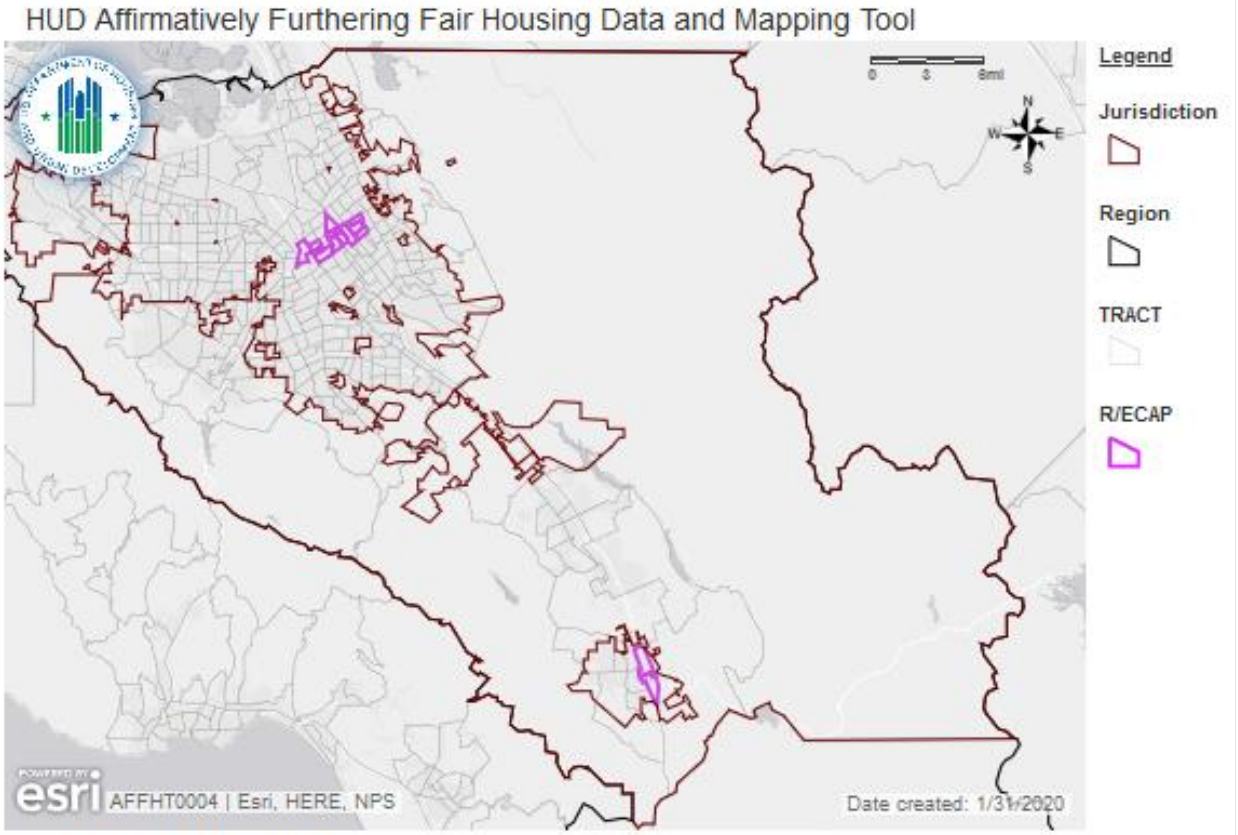
Map B.34: Racially Concentrated Areas of Affluence by Census Tract, Region, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer.

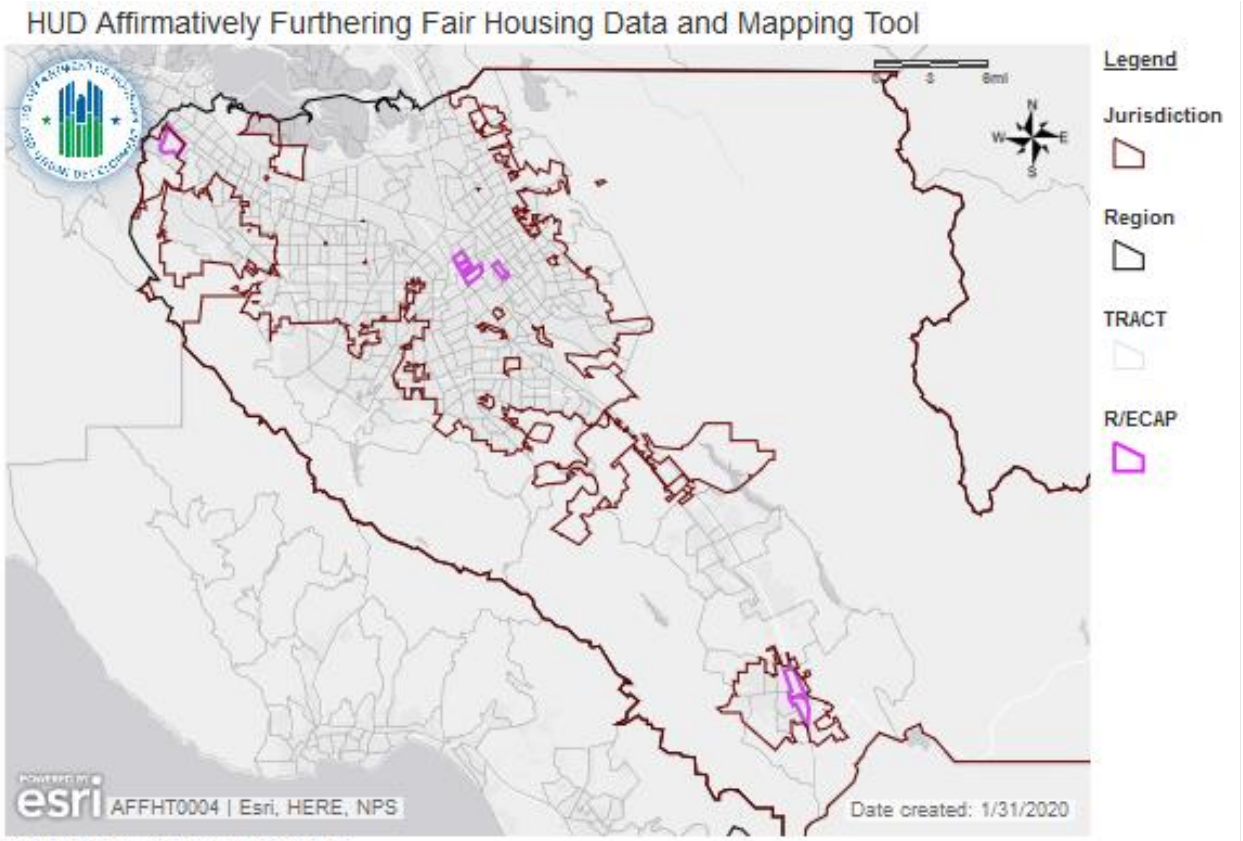
R/ECAP Trends in Santa Clara County and Region 1990-2020. In 1990, there were no R/ECAPs in Unincorporated Santa Clara County. There were two R/ECAPs in the center of Gilroy, as well as 12 in San José, each of which are directly adjacent. These R/ECAPs reflect the high levels of segregation in eastern San José and central Gilroy present in 1990.

Map B.35: R/ECAPs in 1990, Santa Clara County



In 2000, there was one new R/ECAP in the northwestern corner of the Unincorporated County, but it was an anomaly. Located on the Stanford University campus, it likely had a diverse student body who earned little or no income. The two adjacent R/ECAPs in Gilroy remained, but the number of R/ECAPs in San José decreased. Only five R/ECAPs remained in San José, four of which were adjacent to one another with the fifth close by. While the San José R/ECAPs in 1990 stretched horizontally across the city, in 2000, they were located in the same general area but stretched vertically. A notable difference between 1990 and 2000 was an increase in overall diversity, resulting in a reduction of racial segregation. This increase in diversity, at least in part, explained the decrease in the number of R/ECAPs in 2000.

Map B.36: R/ECAPs in 2000, Santa Clara County



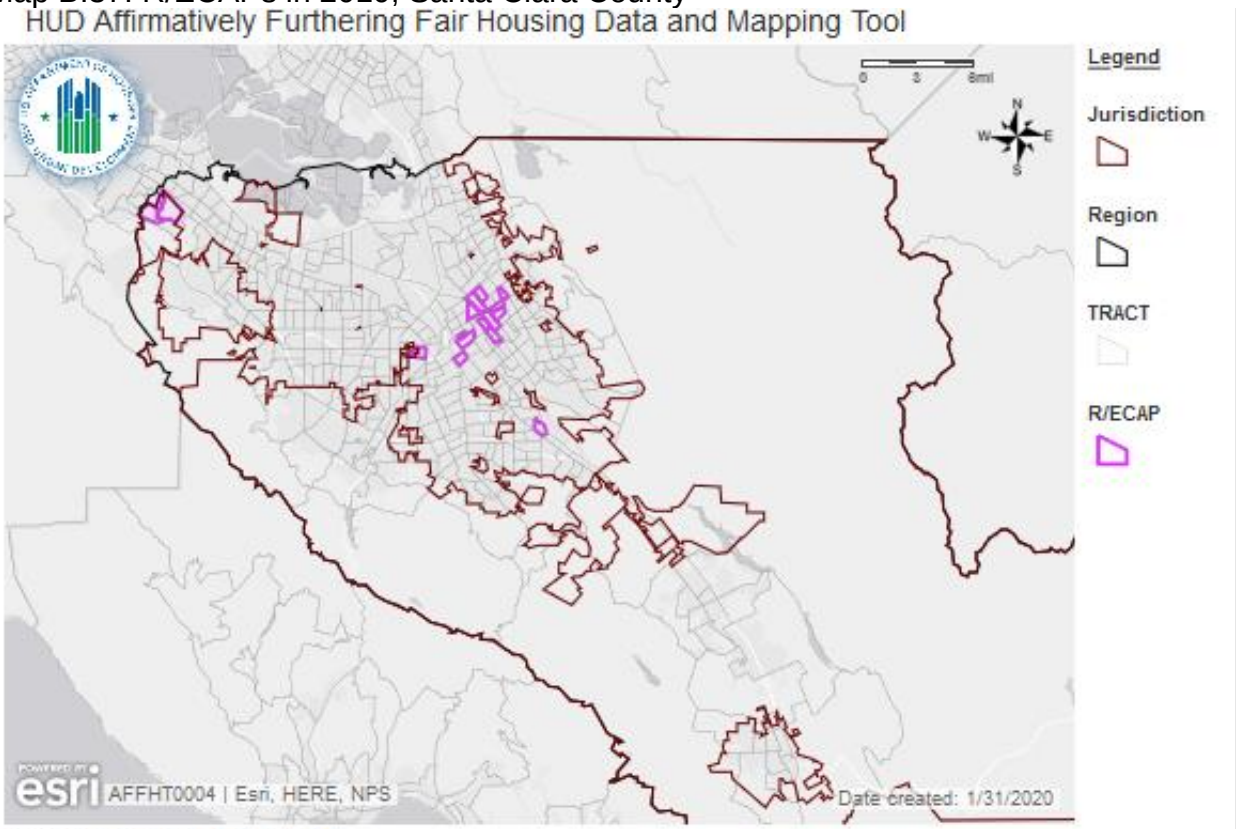
In 2010, the R/ECAPs map changed again. Nearly all the R/ECAPs from 2000 carried over, with new ones being located just to the east of the existing ones. Additionally, there were a couple located farther west, including one R/ECAP that was partially in the unincorporated Parkmoor neighborhood of San José, and one located farther south. The diversity of the County also continued to grow in this period, which might explain the shifting of some of the R/ECAPs away from the eastern-central part of San José. Gilroy's two R/ECAPs in Gilroy were eliminated.

It is hard to fully explain the R/ECAP patterns observed, especially because this analysis utilizes a more generous definition for present-day R/ECAPs to capture the realities of the high cost of living in the area. However, even using the updated definition, R/ECAPs in San José have remained consistent, even while shifting slightly to adjacent census tracts over times. Notably, fewer R/ECAPs existed in 2000 than in 1990 or 2010. The increase in R/ECAPs from 2000 to 2010, and the shift toward the eastern side of San José, which has been historically segregated, might suggest a tendency toward resegregation. On the other hand, the elimination of the R/ECAPs in Gilroy, which has remained a majority-

minority city, might suggest an increase in the financial health of its residents, rather than a desegregation or a decrease in diversity.

In 2020, the R/ECAPs map changed again, and both Stanford and Parkmoor/Buena Vista were removed from the R/ECAP map. There are today 11 R/ECAPs identified in East and South San José and two R/ECAPs identified in central Gilroy. Of these, only one R/ECAP, located in the North Monterey area of San José, contains any unincorporated lands, the Santa Clara County Fairgrounds.

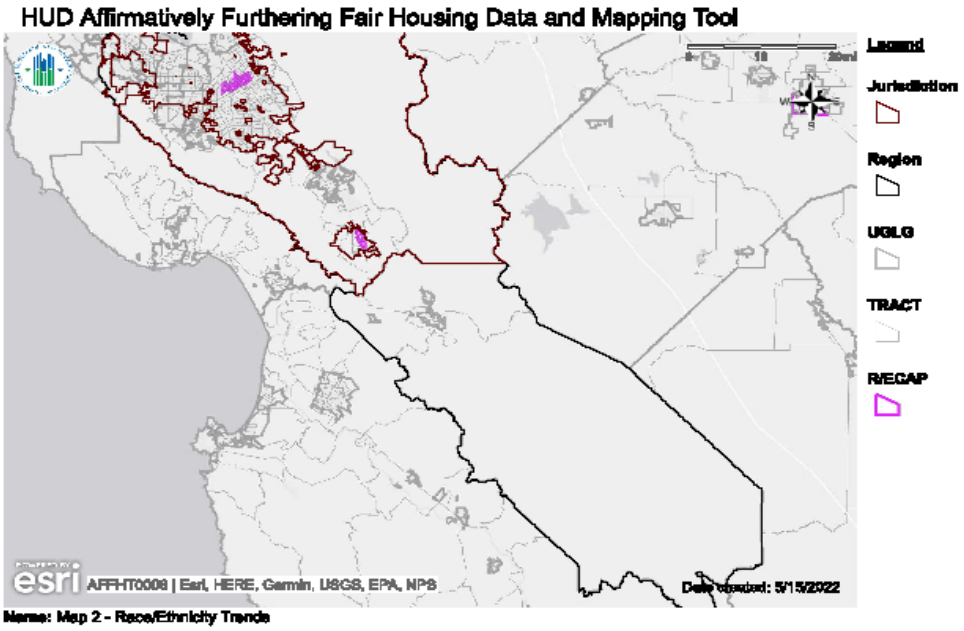
Map B.37: R/ECAPs in 2010, Santa Clara County



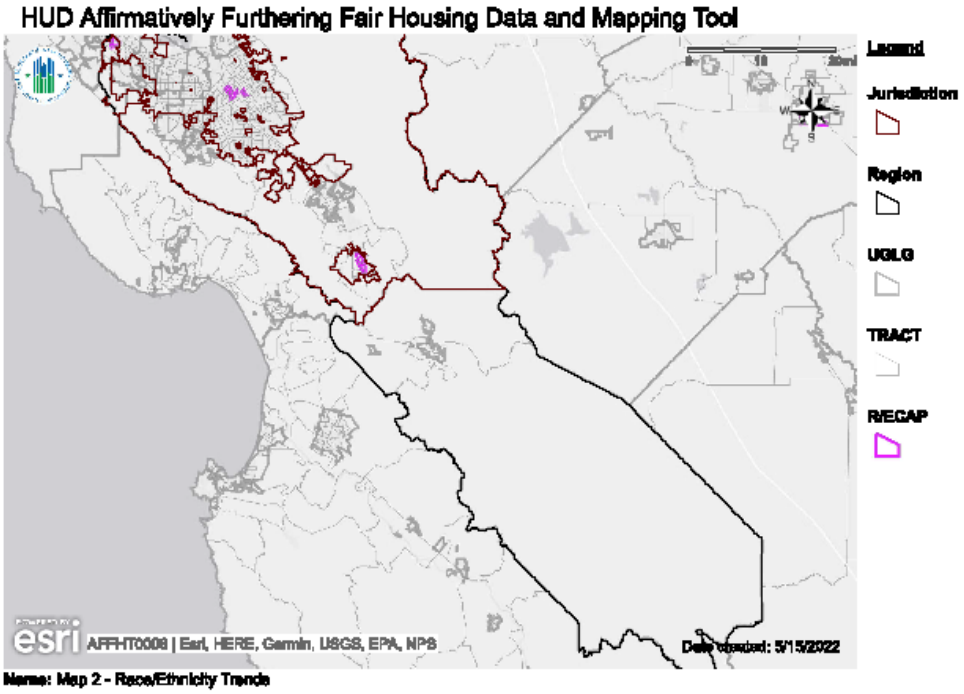
The San José-Sunnyvale-Santa Clara Region has seen significant change since 1990. In the cluster of R/ECAPs in San José, Hispanic residents have become a greater concentration of the population as white residents have moved outwards. In contrast, the two census tracts designated as R/ECAPs in Gilroy in 2000 were no longer designated as R/ECAPs in 2010, despite having a greater concentration of Hispanic residents than earlier. These two census tracts have been re-designated as R/ECAPs, however, as of the latest data. In the northwest corner of the region, Stanford University has been designated as a R/ECAP since 2000, but this change likely comes from the fact that the

university's student population has included a smaller proportion of white residents over time.

Map B.38: R/ECAPs in 1990, Region

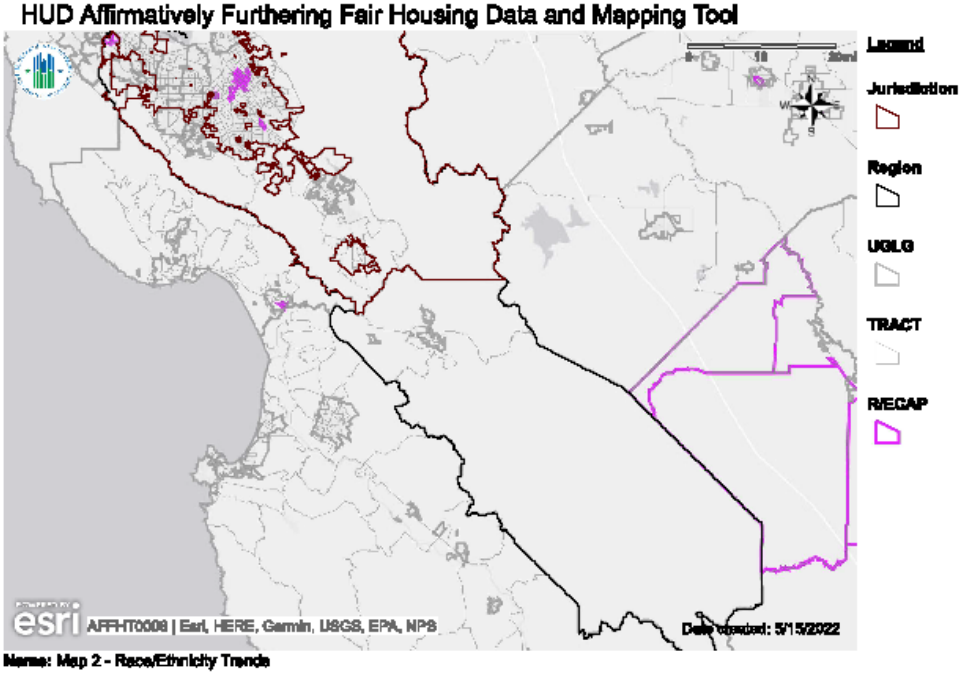


Map B.39: R/ECAPs in 2000, Region



Name: Map 2 - Race/Ethnicity Trends
Description: Pest race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs
Jurisdiction: Santa Clara County (CDBG)
Region: San Jose-Sunnyvale-Santa Clara, CA
HUD-Provided Data Version: AFFHT0008

Map B.40: R/ECAPs in 2010, Region



Name: Map 2 - Race/Ethnicity Trends
Description: Pest race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs
Jurisdiction: Santa Clara County (CDBG)
Region: San Jose-Sunnyvale-Santa Clara, CA
HUD-Provided Data Version: AFFHT0008

Contributing Factors of R/ECAPs.

Please see section X.5, Contributing Factors Appendix, for further discussion of the following Contributing Factors to R/ECAPs. Please see section X.4 for more details on the proposed goals and actions to address these contributing factors.

- Community opposition
- Deteriorated and abandoned properties
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of local or regional cooperation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Location and type of affordable housing
- Loss of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Source of income discrimination

iii: Disparities in Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

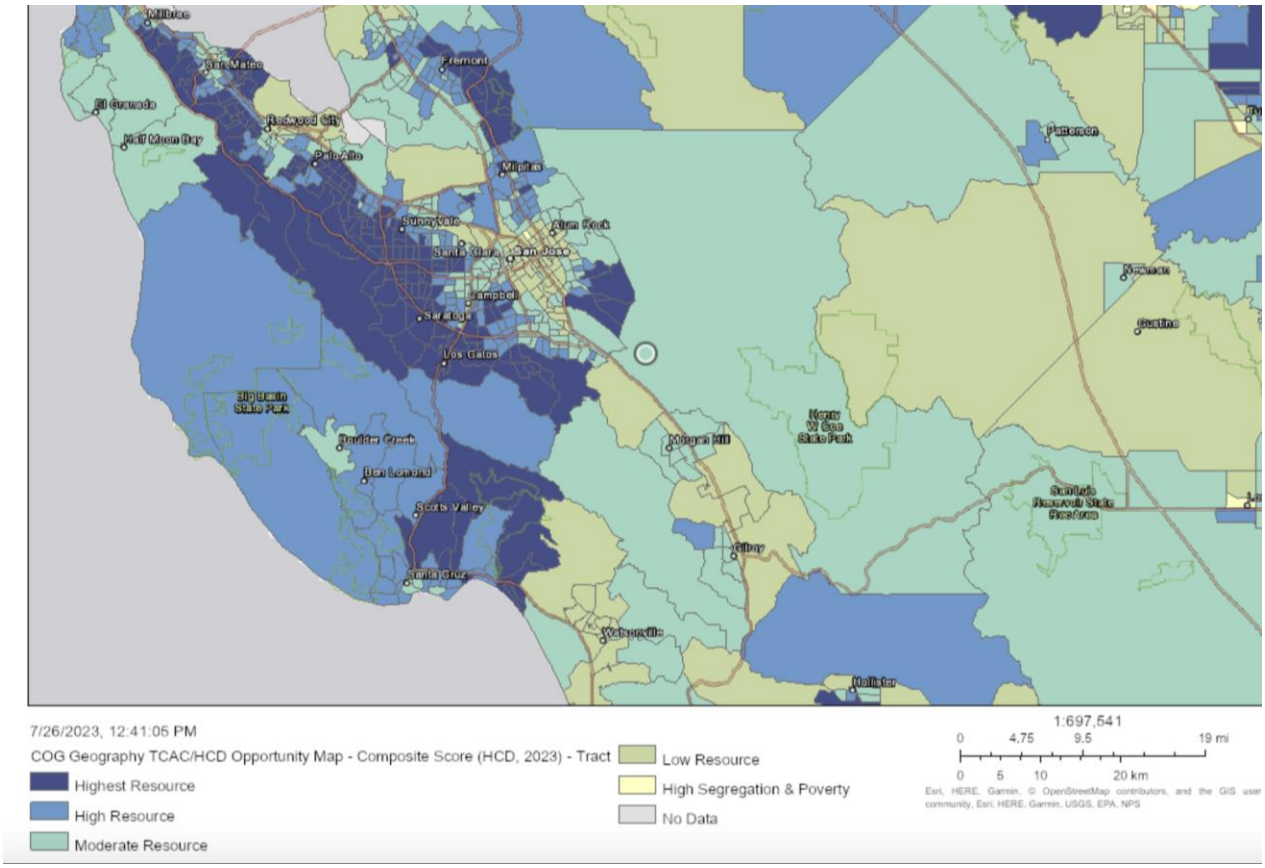
Access to Opportunity

"Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

Map B.41: TCAC/HCD Opportunity Map - Composite Score by Census Tract, 2023



Overall, most areas of the County generally have high access to opportunity and limited exposure to adverse community factors, but it is not uniform. The higher resourced areas are generally the western and central areas of the county. The County's eastern areas are lower resourced and of lower income which is likely the result of discriminatory housing practices that led to public and private community disinvestment. Limited transportation options have also played a role by restricting access to local jobs and community assets.

Many of these trends are replicated regionally. With some notable exceptions, such as jobs-rich Cupertino, areas with greater transit and job access tend to be those with worse environmental health. Additionally, areas with less transit and job access tend to be those with greater access to proficient schools and low poverty neighborhoods. This mirrors patterns of segregation and R/ECAPs in the Region. R/ECAPs, which tend to be disproportionately Hispanic, generally have higher access to transportation and higher job proximity (which does not necessarily mean that neighborhood residents are able to secure those jobs) and less access to proficient schools, environmentally healthy neighborhoods, and low poverty neighborhoods.

This section provides an overview of patterns in disparities in access to opportunity based on where people live in Santa Clara County and the broader region, including the Region. This section reviews data concerning access to education, transportation, employment, and environmental health. The measures of access to opportunity compare census tracts in the area covered by this Assessment to all census tracts across the State of California, in most cases, or to all census tracts nationwide, for some. Therefore, it is important to keep in mind that data showing high access to public transportation, for example, relies on a comparison of the Unincorporated County and other parts of Santa Clara County to places like Redding or Bakersfield that have extremely limited transportation infrastructure in addition to places that are more genuinely comparable. Equally, environmental health data relies on a comparison of the area to rural areas with little vehicle traffic and little or no industrial activity. Access to opportunity can have a complex relationship with patterns of segregation, both reflecting existing segregation and reinforcing those patterns.

For example, in light of the correlation between race, ethnicity, and socioeconomic status, communities in Santa Clara County with high white, Chinese, and Indian populations often have stronger tax bases than communities with larger Latinx and Vietnamese populations. Since property taxes, though limited by Proposition 13, are a key component of funding for public services like education, parks, and recreation, the location of amenities like high-performing schools can follow these patterns of segregation. The patterns themselves can reinforce segregation when households with more economic mobility, who may be disproportionately white, Chinese, or Indian, prioritize moving to areas that already have strong public schools.

Disparities in Access to Opportunity – Education. This section explores education as an opportunity factor to identify educational disparities among residents in Santa Clara

County and the Unincorporated County. Educational opportunities are analyzed through the education level of residents, student demographics, academic performance and outcomes, and school readiness. An analysis of English learners, students in special education, and access to postsecondary education are also included.

Residents of Santa Clara County have high levels of education. According to 2021 5-year American Community Survey (ACS) data, 28% of residents have a bachelor's degree and 27% have a graduate or professional degree. Residents with a college education (or higher) tend to have higher incomes, particularly residents with graduate degrees. In 2021, the median earnings for these residents was almost $138,000 compared to less than $40,000 for residents that did not graduate high school. This is particularly important given the county's high housing prices and limited affordable inventory as residents in this group are likely struggling to avoid being cost burdened and/or displaced.

Local schools. Santa Clara County is served by 12 school districts and 32 Local Education Agencies (LEAs) including: the Santa Clara County Office of Education, elementary school districts, high school districts, and unified school districts. For the 2021-2022 academic school year, Santa Clara County had a total of 408 schools with a total enrollment of 241,326 students in elementary to high school.[49] The Office of Education for Santa Clara County provides a range of services to students, school districts, and for professional development.[50] These services include:

- Alternative education (court and community schools),
- Childcare resources and referrals,
- Early learning,
- Foster and homeless youth services,
- Migrant education,
- Opportunity Youth Academy,
- Special education,
- Environmental education programs,
- Inclusion services,
- Civic engagement,
- LGBTQ+ support,
- Behavioral interventions and supports,
- School climate, leadership, and instructional services,
- Universal design for learning, and
- Youth health and wellness.

In the 2021-2022 academic year, there were a total of 10,545 full-time teachers and 1,542 full and part-time employees. Teachers in the county have a median salary of $98,326, most of which will likely struggle to stay in the community with the county's limited affordable housing inventory. However, Santa Clara County and the Office of Education have worked diligently to expand housing opportunities for teachers and educators through advocacy efforts and several educator programs, including HUD's Good Neighbor Next Door; Teacher Next Door; Educator Mortgage; Homes for Heros;

[49] https://www.sccoe.org/aboutsccoe/Documents/IMPACT_Brochure_2023.pdf.
[50] Ibid.

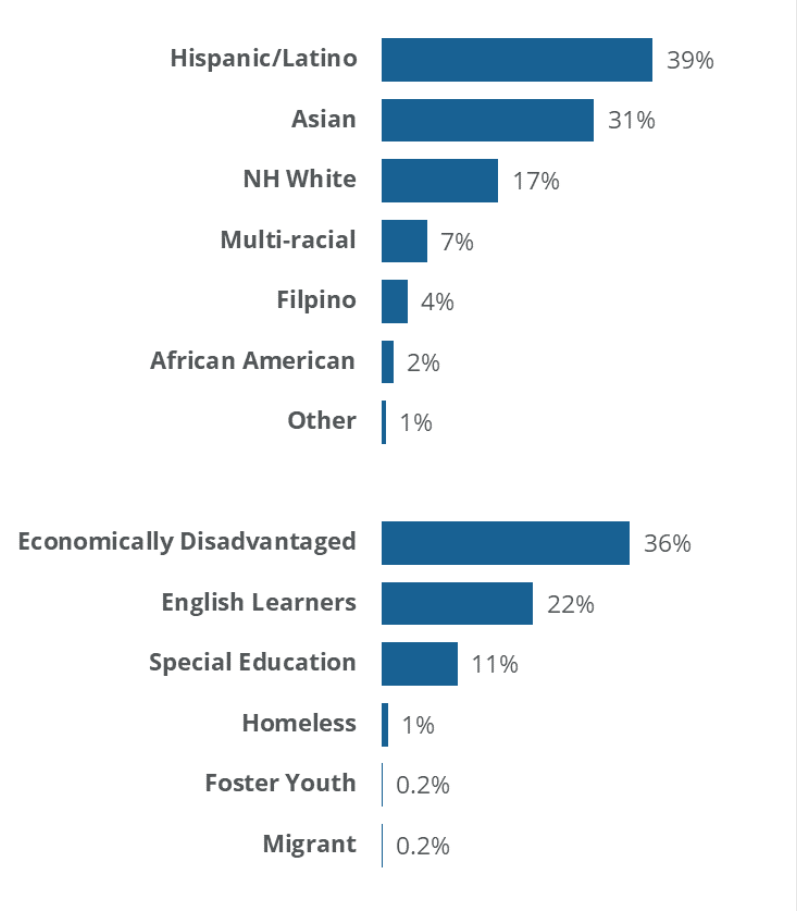
Homebuyer Empowerment Loan Program (HELP); Empower Homebuyers Santa Clara County; NeighborhoodLIFT; Housing Industry Pilot Program; and other local teacher assistance programs.

Figure B.1 provides an overview of the county's student population by race and ethnicity as well as special needs groups. Primary findings illustrated below include:

- **Santa Clara County has a diverse student population** compared to overall residents: 39% of students identify as Hispanic or Latino and 31% as Asian. Non-Hispanic White students account for only 17% of total students.
- **In the 2021-2022 academic year, 36% of students were socioeconomically disadvantaged**. The large number of disadvantaged students is likely related to the county's non-White student population which are more likely to face affordability challenges and housing barriers.

Figure B.1: Students by Race/Ethnicity and Special Needs, Santa Clara County, 2021-22

Source: Santa Clara County Office of Education.



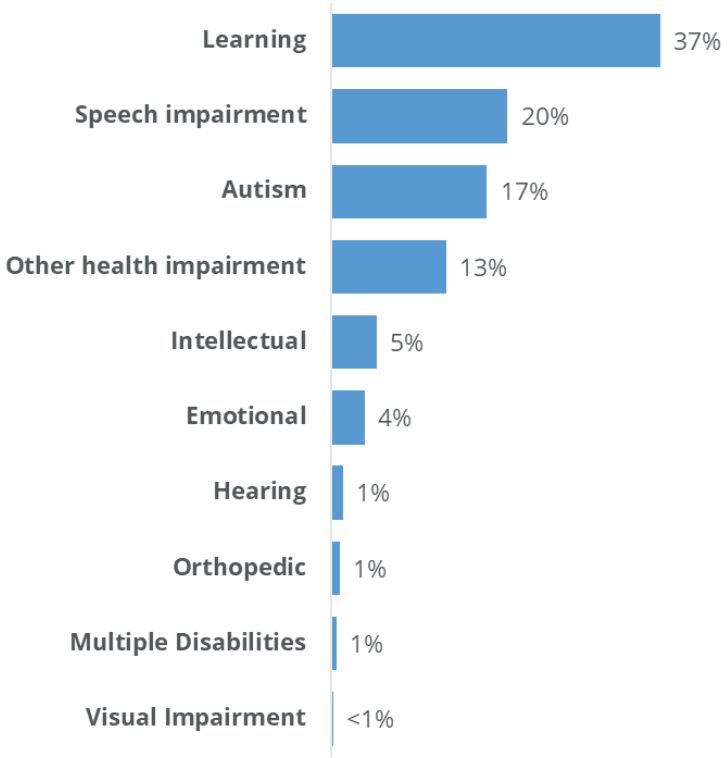
According to student data from the Office of Education, there were 4,480 English learners in Santa Clara County's school districts during the 2021-22 academic year (grades K-12). Students learning English are more likely to speak Spanish, Vietnamese, Mandarin, Amharic, and other non-English languages. Less than one percent of students account for all other languages.

In the 2018-2019 academic year, Santa Clara County had a total of 29,292 students enrolled in special education programs. Of these students, the most common disability

type are learning disabilities (37%) followed by speech impairments, autism, and other health impairments. Intellectual and emotional disabilities account for less than 10% of students enrolled in special education. These findings are illustrated in Figure B.2 below.

Figure B.2:
Students in Special Education by Disability Type, Santa Clara County, 2018-19
Note:
Percentages may not equal 100%, the Office of Education does not report data for values under eleven.

Source:
Santa Clara County Office of Education.



These findings will inform Unincorporated Santa Clara County's policies and programs to meaningfully address education disparities among students and families.

School readiness. In partnership with Applied Survey Research (ASR), the Santa Clara County Office of Education and FIRST 5 Santa Clara conducted a countywide Kindergarten Parent Survey to assess children's kindergarten readiness skills and identify education disparities for children through demographic factors, child health and wellbeing, formal early care and education attendance, bedtime, child resilience, single parenthood, and housing stability.[51] The survey was administered online between September and October 2020 and received a total of 342 responses from kindergarten and transitional kindergarten partners/caregivers.
Key findings from the survey as well as racial/ethnic and socioeconomic disparities are highlighted below.

- **Lower income households and non-White families reported higher levels of concern for meeting their children's basic needs**, specifically educational and health needs.
- Parents from lower income and non-White families expressed higher levels of concern about managing their child's behavior and reported lower levels of child resilience (e.g., regulating emotions, adapting to change).

[51] https://www.sccoe.org/Documents/Santa-Clara-School-Readiness-Parent-Survey-Report-2020.pdf.

- **Low-income families are more likely to use parenting services such as parent education**. This is particularly important for Santa Clara County given the challenges low income households face and suggests that the county and unincorporated areas will need to invest in parent education services to ensure they are easily accessible and affordable to families.
- White children had the highest rate of well-child and dental visits while **lower income and Hispanic/Latino families had the lowest health screening and early care and education (ECE) attendance rates**.
- Since 2018, families have had reduced access to early intervention services and reduced access to childcare: **44% of children with special needs did not receive the professional help they needed during the COVID-19 pandemic and 87% of families reported losing childcare**.

With these findings, the Office of Education and FIRST 5 Santa Clara developed a set of approaches for the community to pursue to address education challenges across the county in areas including: basic needs support, parenting support, health care and early intervention, early care and education, support for providers, and targeted investments to promote equity. Recommendations are summarized below.

- Advocate for income and job loss supports and reduce barriers for families accessing basic needs supports and services;
- Address barriers to the delivery of parent education programs and resources that help parents engage in nurturing and supportive parenting practices;
- Increase the availability of mental health treatment and trauma-informed services for children and their parents/caregivers.
- Reduce barriers to access to health care and early intervention services for children;
- Invest in the stabilization of childcare and promote wraparound early care and education programs that build cognitive skills and address children's social and emotional needs.
- Target investments and supports for families with the greatest need, including those living in lower income communities and communities of color.

Unincorporated County will use these findings to inform policies and practices that will expand education opportunities and provide greater support to low-income families and families with unique needs.

Barriers in Access to Higher Performing Schools in Santa Clara County and Regionally. For many low-income families, housing and education are inextricably linked. When families are relegated to segregated, low-opportunity areas, chances are they are farther away from high-performing schools with resources to help their children succeed. This section provides an overlapping analysis of where different racial/ethnic groups live and how that impacts their ability to access proficient schools throughout Santa Clara County and the Region.

The analysis in this section is based on a combination of data sources. The tables represent the HUD School Proficiency index which compares the fourth-grade test scores

of elementary schools to the neighborhoods they live in or near to block-group level census data to determine which neighborhoods have access to proficient schools. Values range from 0 to 100, where a higher score represents higher quality school systems. This data is then broken down by race and ethnicity. In addition to HUD, the California Department of Education provides detailed data on both school districts and individual schools via their Dashboard tool. This analysis will look at portions of this data as it relates to protected classes in the participating jurisdictions, including overall ratings of schools, graduation rates, and school discipline rates.

Table B.7: School Proficiency Index, by Race/Ethnicity, Santa Clara Urban County

Total Population	School Proficiency Index
White, Non-Latinx	77.49
Black, Non-Latinx	68.99
Latinx	51.88
Asian or Pacific Islander, Non-Latinx	82.53
Native American, Non-Latinx	62.46

Source: HUD AFFH data.

In the County, Asian or Pacific Islander residents have the most access to proficient schools with a score of 82.53, followed closely (roughly five points) by white students. Latinx residents have the least access to proficient schools, with a school proficiency index of just 51.88. Native American and Black residents are somewhere between, with scores of 62.46 and 68.99, respectively.

Regardless of race or ethnicity, School Proficiency Indices are higher in the Urban County than they are in the broader region. This trend is consistent with the fact that most of the cities that are part of the Urban County consist wholly or predominantly of high resource communities. Disparities between groups in the region are also similar to those found in the County with Black, Latinx, and Native American residents – and Latinx residents, in particular – having relatively lower access to proficient schools and White and Asian or Pacific Islander residents having greater access. Unlike in the County, white residents have greater access to proficient schools than Asian or Pacific Islander residents. This difference is likely attributable to the large population of Vietnamese ancestry in parts of the region that are outside of the Urban County and that do not have high performing schools, like the east side of San José. Looking at the population below the federal poverty line reduces School Proficiency Index values across racial and ethnic groups but does not change patterns of disparity between groups.

Table B.8: School Proficiency Index, by Race/Ethnicity, Region

Total Population	School Proficiency Index
White, Non-Latinx	70.27
Black, Non-Latinx	57.64
Latinx	48.93
Asian or Pacific Islander, Non-Latinx	67.19

Native American, Non-Latinx	56.83
Population Below Federal Poverty Line	
White, Non-Latinx	63.94
Black, Non-Latinx	53.41
Latinx	44.53
Asian or Pacific Islander, Non-Latinx	58.14
Native American, Non-Latinx	52.47

Source: HUD School Proficiency Index

Academic performance. Test scores for students in Santa Clara County were relatively low during the 2021-2022 academic year. According to the California Assessment of Student Performance and Progress, 47% of students met or exceeded the standard for English Language Arts (ELA) and 34% met or exceeded the standard for Math.

Figures B.9 and B.10 show ELA test results and math test results for students of all grades in Santa Clara County by achievement level and socioeconomic characteristics, respectively. Key findings presented the figures below include:

- **Students in Santa Clara County were more likely to meet standards for ELA than Math**: over a quarter of students met ELA testing standards compared to only 17% who met Math standards.
- **Black or African American students, disabled students, and economically disadvantaged students were significantly less likely than other groups to meet both ELA and Math standards**. These patterns are also prominent among American Indian/Alaska Native students and Hispanic or Latino students.
- **The education level of parents has a clear impact on academic performance and testing standards**. For ELA and Math testing, students with parents who have higher levels of educational attainment were far more likely to exceed testing standards than other students. These findings make evident the importance of expanding access to post-secondary education among adults and families.

Table B.9: ELA Test Results, Santa Clara County, 2021-22

Source: California Assessment of Student Performance and Progress.

	Standard Not Met	Standard Nearly Met	Standard Met	Standard Exceeded
Total Students	**30%**	**23%**	**27%**	**21%**
Race and Ethnicity				
White	19%	20%	32%	30%
Black or African American	46%	23%	20%	10%
American Indian or Alaska Native	41%	25%	22%	11%
Asian	12%	13%	28%	47%
Filipino	12%	18%	34%	36%
Pacific Islander	35%	26%	26%	14%
Hispanic or Latino	38%	26%	24%	12%
Multi-racial	21%	19%	29%	31%
Parent Education				
Less than High School	47%	25%	20%	7%
High School Graduate	41%	26%	23%	10%
Some College / Associate Degree	30%	26%	28%	16%
College Graduate	18%	20%	32%	30%
Graduate School	11%	14%	30%	44%
Economic Status				
Economically Disadvantaged	40%	25%	24%	12%
Not Disadvantaged	17%	19%	31%	34%
Disability Status				
With a Disability	65%	19%	11%	19%
No Disability	26%	23%	29%	23%

Table B.10: Math Test Results, Santa Clara County, 2021-22

Source: California Assessment of Student Performance and Progress.

	Standard Not Met	Standard Nearly Met	Standard Met	Standard Exceeded
Total Students	**42%**	**25%**	**17%**	**16%**
Race and Ethnicity				
White	26%	25%	24%	24%
Black or African American	62%	22%	11%	5%
American Indian or Alaska Native	55%	25%	13%	8%
Asian	14%	16%	22%	48%
Filipino	21%	25%	26%	28%
Pacific Islander	48%	28%	15%	9%
Hispanic or Latino	53%	26%	14%	7%
Multi-racial	30%	23%	21%	26%
Parent Education				
Less than High School	63%	23%	10%	4%
High School Graduate	55%	26%	13%	6%
Some College / Associate Degree	45%	29%	18%	10%
College Graduate	26%	26%	24%	25%
Graduate School	16%	19%	23%	41%
Economic Status				
Economically Disadvantaged	53%	25%	14%	8%
Not Disadvantaged	25%	24%	23%	29%
Disability Status				
With a Disability	74%	15%	7%	5%
No Disability	38%	26%	19%	18%

Postsecondary education. Access to postsecondary education plays a critical role in life trajectories, quality of life, and economic development. With higher levels of education, residents are more likely to be engaged in the community, contribute to the local economy, and live stable lives.

College-going rates are an important indicator for equitable access to postsecondary education opportunities. California's Department of Education provides college-going rate (CGR) reports for public high school students across the state. Of students who completed high school in Santa Clara County, 78% enrolled in college within 12 months of graduation. Santa Clara County's CGR is significantly higher than that of the state: California public high schools have an average CGR rate at only 62%.

Importantly, the number of high school graduates enrolled in college varies by race and ethnicity, special needs, and by school district. As shown in Figure B.11:

- Los Gatos-Saratoga Union High School District had the highest college-going rate with 88% of students enrolled in college. Fremont Union and Palo Alto Unified districts also had high rates at 86%.

- **Hispanic or Latino students are far less likely to attend college after high school graduation than other racial and ethnic groups.** Other racial disparities include:
  - Hispanic/Latino students in Santa Clara Unified are significantly less likely to enroll in college: only five percent of students enrolled in college after high school graduation.
  - In all school districts, over 85% of Asian students attended college. College-going rates are highest in Fremont Union High, Los Gatos-Saratoga Union High, and Milpitas Unified.
  - College-going rates for Black or African American students are particularly low in Gilroy Unified and higher in Fremont Union High (93%) and Mountain View-Los Altos Union High (91%).
- Palo Alto Unified had the highest college-going rate for Filipino students: all Filipino students in the district enrolled in college after graduating high school in 2020-21.
- On average, **55% of students with disabilities in the County attended college after high school graduation**. Disabled students attending schools in East Side Union High and Gilroy Unified have lower college-going rates than other districts. Los Gatos-Saratoga High School has notably higher rates at 79% (similar to socioeconomically disadvantaged students).
- Socioeconomically disadvantaged students have comparatively higher college-going rates than other special needs groups, particularly in Los Gatos-Saratoga Union High, Palo Alto Unified, and Milpitas Unified districts.

Table B.11: Public High School Graduates Enrolled in College by School District, Santa Clara County, 2020-2021

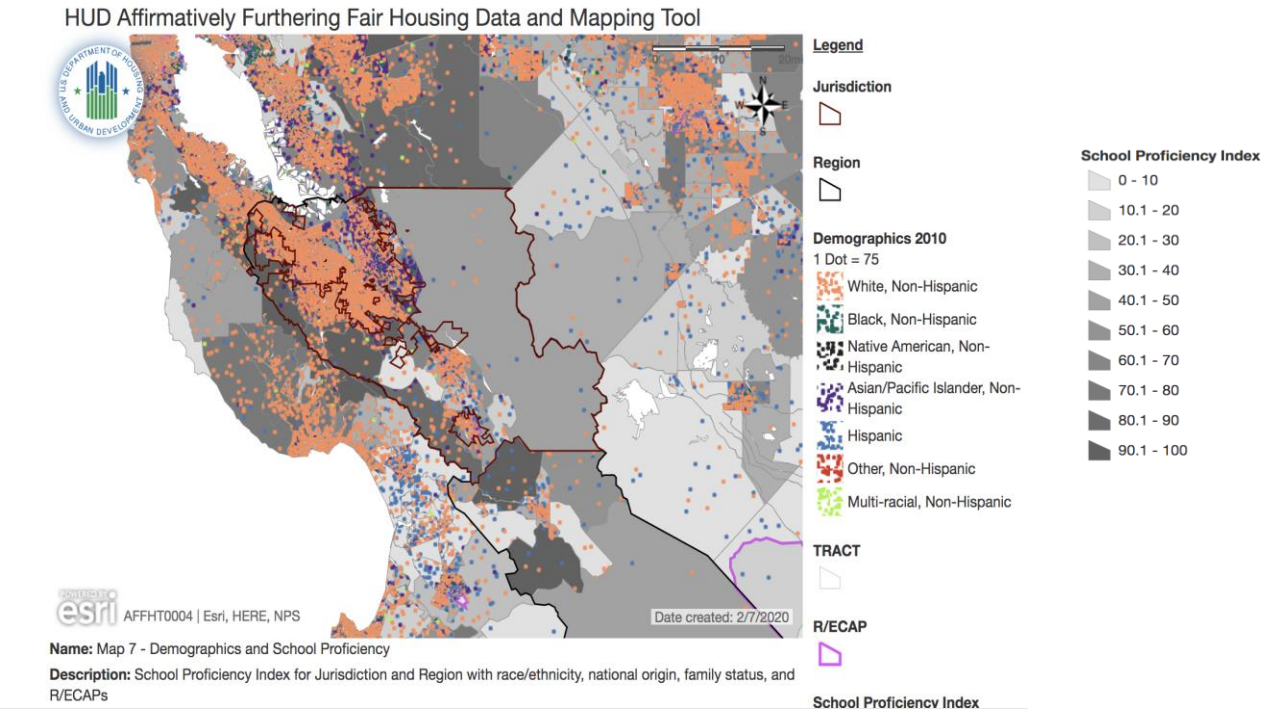
	Campbell Union High	East Side Union High	Fremont Union High	Gilroy Unified	San Jose Unified	Milpitas Unified	Morgan Hill Unified	Palo Alto Unified	Santa Clara Unified	Los Gatos-Saratoga Union	Mountain View Los Altos Union High	Santa Clara County Office of Education
Total High School Graduates	**77%**	**73%**	**86%**	**73%**	**73%**	**83%**	**76%**	**86%**	**71%**	**88%**	**81%**	**72%**
Race and Ethnicity												
Non-Hispanic White	84%	69%	78%	84%	85%	83%	80%	85%	76%	86%	82%	76%
Black or African American	78%	72%	93%	72%	80%	68%	-	86%	70%	-	91%	65%
Asian	89%	90%	93%	91%	92%	93%	91%	91%	90%	93%	88%	92%
Hispanic or Latino	62%	59%	66%	67%	61%	68%	67%	76%	5%	81%	71%	63%
Filipino	71%	72%	74%	92%	71%	74%	94%	100%	72%	-	77%	91%
Multi-racial	79%	74%	89%	85%	67%	83%	80%	87%	6%	86%	87%	88%
Student Group												
English Learners	46%	59%	59%	62%	51%	61%	48%	54%	49%	-	48%	56%
Homeless Youth	55%	52%	-	-	47%	43%	67%	-	-	-	-	-
Disabled Students	55%	44%	66%	43%	53%	59%	55%	65%	46%	79%	52%	48%
Socioeconomically Disadvantaged	64%	68%	74%	64%	62%	74%	70%	77%	61%	79%	71%	61%

Note: Data represent public high school students who enrolled in college within 12 months of graduation.
Source: California Department of Education.

As shown in the above figures, the Los Gatos-Saratoga High School District has higher college-going rates for special needs groups than other districts, specifically socioeconomically disadvantaged students, and students with disabilities. This could be related to the district being located in a high resource area, which often have greater access to quality schools than areas of lower incomes/opportunity.

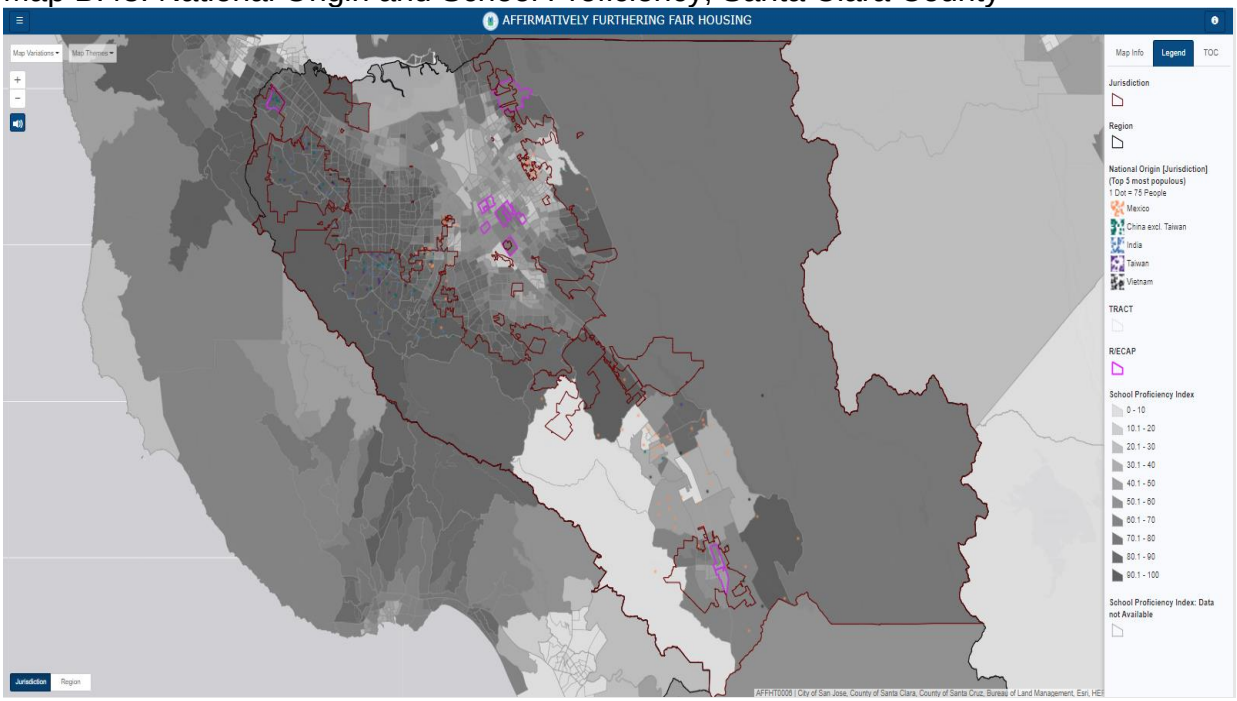
Residential Housing Patterns and Disparities in Access to Schools in Santa Clara County and Regionally. The following analysis is based on maps from the HUD AFFH Data and Mapping Tool, which overlays dot density representations of different racial and ethnic groups with shading that represents scores on the School Proficiency Index. This allows us to compare the geographic locations of racial and ethnic concentrations as well as the concentrations higher access to proficient schools. Areas of the darkest shading represent higher scores on the school proficiency index, areas of the lightest shading represent lower scores on the School Proficiency Index.

Map B.42: Race/Ethnicity and School Proficiency, Santa Clara Urban County



Countywide, white residents are clustered in the northwest portion of the county. This area of the county has dark shading, corresponding to higher access to proficient schools. Towards the center of the county are concentrations of other racial groups, including Asian and Latinx residents. This area has slightly lighter shading, indicating less access to proficient schools. However, when comparing parts of the Urban County to each other, areas with higher Asian or Pacific Islander populations, like Saratoga, have greater access to proficient schools than places with less access, like Morgan Hill and San Martin.

Map B.43: National Origin and School Proficiency, Santa Clara County



Source : HUD AFFH Data and Mapping Tool.

In the County, people of Indian, Chinese, and Taiwanese national origin are most likely to live in the West Valley in areas with highly proficient schools. People of Mexican national origin are most likely to live in unincorporated areas adjacent to the east side of San José as well as in Morgan Hill and San Martin, areas with relatively lower access to proficient schools than in the West Valley. People of Vietnamese national origin are also most likely to live in unincorporated areas adjacent to the east side of San José.

Disparities in Access to Opportunity – Employment. Access to employment at a decent wage is a hallmark of broader access to opportunity. The neighborhood or city in which a person lives can affect one's access to employment. This can happen both through proximity of residential areas to places with high concentrations (or low concentrations) of jobs and through barriers to residents of particular neighborhoods accessing jobs, even when they are close by. HUD's Jobs Proximity and Labor Market Indices measure how close residents live to concentrations of jobs and the extent to which residents are employed, respectively. The higher an index value (or closer to 1) reflects closer proximity to jobs, for the Jobs Proximity Index, and a higher percentage of residents who are employed, for the Labor Market Index. The jobs-housing imbalance in Santa Clara County is particularly extreme and isolates Latinx and Vietnamese residents from jobs-rich places.

Disparity in Access to Jobs and Labor Markets in Santa Clara County and Regionally. In the County, white and Asian or Pacific Islander residents have the highest levels of labor market engagement, Black residents have somewhat lower levels of labor market engagement, and Latinx and Native American residents have the lowest levels of

labor market engagement. All racial and ethnic groups have broadly similar levels of proximity to jobs.

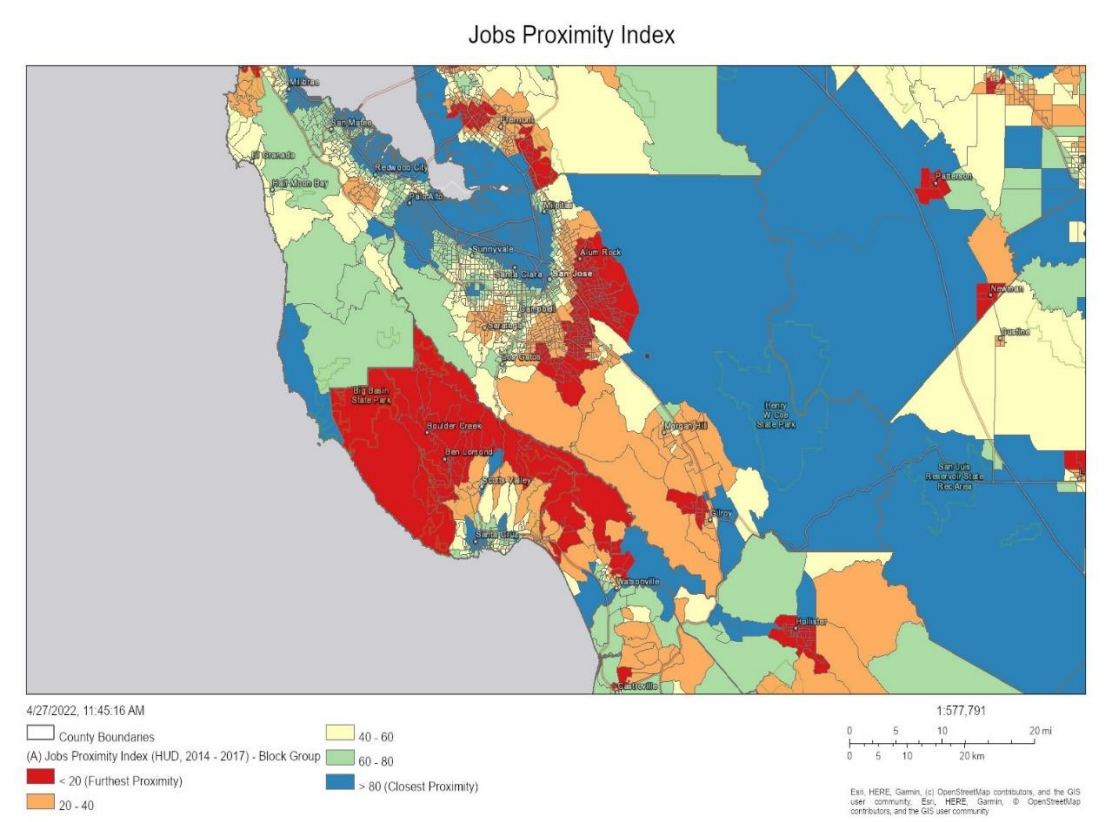
Table B.12: Labor Market and Jobs Proximity Indices, Santa Clara Urban County

Total Population	Labor Market Index	Jobs Proximity Index
White, Non-Latinx	81.19	57.34
Black, Non-Latinx	72.37	59.75
Latinx	60.56	59.12
Asian or Pacific Islander, Non-Latinx	82.54	53.84
Native American, Non-Latinx	62.46	57.50

Impact of Housing Patterns on Access to Jobs for Protected Classes in Santa Clara County and Regionally. In Santa Clara County, job proximity is highest in northern portions of the West Valley and is lowest in South County. Labor market engagement is highest in the West Valley, comparatively moderate in Campbell, and lowest in South County. In general, areas that are more heavily white have higher labor market engagement and proximity to jobs, and areas that are more heavily Latinx have lower labor market engagement and proximity to jobs.

In the region, jobs proximity is highest in communities that have relatively low Latinx populations and relatively high combined white and Asian or Pacific Islander populations. Areas with high jobs proximity are concentrated in the north and west sides of San José, in Cupertino, in Palo Alto, and in the parts of Mountain View, Santa Clara, and Sunnyvale that are between U.S. Route 101 and the San Francisco Bay. The parts of the latter three cities are actually more heavily Latinx than their encompassing cities but are less heavily Latinx than other parts of the region, such as the east side of San José, Morgan Hill, and Gilroy. Labor market engagement is highest in the West.

Map B.44: Job Proximity, Santa Clara County



Disparities in Access to Opportunity – Transportation. The AARP Livability Index scores communities and neighborhoods based on transportation metrics and policies related to convenience, safety, and a range of transportation options. Scores consider indicators such as: the frequency of transit service, ADA-accessible stations, traffic and congestion, transportation costs, and crash rates. In 2022, Santa Clara County received a transportation score of 51 out of 100. Findings for Santa Clara County are summarized below.[52]

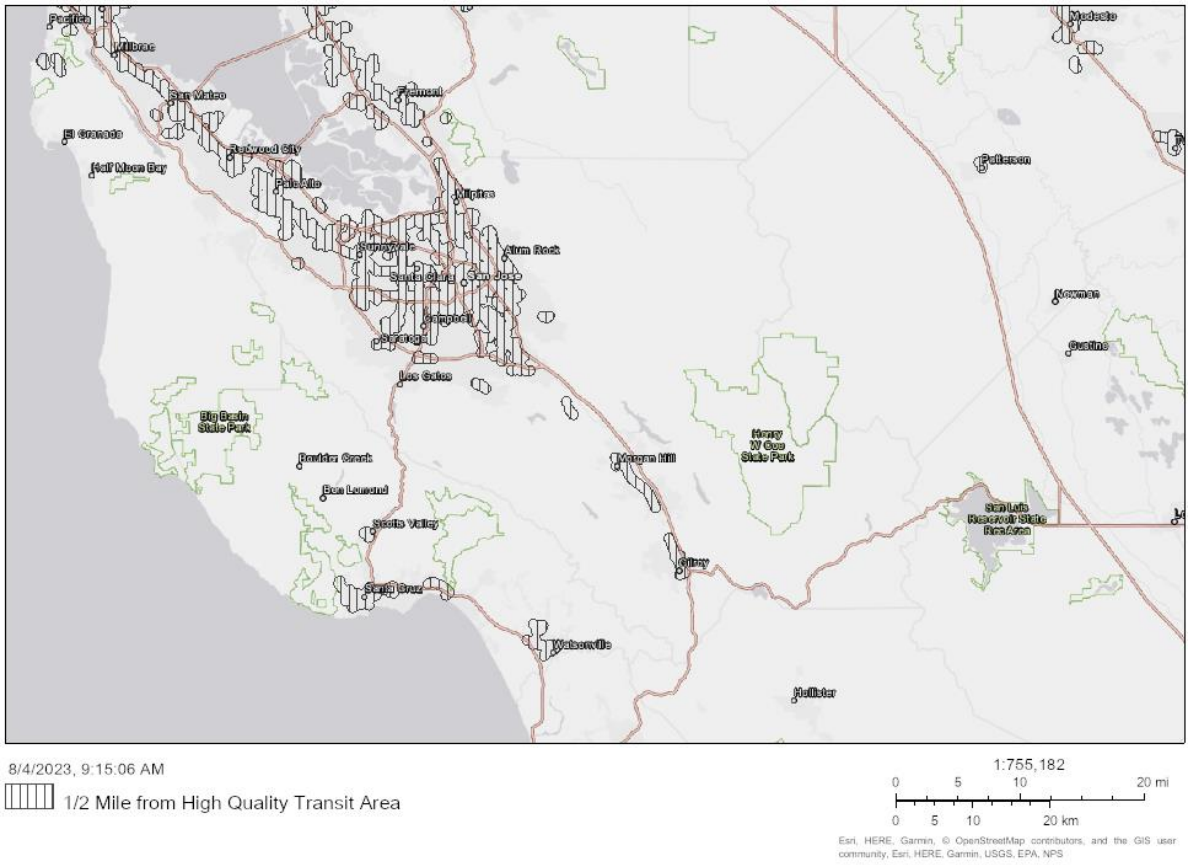
- There are seven buses and trains per hour for residents using local transit services;
- 84% of transit stations in the county are in compliance with accessibility requirements under the Americans with Disabilities Act (ADA);
- Every year, there is 62 hours of congestion per person in the county; and
- Transportation costs for households are around $14,943 per year.

Having high quality transit areas and stops is critical to expanding access to transportation for all residents in the community. Maps B.48 and B.49 show the location of high-quality transit areas in Santa Clara County and the Bay Area. Communities within a half mile from high quality transit areas are concentrated in San Francisco, San Mateo City, Redwood City, and Oakland—the large number of quality transit areas in these cities is likely related to their population size and densely built housing units.

[52] https://livabilityindex.aarp.org/search/Santa%20Clara%20County,%20California,%20United%20States.

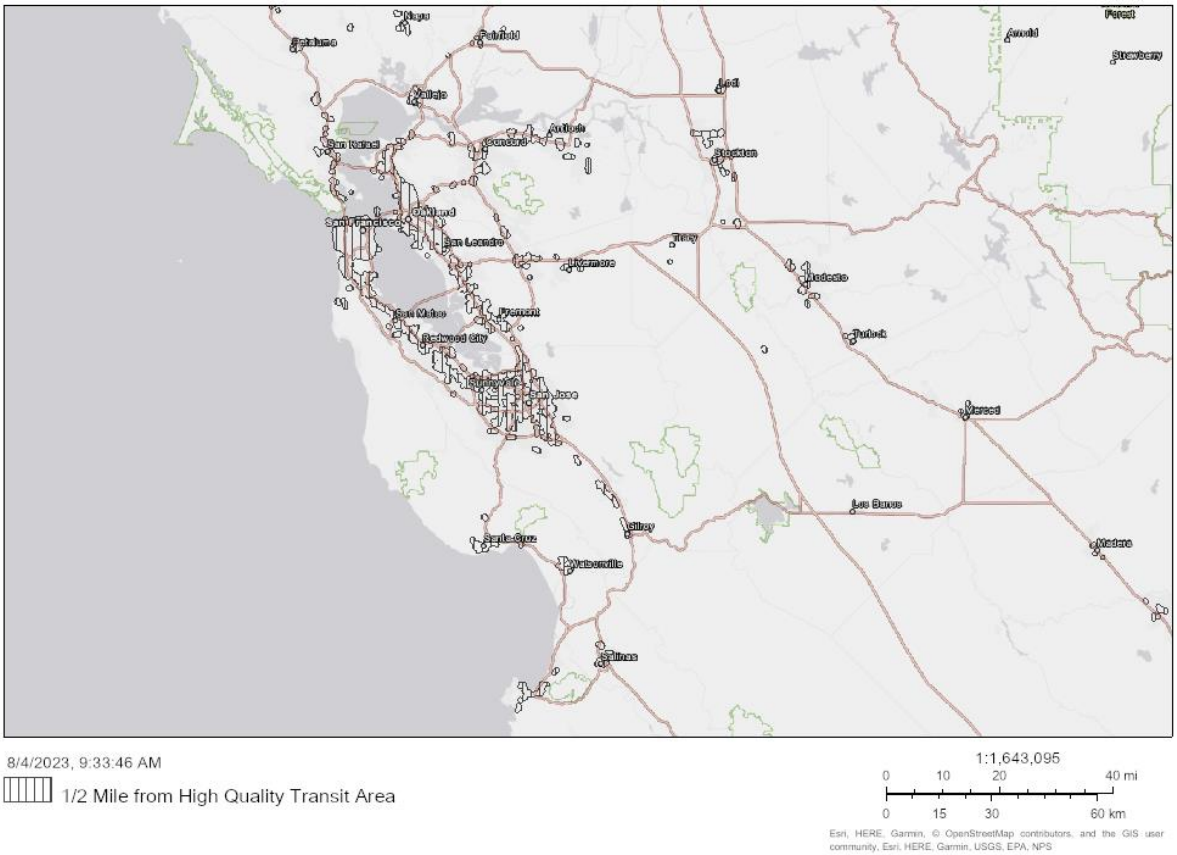
For Santa Clara County, high quality transit areas are concentrated in Palo Alto, Milpitas, Fremont, Santa Clara, Campbell, and Saratoga. Los Gatos has very few high quality transit areas for residents.

Map B.45: High Quality Transit Areas, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

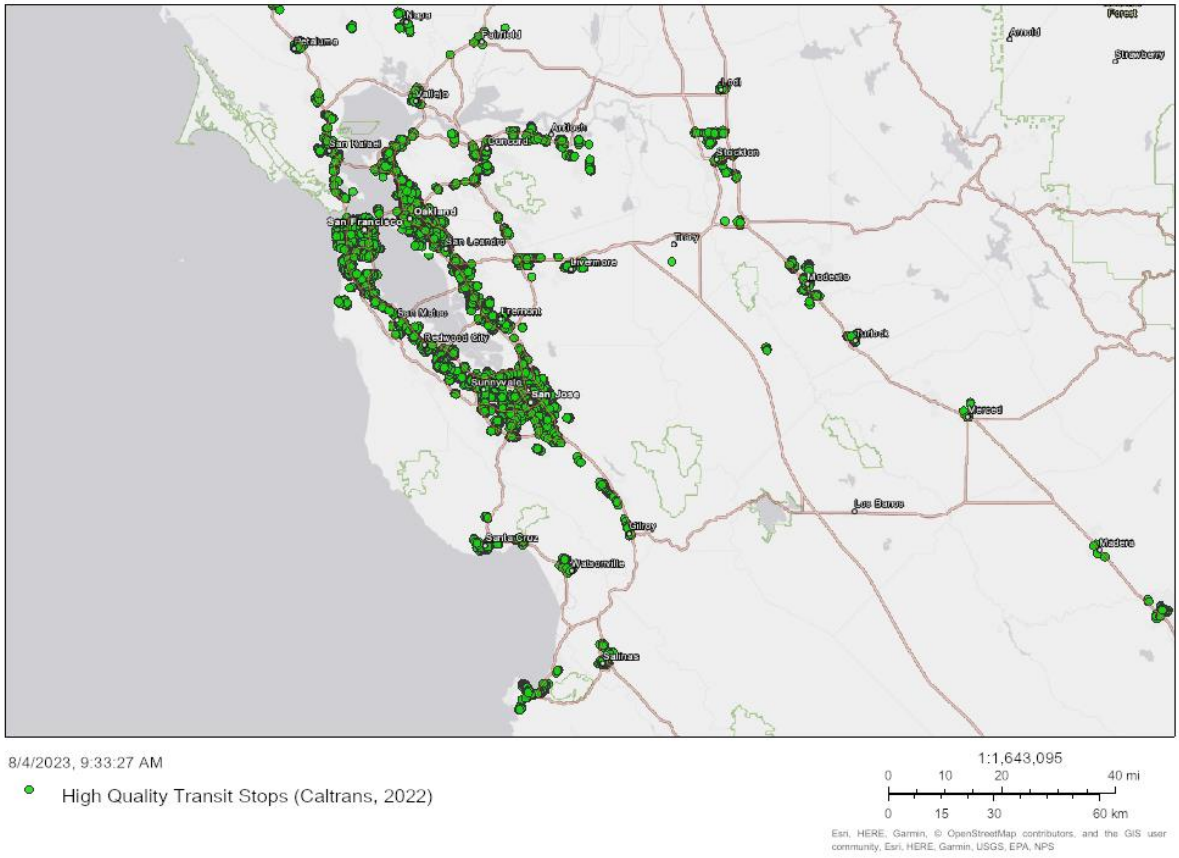
Map B.46: High Quality Transit Areas, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

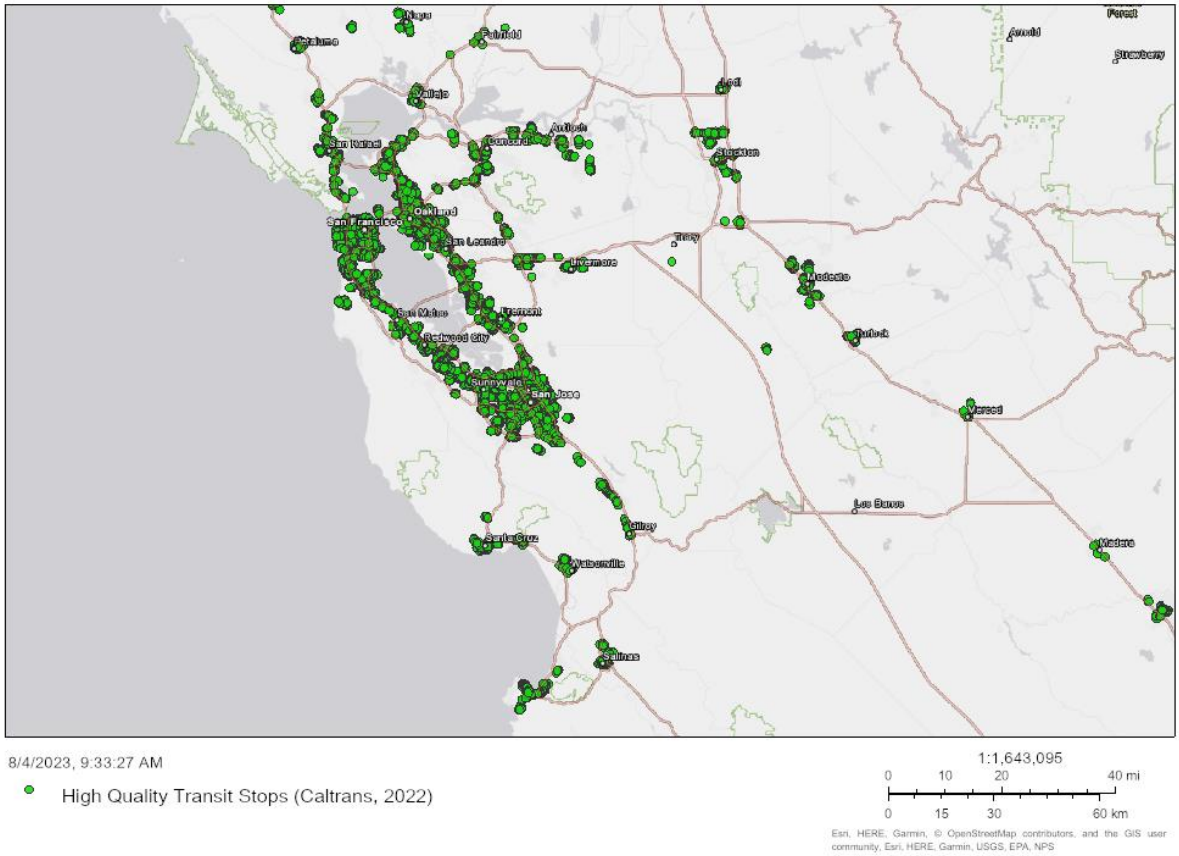
Maps B.47 and B.48 show the location of high-quality transit stops in Santa Clara County and the Region. The County and the Unincorporated County have several high-quality transit stops for residents; most of which are evenly distributed across jurisdictions. These patterns are consistent with that of the Bay Area overall.

Map B.47: High Quality Transit Stops, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.48: High Quality Transit Stops, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

Transportation Cost and Equitable Access in Santa Clara County and Regionally. The Low Transportation Cost Index and Transit Trips Index are used to measure access to transportation within a location. The Low Transportation Cost Index measures access to low-cost transportation services, and the Transit Trips Index measures how often residents take transit trips. The index scores range from 0-100. A higher score correlates to greater transportation access.

Data reflecting relatively high access to public transit in the County may be somewhat misleading due to the range of different types of communities, including rural areas, which the indices consider in drawing comparisons. Stakeholders repeatedly emphasized the limitations of existing public transportation, and a review of services maps and schedules reveals significant gaps.

The Transportation subsection of Disparities in Access to Opportunity analyzes access to public transportation and transportation cost, disaggregated by race/ethnicity. There are two opportunity indices that measure access to transportation: the Transit Index and the Low Transportation Cost Index. The Transit Index is a HUD calculation that estimates transit trips for a family of three, with a single parent, with an income of 50% of the median

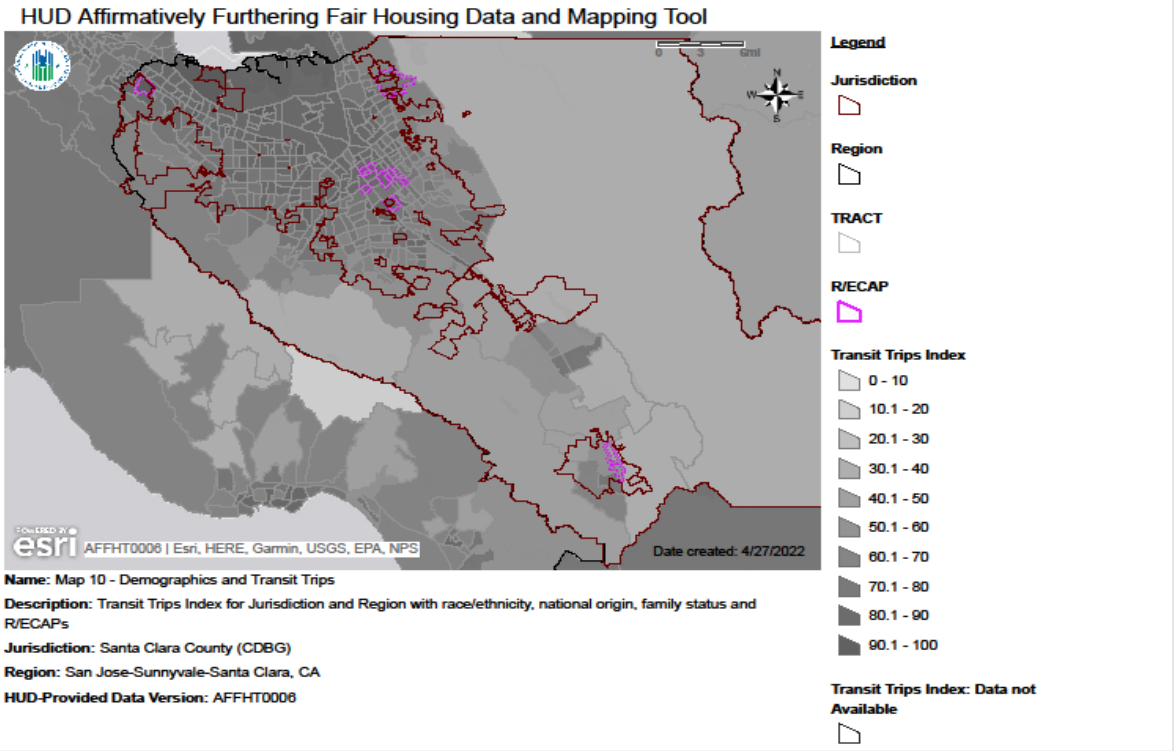
income for renters in the region. The higher the number, the more likely residents in that neighborhood utilize public transit. The Low Transportation Cost Index is a HUD calculation that estimates transportation costs for a family of three, with a single parent, with an income at 50% of the median income for renters in the region. The higher the number, the better (i.e., the lower the cost of transportation in the neighborhood). There are not significant differences across racial/ethnic groups in the County in the Transit Index and the Low Transportation Cost Index.

Table B.13: Transportation Indices, Santa Clara Urban County

Race or Ethnicity	Transit Index	Low Transportation Cost Index
White, Non-Latinx	59.30	82.15
Black, Non-Latinx	63.36	87.12
Latinx	59.20	82.89
Asian or Pacific Islander, Non-Latinx	61.22	82.48
Native American, Non-Latinx	58.38	83.70

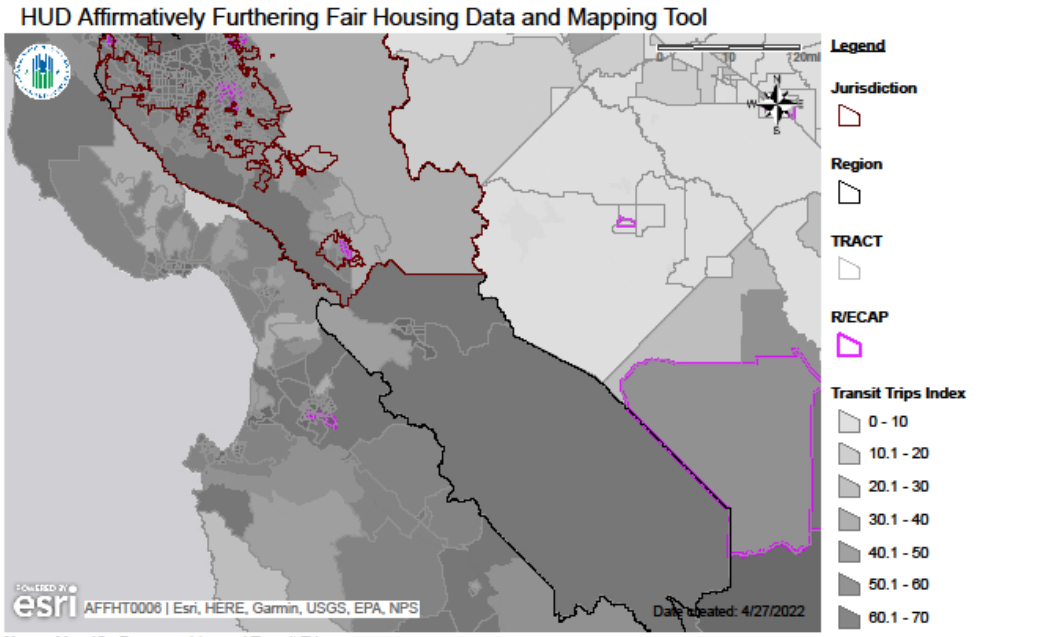
Transportation Equity and Housing. In much of the County, Transit Index scores are low. As you near the most populous parts of northern Santa Clara County, scores increase dramatically. The County is fairly diverse, although affluent white and Asian American or Pacific Islander residents tend to be concentrated in the western, more suburban part of the County. Families with children are also concentrated in that area. Additionally, in terms of national origin, foreign-born residents from countries like Canada are much more likely to live in the outer cities of Saratoga, Los Gatos, and Monte Sereno, while foreign-born residents from Mexico are more likely to be concentrated in unincorporated areas on the east side of San José as well as in Morgan Hill.

Map B.49: Transit Trips, Santa Clara County

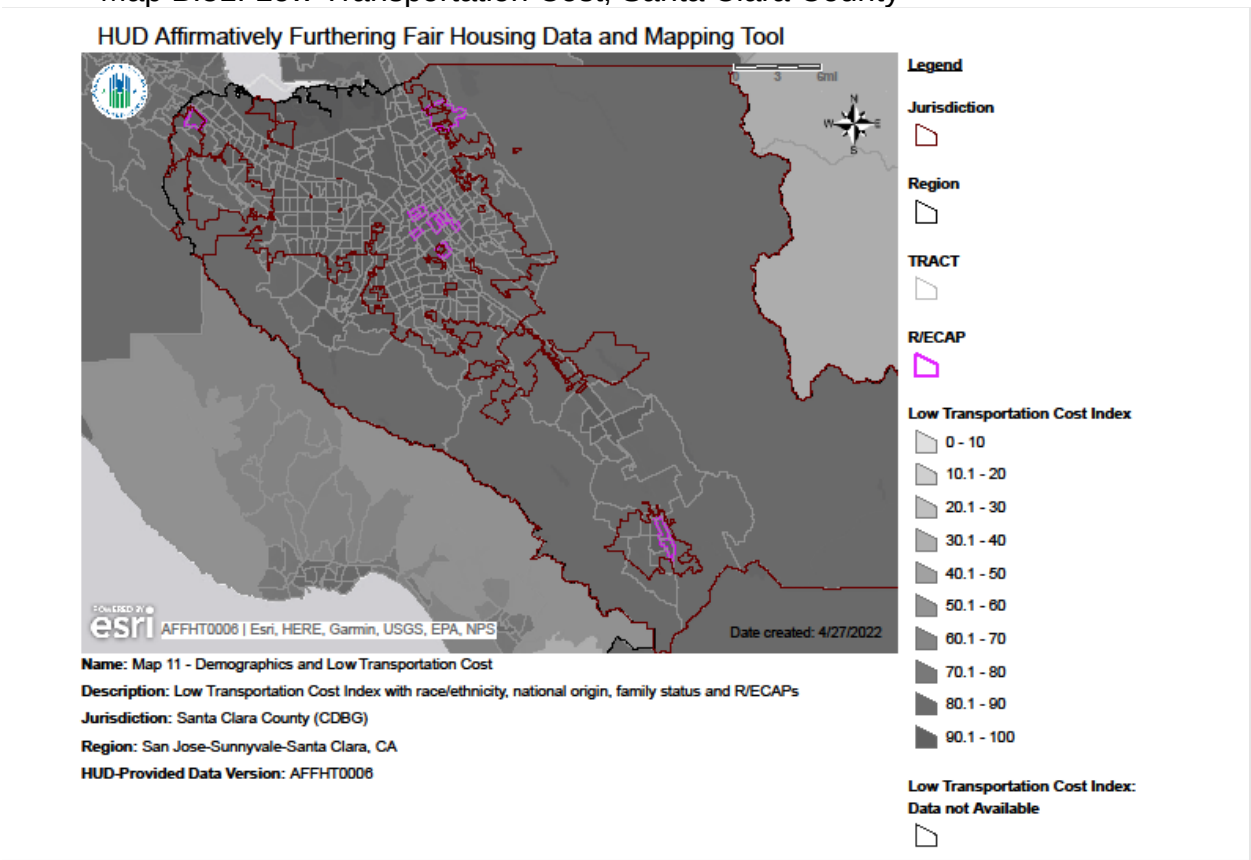


The regional map indicates that communities in the northern part of San Benito County have better access to public transportation than the southern remainder of that county (with much less population density), which has middling results. Families with children and immigrants tend to cluster in these areas with strong public transportation use. Within the region, Santa Clara County generally affords greater access to transportation than San Benito County.

Map B.50: Transit Trips, Region



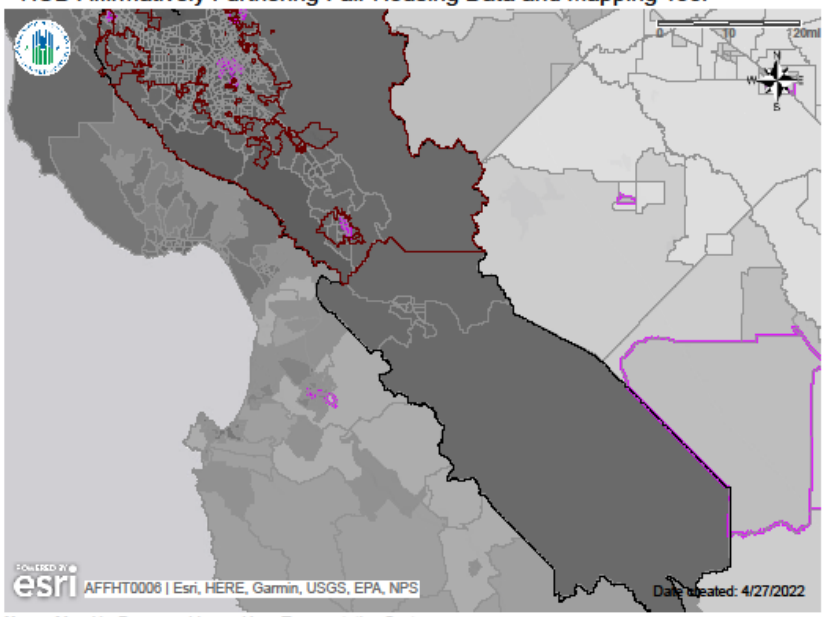
Map B.51: Low Transportation Cost, Santa Clara County



Much of the County has very high Low Transportation Cost Index scores, meaning that estimated transportation costs are very low. The general trend shows an increase in this index score as you move toward the suburbs in either direction, away from central San José.

Map B.52: Low Transportation Cost, Region

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 11 - Demographics and Low Transportation Cost

Description: Low Transportation Cost Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Clara County (CDBG)

Region: San Jose-Sunnyvale-Santa Clara, CA

HUD-Provided Data Version: AFFHT0006

Legend

Jurisdiction

Region

TRACT

R/ECAP

Low Transportation Cost Index

- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Low Transportation Cost Index: Data not Available

Like the other jurisdictions in this analysis, areas that have high public transportation use in the Transit Trips Index map seem to have lower Low Transportation Cost Index scores. In other words, data from the indices suggests that low-income people who live in areas where low-income people frequently use public transit have higher transportation costs than low-income people who live in areas where low-income people do not frequently use transit. This may be a result of high transit fares, low costs of car commuting in areas without transit (possibly as a result of free or relatively low-cost parking in those areas). It is possible that gas price increases that post-date the data reflected in these indices would cancel out the apparent increased affordability of transportation in places without transit. Another possible explanation for this circumstance is that public transit in relatively transit-rich parts of Santa Clara County still is not as robust as in San Francisco or Oakland, thus requiring many low-income households to both incur expenses on transit fares and to absorb the costs of care ownership.

Transportation and employment. Access to transportation is crucial to ensuring all residents have equal access to economic development and employment opportunities. Limited access to transportation options that are affordable and accessible can present a range of employment and economic development barriers, especially when households are forced to purchase (or lease) a vehicle they cannot otherwise afford because public transportation costs are too high and/or transit stations are located in inconvenient areas.

Table B.14 presents commuting patterns in Santa Clara County by protected class and other socioeconomic characteristics. As illustrated below, workers in Santa Clara County are more likely to drive alone to work than carpool (9%) or use public transportation (3%). Commuting patterns vary by household income: households with incomes below $25,000 and households with incomes above $75,000 were more likely to travel to work by public transit than households in middle income groups. For low-income households, only 18% commute to work by car which is likely related to the high cost of owning (or leasing) a car as well as high gas prices. Importantly, however, only 24% use public transportation. Lower usage of public transportation could indicate geographic disparities in accessing transportation options and/or high public transportation costs (see Maps D.12 and D.13 below).

Table B.14: Commute Patterns by Protected Class, Santa Clara County, 2021

Protected Class / Characteristic	Drove Alone	Carpooled	Public Transportation
Workers 16 years and over	653,861 or 67%	91,433 or 9%	33,409 or 3%
Male	57%	51%	59%
Female	43%	50%	41%
Non-Hispanic White	31%	19%	26%
Black or African American	3%	2%	4%
Asian	38%	42%	42%
Hispanic or Latino	25%	33%	24%
Native	52%	43%	48%
Foreign born	48%	57%	53%
Income < $25,000	18%	26%	24%
Income $25,000 - $50,000	21%	24%	15%
Income $50,000 - $75,000	15%	14%	12%
Income > $75,000	47%	36%	50%
Workers in poverty	5%	8%	10%

Note: Some percentages may not equal 100%, other modes of transportation were excluded from these ACS data.
Source: 2021 5-year ACS.

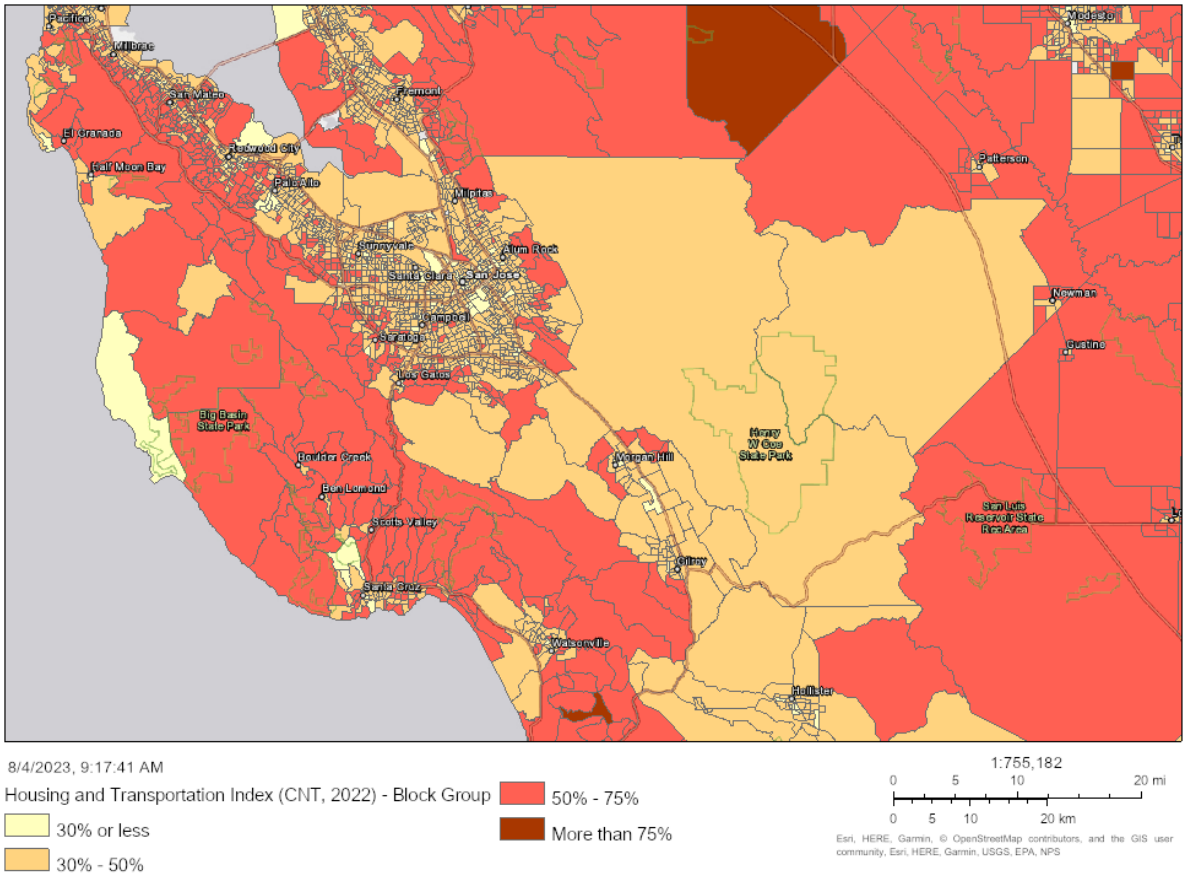
Maps B.53 and B.54 show the housing and transportation index for Santa Clara County and the Bay Area in 2022. The transportation index shows the percentage of household income being spent on housing and transportation costs and serves as an additional indicator for cost burdened households and displacement risk.

As shown below, households located in Los Gatos, Saratoga, Sunnyvale, Campbell, and Morgan Hill are spending between 50% and 75% of their income on their housing and transportation. Despite being a lower income community, households in San José are spending less on their housing and transportation costs though this could be related to the city's comparatively lower housing prices and wide variety of transportation options.

These findings differ from the region overall. Households across the Region are spending between 50% and 75% of their income on housing and transportation, particularly in San

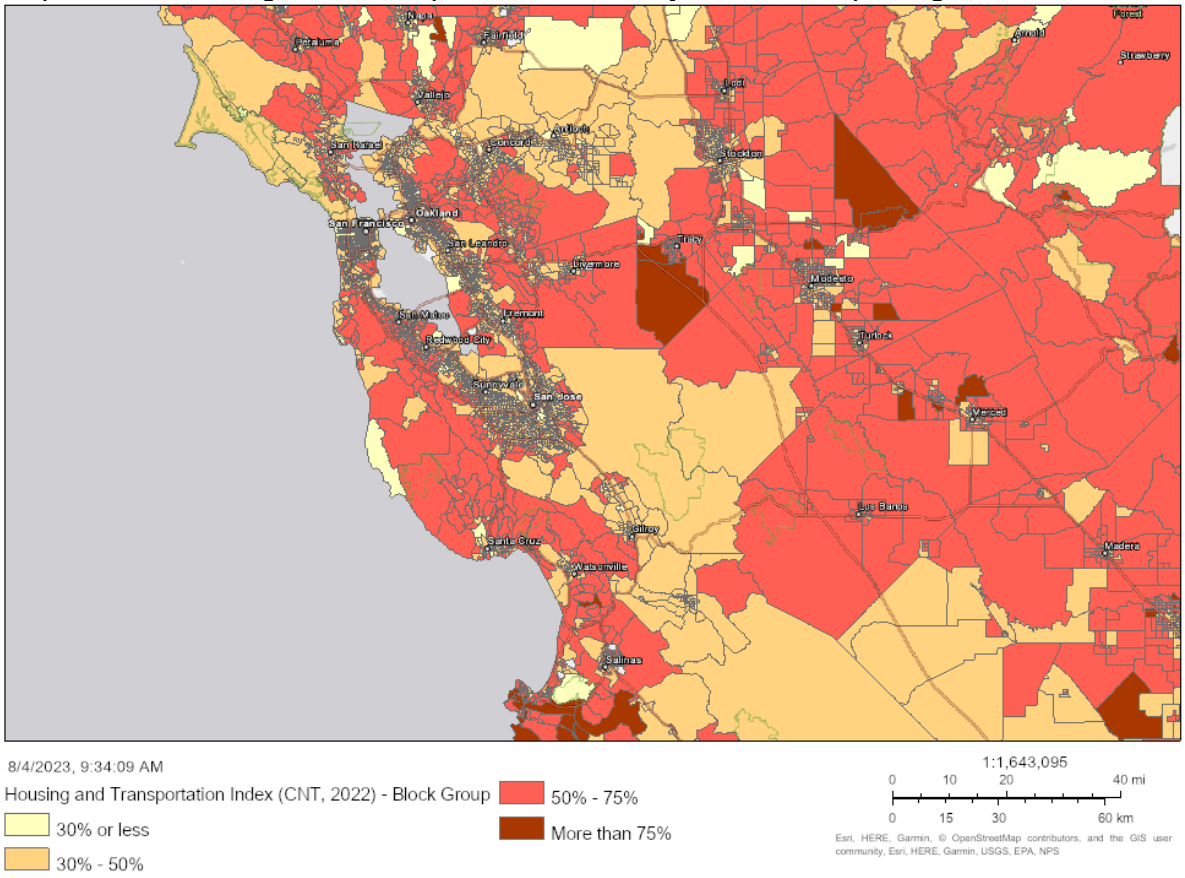
Mateo City, Redwood City, Oakland, and Livermore. Communities near Tracy and Salinas are spending much more at over 75%.

Map B.53: Housing and Transportation Index by Block Group, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

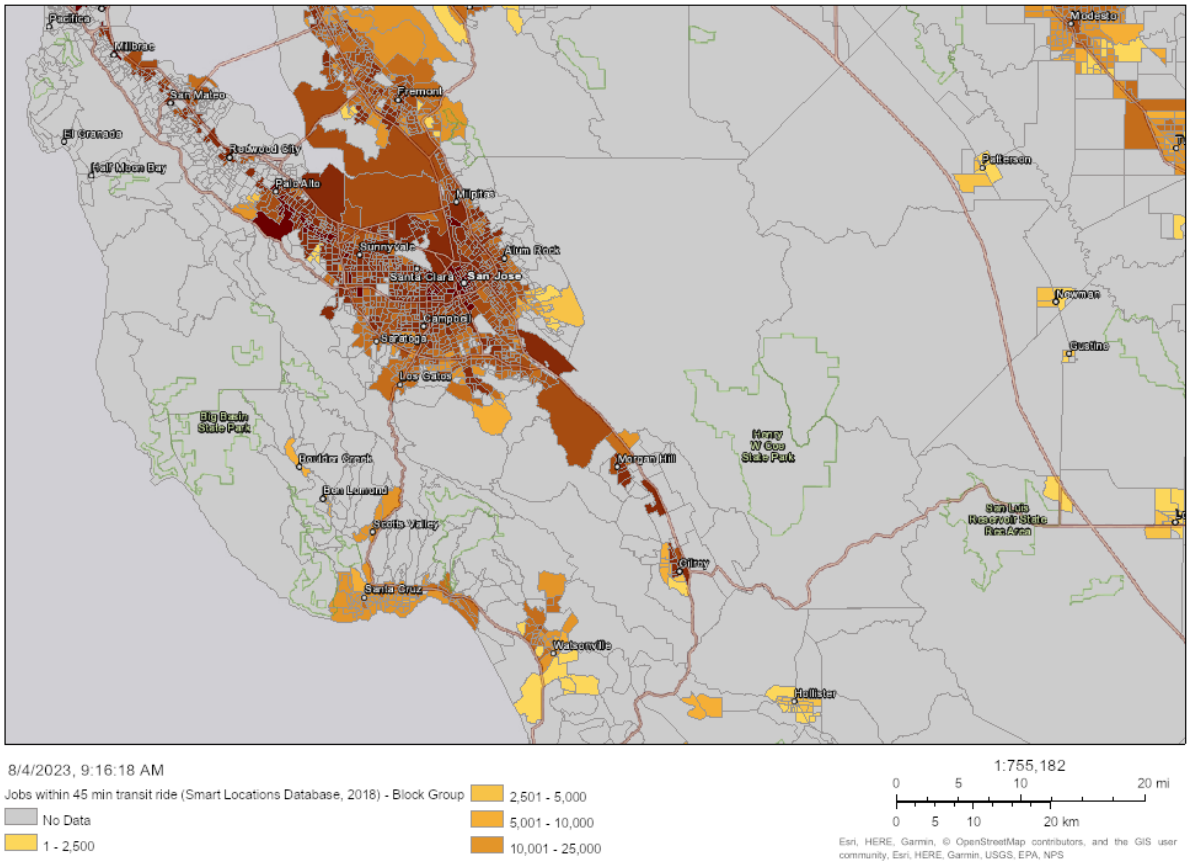
Map B.54: Housing and Transportation Index by Block Group, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

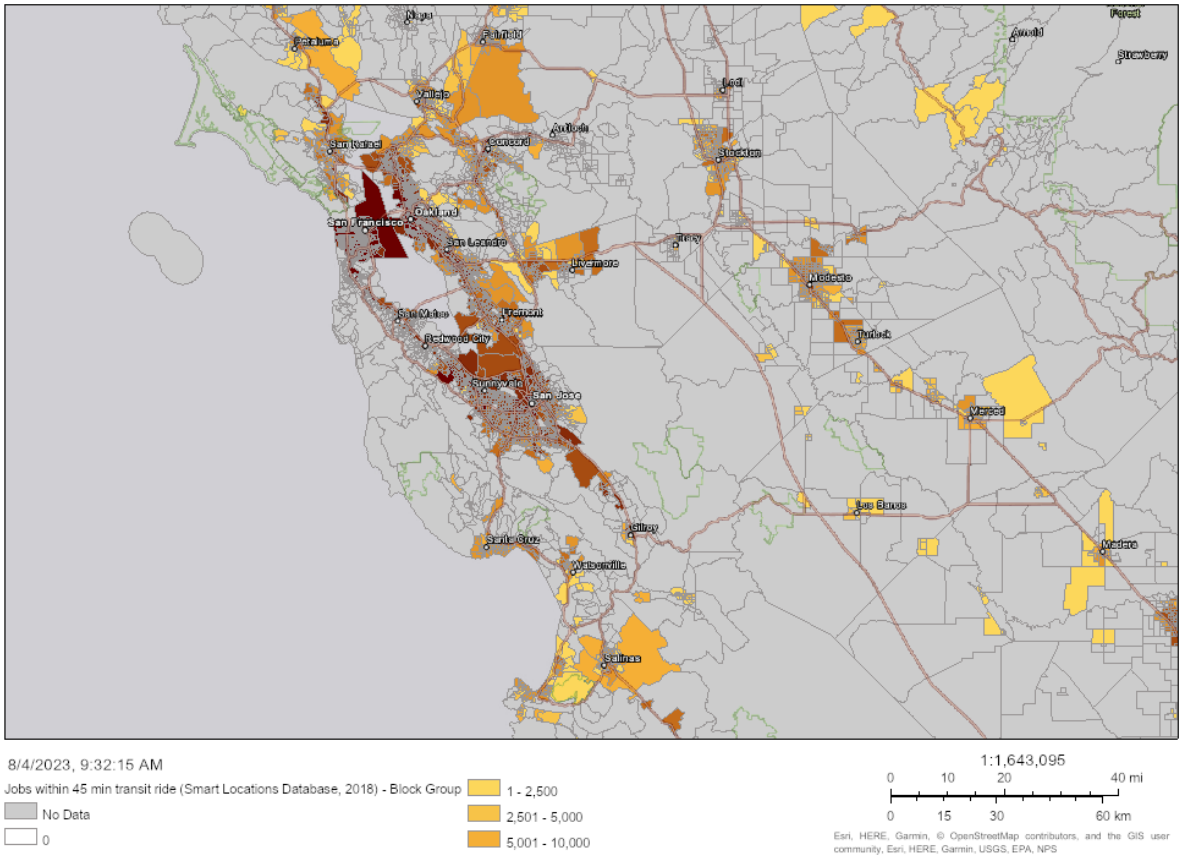
To ensure all households have equal access to employment opportunities, jobs must be accessible to residents by both vehicle and public transit. Maps B.58 and B.59 show the number of jobs accessible to households by a 45-minute public transit ride in Santa Clara County and the Region.

Map B.55. Jobs Within a 45 Minute Transit Ride by Block Group, Santa Clara County, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer.

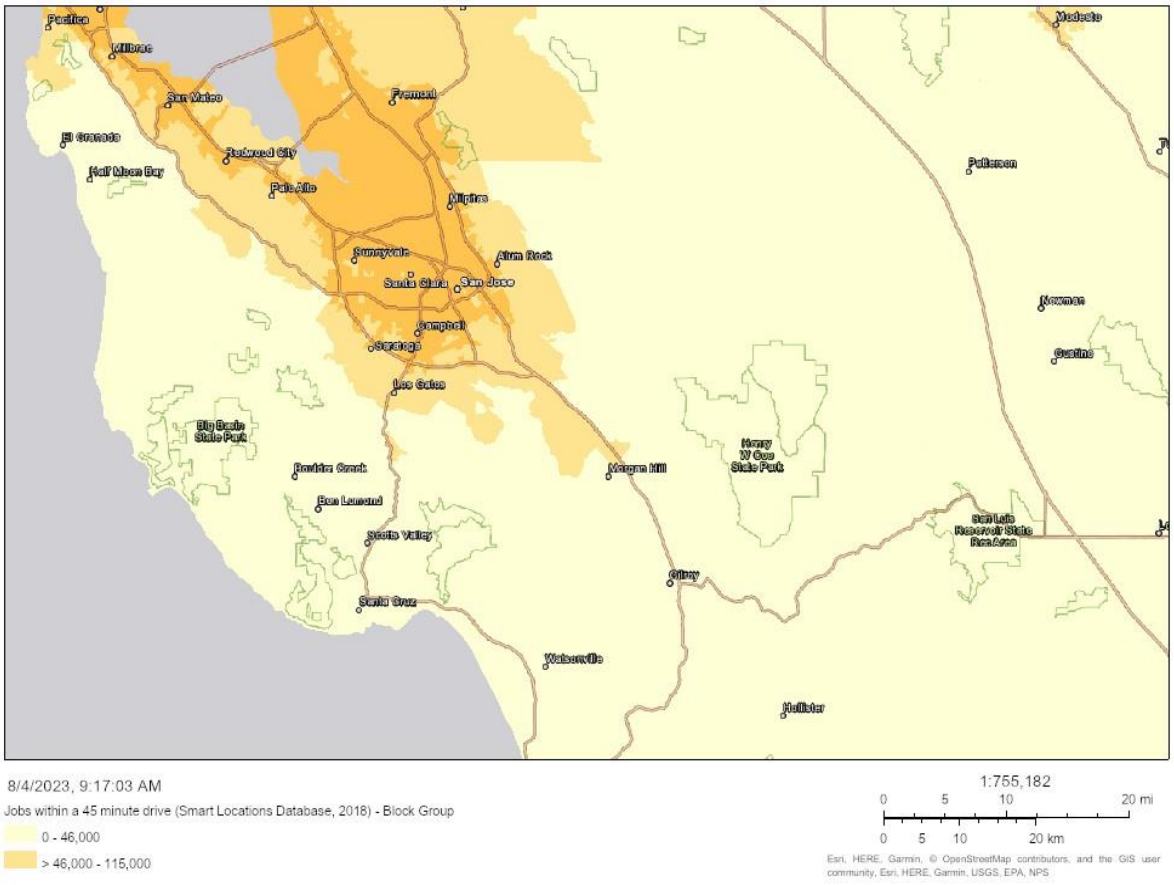
Map B.56: Jobs Within a 45 Minute Transit Ride by Block Group, Region, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer.

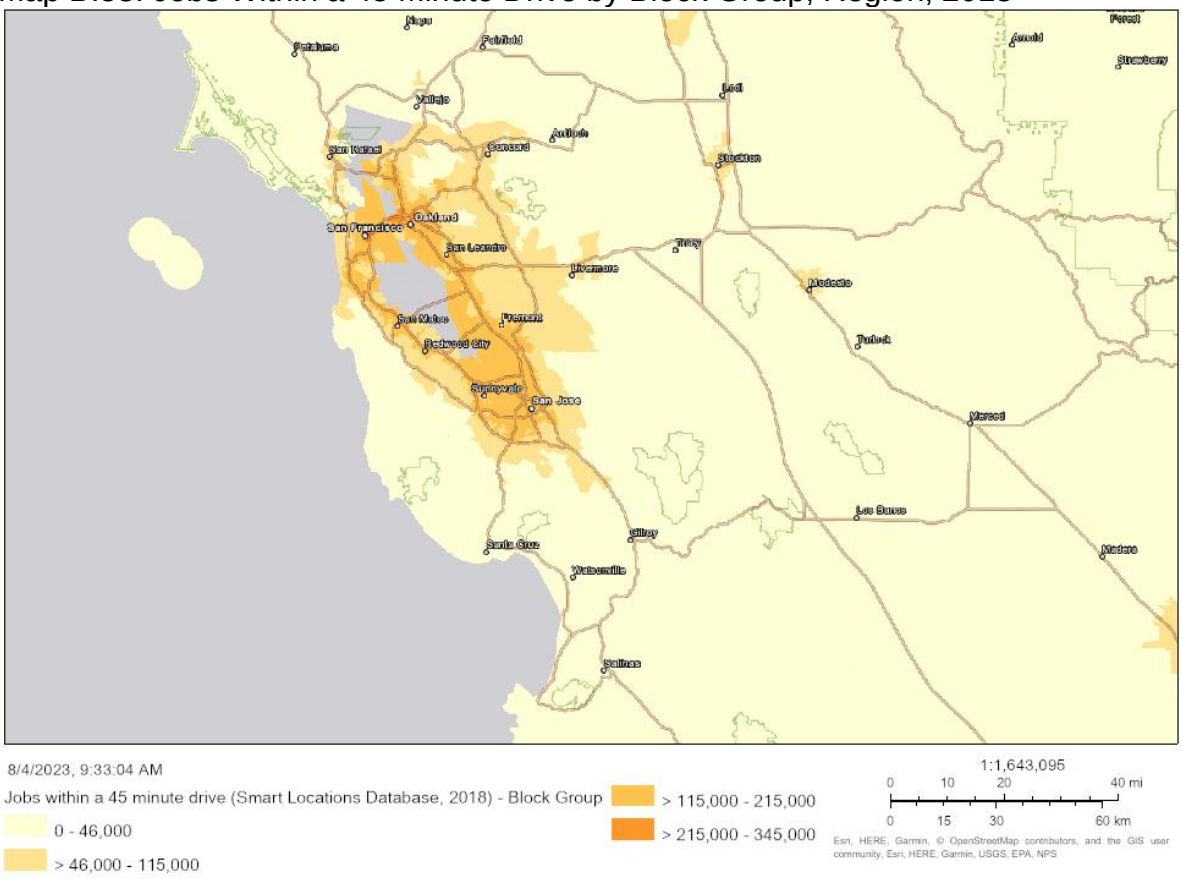
Given the large number of residents who drive to work alone via car, truck, or van, it is essential that workers in Santa Clara County have equal access to jobs by car ride. Similar to the above analysis, Maps B.57 and B.58 show the number of jobs within a 45-minute drive for Santa Clara County and the Region in 2018. 57

Map B.57. Jobs Within a 45 Minute Drive by Block Group, Santa Clara County, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.58: Jobs Within a 45 Minute Drive by Block Group, Region, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer.

Programs, Policies, or Funding Mechanisms Impacting Transportation Access. There are several public transportation options connecting Santa Clara County and beyond, although each has its drawbacks. Caltrain, a commuter rail service, runs through Santa Clara County and up to San Francisco, where it connects with BART (San Francisco's light rail system). County residents may connect directly to BART through stations in Milpitas and north San José. Additional BART stations are planned in the County. Within Santa Clara County, the Valley Transportation Authority (VTA) provides light rail and bus service. The Altamont Corridor Express (ACE) Commuter Services connects San José and the surrounding area to points north and east of Santa Clara County by commuter rail.

Public transportation in the County has significant gaps that render existing systems, including Valley Transportation Authority and Caltrain, less usable to low-income residents, who are disproportionately members of protected classes. Bus service can be quite limited in many areas in the county, especially outside of the population center of San José. Where service does exist, 30-minute gaps between buses and wait times are common. The problems of traffic and congestion compounds this problem, though commuting times have shortened during the pandemic with remote work. Prior to the

pandemic, travel between South County and San José was nearly two hours without accounting for unexpected traffic. While Caltrain is faster than bus travel, it can be too unaffordable for low-income individuals, especially if it is a regular commuting need. VTA's light rail system is limited, as it does not travel past Mountain View, does not connect to Cupertino, and does not connect to South County.

Santa Clara County has taken steps to become more bike-friendly. Multiple cities have developed bicycle plans. Los Gatos, a town that is part of the Urban County, is an example, having updated its Bicycle and Pedestrian Master Plan in late 2020.

Overall, while there are systems of public transportation in place which address some of these needs, there are still affordability gaps, wait times, traffic, and distance/expansion concerns that should be addressed as the County works toward equity in access to opportunity and transportation.

Disparities in Access to Opportunity – Access to Environmentally Healthy Neighborhoods. Past and present discriminatory housing policies and practices—including long-term disinvestment—have resulted in neighborhoods with concentrated poverty, limited access to opportunity, and unsafe environmental conditions (among others). This section provides a comprehensive analysis of equitable access to environmentally healthy neighborhoods by protected class groups and other socioeconomic characteristics. As defined by HCD, environmentally healthy neighborhoods encompass several factors: healthy food options, clean air and water, safe neighborhoods, safety from environmental hazards, and access to social services and cultural institutions.

Santa Clara County received an environmental opportunity score of 47 out of 100. Environmental scores are measured by metrics and policies related to air and water quality, energy efficiency, and hazard mitigation plans. According to the Livability Index:[53]

- Zero percent (0%) of residents were exposed to drinking water violations;
- There are 11 unhealthy air quality days per year;
- More than a quarter (29%) of residents are exposed to near-roadway pollution but levels of local industrial pollution are low; and
- Santa Clara County has several multi-hazard plans approved by FEMA and local plans to prepare for an aging population.

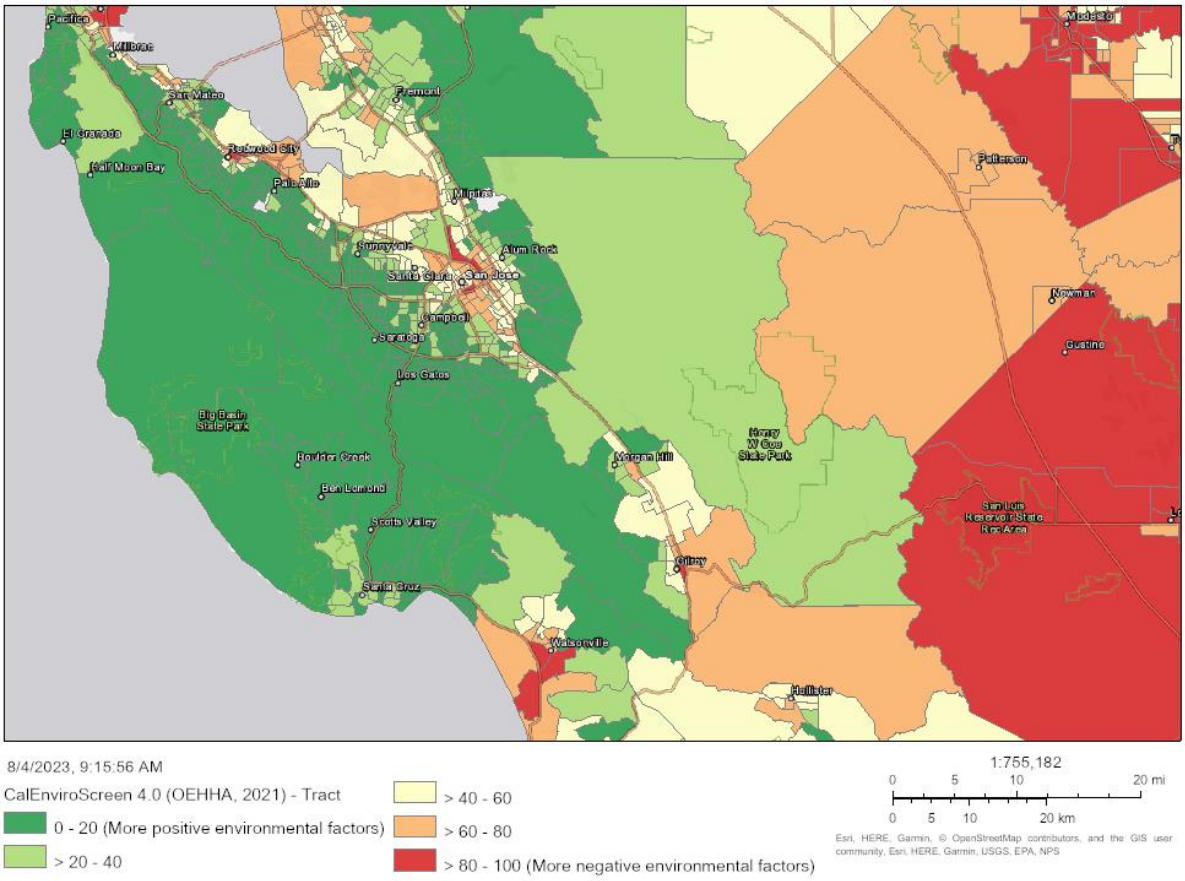
In January 2017, the Office of Environmental Health Hazard Assessment (OEHHA) released Version 3.0 of the California Communities Health Screening Tool, known as the CalEnviroScreen. The CalEnviroScreen is a screening tool that evaluates the burden of pollution from multiple sources in communities while accounting for vulnerability to the adverse effects of pollution. Census tracts are ranked based on potential exposures to pollutants, adverse environmental conditions, socioeconomic factors, and the prevalence of health conditions. Lower scores suggest more positive environmental factors; higher scores indicate communities with more negative environmental factors.

[53] https://livabilityindex.aarp.org/search/Santa%20Clara%20County,%20California,%20United%20States.

Maps B.62 and B.63 illustrate the CalEnviroScreen score for Santa Clara County and the Region. Findings presented in the maps are summarized below.

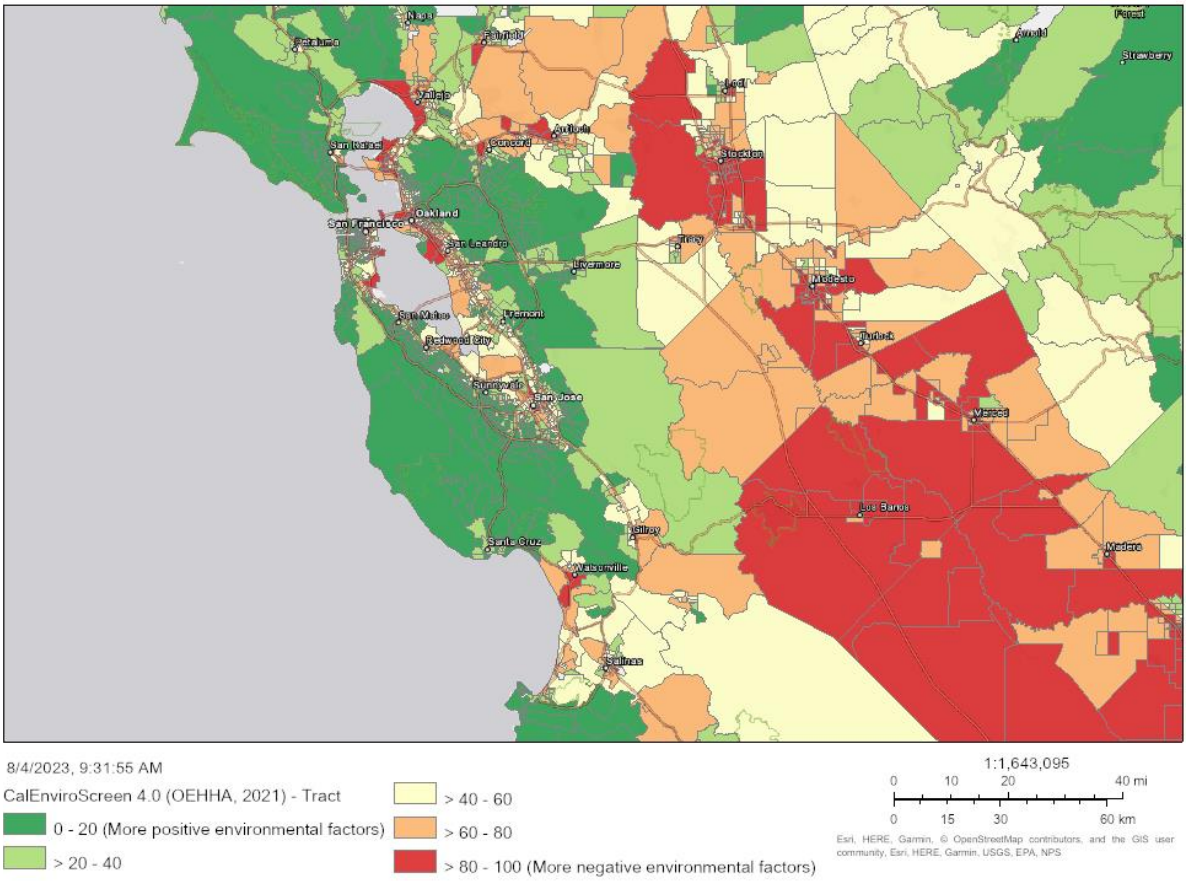
- Most areas in Santa Clara County have more positive environmental factors with scores between 0 and 20 and up to 40.
- San José, Watsonville, and Gilroy are outliers, all of which have more negative environmental factors and overlap with low-income communities:
  - **San José:** three census tracts in the inner portion of the city have the worst environmental factors with scores above 80.
  - **Watsonville:** three census tracts have the most negative factors; other tracts have scores between 60 and 80.
  - **Gilroy:** one census tract with the worst environmental factors; all others range between 40 and 80.
- Similar to the county, more negative environmental factors are located in lower income communities across the Region including San Francisco, South San Francisco, Oakland, San Leandro
- Nearly all of Los Banos has more negative factors similar to communities near Stockton, Modesto, and Vallejo.

Map B.59: CalEnviroScreen 4.0 by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.60: CalEnviroScreen 4.0 by Census Tract, Region, 2021



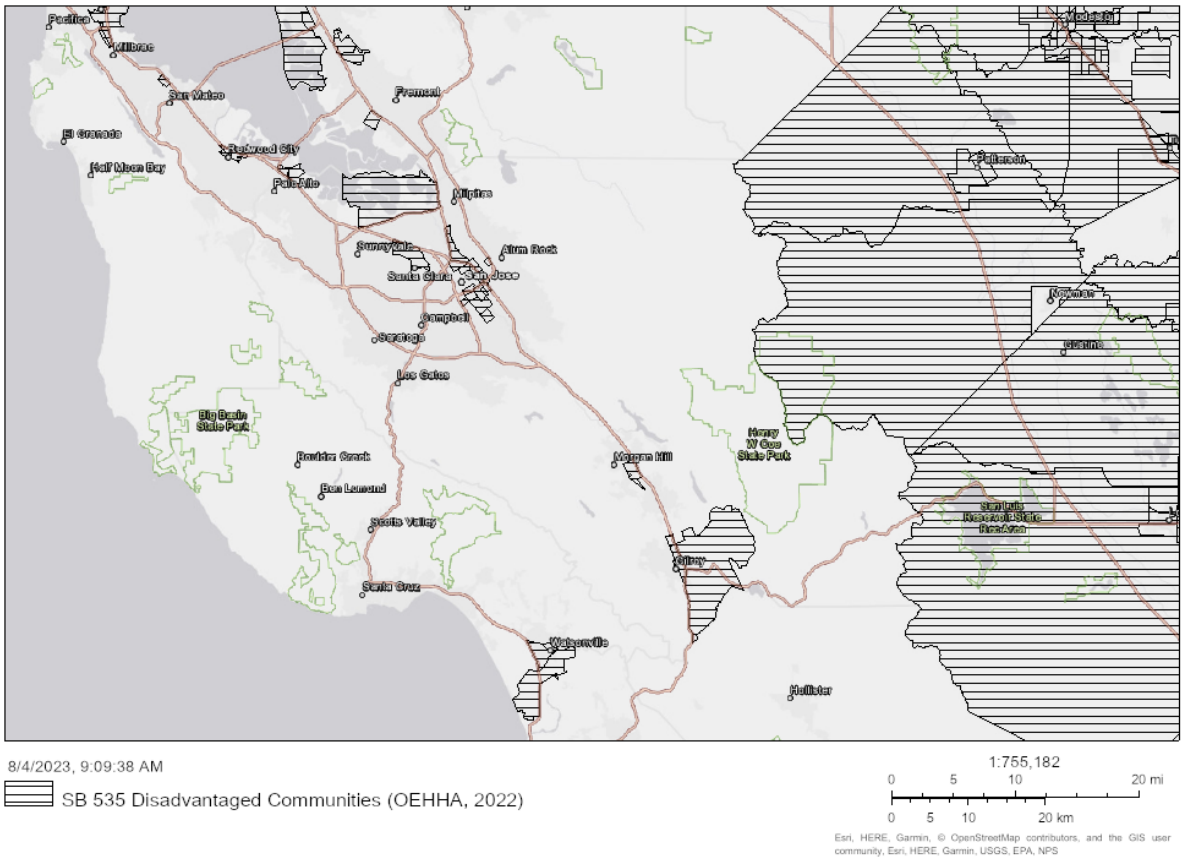
Source: California Department of Housing and Community Development AFFH Data Viewer.

In line with Senate Bill 535 (SB 535), the screening tool also considers census tracts with disadvantaged communities. In 2012, SB 535 was passed to establish requirements for minimum funding levels to "Disadvantaged Communities" (DACs). The legislation also gave CalEPA the responsibility for identifying these communities based on geographic, socioeconomic, public health, and environmental hazard criteria.[54]

Maps B.61 and B.62 show where disadvantaged communities are located across Santa Clara County and the Region. In Santa Clara County, there are very few identified DACs which are largely concentrated in San José and communities in Sunnyvale and Santa Clara. Disadvantaged communities in San José have the lowest household incomes in the county. Disadvantaged communities in the region overall are concentrated in Oakland, San Leandro, and parts of San Francisco.

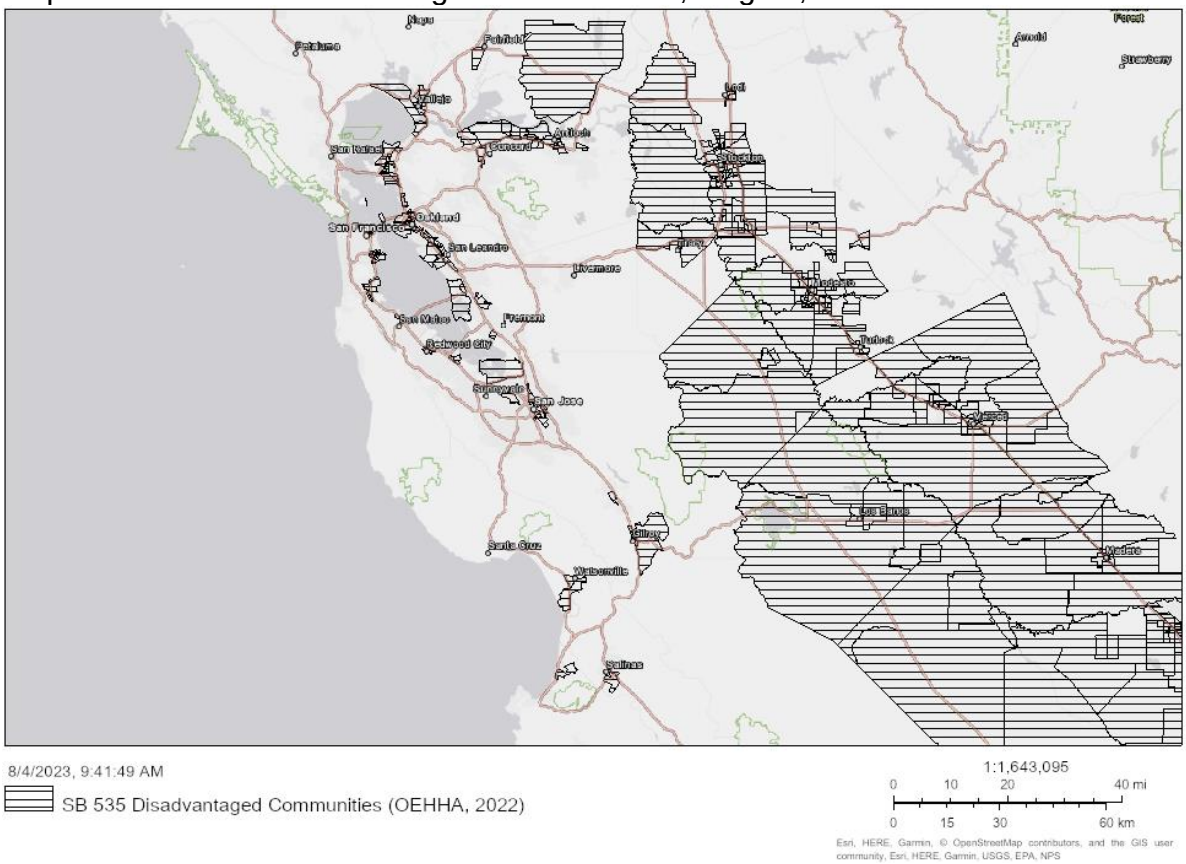
[54] https://oehha.ca.gov/calenviroscreen/sb535.

Map B.61: SB 353 Disadvantaged Communities, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.62: SB 535 Disadvantaged Communities, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

Equitable Access to Environmentally Healthy Neighborhoods in Santa Clara County and Regionally. The Environmental Health Index values in this section consider respiratory and neurological health risks in relation to the rest of the country. A lower index score indicates lower access to environmentally healthy neighborhoods.

Table B.15: Environmental Health Index, Santa Clara Urban County

Total Population	Environmental Health Index
White, Non-Latinx	48.24
Black, Non-Latinx	37.87
Latinx	42.54
Asian or Pacific Islander, Non-Latinx	49.50
Native American, Non-Latinx	44.90

In the county, Black, Latinx, and Native American residents face slightly less access to environmentally healthy neighborhoods than do white or Asian residents. However, the disparity is most significant for Black residents.

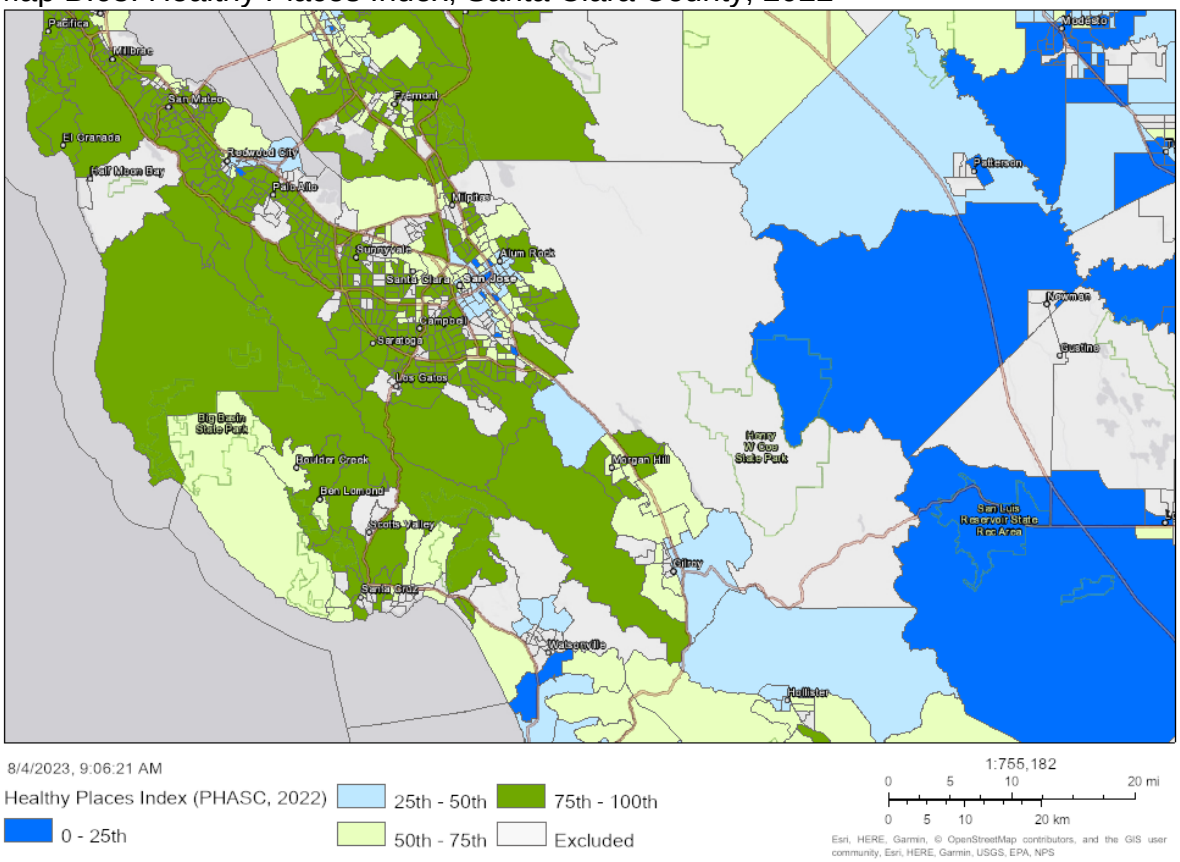
As part of the Public Health Alliance of Southern California project, the Healthy Places Index (HPI)—a policy platform to advance health equity through open and accessible data—maps data on the social conditions that drive health including education and job opportunities, clean air and water, and other indicators positively associated with life expectancy at birth.[55] The HPI organizes 23 social determinants of health in nearly 8,000 California census tracts (approximating neighborhoods) into eight domains or policy action areas: economic, education, social, housing, transportation, neighborhood built-environment, air and drinking water quality, and health care access. Scores are ranked from the least- to most-health community conditions—in other words, lower scores represent less health conditions; higher scores represent more health community conditions.

The HPI for Santa Clara County and the Region are presented in Maps D.22 and D.23 below. Primary findings from the HPI county and regional analysis are summarized below.

- The majority of Santa Clara County and unincorporated communities have healthy community conditions with the exception of census tracts in San José. There are a few census tracts in the city with the lowest index score while others were scored between 25 and 50. Watsonville, Gilroy, and Salinas also have comparatively lower healthy conditions.
- Tracts with the least healthy community conditions overlap with concentrations of low-income households. This suggests that not all economic segments of the community have equitable access to environmentally healthy neighborhoods.
- These trends are similar to the Region overall: places with low HPIs overlap with concentrations of low-income households. This is most prominent in communities around San Francisco, Oakland, San Leandro, and Redwood City.

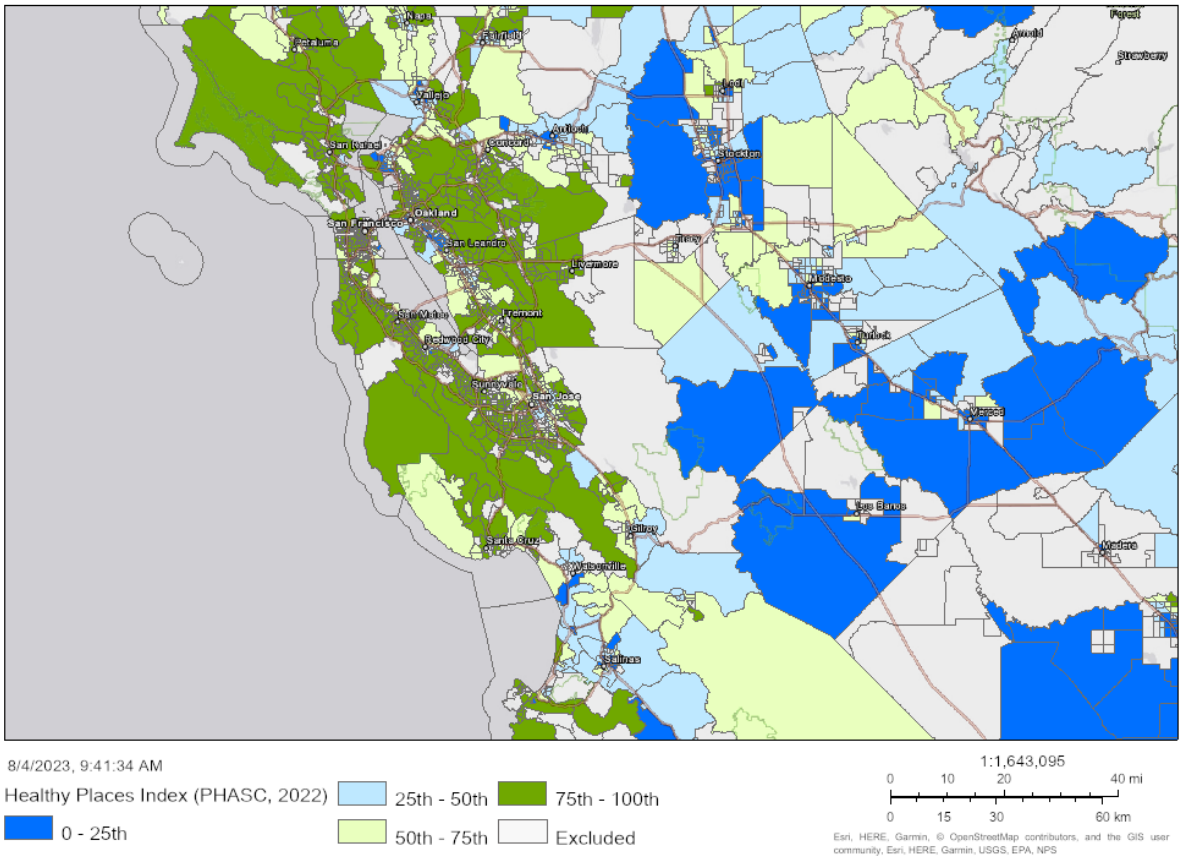
[55] https://www.healthyplacesindex.org/learning-center.

Map B.63: Healthy Places Index, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.64: Healthy Places Index, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

In 2022, the AARP Public Policy Institute released its Livability Index for neighborhoods and communities in the United States, including Santa Clara County. The Livability Index uses over 50 national and state data sources and is based on 61 indicators to determine how a community supports its members in seven critical categories: housing, neighborhood, transportation, environment, health, engagement, and opportunity. Higher scores suggest equitable living environments; lower scores indicate more negative living environments. Santa Clara County scored 81 out of 100 for AARP's health category. Health scores are measured by metrics and policies that promote health behaviors. In Santa Clara County:

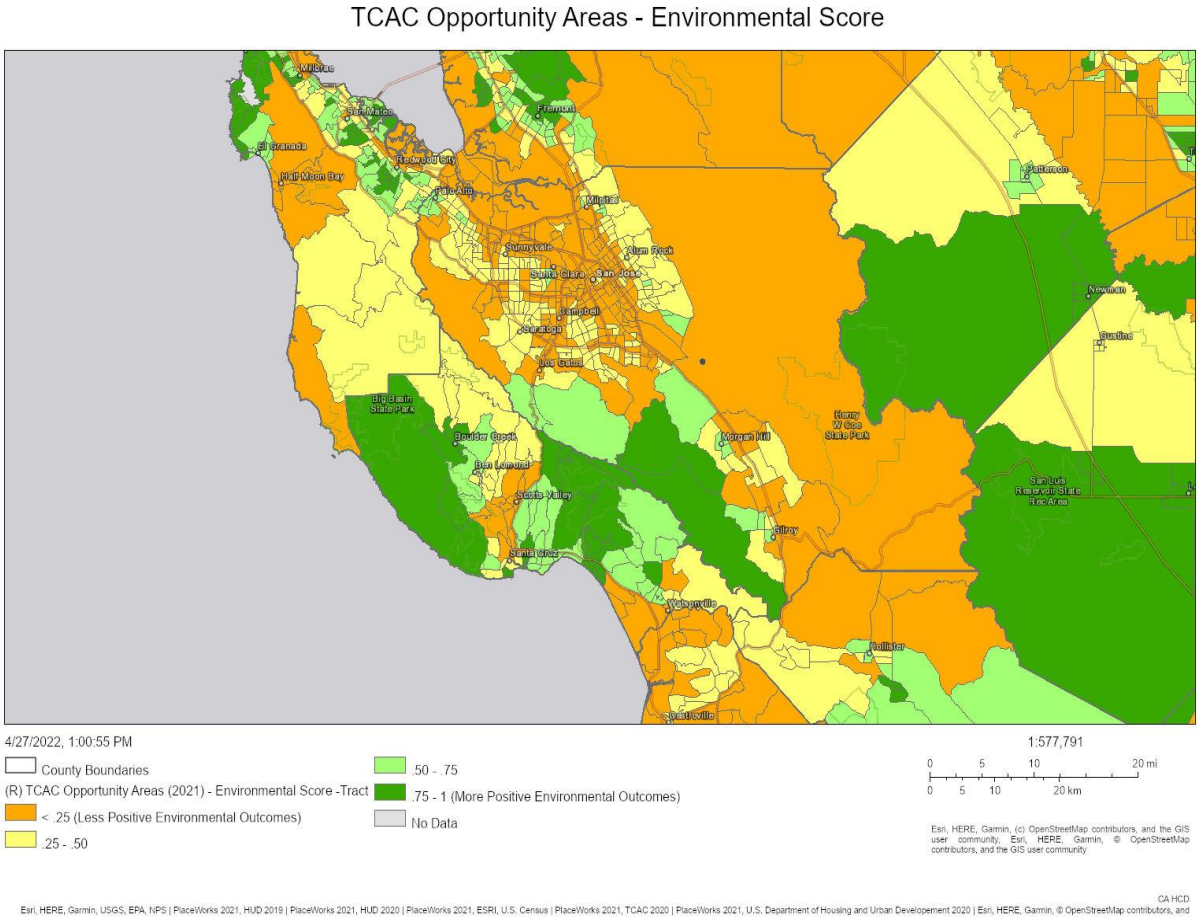
- 99% of households in the county had access to exercise opportunities;
- There were 2.2 grocery stores and farmer's markets and 2.7 parks within a half mile of communities;
- No areas in Santa Clara County experience health care professional shortages; and
- Only 10% of adults smoke regularly.

Lead exposure in children. There is no safe level of lead exposure in children. Research has demonstrated the effect lead exposure has on children's educational attainment, cognitive function, and behavioral and emotional regulation at concentrations below the

current reference level (5µg/dL). However, California's Blood Lead Levels (BLL) testing and reporting program show elevated levels of BLL among young children in a number of zip codes across the County of Santa Clara. In fact, at least 2,000 children under the age of six in Santa Clara County have elevated BLL.[56] According to the Office of Education for Santa Clara County, communities surrounding the Reid-Hillview Airport (which uses leaded aviation gasoline) is of particular concentration due to the number of children, childcare providers, and schools in close proximity to the airport.[57] In other words, children living in communities with increased risk of lead exposure are more likely to experience attention and executive function challenges, poor academic performance, and emotional problems (among others).

Housing Patterns and Equitable Access to Healthy Neighborhoods. The Unincorporated County, which is less intensively developed than the County's larger cities, tends to have higher Environmental Health Index values than the broader County and region.

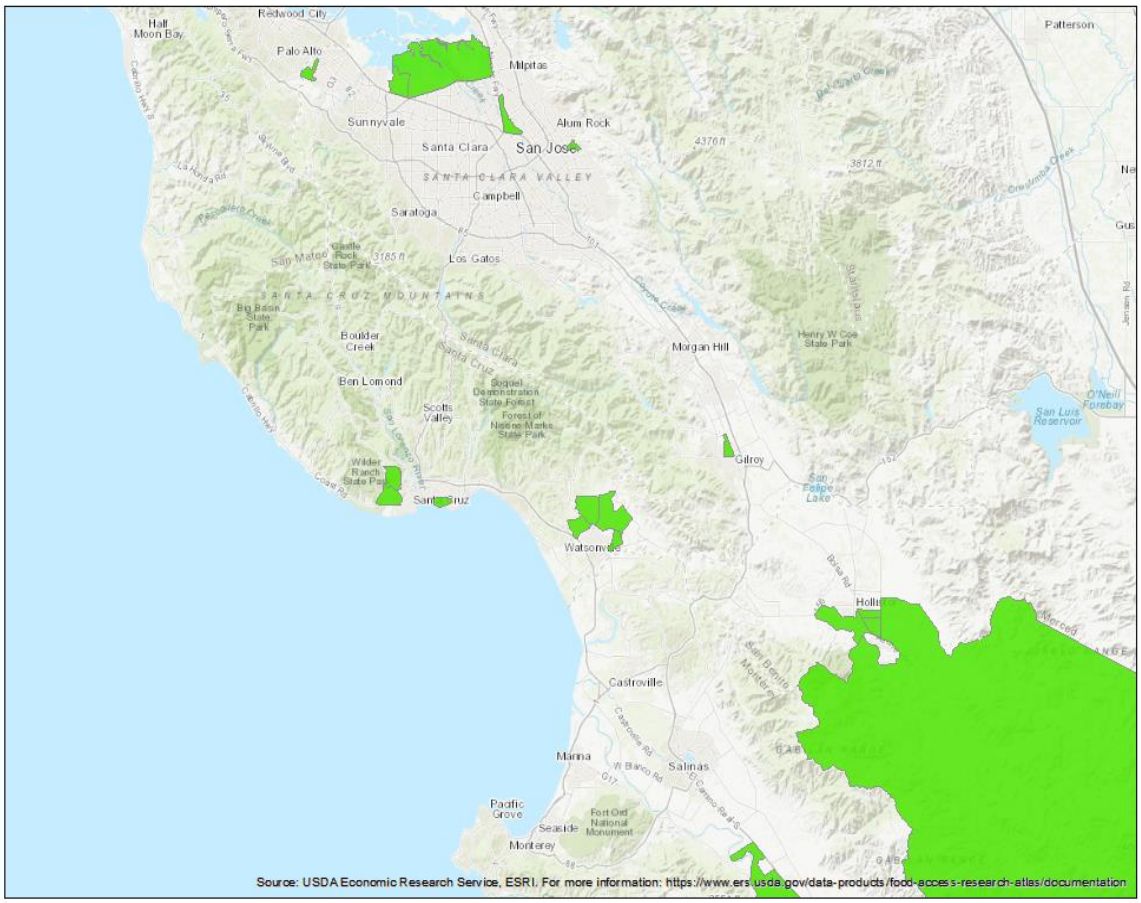
Map B.65: TCAC Opportunity Areas – Environmental Score, Santa Clara County



[56]https://www.sccoe.org/Documents/Whitepaper%20Children%27s%20Exposure%20to%20Lead%20in%20Santa%20Clara%20County.pdf.
[57] Ibid.

Food deserts are one measure of environmental health in a region. Map B.69 shows food deserts in green. Food deserts in Santa Clara County are primarily located in San José and Gilroy. Food deserts are defined as low-income census tracts where a significant portion of the population resides more than one mile from a supermarket.

Map B.66: Food Deserts, Santa Clara County



Source: https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/

High and Low Access areas across indicators. Job proximity and transit access are greatest in the northern part of Santa Clara County though access is lower in the West Valley than it is in the cities of Santa Clara, Sunnyvale, Mountain View, and Palo Alto. Access to proficient school and low poverty neighborhoods is highest in the West Valley as well as in the parts of larger North County cities that are further south and west of U.S. Route 101. South County generally has higher access to environmentally healthy neighborhoods.

Contributing Factors of Disparities in Access to Opportunity

Please see section X.5, Contributing Factors Appendix, for further discussion of the following Contributing Factors to Disparities in Access to Opportunity. Please see section X.4 for more details on the proposed goals and actions to address these contributing factors.

- Access to financial services
- Availability, type, frequency, and reliability of public transportation
- Impediments to mobility
- Lack of access to opportunity due to high housing costs
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of local or regional cooperation
- Land use and zoning laws
- Lending discrimination
- Location and type of affordable housing
- Location of employers
- Location of environmental health hazards
- Location of proficient schools and school assignment policies
- Loss of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Source of income discrimination

iv: Disproportionate Housing Needs

This section discusses disproportionate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

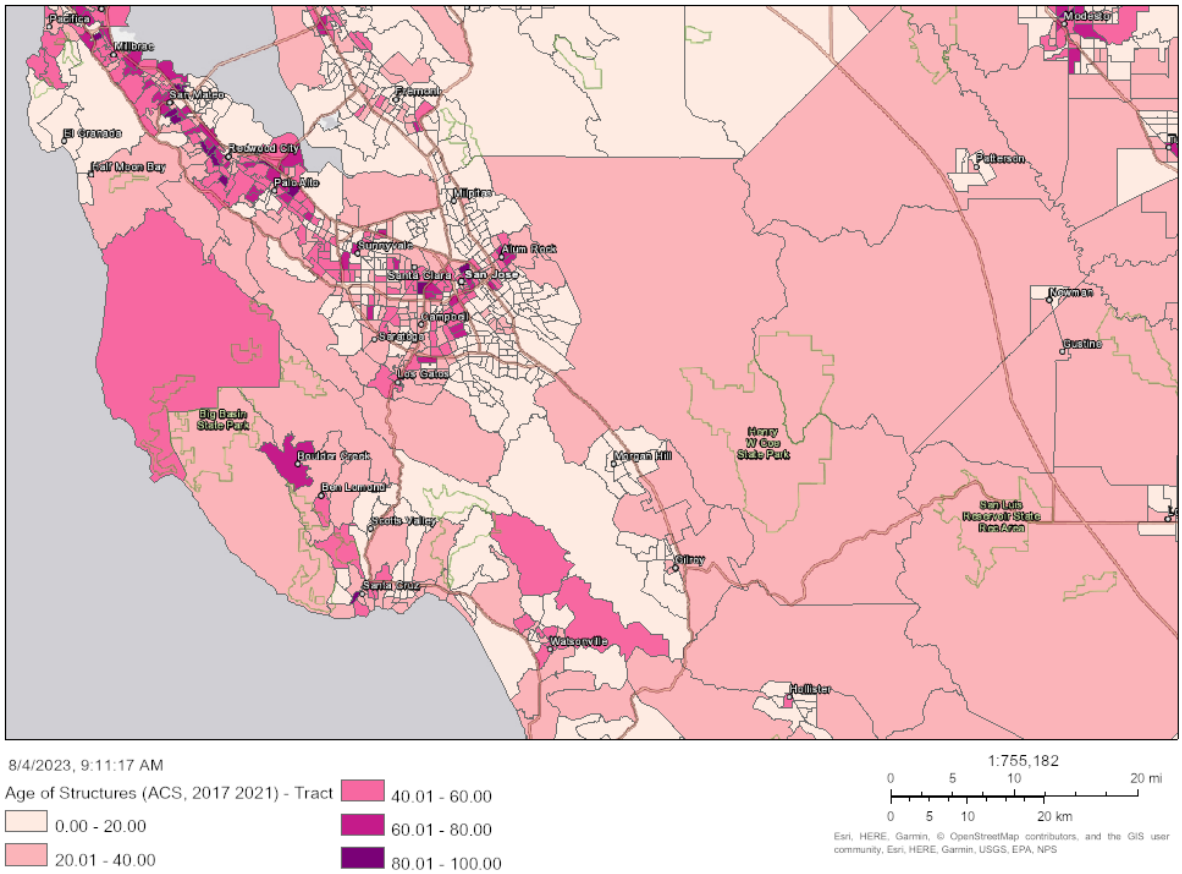
"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

Housing stock: Age and Condition. The age of housing units is an important indicator in determining the condition of housing in Santa Clara County and its unincorporated areas. Older housing stocks tend to place residents at greater risk of living in housing with lead-based paint and/or without accessibility improvements (e.g., grab bars in the shower, stepless entry). Lead based paint is a significant risk for residents in units built before 1978 when it was banned for residential use. The condition of housing units also plays a role in quality of life, outcomes, and stable housing environments. Maps E.1 and E.2 show the percentage of total housing units built before 1960 for Santa Clara County and the Region. Primary findings illustrated in the maps are summarized below.

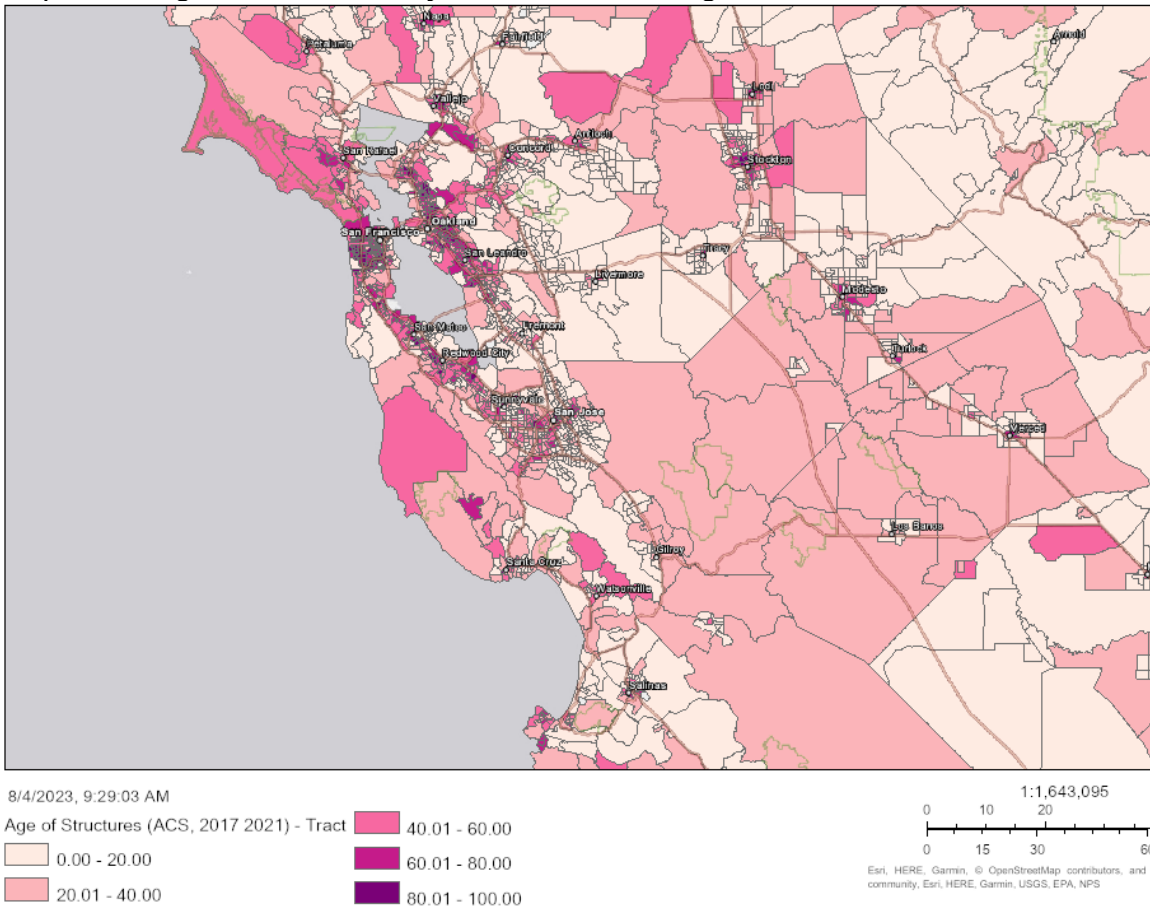
- Housing units in Santa Clara County are older with notable concentrations of units built before 1960 in San José, Alum Rock, Campbell, and a few census tracts in Los Gatos; all of which show 80% of units or more built during this time.
- Compared to the region overall, the county's housing stock is younger. Areas with the largest number of old housing units in the Region are San Francisco, Oakland, San Leandro, City of San Mateo, and Redwood City. San Francisco likely has a larger supply of older units given the city's large population and densely built housing.

Map B.67: Age of Structures by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

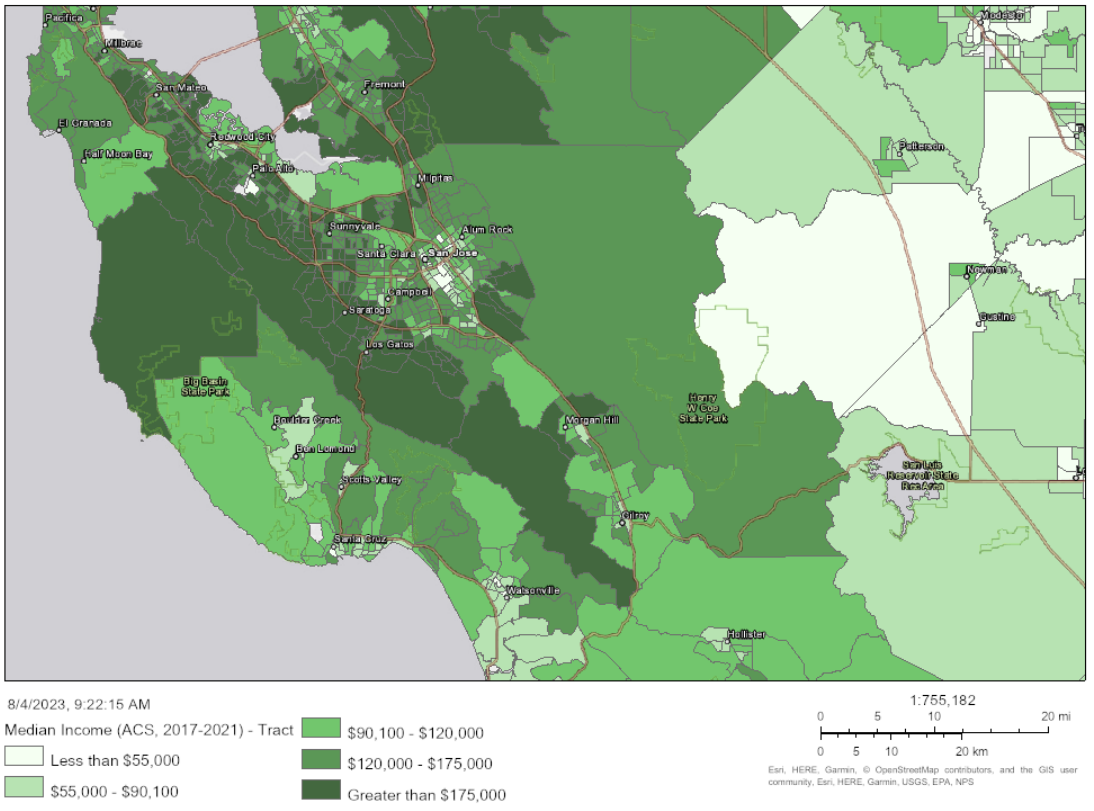
Map B.68: Age of Structures by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

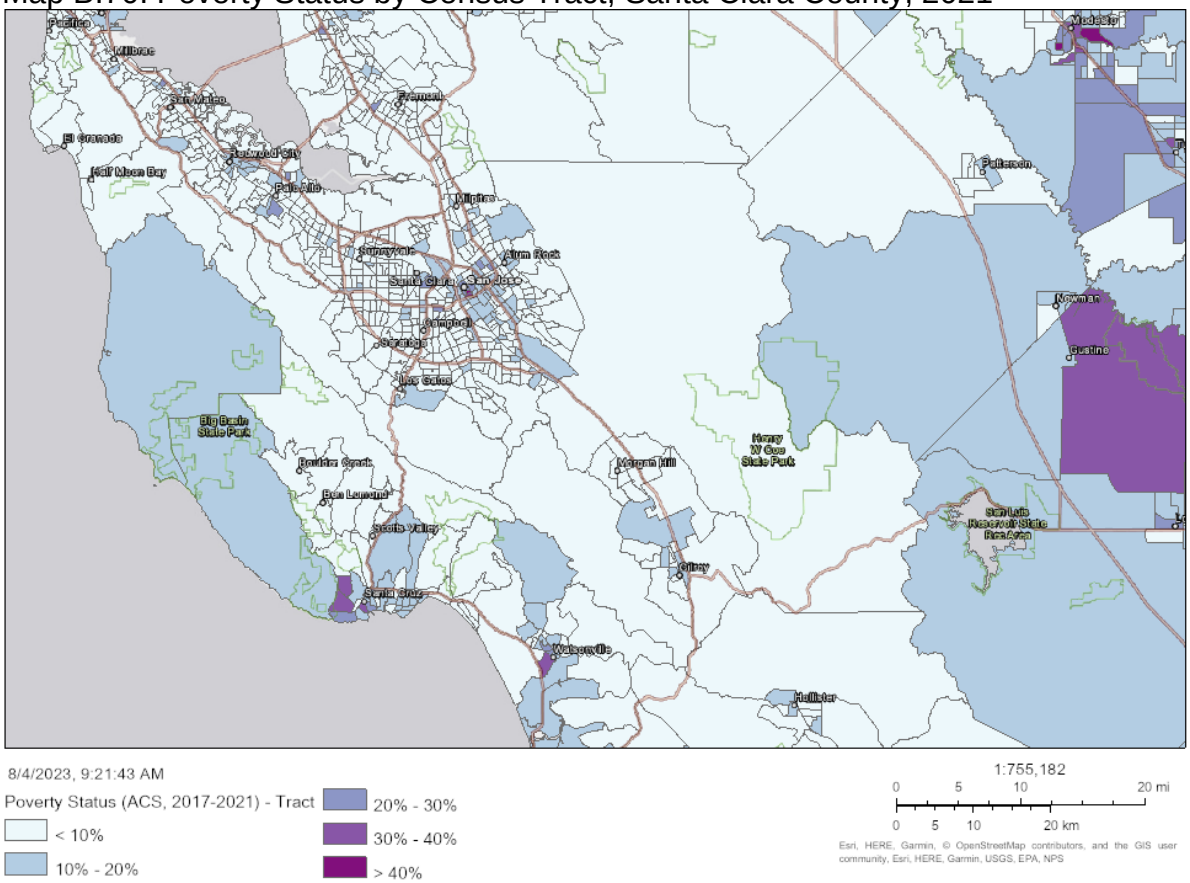
In Santa Clara County, lower income households are more likely to live in older housing units. As shown in Map B.69, low-income census tracts in San José (less than $55,000) are concentrated in areas with older housing: in these areas, over 80% of total units were built before 1960. This is a significant finding as it suggests that residents of Santa Clara County have limited housing options and are more likely to face barriers accessing newer housing that meets their needs. Residents living in poverty are also more likely to live in these areas (Map B.70).

Map B.69: Median Income by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.70: Poverty Status by Census Tract, Santa Clara County, 2021

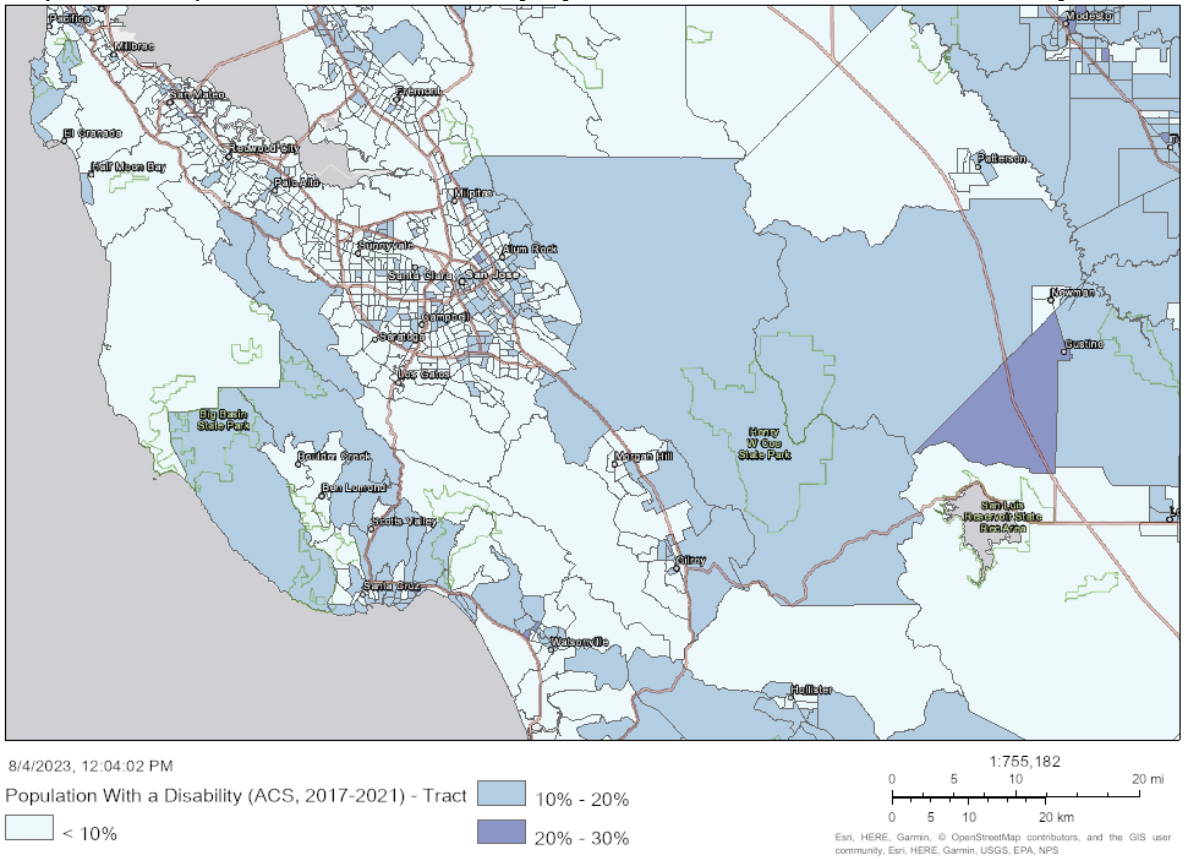


Source: California Department of Housing and Community Development AFFH Data Viewer.

These patterns are similar for disabled residents in the county: census tracts with larger supplies of units built before 1960 have higher concentrations of disabled residents at 10% to 20% of the total population (Map IV-5). San José has one census tract where 20% to 30% of the population has a disability and up to 40% of units were built before this time.

These findings are particularly important because older housing units are less likely to have accessibility improvements which limits housing choice for disabled persons in the county. According to research from the AARP Public Policy Institute, **48% of units in the county have zero step entrances but there are no local inclusionary design laws to make housing accessible to disabled residents.** As such, Santa Clara County will target existing and new resources to these areas to ensure residents have equal access to housing and opportunity. Please refer to Chapter 4 of the County Housing Element for details on the related programs being implemented during the 2023-2031 planning period.

Map B.71: Population with a Disability by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Mobile and manufactured homes are especially at risk of being in poor condition. To effectively address these housing units, Unincorporated County identified the location of mobile home parks and communities using HCD's AFFH Data Viewer (version 2.0). Having identified these areas, the county and unincorporated jurisdictions will be able to allocate existing and new resources to meet the housing needs of residents living in mobile/manufactured homes.

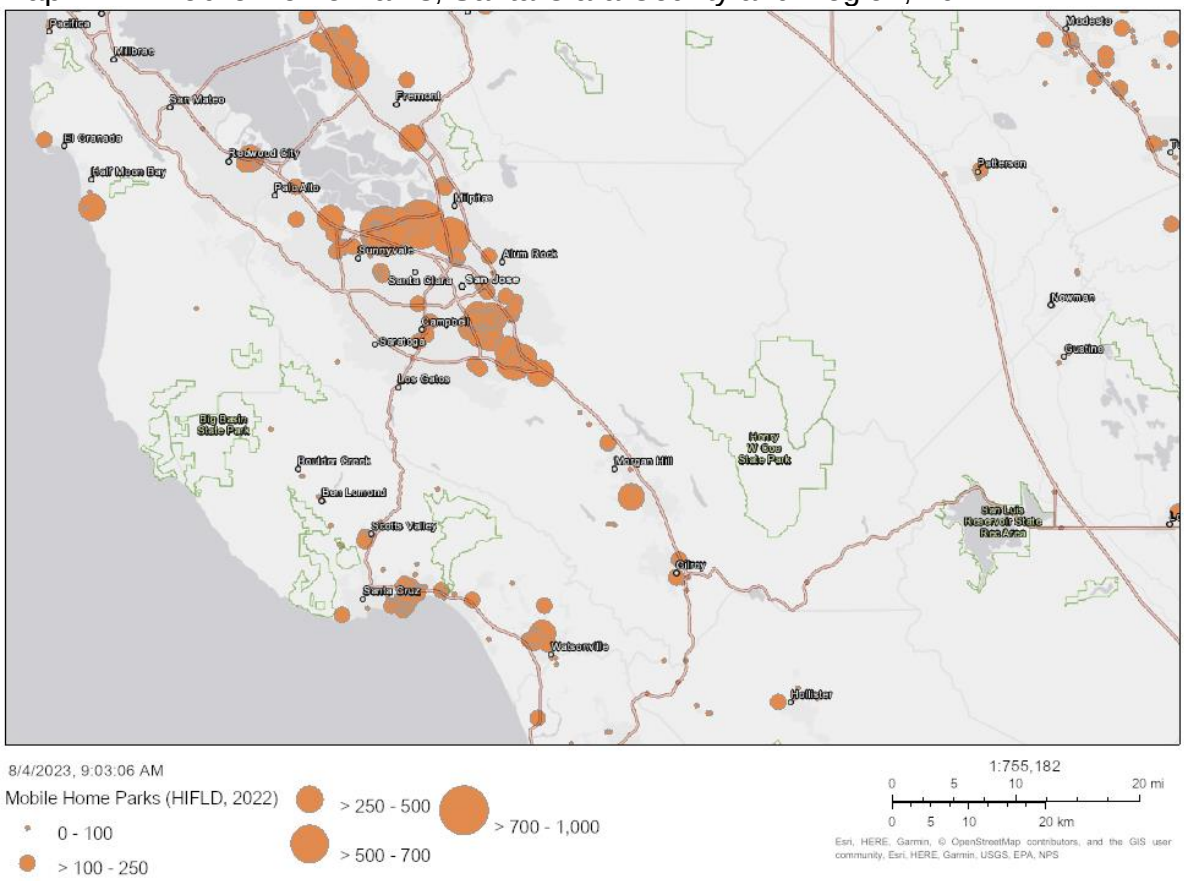
Primary findings illustrated in Map B.75 (below) include:

- Mobile home parks are concentrated near Sunnyvale, San José, and along the city boundaries of Campbell and Saratoga. Between 700 to 1,000 mobile home communities are located in Sunnyvale's census tracts and up to 700 parks are located in San José.
- For the region overall, mobile home parks are concentrated in Santa Cruz, Watsonville, Half Moon Bay, Palo Alto, Redwood City, and communities near Fremont.

Given these concentrations, Santa Clara County and unincorporated areas will target funding and other resources to these areas to meet the repair and maintenance needs of residents. This is especially important for the county and region as mobile/manufactured

homes are often affordable alternatives for lower income households to transition to homeownership.

Map B.72: Mobile Home Parks, Santa Clara County and Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

Across Santa Clara County, residents face high rates of housing problems, severe housing problems, and severe cost burden. The four HUD-designated housing problems are "1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened"[58]. Households are considered to have a housing problem if they experience at least one of the above. This analysis also considers what HUD designates as severe housing problems, which are a lack of kitchen or plumbing, more than one person per room, or cost burden greater than 50%. The two latter factors, overcrowding and cost burden, are particularly high in Santa Clara County, and they are slightly higher than rates for the region. Black and Latinx residents are particularly affected by these problems.

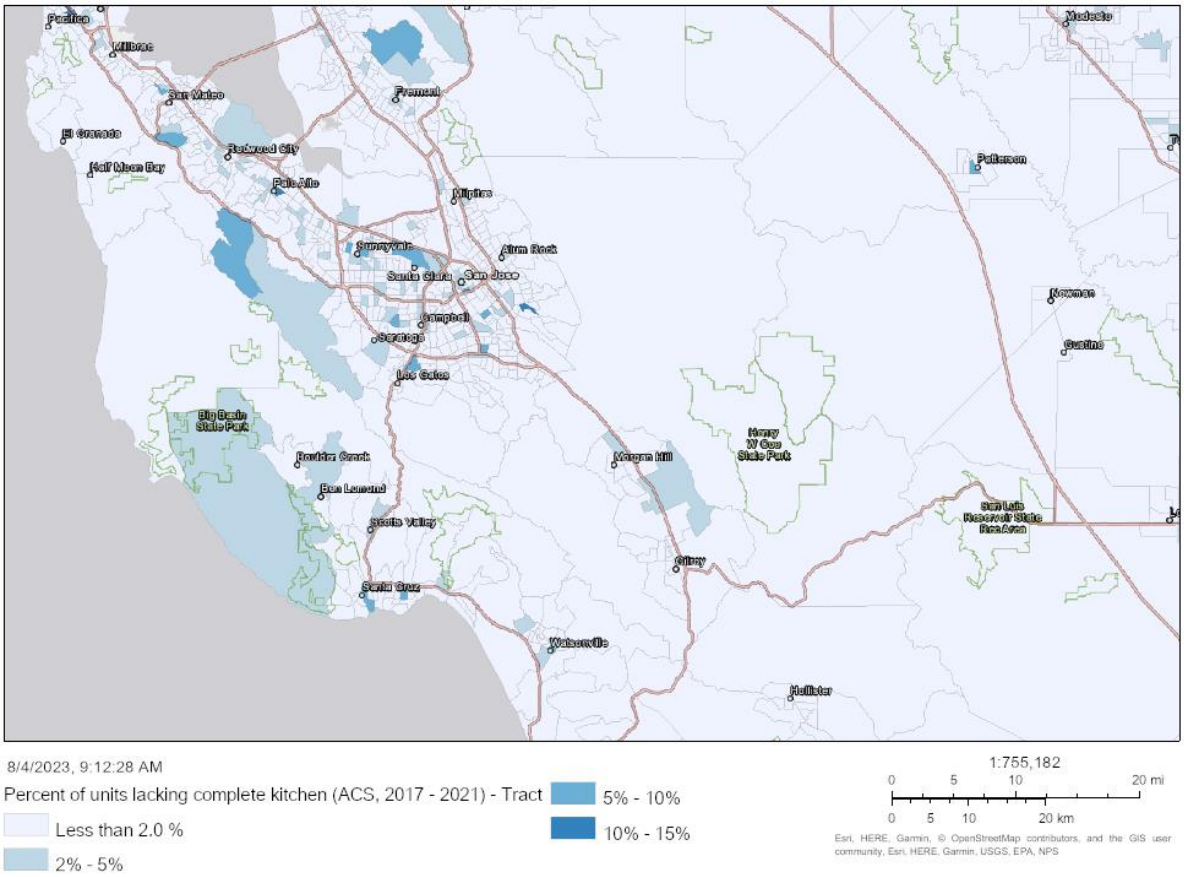
Substandard housing. Substandard housing conditions present significant housing barriers for residents across Santa Clara County and the Region. Maps B.76 and B.77 illustrate the percentage of units lacking complete kitchen facilities in the county and

[58] https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html

Region for 2021. As shown below, Unincorporated County has a small supply of units without complete kitchen facilities though there are notable concentrations located in Sunnyvale, San José, and Los Gatos.

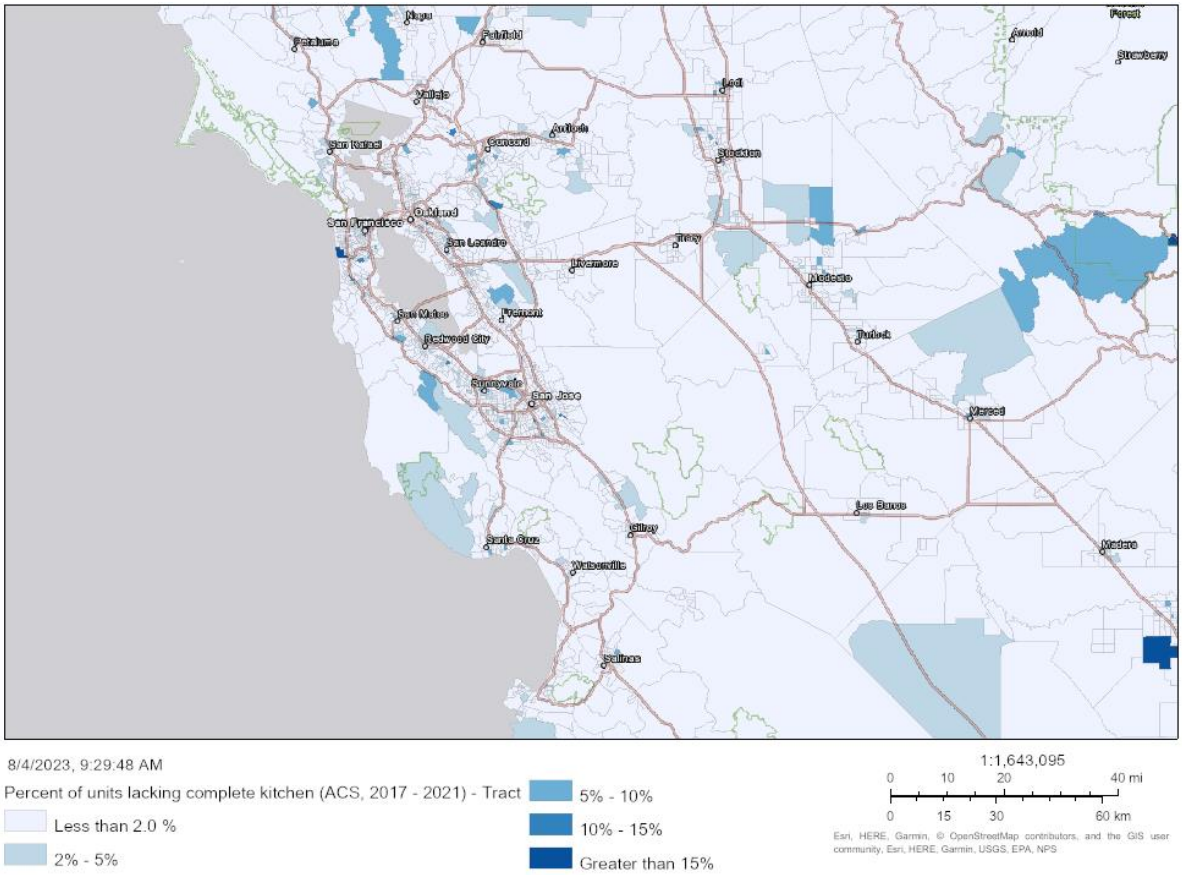
These patterns are consistent with the Region which has an overall lower share of substandard units. Areas with the largest share include San Francisco, Fremont, Redwood City, and Santa Cruz.

Map B.73: Percent of Units Lacking Complete Kitchen by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

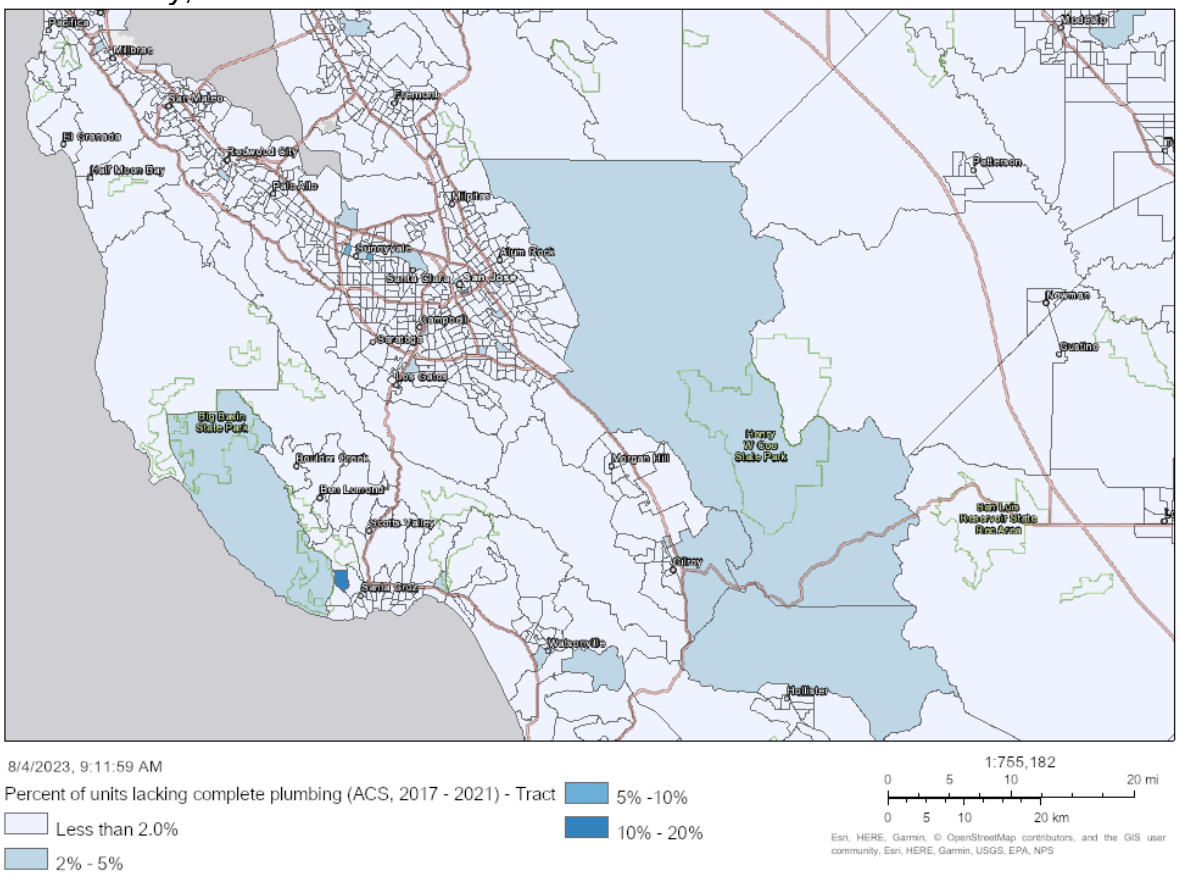
Map B.74: Percent of Units Lacking Complete Kitchen by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

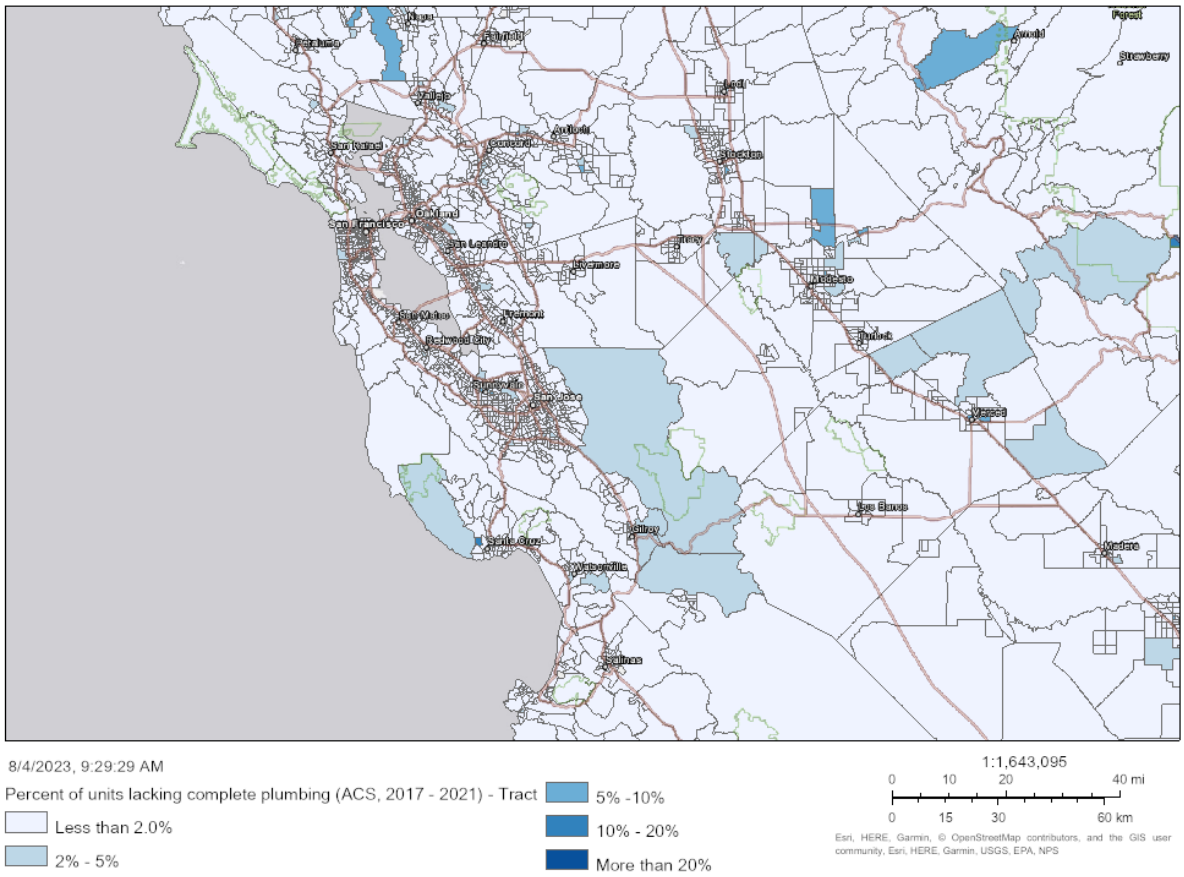
Maps B.75 and B.76 show the percentage of units lacking complete plumbing facilities in Santa Clara County and the region. The unincorporated county has a very small number of units lacking plumbing: only two census tracts show five to ten percent of units as lacking plumbing, all other tracts have less than five percent of units lacking plumbing. This is consistent with the region overall. Santa Cruz is an outlier with more than 20% of units without plumbing, which could be related to the large number of mobile home parks located in the area (see Map B.72 above).

Map B.75: Percent of Units Lacking Complete Plumbing by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.76: Percent of Units Lacking Complete Plumbing by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Region. Residents in the region experience extreme housing needs. Significant racial discrepancies exist in housing problems, severe housing problems, and cost burden across the region. Overall, Black or Latinx residents are more likely to have housing problems, with 49.86% and 58.84% of those populations experiencing them. These rates for white and Asian and Pacific Islander residents, at 26.67% and 36.40%, respectively, are lower. Slightly over a third of all residents in the region experience any of the four housing problems. Households with over five people or non-family households are likely to experience higher rates of housing problems.

The percentages of residents facing severe housing problems is slightly lower, though this number is still very high for Latinx residents at 39.25%. Just under one-fifth of residents in the region experience at least one severe housing problem. Fewer residents across all racial/ethnic groups, household types and sizes experience severe housing cost burden. While households with housing problems are present in San Benito County, there is a clear concentration of households with housing problems in San José, Mountain View, and Palo Alto.

The Santa Clara Urban County has clear disparities in households experiencing housing problems, which closely follow patterns already clear in the regional analysis. While 46.12% of households as a whole experience at least one housing problem, 62.60% of Black households and 64.06% of Latinx households experience at least one housing problem. Lower percentages of households experience severe housing problems than regular housing problems, and this is consistent across both the Urban County and the region.

Table B.15: Demographics of Households Reporting HUD Defined Housing Problems, Santa Clara Urban County & Region

Households experiencing any of 4 housing problems	Santa Clara Urban County			Region		
	# Households	% w/Problems	% Severe	# Households	% w/Problems	% Severe
Race/Ethnicity						
White, Non-Latinx	52,910	34.54%	16.07%	344,129	26.67%	13.06%
Black, Non-Latinx	1,083	62.60%	27.24%	16,918	49.86%	28.59%
Latinx	11,169	64.06%	32.33%	128,156	58.84%	39.25%
Asian or Pacific Islander, Non-Latinx	16,084	34.48%	17.12%	214,010	36.40%	20.94%
Native American, Non-Latinx	100	45.00%	20.00%	3,184	16.08%	9.30%
Other, Non-Latinx	2,003	55.12%	22.07%	49,769	12.53%	6.55%
Total	83,349	46.12%	18.75%	756,166	34.42%	19.63%
Household Type and Size						
Family households, <5 people	53,432	29.28%	NA	381,126	34.63%	NA
Family households, 5+ people	7,386	50.54%	NA	81,786	58.24%	NA
Non-family households	19,206	54.01%	NA	175,107	46.36%	NA

Table B.16: Demographics of Households with Severe Housing Cost Burden

Race/Ethnicity	Santa Clara Urban County		Region	
	# Households	% with Severe cost burden	# Households	% with Severe Cost Burden
White, Non-Latinx	52,910	15.00%	344,129	11.51%
Black or African American	1,083	19.39%	16,918	24.04%
Latinx	11,169	21.38%	128,156	23.38%
Asian or Pacific Islander	16,084	13.83%	214,010	13.04%
Native American	100	20.00%	3,184	7.66%
Other	2,003	17.32%	49,769	5.23%
Total	83,349	15.75%	756,166	13.81%
Household Type and Size				
Family Households, <5 People	53,432	12.24%	381,126	10.75%
Family Households, 5+ People	7,386	14.27%	81,786	13.36%
Non-Family Households	19,206	28.92%	175,107	12.96%

Table B.17: Cost Burden by Tenure

Tenure	0%-30% of Income for Housing	30%-50% of Income for Housing	50%+ of Income for Housing	Not Computed
Owner Occupied	11, 684	3,056	2,158	140
Renter Occupied	3,277	2,002	1,734	750
Totals	14,961	5,058	3,892	890

Table B.18: Cost Burden by Income Level

Income	0%-30% of Income for Housing	30%-50% of Income for Housing	50%+ of Income for Housing
0%-30% of AMI	371	278	1,898
31%-50% of AMI	924	1,372	1,330
51%-80% of AMI	1,462	938	633
81%-100% of AMI	1,321	632	180
Greater than 100% of AMI	11,666	1,966	259
Totals	15,744	5,186	4,300

Table B.19: Household Income Level by Tenure

Income	Owner Occupied	Renter Occupied
0%-30% of AMI	1,250	1,692
31%-50% of AMI	1,495	2,037
51%-80% of AMI	1,755	1,281
81%-100% of AMI	1,254	868
Greater than 100% of AMI	11,701	2,249
Totals	**17,455**	**8,127**

Both renters and homeowners in Unincorporated County are likely to be cost burdened. However, renters are significantly more likely to have lower incomes, and it is no surprise that low-income households are far more likely to spend more than fifty percent of their income towards their housing costs.

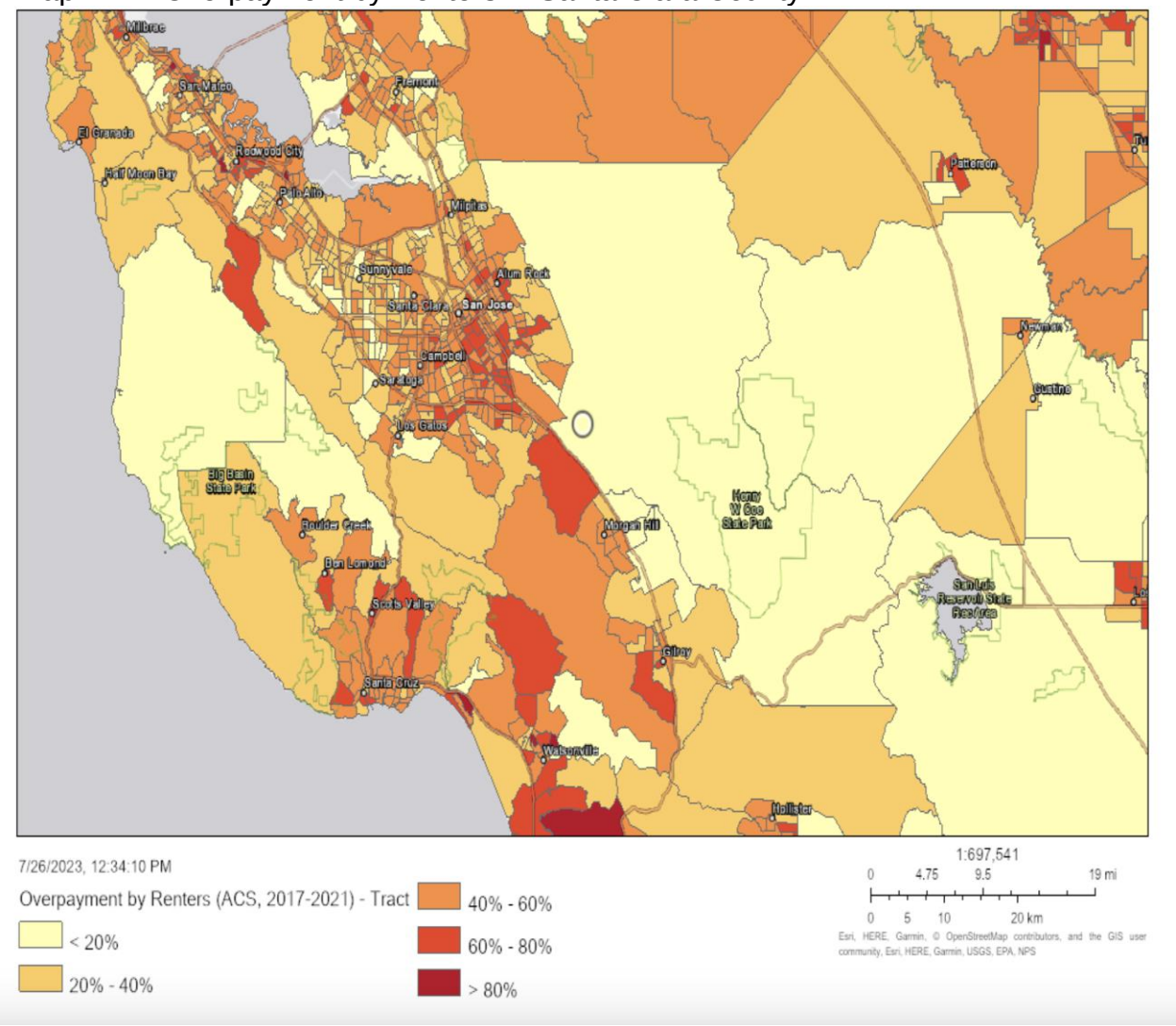
Table B.20: Percentage of Overcrowded Households by Race or Ethnicity, Region

Race/Ethnicity	% Overcrowded
White, Non-Latinx	1.81%
Black	6.14%
Native American	11.59%
Asian American/Pacific Islander	9.15%
Latinx	19.65%

Source: 2013-2017 American Community Survey

Overcrowding is a significant issue in many communities within the region. Overcrowding, which typically exceeds 2.0%, is low for white households compared to other races and ethnicities. In the region, all other ethnicities and races had at least three times as many households experiencing overcrowding when compared to white households. Latinx households in the region had the highest rate of overcrowding at 19.65%.

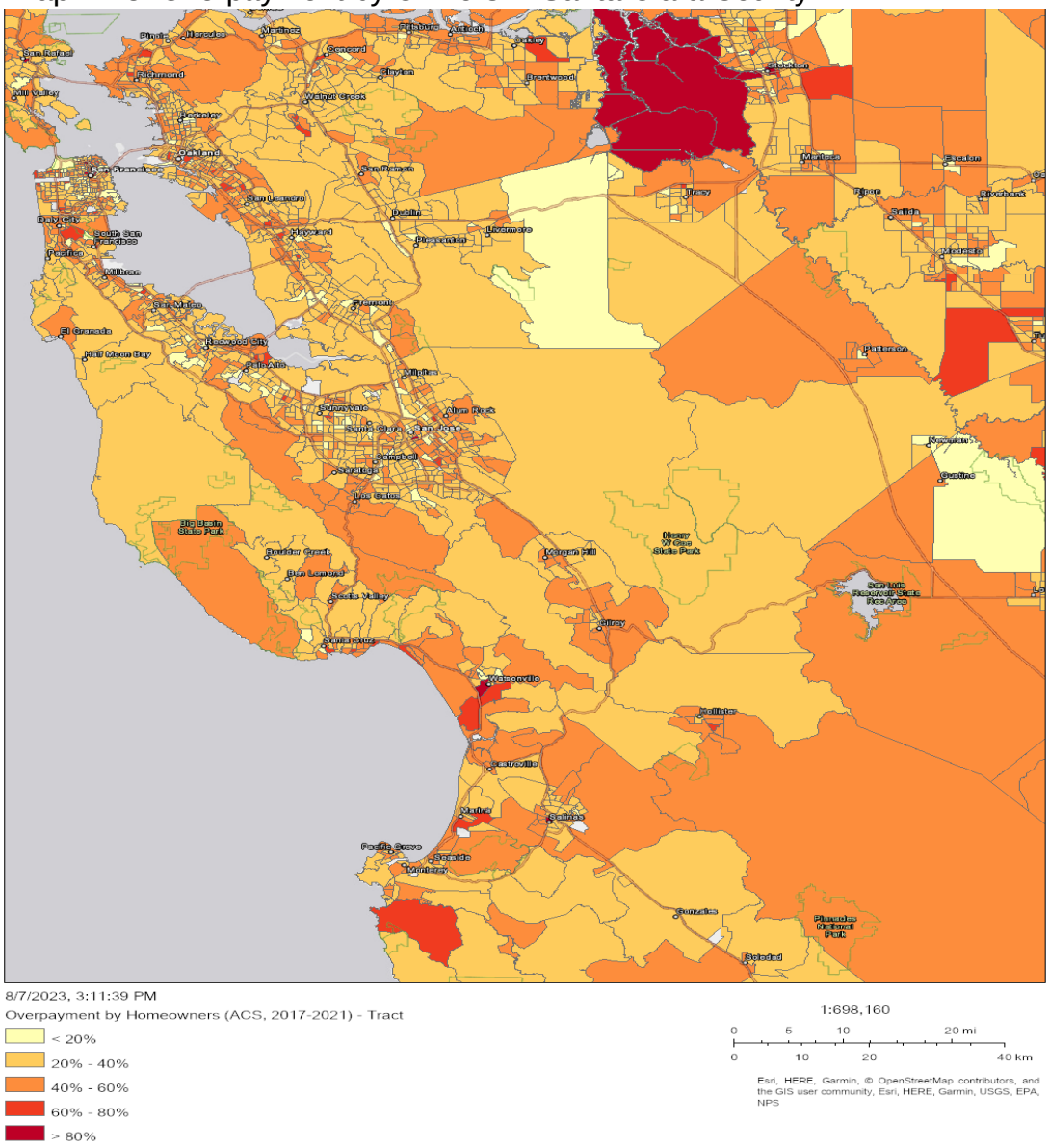
Map B.77: Overpayment by Renters in Santa Clara County



Within the unincorporated county, overpayment – sometimes referred to as cost burden – appears to be more prevalent in the unincorporated urban islands surrounded by and/or adjacent to San Jose. In particular, Alum Rock, which is predominantly Hispanic or Latino, appears to have a high rate of overpayment. The unincorporated county's rural areas, which are disproportionately non-Hispanic white, have relatively low rates of overpayment. Rates of overpayment in Stanford, which is plurality non-Hispanic white but has a significant Asian and Pacific Islander minority, and San Martin, which is predominantly Hispanic or Latino, are more moderate. Regionally, overpayment most pronounced in south and east San Jose as well as in Gilroy. These areas tend to be

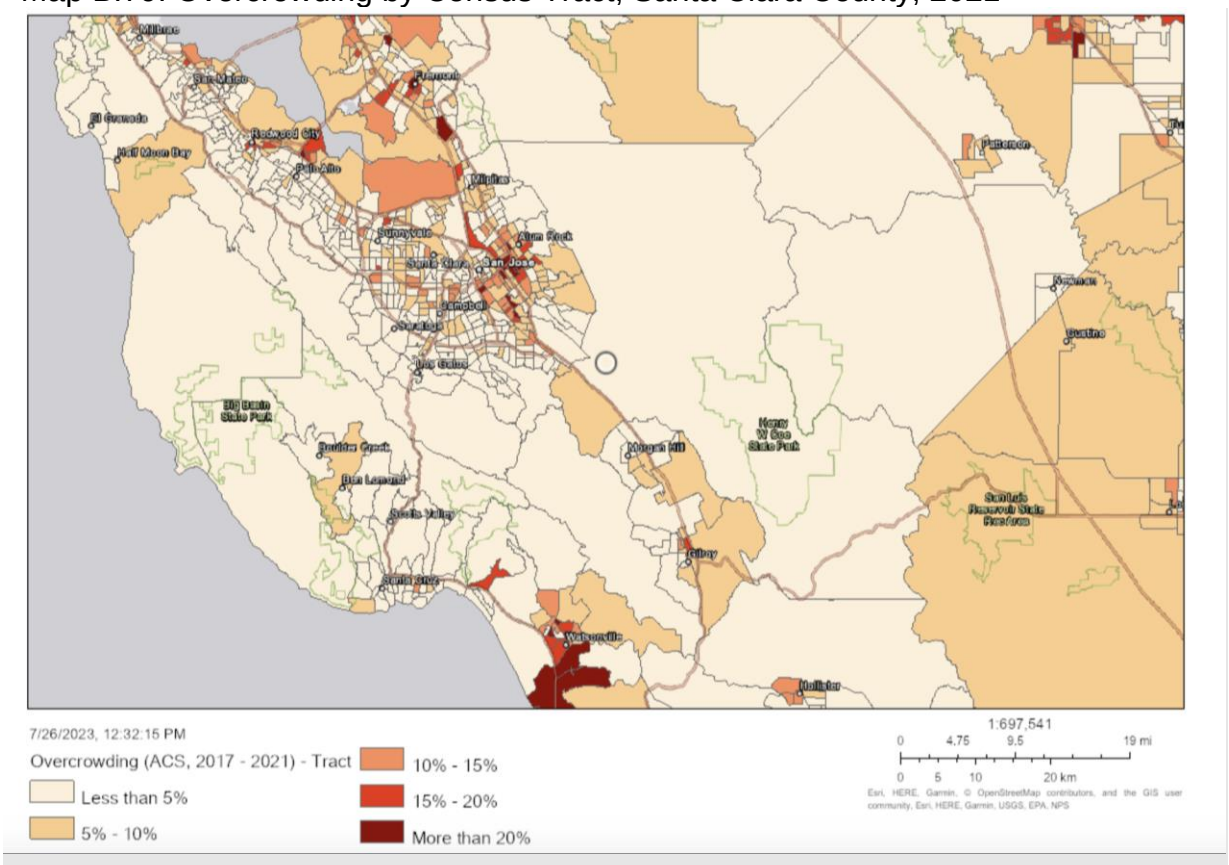
disproportionately Hispanic or Latino, with some heavily Vietnamese-American areas included, as well.

Map B.78: Overpayment by Owners in Santa Clara County



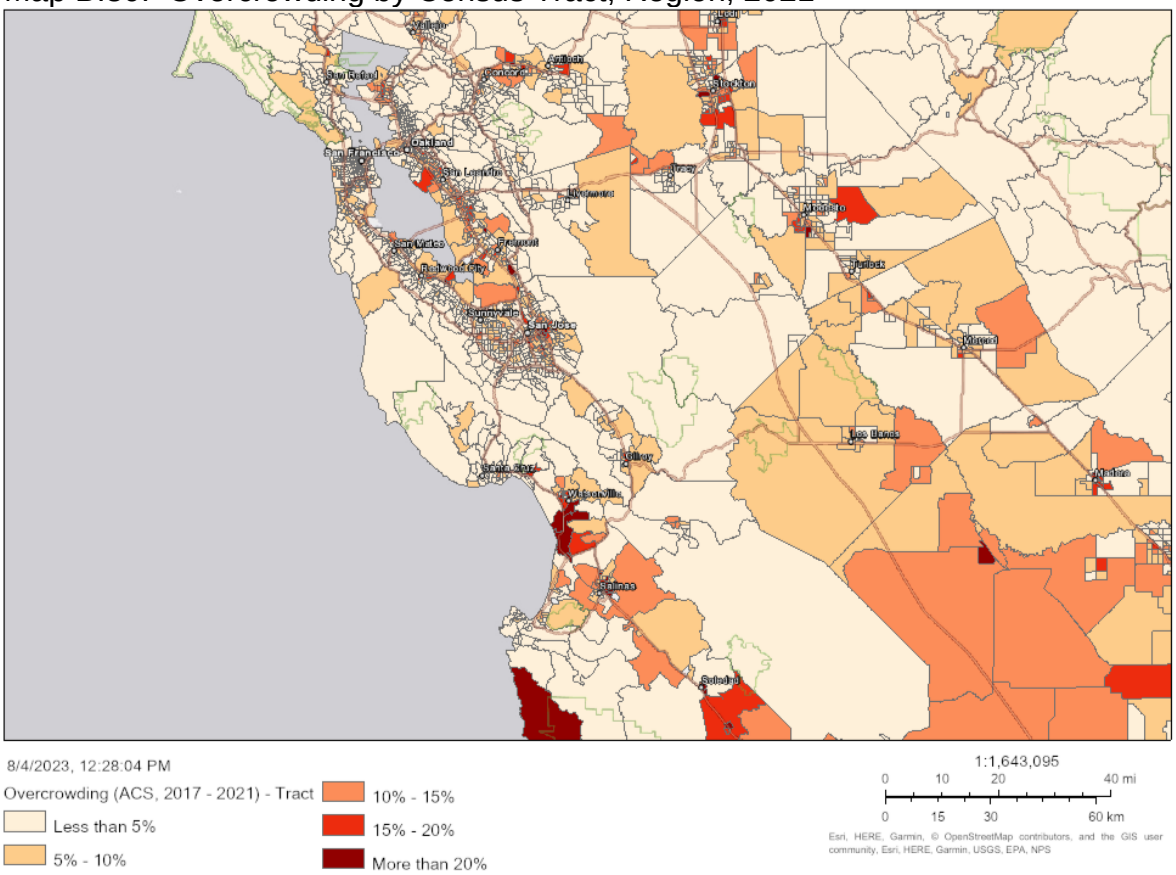
Patterns of overcrowding in the unincorporated county and the broader region largely mirror patterns of overpayment with the caveat that overcrowding is subject to fewer extremes than overpayment. The same disproportionately Hispanic or Latino areas have more overcrowding, but the degree to which that is true is less extreme than with respect to overpayment.

Map B.79: Overcrowding by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.80: Overcrowding by Census Tract, Region, 2021

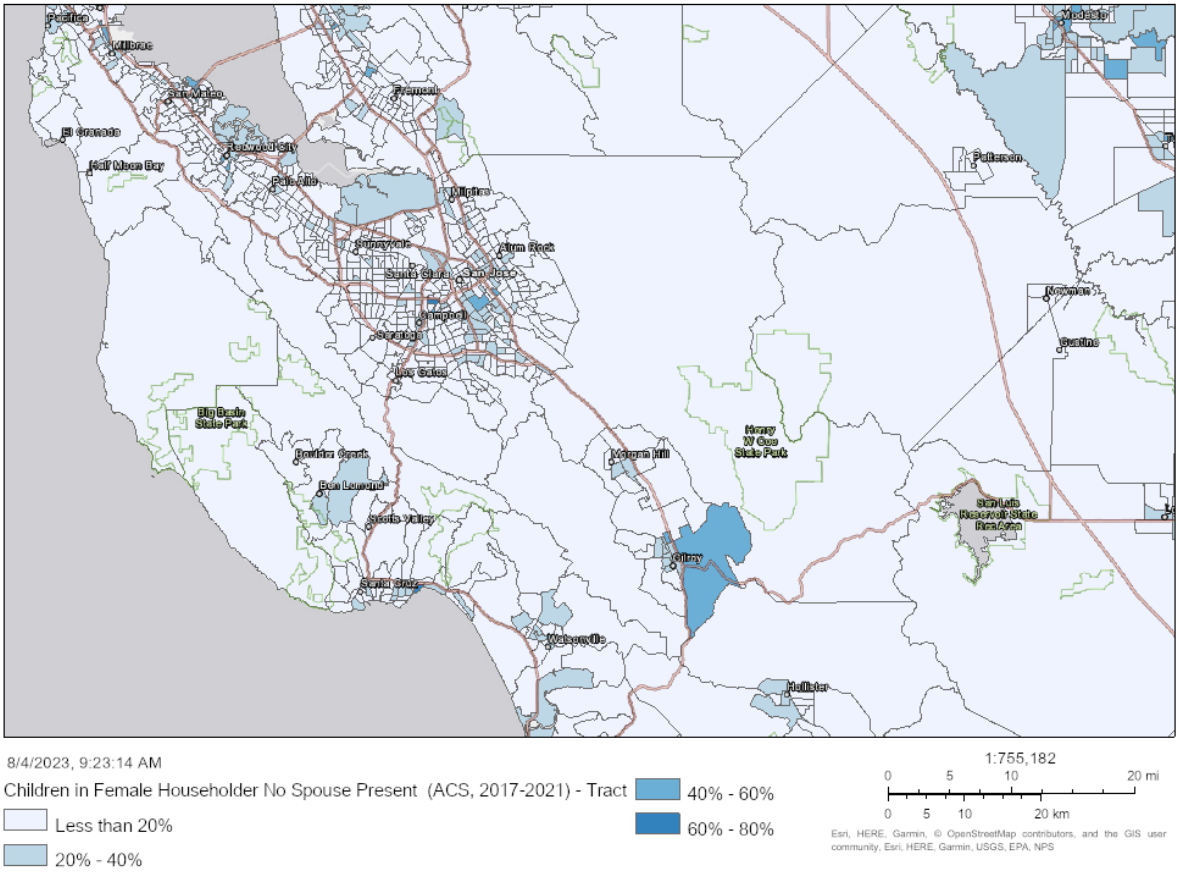


Source: California Department of Housing and Community Development AFFH Data Viewer.

Overcrowding. Maps B.79 and B.80 show the number of overcrowded households in Santa Clara County and the Region. Overcrowded households in Santa Clara County are concentrated in San José and Alum Rock: overcrowded households in these areas account for more than 20% of all households. Sunnyvale has two census tracts with comparatively higher rates of overcrowding at up to 20%. These patterns are consistent with the region overall. Jurisdictions with the largest share of overcrowded households include Oakland, San Leandro, Fremont, Redwood City, Watsonville, and Salinas.

Census tracts with higher rates of overcrowding in San José overlap with segregation patterns in the city: tracts with higher shares of overcrowded households also have higher populations of single mothers and low-income households. These findings suggest that female householders are not only of lower income but have had to double up with family/friends to avoid being cost burdened and or being displaced.

Map B.81: Children in Female Householder Households No Spouse by Census Tract, Santa Clara County, 20213

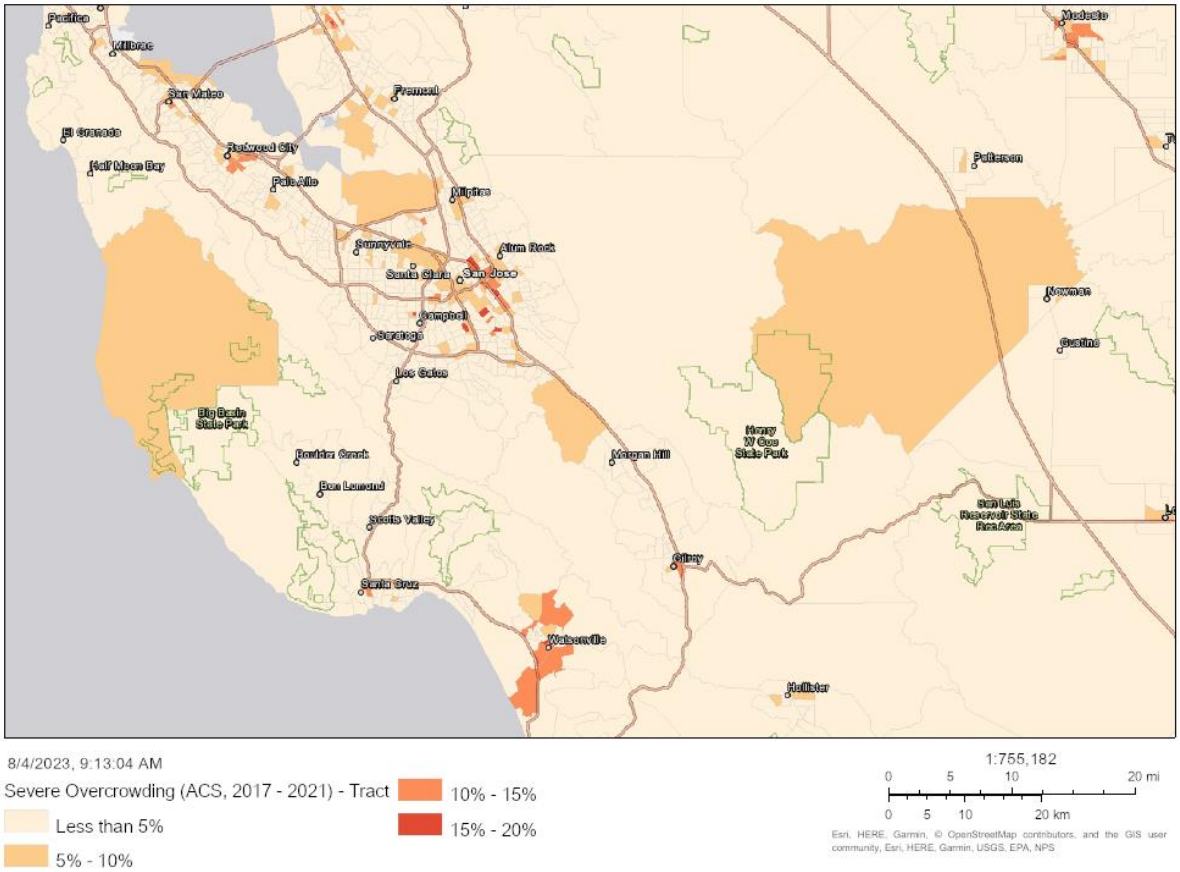


Source: California Department of Housing and Community Development AFFH Data Viewer.

Relatedly, maps B.82 and B.83 show the number of severely overcrowded households in the county and region. As shown below, jurisdictions with concentrations of overcrowded households also have larger shares of severely overcrowded households. These patterns are most prominent in San José. However, it is important to note that Campbell has one census tract where 15% to 20% of households are severely overcrowded but no tracts have a large number of overcrowded households. These trends are similar to that of the region with concentrations located in San Francisco, Oakland, San Rafael, and Watsonville.

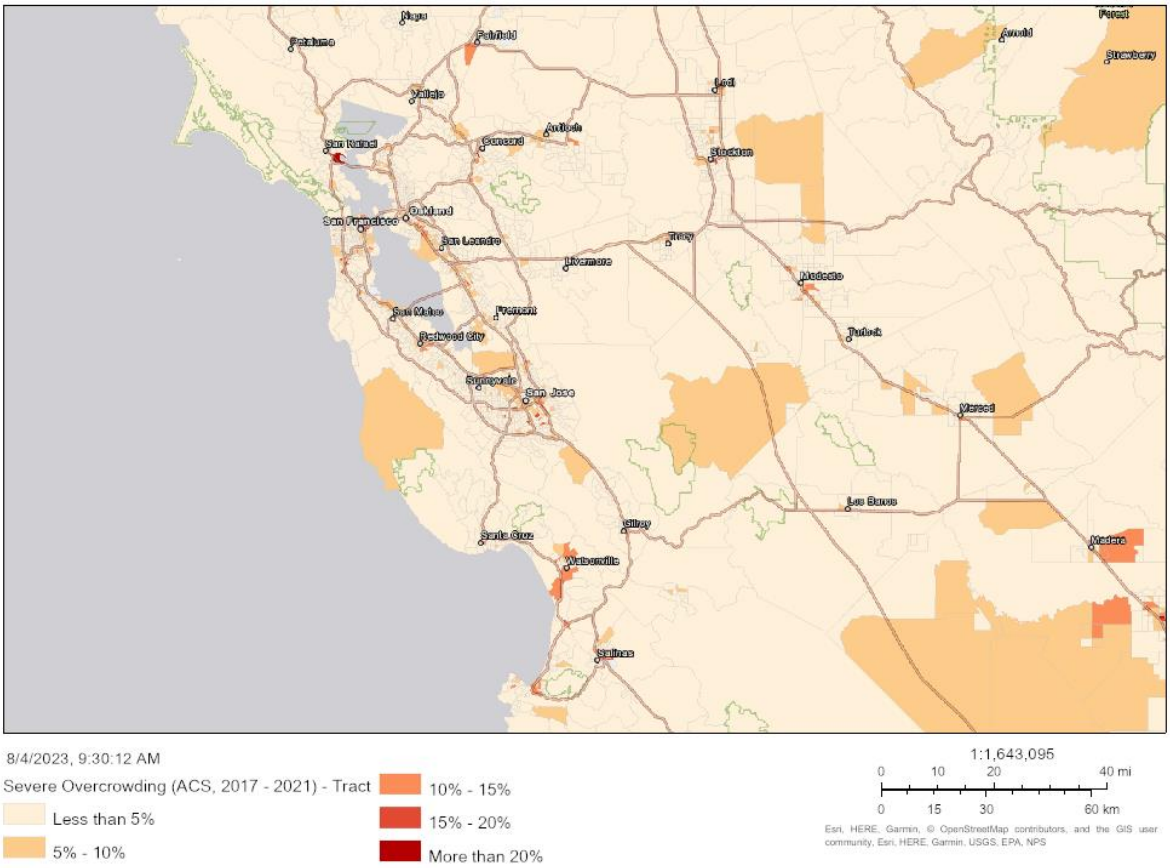
Santa Clara County/Region. Housing problems are mostly concentrated in a few areas of the cities in the county. These include significant areas in the North Whisman neighborhood of Mountain View and in Downtown San José, East San José, and Japantown. Overall, Latinx or Asian residents primarily reside or make up most of the areas that experience more housing problems.

Map B.82: Severe Overcrowding by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.83: Severe Overcrowding by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Renter and owner-occupied housing by race/ethnicity in the jurisdiction and Region. Tenure in table B.21 refers to the arrangements under which the household occupies housing (i.e., either owned or rented). Across the region, white and Asian residents are primarily owners, whereas Black, Latinx and Pacific Islander residents are primarily renters. Similar patterns exist across most jurisdictions.

Table B.21: Housing Tenure by Race/Ethnicity, Santa Clara County and Region, 2013-2017 American Community Survey

Race/Ethnicity	Tenure	Santa Clara County, California	Region
White, Non-Latinx	Total:	265,262	273,703
	Owner	171,774	177,994
	Renter	93,488	95,709
Black	Total:	16,756	16,918
	Owner	5,383	5,477
	Renter	11,373	11,441
Latinx	Total:	120,017	128,156
	Owner	47,934	52,301
	Renter	72,083	75,855
Native American	Total:	3,026	3,184
	Owner	1,331	1,421
	Renter	1,695	1,763
Asian	Total:	211,620	212,066
	Owner	125,564	125,882
	Renter	86,056	4,691
Pacific Islander	Total:	1,921	57
	Owner	574	31
	Renter	1,347	26

Displacement Risk. High levels of displacement of low-income residents, who are disproportionately likely to be Black, Vietnamese, or Latinx or have disabilities, is occurring at a countywide level and in specific cities throughout Santa Clara County. Rising housing costs that have outpaced income growth among low-income workers have contributed to this trend. Although displacement has been significant, it has not taken the form of decreases in the absolute number of residents of a particular racial or ethnic group. Instead, there has been a relative decline in Latinx and Black population, with each group comprising a smaller proportion of an increasingly populous area. This relative decline does not necessarily mean that displacement has occurred, but there is substantial evidence that it has. Specifically, nearly all stakeholders consulted in the community engagement process discussed the problem of rampant displacement; newcomers of the same racial and ethnic groups moving to the area are likely partially offsetting what might otherwise appear to be group population decline; and the birth of children is likely doing so, as well. The tables below show, since 2010, for Santa Clara County and the seven participating jurisdictions, change in the percentage and absolute number of residents who are Latinx, Black, or Vietnamese.

Table B.22: Latinx Population in Santa Clara County and Selected Cities, 1990 to Present

Geography	1990	%	2010	%	2017	%
Santa Clara County	307,113	20.50%	479,210	26.90%	498,253	26.10%
Cupertino	1,937	4.80%	2,113	3.60%	2,347	3.90%
Gilroy	14,762	46.90%	28,214	57.80%	32,820	60.60%
Mountain View	10,645	15.80%	16,071	21.70%	14,586	18.20%
Palo Alto	2,906	5.20%	3,974	6.20%	4,865	7.30%
San José	204,012	26.10%	313,636	33.20%	330,827	32.30%
Santa Clara	13,589	14.50%	22,589	19.40%	21,371	17.10%
Sunnyvale	15,030	12.80%	26,517	18.90%	25,174	16.60%

The data shows that at the countywide level, as well as in four of the five cities with the highest concentrations of Latinx residents, the percentage of Latinx residents has fallen in recent years. Moreover, in Mountain View, Santa Clara, and Sunnyvale, the absolute number of Latinx residents has decreased. Gilroy, along with cities outside of Santa Clara County, including some as far away as the Central Valley, is a somewhat frequent destination of households who can no longer afford to live in the central and northern portions of Santa Clara County. In part because of their longer history of high housing prices, Cupertino and Palo Alto had fewer low-income Latinx residents who were vulnerable to displacement than did other cities. Latinx residents in those two cities also tend to have higher incomes than Latinx residents of other cities in the county. According to the 2013-2017 ACS, the median household income for Latinx households in Cupertino ($94,167) is 36.3% higher than countywide ($69,052). In Palo Alto, the median household income for Latinx households is 14.3% higher than countywide.

As additional context, it is important to view decreases, whether relative or absolute, in the Latinx population of communities within Santa Clara County in the context of national and statewide trends toward increasing Latinx population. Between the 2010 Census and

the 2013-2017 ACS, the Latinx population of California grew from 14,103,719 (37.6%) to 15,105,860 (38.8%). Rapidly increasing housing costs in places like Santa Clara County mean that that growth is occurring in places, like the Central Valley, that are comparatively isolated from well-paying jobs, healthy environmental conditions, and access to opportunity more broadly. Between 1990 and 2010, in contrast to the overall trend, Latinx population concentration actually decreased in Cupertino.

Table B.23: Change in Black Population in Santa Clara County and Selected Cities, 1990 to Present

Geography	1990	%	2010	%	2017	%
Santa Clara County	52,884	3.50%	42,331	2.40%	45,479	2.40%
Cupertino	399	1.00%	322	0.60%	295	0.50%
Gilroy	227	0.70%	709	1.50%	799	1.50%
Mountain View	3,246	4.80%	1,468	2.00%	1,319	1.60%
Palo Alto	1,612	2.90%	1,131	1.80%	808	1.20%
San José	34,858	4.50%	27,508	2.90%	29,147	2.80%
Santa Clara	2,187	2.30%	2,929	2.50%	4,242	3.40%
Sunnyvale	3,655	3.10%	2,533	1.80%	2,403	1.60%

The Black population in Santa Clara County has historically been much lower than in other parts of the Bay Area. That is partially the product of a legacy of intentional discrimination in the housing market. Although there have been some areas, particularly in the east side of San José, that have had relative concentrations of Black residents, these neighborhoods (approximately 10-12% Black as of the 1990 Census) did not have the degree of concentration present in Richmond's Iron Triangle, West Oakland, or San Francisco's Western Addition. Accordingly, the scale of displacement has been different from displacement of Santa Clara County's historically larger Latinx population than it has been for Black households. Nonetheless, between 2010 and the 2013-2017 ACS, most of the participating cities saw decreases in Black population concentration, and four cities in the north of the county had decreases in the absolute number of Black residents. Displacement of Black residents was more pronounced between 1990 and 2010 with the largest decreases in Mountain View, Palo Alto, San José, and Sunnyvale.

Table B.24: Change in Vietnamese Population in Santa Clara County and Selected Cities, 1990 to Present

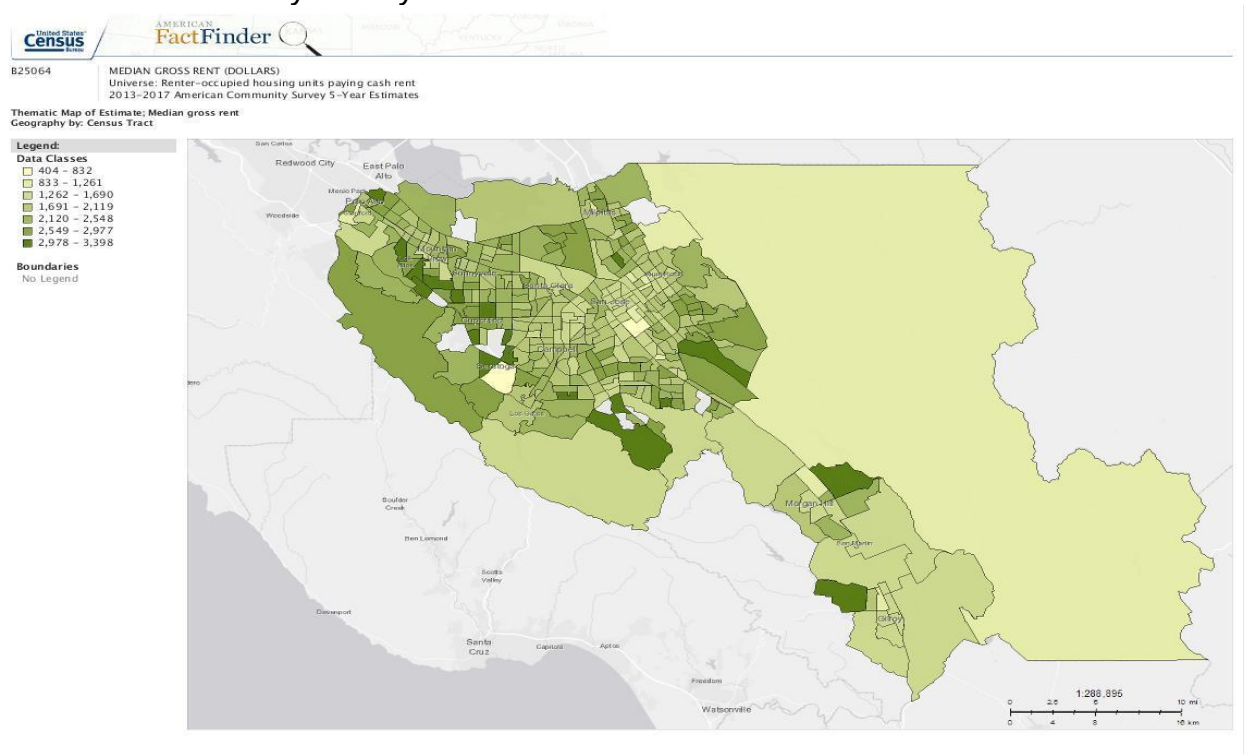
Geography	1990	%	2010	%	2017	%
Santa Clara County	54,739	3.70%	125,695	7.10%	134,546	7.00%
Cupertino	352	0.90%	745	1.30%	626	1.00%
Gilroy	61	0.20%	464	1.00%	293	0.50%
Mountain View	943	1.40%	694	0.90%	748	0.90%
Palo Alto	41	0.10%	401	0.60%	752	1.10%
San José	41,107	5.30%	100,486	10.60%	108,110	10.60%
Santa Clara	3,481	3.70%	4,498	3.90%	4,332	3.50%
Sunnyvale	2,716	2.30%	3,030	2.10%	2,626	1.70%

Data reflecting the Vietnamese population in Santa Clara County, which has the lowest income levels and therefore highest displacement risk among the four largest Asian ancestry groups in the county (Chinese, Indian, and Filipino in addition to Vietnamese), is more ambiguous but does point towards the likelihood of some hyper-localized displacement as well as the future risk of more widespread displacement. The proportion and absolute number of Vietnamese residents fell in four participating jurisdictions (Cupertino, Gilroy, Santa Clara, and Sunnyvale). These figures both increased in one jurisdiction (Palo Alto) and the number increased while the percentage was flat in two more (Mountain View and San José). This occurred while the Asian population more generally was increasing significantly with population gains concentrated in other groups. Between the 2010 Census and the 2013-2017 ACS, the Indian population of Santa Clara County grew from 6.6% to 8.8%, and the Chinese population grew from 8.6% to 9.6%.

Displacement of Vietnamese residents is most likely to be occurring are areas immediately to the north, east, and south of downtown San José. The farther a neighborhood in East San José is from downtown, the lower the displacement risk is at this point in time. Between 1990 and 2010, Vietnamese population increased countywide due largely to a significant increase in San José and more modest increases in other cities. Vietnamese population in Mountain View actually decreased during that period. The relationship of displacement to economic pressures in Santa Clara County and the participating cities is straightforward. There has been tremendous job growth in the county, including a large proportion of high-paying jobs in the technology sector. Housing production, whether for market-rate housing or affordable housing, has not kept pace, causing high-wage workers to bid up the cost of scarce housing. According to an analysis of 2017 ACS data by Silicon Valley@Home, only three jurisdictions in Santa Clara County – the affluent bedroom communities of Los Altos Hills, Monte Sereno, and Saratoga – have more housing units than they do jobs. Several jurisdictions – including Mountain View, Palo Alto, and Santa Clara – have more than twice as many jobs as they do housing units. At the same time, housing unit production has not been concentrated in the areas where housing-jobs imbalance has been most extreme. More development is occurring in San José, which has a more modest imbalance. Although the regional effects of housing production in San José on affordability may be positive, the localized effects in low-income communities of color have included dramatically increased housing costs.

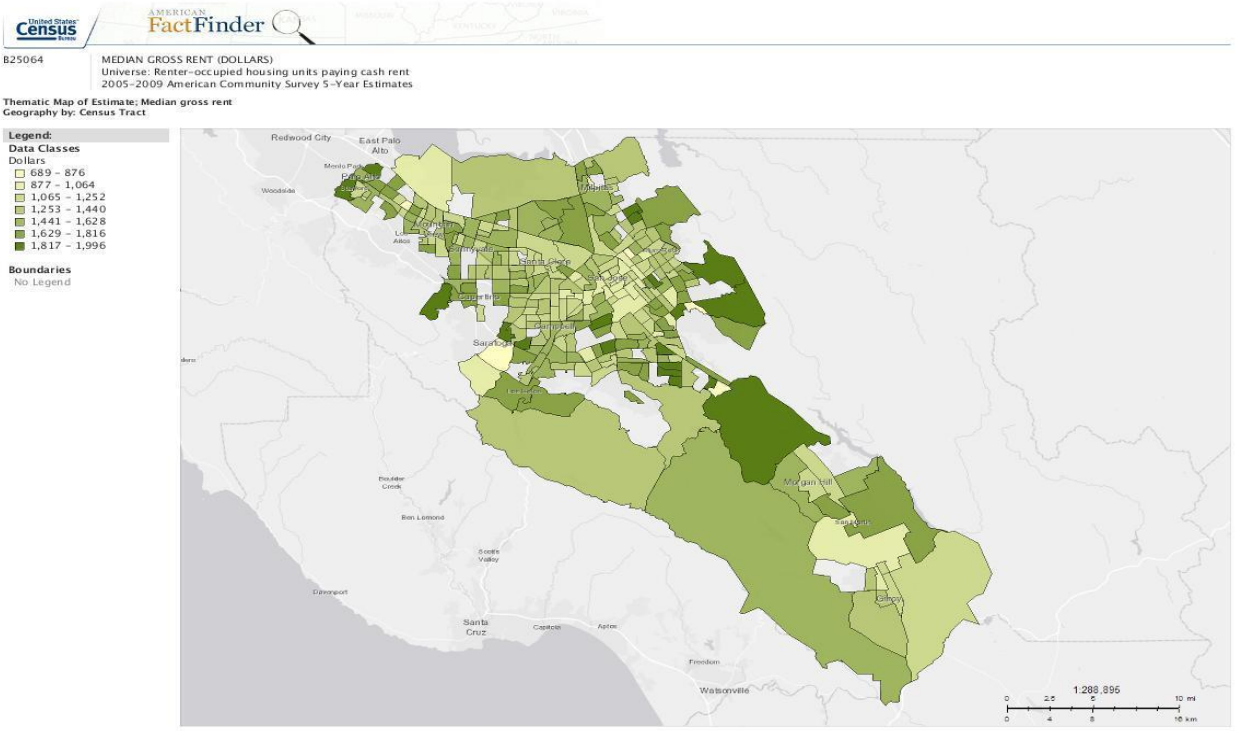
The two maps that follow illustrate the phenomenon of increased housing costs in downtown San José and East San José, in particular. The first map reflects 2013-2017 ACS data for median gross rents by census tract while the second shows 2005-2009 ACS data. In the first map, most census tracts in downtown San José and the east side of San José are in the third shaded band, reflecting median gross rents of $1,262 to $1,690.[59] In the second map, more census tracts fall in the second band, reflecting median gross rents of $877 to $1,065. This is a significant leap in an eight-year period that has no corollary with the income levels of residents of these neighborhoods.

Map B.84: Median Gross Rent by Census Tract, Santa Clara County, 2013-2017 American Community Survey



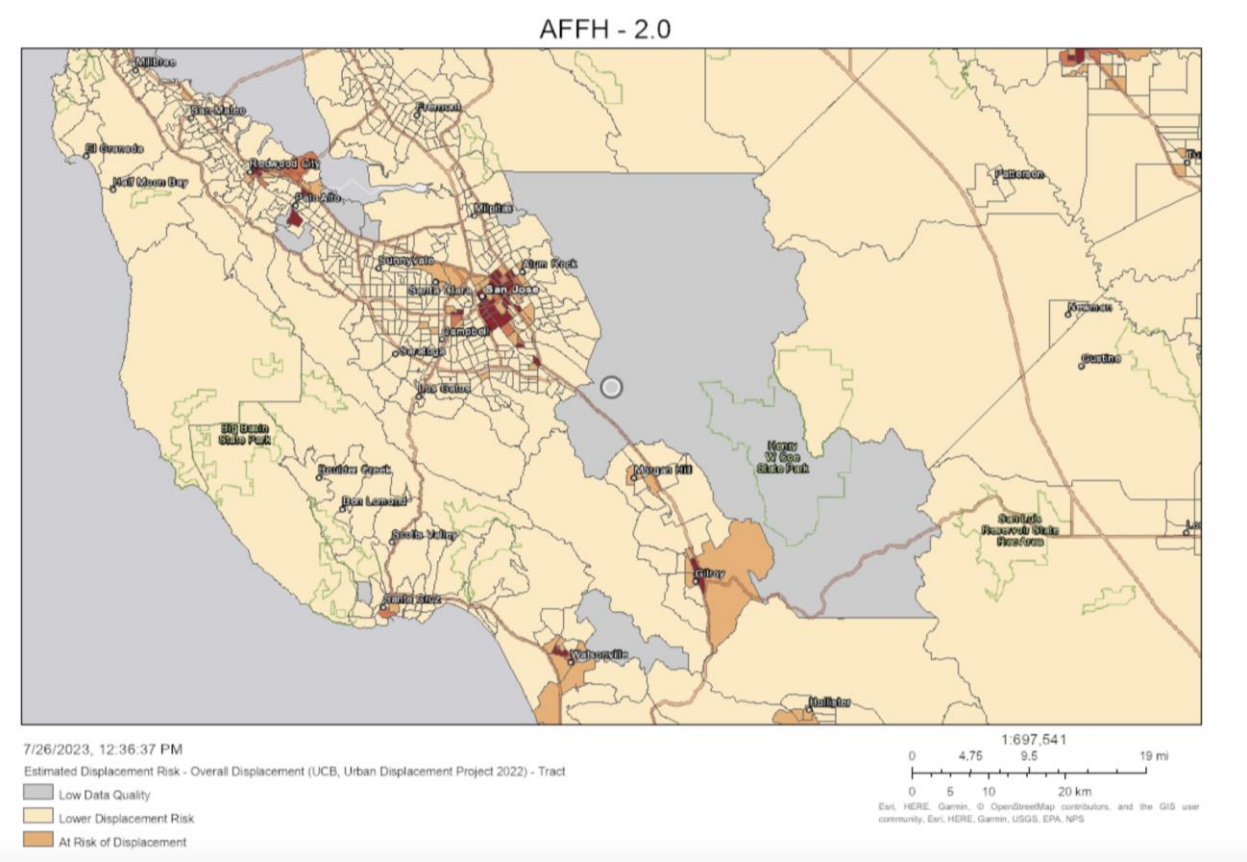
[59] Note that these are lower than current market rents due to the time lag between the 2013-2017 ACS and the effect of rent control on rents paid by long-time tenants.

Map B.85: Median Gross Rent by Census Tract, Santa Clara County, 2005-2009 American Community Survey



The maps below are from the Urban Displacement Project, which is based at the University of California Berkeley. At a countywide scale, the map reflects displacement risk in urbanized census tracts. Census tracts that are low-income and therefore susceptible to displacement are filled in shades of purple while moderate to high income census tracts, in which there are comparatively few low-income households that could be displaced, are filled in shades of orange. Among low-income census tracts, the darker the shading is, the higher the risk of displacement. Among moderate- to high-income census tracts, with one exception, the darker the shading is, the less access low-income households have. The exceptions are the yellow-orange shading of census tracts where “advanced gentrification” is occurring. Unlike the other moderate- to high-income tracts, these are tracts that were formerly low-income but where displacement has been so severe that the socioeconomic composition of the neighborhood has flipped. In census tracts that are characterized by advanced gentrification, that are “at risk of exclusion,” or that are undergoing “ongoing exclusion,” displacement risk is still a valid concern despite the relatively low concentration of low-income households. If older publicly supported housing in those areas have expiring subsidies, or if rent-controlled units are taken off the rental market through Ellis Act conversions, rare pockets of affordability in high income areas can disappear, further segregating those areas.

Map B.86: Displacement Risk by Census Tract, Santa Clara County, 2021



At a countywide level, the maps above broadly mirror patterns of segregation discussed previously in this Assessment. That is because there is a strong correlation between race, ethnicity, and ancestry – particularly Latinx ethnicity and Vietnamese ancestry – and low-income status in Santa Clara County and across its cities. Therefore, jurisdictions like Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga that have low Latinx and Vietnamese populations are characterized by moderate- to high-income levels and varying levels of exclusion. Campbell is subject to very different patterns, with a mix of areas of ongoing exclusion, ongoing gentrification and/or displacement, and low-income population without current displacement underway.

Palo Alto, likely due to its student population, has a mix of low-income and moderate- to high-income areas, but its low-income tracts have not lost low-income households. Many, though not all, full-time students are not as price sensitive as other households due to family support with living expenses or student loans and other university assistance. Outside of South County, Santa Clara County's other cities –Mountain View, San José, Santa Clara, and Sunnyvale – all reflect more complex patterns. In the three cities to the west and northwest of San José (Mountain View, Santa Clara, and Sunnyvale), the southern portions of those cities are more likely to be moderate- to high-income and marked by patterns of exclusion. The central and northern portions of these cities are more likely to be characterized by advanced gentrification, ongoing gentrification and/or displacement, or risk of gentrification and/or displacement.

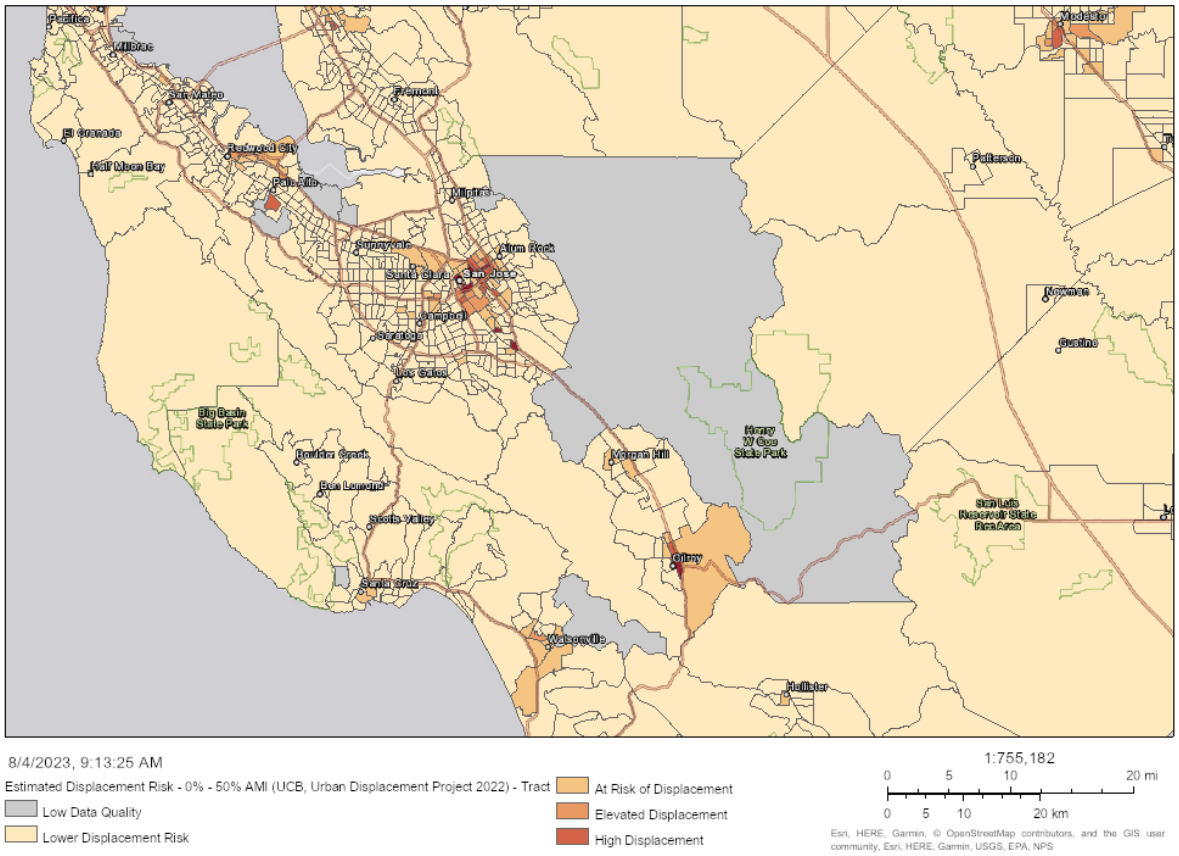
These patterns are fairly consistent in Mountain View and Sunnyvale, while patterns in Santa Clara are less regular with areas at risk of exclusion in the northern portion of that city and gentrification and low-income concentration most pronounced in the central portion of the city. Additionally, parts of southern Santa Clara are relatively low-income though these areas have generally lower displacement risk than neighborhoods to their north.

Given the complexity of patterns of displacement risk in the city of San José, a more granular, zoomed-in view, reflected in the map above, is necessary. Areas with advanced gentrification, ongoing gentrification and/or displacement, and risk of gentrification or displacement are concentrated in downtown San José and in the parts of the east side immediately to the east of downtown, as well as immediately to the north and west of downtown. Areas of exclusion tend to be located in newly built-up parts of north San José, parts of west San José, and the western and far southern portions of south San José. Southeastern San José tends to have relatively low-income levels but less immediate risk of displacement. It is clear that targeted strategies to mitigate displacement should focus on downtown San José and the areas most closely adjacent to it. This is at odds with at least one recent policy choice by the City of San José, exempting downtown residential developments from inclusionary requirements. Inclusionary housing, alongside other, complementary strategies, is a proven anti-displacement strategy and is especially necessary in neighborhoods where new, market-rate construction is most likely to cause displacement.

In South County, Morgan Hill has patterns of advanced gentrification, ongoing gentrification and/or displacement, and risk of gentrification and/or displacement on its predominantly Latinx west side and risk of exclusion or stable but moderate- or high-income population on its more heavily white and Asian or Pacific Islander east side. In Gilroy, the heavily Latinx central and eastern portions of the city are either at risk of gentrification and/or displacement or have ongoing gentrification and/or displacement. The more heavily white western and northwestern portions of the city feature advanced gentrification, low-income population without displacement, or moderate- to high-income population without displacement. These areas may be coded as low-income because of the use regional income levels as a benchmark. In the local context of Gilroy with more modest wages in its local job market, however, these areas are moderate to high income places.

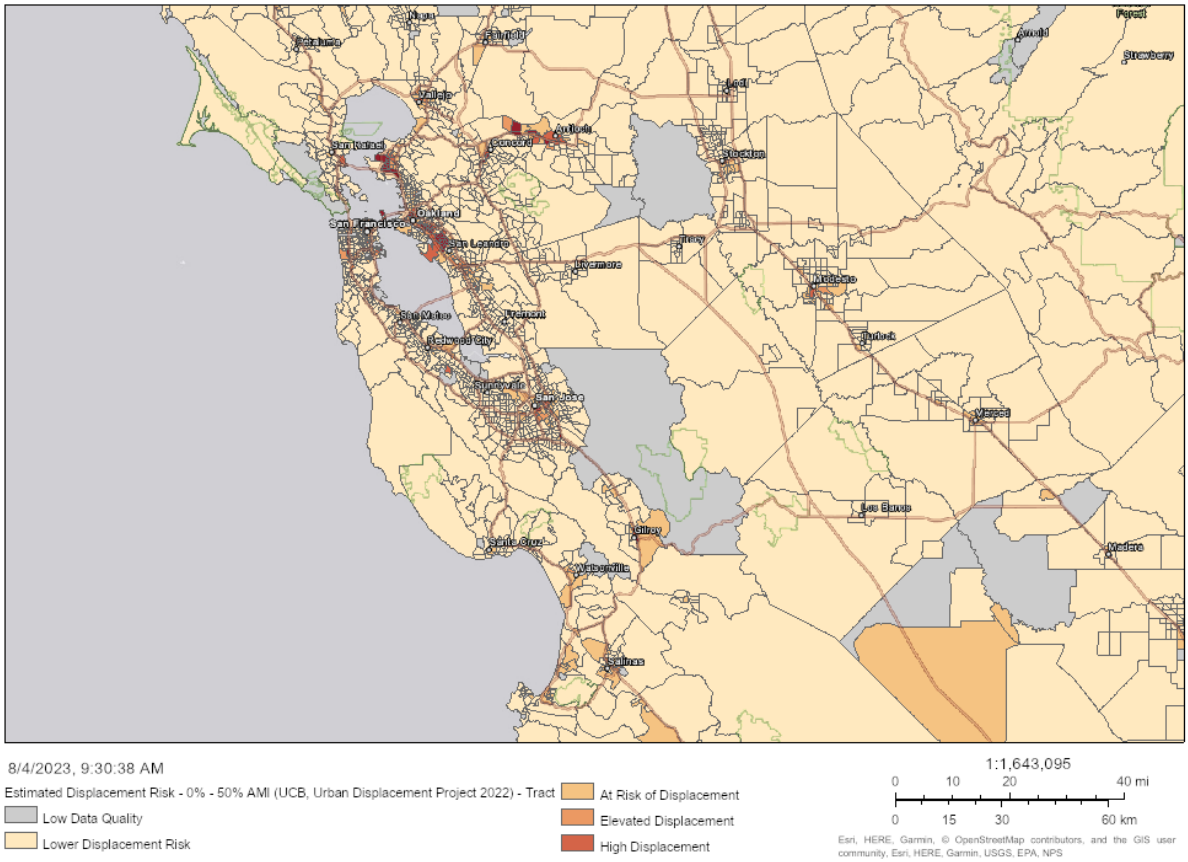
Maps B.87 and B.88 show the displacement risk for households with incomes at or below 50% Area Median income (AMI) for Santa Clara County and the Region. As shown below, households with incomes at or below 50% AMI are most at risk for displacement in San José and parts of Campbell and Saratoga. County patterns are similar to that of the Bay Area. Households are most at risk of displacement in Oakland, San Leandro, Redwood City, and parts of San Francisco.

Map B.87: Estimated Displacement Risk 0-50% AMI by Census Tract, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer and UCB Urban Displacement Project.

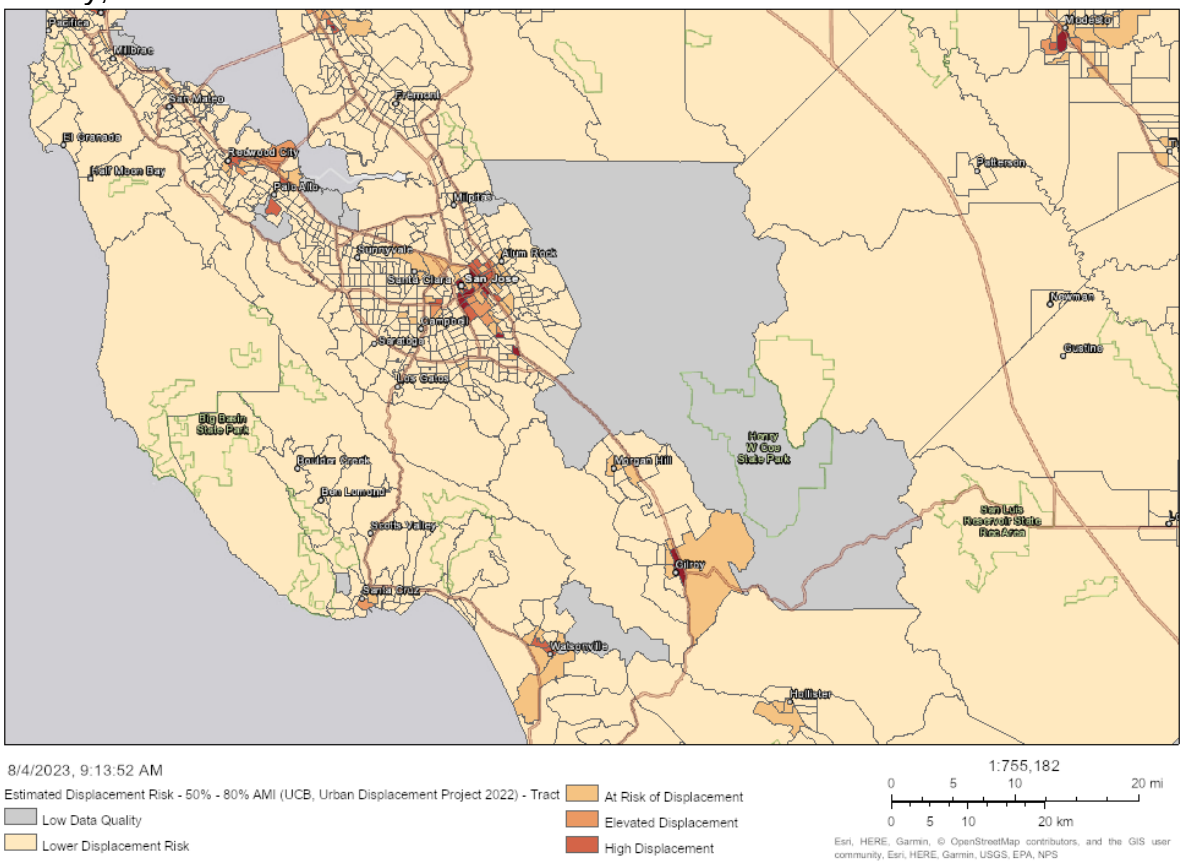
Map B.88: Estimated Displacement Risk 0-50% AMI by Census Tract, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer and the UCB Urban Displacement Project.

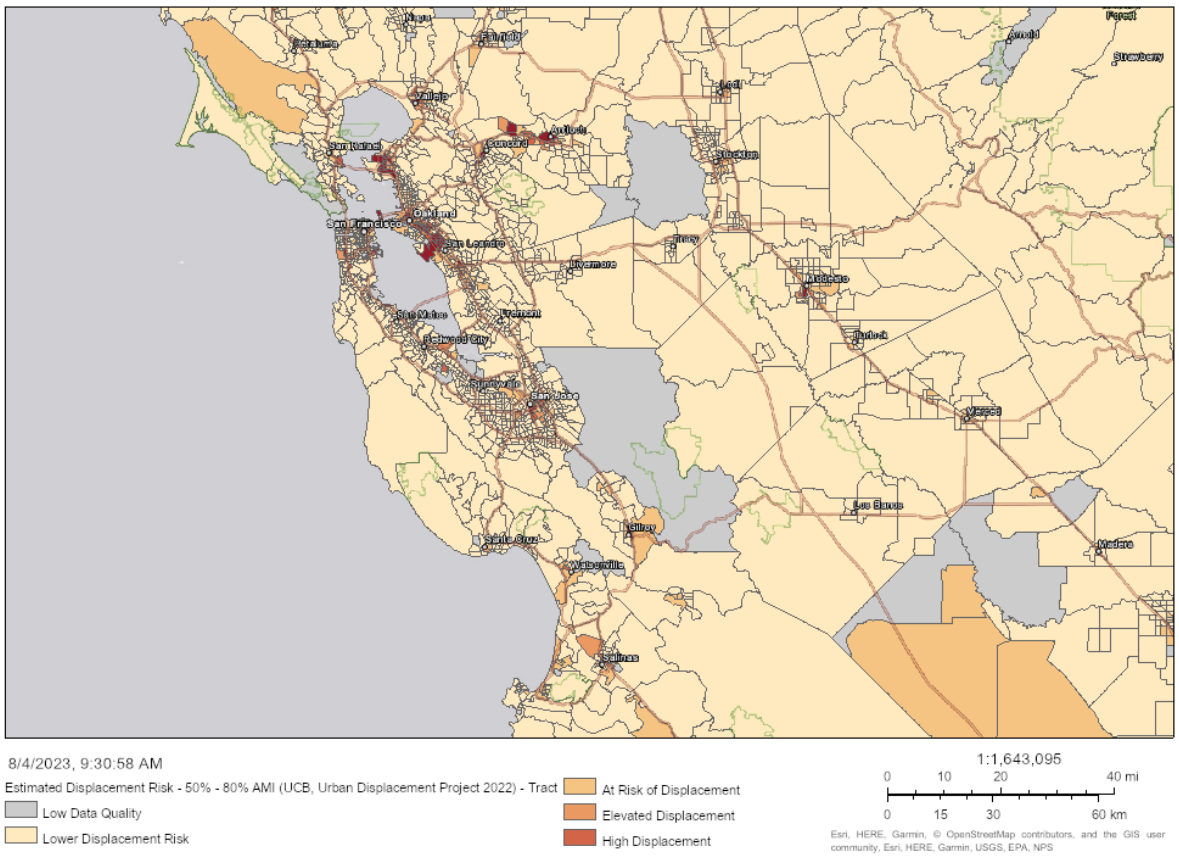
Maps B.89 and B.90 show the estimated displacement risk of households with incomes at or below 50% AMI and 80% AMI in the county and region. Displacement risk for these households follows similar trends for households at or below 50% AMI at both the county and regional levels.

Map B.89: Estimated Displacement Risk 50-80% AMI by Census Tract, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer and the UCB Urban Displacement Project.

Map B.90: Estimated Displacement Risk 50-80% AMI by Census Tract, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer and the UCB Urban Displacement Project.

Extremely low-income households. Extremely low income (ELI) households (below 30% AMI) face significant housing barriers and have limited opportunity especially in areas with high housing prices such as Santa Clara County. According to HUD Income Limits, the income limit for a two-person ELI household in the county was $39,800 in 2021—meaning households with incomes at or below $39,800 were of extremely low income.[60]

Santa Clara County has very few households with incomes at or below this limit. However, the county does have a large number of low-income households under 80% AMI—in 2021, the HUD Income Limit for a two-person household was $94,200. Table B.25 shows the number of low-income households (less than $94,200) by protected class and socioeconomic characteristics for 2021.

[60] https://covid19.sccgov.org/sites/g/files/exjcpb766/files/Documents/santa-clara-county-2021-area-median-income-ami-chart.pdf.

Table B.25: Median Household Income by Protected Class, Santa Clara County, 2021

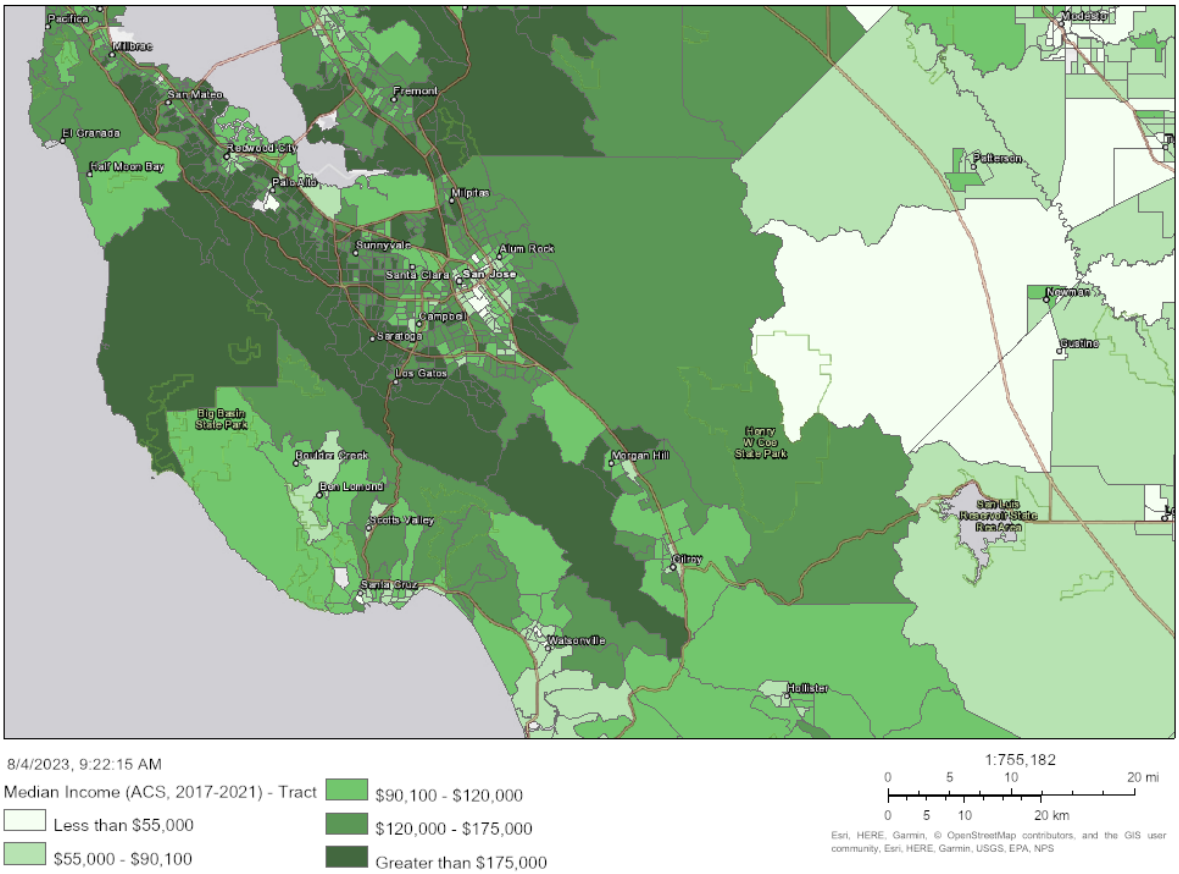
Low Income Households by Characteristic	Median Household Income
Total Households	**$140,258**
Santa Clara County < 80% AMI	**$94,200**
Black or African American	$85,669
American Indian or Alaska Native	$83,151
Hispanic or Latino	$91,199
Native Hawaiian or Pacific Islander	$87,420
Other Race	$84,854
Householder < 25 years	$70,210
Householder 65+ years	$78,813
Female Householder With Children	$57,274
Female Householder Living Alone	$53,409
Male Householder With Children	$83,917
Male Householder Living Alone	$86,689
Nonfamily Household	$88,090

Source: 2021 1-year ACS and HUD Income Limits.

Households with these incomes are more likely to experience housing cost burden and experience severe affordability challenges, limiting their ability to transition to homeownership. This suggests that income inequality has had a negative impact on housing opportunity for extremely low-income households.

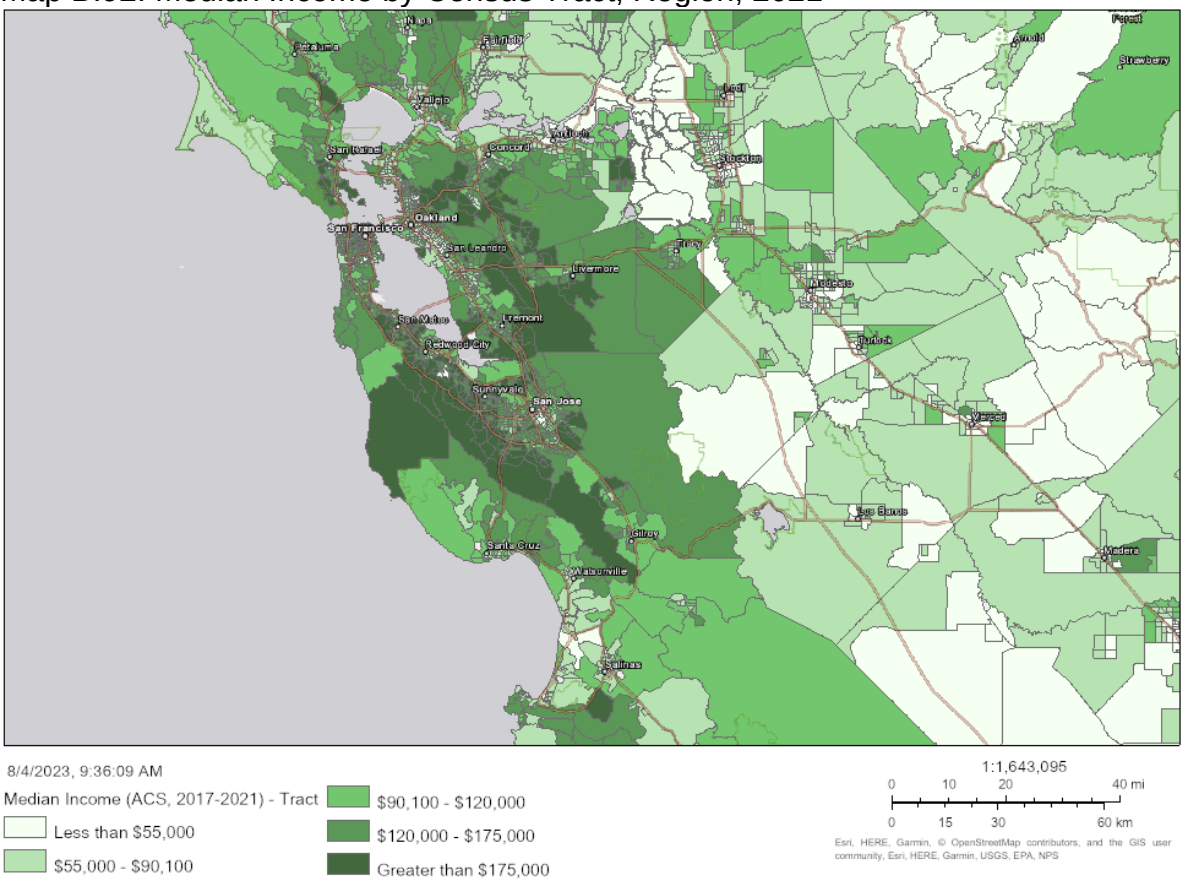
Despite having a small share of extremely low-income households, there are concentrations of extremely low-income communities in Santa Clara County. These households are more likely to live in San José, areas near Alum Rock, and communities in Palo Alto (Maps B.91 and B.92).

Map B.91: Median Income by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.92: Median Income by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Homelessness. In 2017, Santa Clara County launched a survey to understand the housing and service needs of the county's homeless population. Around 56% of respondents reported being homeless for over a year, a significant increase from 2015. **When asked which obstacles they have faced to secure housing, the top four answers were: 1) no job or income; 2) no money for moving costs; 3) bad credit; and 4) lack of available housing**.[61]

In January 2019, the Santa Clara County Continuum of Care conducted its biannual Homelessness Point in Time Count (PIT).[62] The PIT found that the number of homeless individuals increased by more than 2,000 from 2017, with 9,706 people counted. A significant number of people who are homeless were counted in census tracts that are R/ECAPs.

[61] https://www.newgeography.com/content/005501-the-demographics-poverty-santa-clara-county.
[62] https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Pages/HomelessnessCensusandSurvey.aspx

In the weeks following the PIT, 1,335 people who were homeless were asked to complete a survey.[63] More than 80% of the people who completed the survey resided in Santa Clara County prior to becoming homeless, and 30% of who took the survey reported that losing their job was the primary event that led to becoming homeless. Other primary events of conditions that led to homelessness include alcohol and drug use (22%), divorce/separation/breakup (15%), eviction (14%), argument with family/friend (13%), and incarceration (11%). Self-reported health conditions that may affect the stability of housing or employment for those experiencing homelessness included psychiatric/emotional conditions (42%), alcohol and drug use (35%), post-traumatic stress disorder (PTSD) (33%), chronic health problems (24%), physical disability (24%), traumatic brain injury (10%), and HIV/AIDS (2%). Nearly half of those who took the survey had a disability.

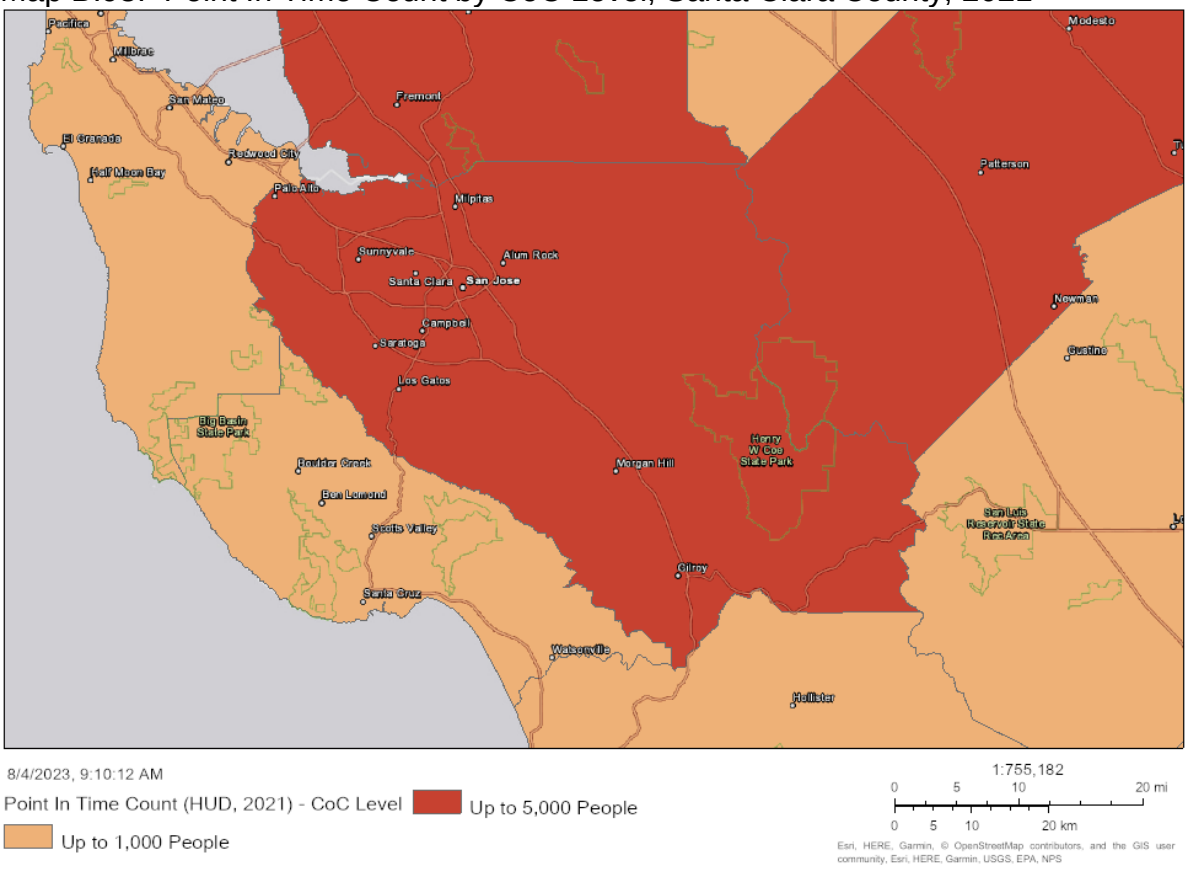
People experiencing homelessness in Santa Clara County are disproportionately male (62%). Latinx, Black, and Native American residents make up a disproportionate share of the homeless population when compared to their populations in Santa Clara County. When asked about obstacles to permanent housing, 66% reported that they could not afford rent, 56% had no job/income, 40% could not find available housing, and 35% had no money for moving costs. Nearly 90% of those who took the survey indicated that they would accept affordable permanent housing if it became available soon.

Maps B.93 and B.94 show the number of people counted during the 2021 PIT count for Santa Clara County and the region overall. Primary findings from the comparative analysis are summarized below.

- The majority of cities in Santa Clara County have a homeless population of up to 5,000 people. The western portion of the county has a smaller homeless population of up to 1,000 people. These jurisdictions are located near Boulder Creek, Scotts Valley, Santa Cruz, and Watsonville.
- Communities with higher homeless populations are concentrated in areas with high median incomes and housing prices, specifically Saratoga, Los Gatos, Campbell, Sunnyvale, and San José.
- For the region overall, homelessness is largely concentrated in San Francisco, Oakland, San Leandro, Fremont, and Livermore. Excluding San Francisco, these communities are of traditionally lower income with high costs of living.

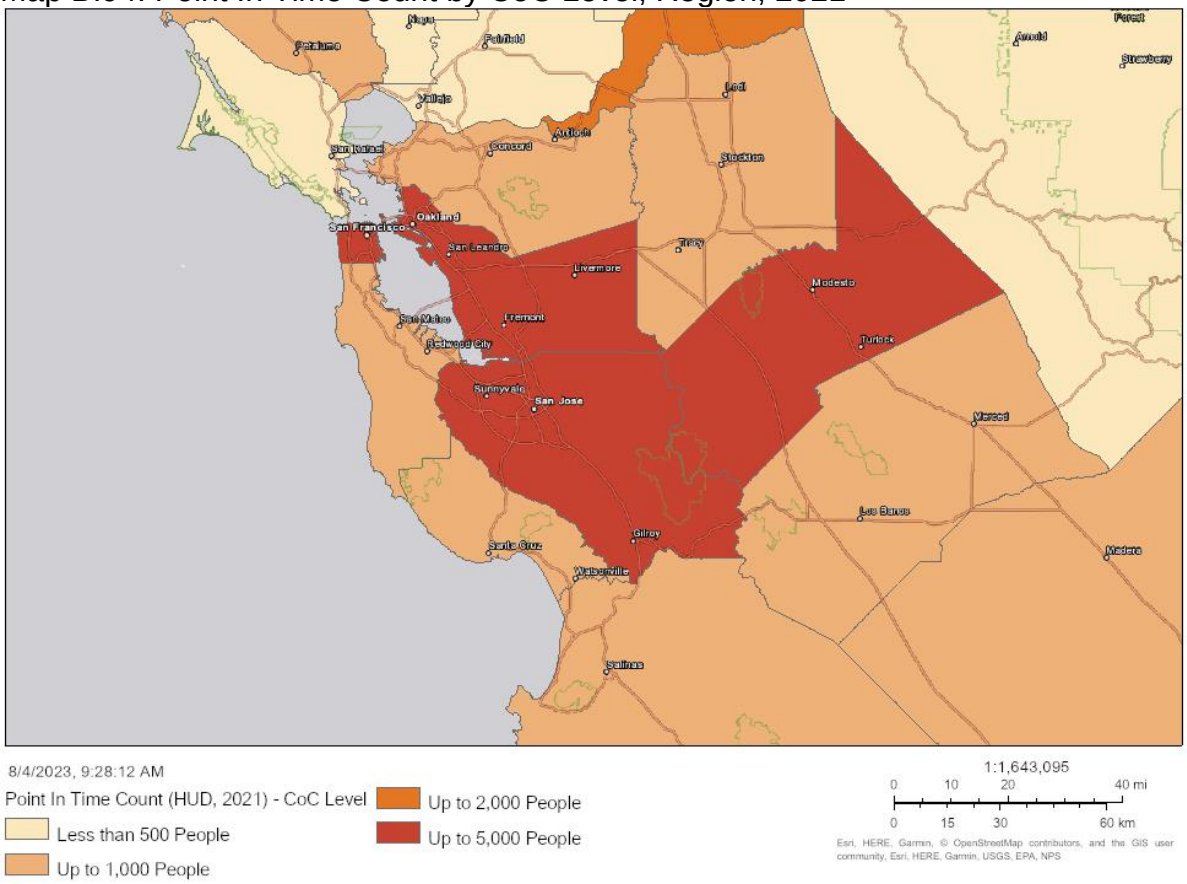
[63] https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Exec%20Summary.pdf

Map B.93: Point In Time Count by CoC Level, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map B.94: Point In Time Count by CoC Level, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

By 2022, Santa Clara County's population of homeless persons grew by over 300 people reaching a total of 10,028 individuals experiencing homelessness. According to preliminary 2023 PIT results, homelessness decreased by around one percent for the county overall and by 4.7% in the city limits of San José.[64] Data also show a four percent decrease in the number of unsheltered individuals and an eight percent increase in sheltered individuals. Other findings released by the county include:

- Across Santa Clara County, **there was a 27% drop in the number of veterans experiencing homelessness**. The dramatic drop in homeless veterans is likely the result of the county's community campaign to end veteran homelessness: the campaign was launched in 2015 and has been an ongoing focus for the county's homelessness response.
- **There was a 36% increase in the number of homeless families** despite having launched the Heading Home campaign in 2021 to end family homelessness. It is important to note that the dramatic increase in homelessness for families is likely affected by undercounts in previous years. With a communication campaign and

[64] https://news.sccgov.org/news-release/county-santa-clara-and-city-san-José-release-preliminary-results-2023-point-time.

new resources, the county has been able to reach more families experiencing homelessness.

- Since 2020, **the Homelessness Prevention System has helped more than 24,000 people remain stably housed while receiving services**. Only three percent of households became homeless after receiving assistance.

The dramatic change in homelessness is the result of the County's collaborative efforts to create affordable housing, provide services to help residents stay housed, and offer resources to prevent households from falling into homelessness. These efforts are summarized from a county press release in 2023 and highlighted below.[65]

- Santa Clara County launched an ongoing, community-wide campaign to end homelessness among veterans. Campaign strategies have been incorporated in the countywide homelessness response.
- Since 2020, the supportive housing system has helped over 9,600 people move from homelessness to stable housing.
- Temporary and shelter interim capacity has increased by 15% since the 2022 PIT count. Shelter capacity has expanded through new partnerships, the County Challenge Grant, and Project Homekey; all of which supported the development of new service-enriched housing programs across Santa Clara County and unincorporated jurisdictions.

The 2020 - 2025 Santa Clara County Community Plan to End Homelessness (Community Plan)[66] has been instrumental in reducing poverty rates. The Community Plan serves as the communitywide roadmap for ending homelessness. It recognizes that longstanding and structural racial inequities affect who becomes homeless in our community. The Community Plan focuses on policies and programs that reduce racial inequity in an effort to reverse the disproportionately high rates of people of color who are unhoused.

The Community Plan is organized around the following three main strategies:

Strategy 1: Address the root causes of homelessness through system and policy change.
Strategy 2: Expand homelessness prevention and housing programs to meet the need.
Strategy 3: Improve quality of life for unsheltered individuals and create healthy neighborhoods for all.

The Community Plan's three main strategies are furthered through an array of additional strategies. It also includes process improvements that will apply across all three main strategies that, for example, will:

- Better utilize data collected in the homeless system of care and across County departments to know what is working well, what programs need improvement, and to identify inequities in the system.
- Provide trauma-informed care and racial equity / anti-racism training to all staff

[65] https://news.sccgov.org/news-release/county-santa-clara-and-city-san-José-release-preliminary-results-2023-point-time.
[66] https://housingtoolkit.sccgov.org/sites/g/files/exjcpb501/files/CommunityPlan_2020.pdf

working with people experiencing homelessness.
- Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County.

The Community Plan set aggressive targets to achieve by 2025. The July 2021 Progress Report[67] provided the following update:

- 4,886 of 20,000 people have been housed through the supportive housing system
- 2,140 of 2,500 people have been served through the Homeless Prevention System
- 2,336 of 3,764 of additional temporary housing and shelter capacity
- Nearly 30% reduction in annual inflow of people becoming homeless

In October 2021, the County in partnership with the City of San José, SCCHA, Cisco, and several other Continuum of Care partners launched Heading Home, a community-wide campaign to end family homelessness by 2025. The goal of this campaign is to achieve functional zero, which means that the number of housing placements for families is greater than the number of families entering homelessness. This campaign has four key strategies:

- Emergency Housing Vouchers – The vast majority of SCCHA's 1,000 emergency housing vouchers, which will provide rental support for homeless households for up to ten years will be targeted towards homeless families.
- Rapid Rehousing – These programs, which provide time-limited rental subsidies with case management and supportive services, will be expanded with the goal of serving 200 more families per year.
- Homelessness Prevention Strategies – Expand homelessness prevention services to serve 2,500 households by 2025 and new investments in Housing Problem-Solving programs, which quickly house families who recently became homeless and are sleeping on the street or in a place not fit for human habitation.
- Affordable and Supportive Housing Development – New affordable housing developments in the County's housing development pipeline include about 1,000 new family apartments in five years. Potential to leverage $1 billion in Project Homekey funding for family apartments also exists.

The Heading Home campaign is a key element of the Community Plan and plays an important role in the target to house 20,000 through the supportive housing system.

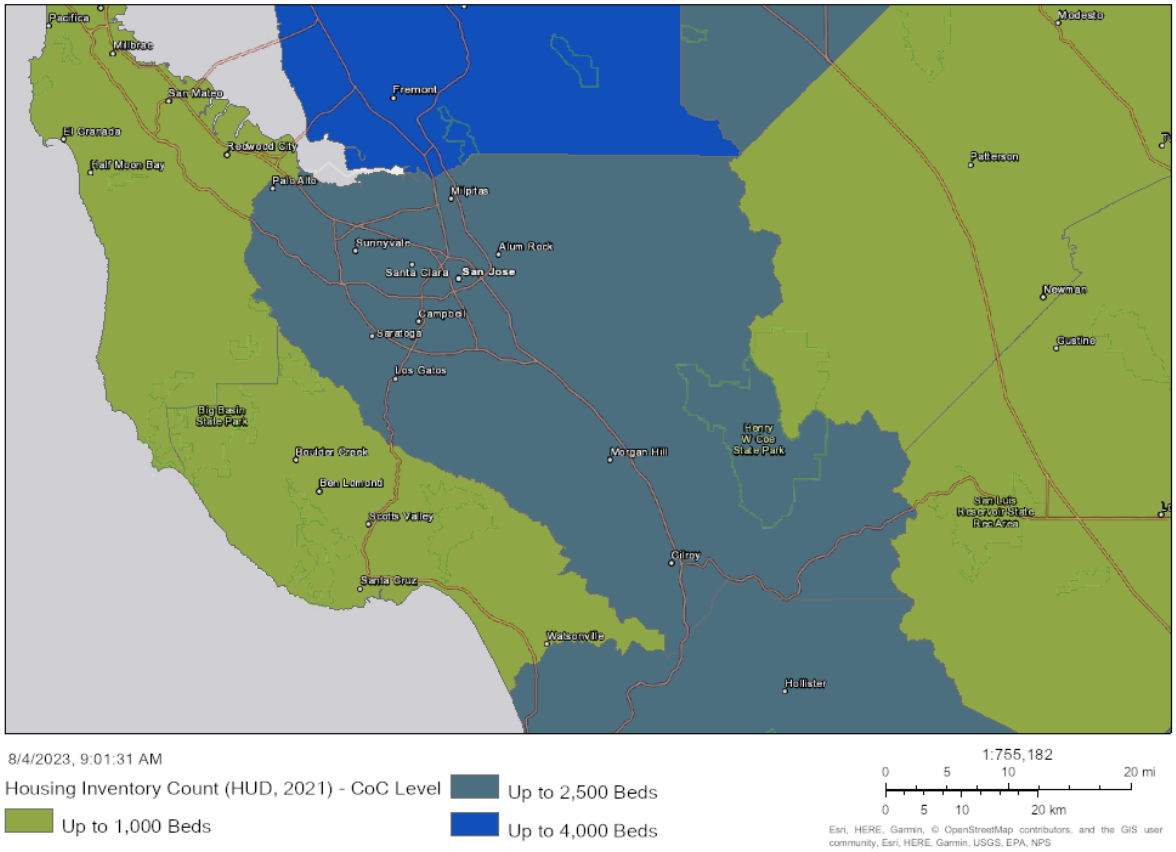
While these efforts have seen positive results, is critical that Santa Clara County and its unincorporated areas deepen efforts to prevent and end homelessness especially as the number of people entering homelessness continues to exceed those who can obtain and enter stable housing (per month).[68] According to HUD's Housing Inventory Count (HIC) for 2021, jurisdictions in Santa Clara County have between 1,000 and 2,500 beds for

[67] https://destinationhomesv.org/documents/2021/08/community-plan-to-end-homelessness-july-2021-progress-report.pdf/
[68] Ibid.

residents experiencing or at risk of experiencing homelessness.

Having identified these needs, Santa Clara County and unincorporated jurisdictions will implement meaningful policies and programs to expand the county's supply of supportive housing units (e.g., emergency shelters, transitional housing, permanent supportive housing). Please refer to Chapter 4 of the County Housing Element for details on the related programs being implemented during the 2023-2031 planning period.

Map B.95: Housing Inventory Count by CoC, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Disaster-driven displacement. Displacement can occur for a range of reasons. Given the dire consequences of climate change, it is critical that Unincorporated County be prepared to prevent and reduce environmental hazards (e.g., floods, fires) and provide the necessary resources for households displaced by natural disasters.

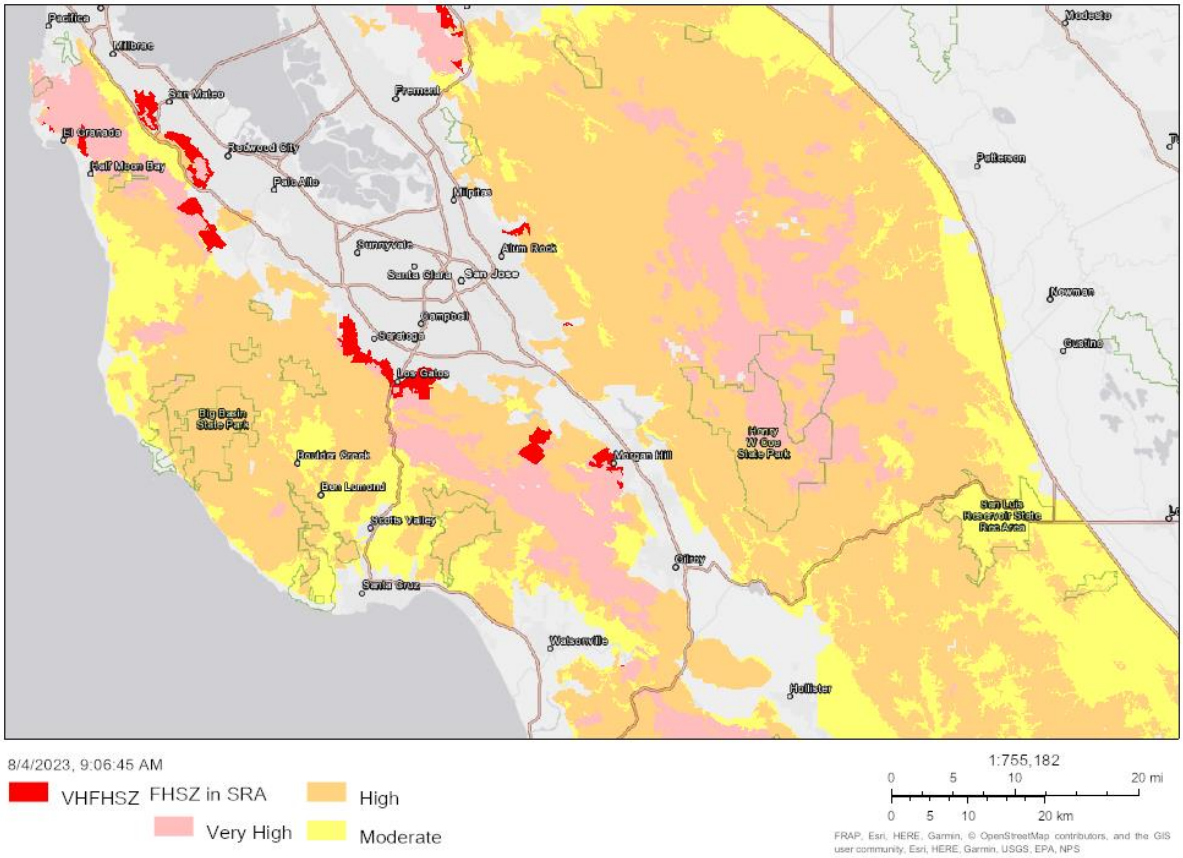
As required by California law, the State Fire Marshal is mandated to classify lands within State Responsibility Areas into Fire Hazard Severity Zones (FHSZ) to better prepare for

wildfires and other climate disasters.[69] FHSZs fall into three classifications: moderate, high, and very high.[70]

Maps B.96 and B.97 show FHSZs for Santa Clara County and the Region. Very high-risk areas are concentrated in communities surrounding Saratoga, Los Gatos, and Morgan Hill. Data are not available for San José.

In the Bay Area, areas at very high risk are located near Oakland, San Leandro, City of San Mateo, and Redwood City. This is particularly important for the region overall as these jurisdictions have larger populations of low-income residents. With low incomes and rising housing prices, displaced households will face significant barriers re-entering the housing market without assistance from the county and local jurisdictions.

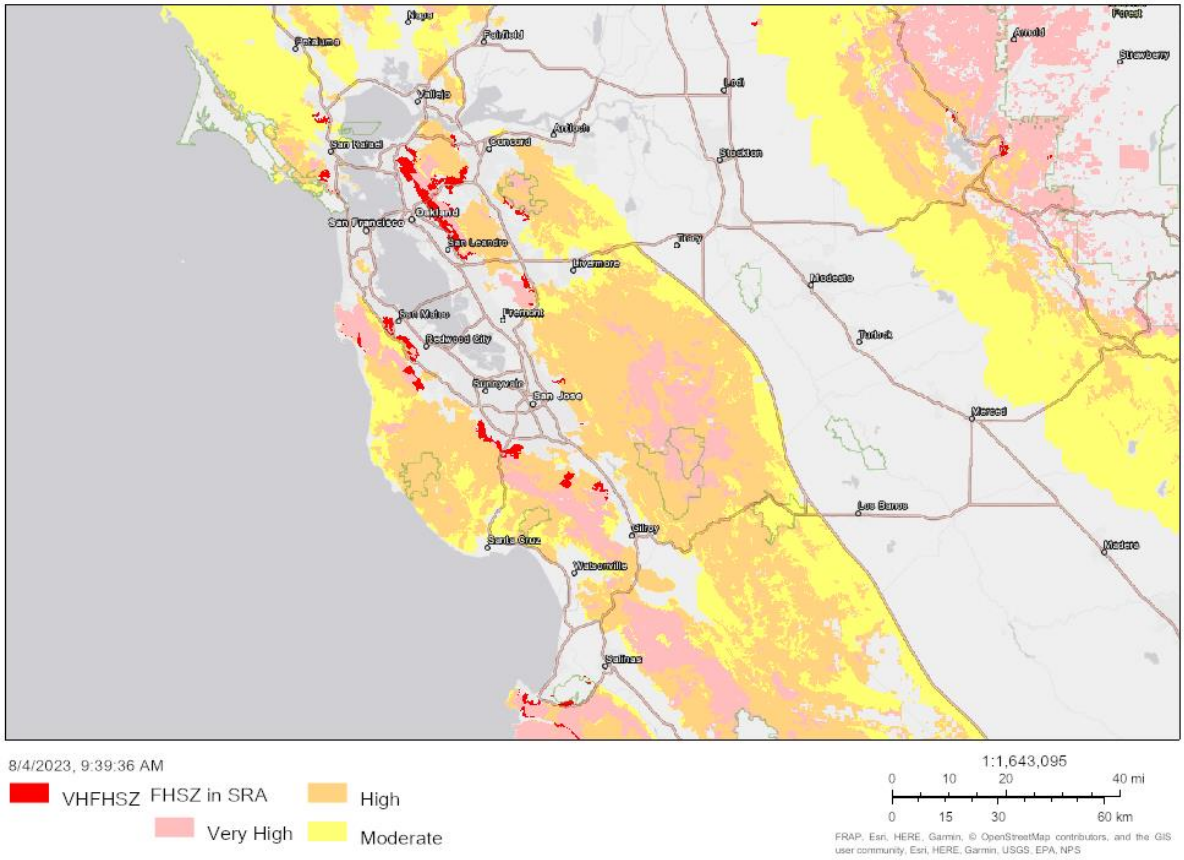
Map B.96: Fire Severity Zones, Santa Clara County



Source: California Department of Housing and Community Development AFFH Data Viewer.

[69] California laws include: California Public Resource code 4201-4204; California Code of Regulations Title 14, Section 1280; and California Government Code 51175-89.
[70] https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/.

Map B.97: Fire Severity Zones, Region

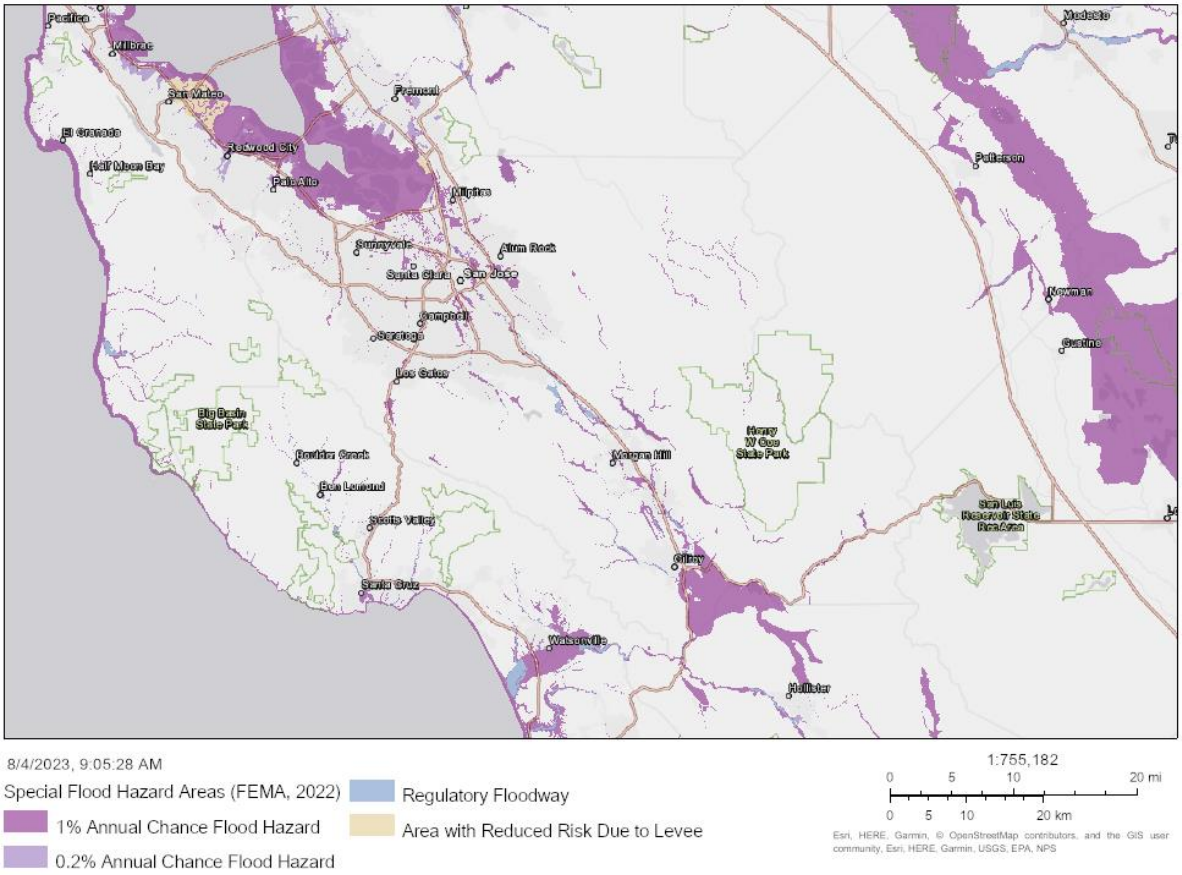


Source: California Department of Housing and Community Development AFFH Data Viewer.

As part of the National Flood Insurance Program's floodplain management plan, the Federal Emergency Management Agency (FEMA) provides Flood Insurance Rate maps to identify Special Flood Hazard Areas which require all residents in these areas to purchase flood insurance. These findings are valuable in identifying communities with households that may need assistance meeting their housing payments with the added cost of flood insurance.

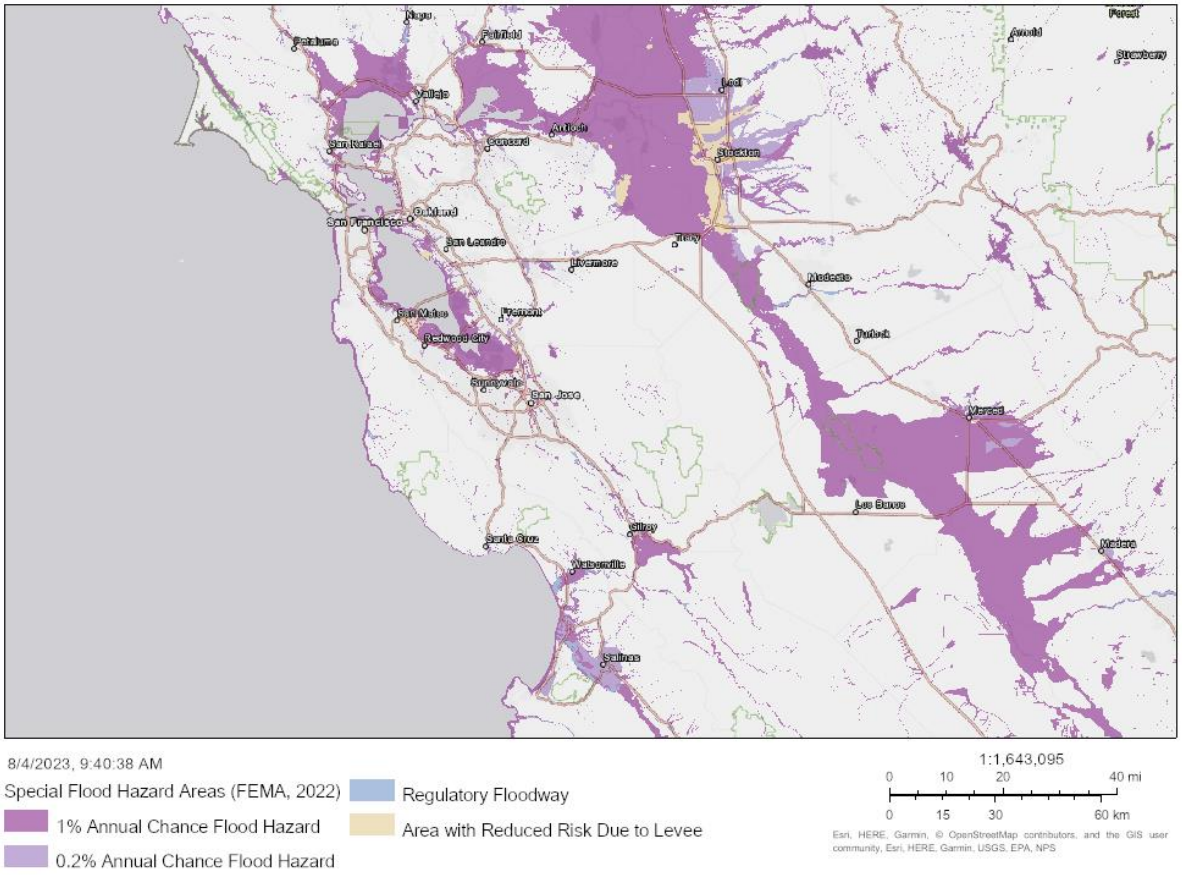
Maps B.98 and B.99 illustrate Special Flood Hazard Areas as identified by FEMA in 2022 for Santa Clara County and the Region. Areas with a one percent annual chance flood hazard are located along the coast in Millbrae, City of San Mateo, Redwood City, and Palo Alto. For the county, residents in Gilroy, Watsonville, and Salinas are most at risk of flooding and are required to purchase flood insurance.

Map B.98: Special Flood Hazard Areas, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer and FEMA.

Map B.99: Special Flood Hazard Areas, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer and FEMA.

Housing for Farmworkers. The Santa Clara Agricultural Plan[71] determined that there is a scarcity of agricultural worker housing in the region, specifically for seasonal labor. Agricultural worker housing is needed in locations throughout the Unincorporated County so farmers have a ready and nearby supply of reliable labor at key times in the crop cycle. In addition, farm workers and their families need an array of social support services, including schools, medical services, shopping, etc. that are largely located in the urban areas. Farmworkers tend to have the lowest incomes among all workers, so there is a great need for housing affordable for households earning 50 percent or less of the median income.

To facilitate the construction of more farmworker housing for seasonal and year-round farmworkers, Santa Clara County is pursuing revisions to the County zoning ordinance designed to streamline the development process and lower the cost of permitting. Additionally, the County is identifying opportunities, including siting and funding options, for farmworker housing projects. The County is reviewing farmworker housing models

[71] https://stgenpln.blob.core.windows.net/document/SCV_ActionPlan.pdf

and identifying densities that could be supported in urban and urban edge areas as well as in the unincorporated rural communities.

Contributing Factors of Disproportionate Housing Needs

Please see section X.5, Contributing Factors Appendix, for further discussion of the following Contributing Factors to Disproportionate Housing Needs. Please see section X.4 for more details on the proposed goals and actions to address these contributing factors.

- Availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
- Lack of access to opportunity due to high housing costs
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Lending discrimination
- Loss of affordable housing
- Source of income discrimination

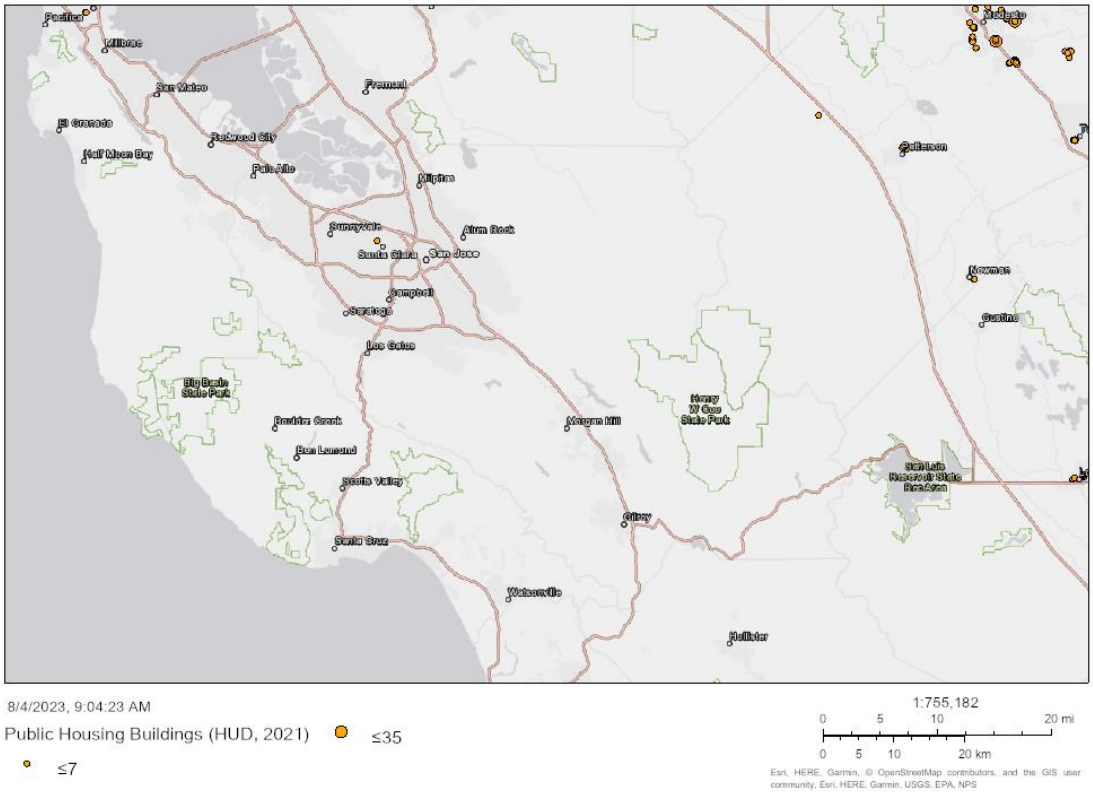
Section C: Publicly Supported Housing Analysis

Primary findings.

- In the urban county, Asian and Pacific Islander residents are overrepresented in Project-based Section 8 units, multifamily units, and are more likely to have a housing voucher. Conversely, Black or African American and Hispanic residents are overrepresented in LIHTC units. According to the Santa Clara County Housing Authority, disproportionate representation is related to age and family composition. Voucher programs serve more seniors than families, which is a trend among housing authorities nationwide. Asians are more likely to make up more senior households while Black and Hispanic residents are more likely to make up family households. Discrimination against families by property owners may also be at play.
- The majority of LIHTC developments are located in predominantly Latinx census tracts.

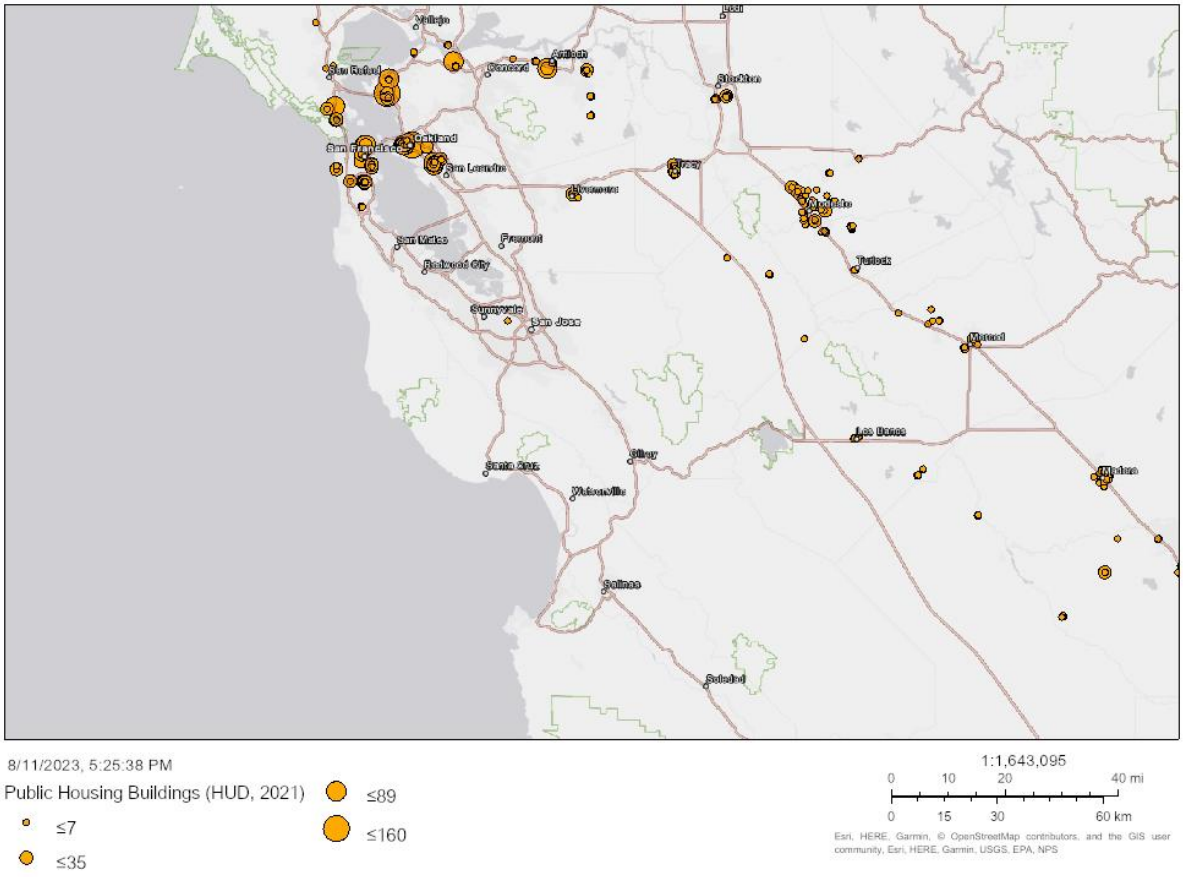
Maps C.1 and C.2 show the location of public housing buildings in Santa Clara County and the Region in 2021. Unincorporated Santa Clara County has very few public housing buildings available to lower income households. The Region has a much larger supply of public housing, most of which is located in San Francisco, Oakland, San Leandro, and San Rafael.

Map C.1. Public Housing Buildings, Santa Clara County, 2021



Source: California Housing and Community Development AFFH Data Viewer.

Map C.2: Public Housing Buildings, Region, 2021



Source: California Housing and Community Development AFFH Data Viewer.

Publicly Supported Housing Demographics.

Table C.1: Publicly Supported Housing Demographics, Santa Clara Urban County

Housing Type	White	Black	Hispanic/Latinx	Asian or Pacific Islander
Public Housing	-	-	-	-
Project-Based Sectio	26.08%	3.41%	15.07%	47.40%
Other Multifamily	26.59%	3.02%	22.05%	47.13%
HCV Program	17.44%	12.66%	32.01%	37.20%
Total Households	276,844	16,174	128,660	206,367
0-30% of AMI	33.36%	4.02%	30.80%	29.24%
0-50% of AMI	35.03%	3.62%	32.38%	26.55%
0-80% of AMI	35.60%	3.45%	32.09%	26.42%

Source: HUD AFFH Table 6 - Publicly Supported Households by Race/Ethnicity

Table C.2: Publicly Supported Housing Demographics, Santa Clara Urban County

Santa Clara County	White		Black		Latinx		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Project-Based Section 8	298	50.85%	15	2.56%	55	9.39%	211	36.01%
HCV Program	258	26.63%	92	9.49%	371	38.29%	244	25.18%
LIHTC	2007	40.22%	364	7.29%	2452	49.14%	768	15.39%
Total Households	61,807	66.30%	1,146	1.23%	12,193	13.08%	15,869	17.02%
0-30% of AMI	5,669	56.96%	135	1.36%	2,385	23.97%	1,431	14.38%
0-50% of AMI	9,130	49.86%	268	1.46%	4,399	24.02%	2,378	12.99%
0-80% of AMI	14,575	54.09%	378	1.40%	6,387	23.70%	3,098	11.50%
Region	**White**		**Black**		**Latinx**		**Asian or Pacific Islander**	
	#	%	#	%	#	%	#	%
Project-Based Section 8	1,435	28.12%	149	2.92%	792	15.52%	2,254	44.16%
Other Multifamily	85	28.15%	8	2.65%	72	23.84%	135	44.70%
HCV Program	2,498	16.47%	1,819	12.00%	4,870	32.12%	5,888	38.83%
Total Households	282,510	45.10%	15,900	2.54%	126,330	20.17%	186,178	29.72%
0-30% of AMI	30,275	33.90%	3,450	3.86%	28,555	31.97%	24,785	27.75%
0-50% of AMI	48,845	30.96%	5,670	3.59%	53,015	33.60%	38,864	24.63%
0-80% of AMI	77,770	33.54%	8,195	3.53%	76,425	32.96%	56,183	24.23%

Source: HUD AFFH Table 6 - Publicly Supported Households by Race/Ethnicity

Santa Clara County. White and Asian Americans or Pacific Islanders are the predominant groups in Project-Based Section 8 developments. For Other Multifamily units, Asian American or Pacific Islander residents comprise a plurality of residents. Housing Choice Voucher households are the program category most evenly distributed across racial and ethnic groups. Latinx residents make up a majority in the Urban County. For LIHTC developments, the dominant group in the County, Latinx residents are a plurality. It is important to note that the LIHTC demographic data from the California Tax Credit Allocation Committee (CTCAC) reflects that population of white, Black, and Asian American or Pacific Islander residents, inclusive of Latinx individuals of those races. It is likely that many of the LIHTC residents identified as white in the CTCAC data, in particular, are Latinx.

Region. Asian American or Pacific Islanders make up the plurality of Project-Based Section 8, Other Multifamily, and Housing Choice Voucher residents. Housing Choice Voucher residents are the most evenly distributed across racial and ethnic groups, with

Latinx residents a close second to Asian American or Pacific Islanders, at 32%. LIHTC data is not available on the regional level.

Demographics by Public Housing Type.

Santa Clara County. In the County, there is a higher proportion of both white and Asian American or Pacific Islander residents in Project-Based Section 8 units than there is in the general population. Correspondingly, there is a lower percentage of Latinx residents represented, while Black residents are roughly equal. When broken down by income eligibility, the problem persists, with larger shares white and Asian American or Pacific Islander residents in Project-Based Section 8 units than in the income-eligible population, and far less Latinx residents. Among HCV holders, on the other hand, Black and Latinx residents are overrepresented as compared to the general population. When broken down by income eligibility, the trend shifts slightly, with Black and Latinx households markedly overrepresented, but with Asian American or Pacific Islanders overrepresented as well.

In terms of general population, Black and Latinx residents are overrepresented in LIHTC units, Asian Americans are slightly underrepresented, and white residents even more so. When broken down by income eligibility, Asian Americans are proportionately represented, White residents are similarly underrepresented, and Latinx and Black residents are even more highly overrepresented.

Region. In the region, Project-Based Section 8 units have an overrepresentation of Asian American or Pacific Islanders, a proportionate share of Black residents, and underrepresentation of white and Latinx residents. In the income-eligible population, White and Latinx residents stay roughly the same, while Black residents become underrepresented and Asian American or Pacific Islanders become even more overrepresented. For Other Multifamily units, the trend remains largely the same for white, Black, and Asian American or Pacific Islanders compared to the general population, but Latinx households have representation that approaches proportionality. Compared to the income-eligible population, white, Black, and Latinx households are underrepresented, while Asian American or Pacific Islanders are overrepresented. In the HCV program, Latinx households and Asian American or Pacific Islanders are roughly proportional, while white residents are severely underrepresented and Black residents are notably overrepresented. For the income-eligible population, the Latinx share is roughly proportional, while white residents continue to be underrepresented and Black residents continue to be overrepresented; Asian Americans or Pacific Islanders are also overrepresented in the income-eligible population. Full LIHTC data is not available at the regional level, and so this analysis is excluded.

Publicly Supported Housing Location and Occupancy.

Geographic patterns of public housing in relation to segregated areas and R/ECAPs.

Santa Clara County. Publicly supported housing in the Urban County is concentrated in Campbell, Saratoga, Los Gatos, and Morgan Hill, with a very large amount located in Morgan Hill. There is a notable lack of voucher use in Saratoga or Los Gatos, with some in Campbell, and a much stronger presence in Morgan Hill. Voucher users in the Urban County are mostly Asian American and Latinx households.

Region. In the larger region, the population is clearly concentrated in Santa Clara County and so is the publicly supported housing. The only area of note outside of the County is Hollister, which has a concentration of LIHTC and Project-Based Section 8 developments, a substantial Latinx population, and high voucher use.

Geographic patterns of public housing for families with children, elderly and/or persons with a disability versus segregated areas of R/ECAPs. At least 30 publicly supported housing developments and 55 LIHTC developments are reserved for seniors. Senior housing is fairly evenly distributed across the entitlement jurisdictions.

There are only three publicly supported housing developments reserved for people with disabilities, and five LIHTC developments for people with special needs. The developments do tend to cluster together, with two located in adjacent census tracts in Palo Alto, two in adjacent census tracts in Sunnyvale, two in adjacent census tracts in Santa Clara/San José, and two in nearly adjacent census tracts in eastern San José.

Publicly supported housing (including LIHTC units) geared toward families are the most numerous. It follows a similar siting pattern to those reserved for seniors. Those located on the eastern side of San José, in particular, are located in more diverse areas. Of particular note is the strong concentration of affordable family housing in Morgan Hill. As part of the Urban County, as it forms a gateway between Gilroy and the rest of the entitlement jurisdictions farther north.

Demographic composition of public housing programs in R/ECAPs.

Table C.3: Publicly Supported Housing Demographics by R/ECAP and Non-R/ECAP Tracts, Santa Urban Clara County

	Total # units occupied	% White	% Black	% Latinx	% Asian or Pacific Islander	% Families with children	% Elderly	% with a disability
Project-Based Section 8								
R/ECAP tracts	N/A	N/A	0.00%	N/A	N/A	N/A	N/A	N/A
Non R/ECAP tracts	588	50.85%	2.56%	9.39%	36.01%	3.31%	86.42%	14.24%
HCV Program								
R/ECAP tracts	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non R/ECAP tracts	997	26.63%	9.60%	38.18%	25.18%	23.24%	47.79%	34.62%

There are relatively few R/ECAPs in Santa Clara County and none in Mountain View, and they are located in only two areas: Gilroy and San José.

In San José, there are Project-Based Section 8 and LIHTC units located within its 7 R/ECAP tracts. The Project-Based Section 8 units within R/ECAPS have dramatically different demographics compared to those outside R/ECAPs, with a 15-point increase in Asian American or Pacific Islanders, compared to a seven-point drop for Latinx households and a nearly 20-point drop for white residents. The percentage of Black residents in R/ECAPs is almost half of what it is outside. LIHTC units, on the other hand, have much more similar demographics within and outside R/ECAPs. The percentage of Black residents, while far above the countywide average, is roughly the same both within and outside R/ECAPs. Asian American of Pacific Islanders in R/ECAPs trail those in non-R/ECAPs by about seven points, while white and Latinx residents both have higher percentages outside R/ECAPs than within them (by about eight points each). For HCV holders, Asian American or Pacific Islanders make up a supermajority within R/ECAP tracts. (It should be noted that the HCV R/ECAP and non-R/ECAP data was provided by HUD and reflects HUD's less expansive definition of R/ECAPs. It is not possible to calculate HCV data for the more robust definition of R/ECAPs employed by this analysis.)

Demographic Composition Differences in RAD converted and LIHTC Developments.

Santa Clara Urban County

The clear trend for Project-Based Section 8 developments in the Urban County is for white residents to make up the majority or plurality, followed in most cases by Asian American or Pacific Islander residents. At Villa Vasona Apartments and Corinthian House, for example, white residents make up a supermajority. However, at San Tomas Gardens Apartments, Asian American or Pacific Islanders are the majority, and at Fellowship Plaza they are the plurality. One outlier from this trend is Sycamore Glen, where the near-supermajority of residents are Latinx. Only one of these developments includes households with children, and it is the singular development that is majority-Asian American or Pacific Islander. The County's LIHTC units tend to be either predominantly white or predominantly Latinx. Therefore, DeVries Place stands out for its senior population, which is 86.71% Asian American.

Other Types of Public Housing.

Santa Clara County. The County of Santa Clara has established inclusionary zoning with the unincorporated County and Stanford Community Plan Area (the 4,000 acres run by Stanford, located within Santa Clara County).[72] The ordinance requires that 16% of residential units in a residential development be reserved for affordable housing. Within that 16%, 15% are for extremely low or very low-income households, 45% are for low-income households, and 40% are for moderate-income households. Additionally, 16% of For Sale Residential Development units in a given development shall be made affordable as inclusionary zoning units available for purchase at 120% AMI or less, or the inclusionary units may be "banked as provided" and developed as rental inclusionary units.[73]

In November 2016, Santa Clara County voters approved the 2016 "Measure A" Affordable Housing Bond (Housing Bond), designating $950 million in general obligation bonds to be used to construct 4,800 new units of affordable housing throughout the county. As of September 2023, 4,481 new units and 689 renovated units are at different stages of the development process.[74]

Region. San Benito County has also adopted Inclusionary Zoning, requiring residential developments to provide 15% or more "on-site" units, provide 20% or more "off-site" units, or, in certain circumstances, pay an in-lieu fee (e.g., impact or linkage fees).[75]

Differences in demographic composition of Public Housing Types and the areas in which they are located.

Santa Clara Urban County. In the County, four Project-Based Section 8 developments are majority-white, and they are each located in a plurality-white or majority-white census tract. Of the remaining developments, one is plurality-White and located in a majority-white census tract, one is plurality-Asian and located in a plurality-white census tract, one is majority-Asian and located in a majority-white census tract, and one is majority-Latinx and located in a majority-Latinx census tract. One development does not have available demographic information. None of these census tracts have high poverty rates.

The vast majority of LIHTC developments are located in predominantly Latinx census tracts. Most of the Large Family developments mirror that demographic trend. Meanwhile, five of the seven LIHTC developments reserved for seniors are majority-white, while the majority of the census tracts where these developments are located have mainly Latinx or Asian populations.

[72] Santa Clara County Muni Code Section B37-2.
[73] Santa Clara County Muni. Code Section § 4.20.130.
[74] https://www.sccgov.org/sites/osh/HousingandCommunityDevelopment/AffordableHousingBond/Pages/2016Measure_a_progress.aspx.
[75] San Benito County Code, Section 21.03.005.

Table 36: Publicly Supported Housing Demographics and Surrounding Census Tract Demographics, Santa Clara Urban County*

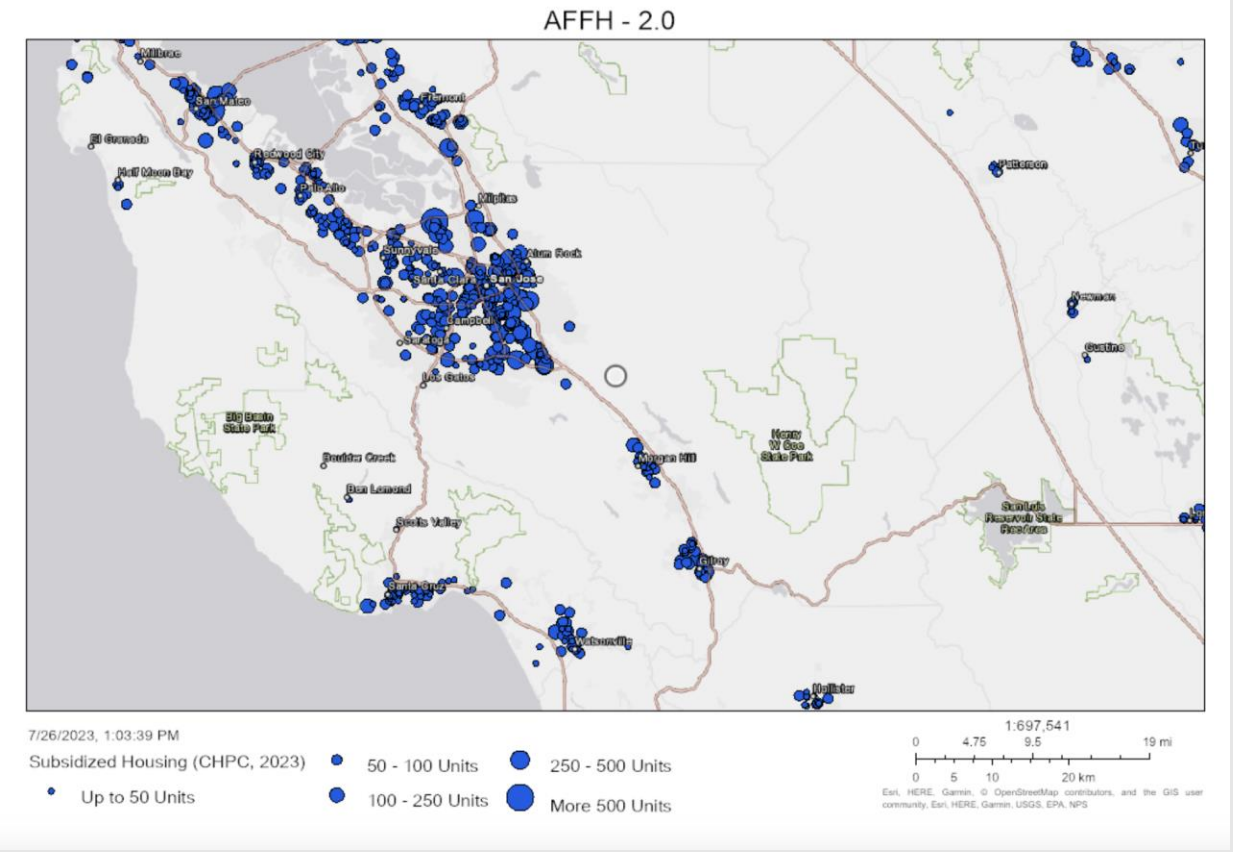
Program Type	Project Name	(Low Income) Units in Project	Property White (%)	Property Black (%)	Property Latinx (%)	Property Asian (%)	Households w/Children in Dev or Dev	Census Tract No.	Tract White %	Tract Black (%)	Tract Latinx (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Sycamore Glen	20	26%	n/a	63%	11%	N/A (Senior)	5123.13	33.10%	2.20%	54.40%	8.30%	11.70%
	Villa Vasona Apartments	107	76%	n/a	2%	22%	N/A (Senior)	5067.03	55.30%	5%	12.30%	21.50%	6%
	Vivente I	28	48%	15%	26%	11%	N/A (Senior)	5021.01	50.70%	3.60%	19%	20.40%	5.40%
	San Tomas Gardens Apartments	94	22%	12%	11%	55%	22%	5067.01	53.10%	0%	16.70%	25.20%	2.90%
	Saratoga Court	20	53%	n/a	11%	37%	N/A (Senior)	5074.02	57.30%	0.60%	7.60%	28.30%	8.90%
	Corinthian House	36	94%	n/a	6%	n/a	N/A (Senior)	5065.03	46.40%	1.90%	29.70%	17.50%	6.40%
	Wesley Manor	156	51%	1%	7%	42%	N/A (Senior)	5065.03	46.40%	1.90%	29.70%	17.50%	6.40%
	Village Avante Apartments	10	N/A	N/A	N/A	N/A	N/A	5123.13	33.10%	2.20%	54.40%	8.30%	11.70%
	Fellowship Plaza	150	43%	n/a	8%	44%	N/A (Senior)	5073.01	46.30%	0%	5.60%	43.40%	3.50%
LIHTC	Walden Glen Apartments		14.81%	8.83%	22.22%	9.40%			%	%	%	%	%
	El Parador Senior Apartments	124/125	7.58%	0.76%	0.00%	1.52%	Senior	5027.01	49.00%	5.00%	23.50%	17.30%	7.80%
	San Tomas Gardens	95/100	22.12%	23.56%	16.83%	40.87%	Non Targeted	5067.02	54.40%	2.30%	20.10%	18.80%	11.50%
	Sharmon Palms Lane	59/60	33.52%	26.37%	34.07%	4.40%	Non Targeted	5067.02	54.40%	2.30%	20.10%	18.80%	11.50%
	Open Doors	64/64	35.98%	34.39%	31.75%	13.76%	Large Family	5070.01	85.00%	1.00%	5.80%	6.10%	3.60%
	Villa Vasona Apartments	105/105	67.77%	0.00%	2.48%	27.27%	Senior	5067.03	55.30%	5.00%	12.30%	21.50%	6.00%
	Montevista Apartments	163/303	6.98%	12.97%	21.20%	37.66%	Non Targeted	5045.04	9.30%	4.70%	16.60%	64.30%	10.90%
	Aspen Apartments	100/101	1.28%	3.21%	20.51%	16.03%	Large Family	5045.05	11.10%	0.20%	10.20%	74.90%	5%
	DeVries Place	102/103	0.63%	0.63%	3.16%	86.71%	Senior	5045.07	12.00%	0.60%	21.30%	60.40%	9.50%
	Bella Terra Senior Apartments	39/39	34.69%	2.04%	16.33%	2.04%	Senior	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Cochrane Village	94/96	40.12%	1.52%	69.30%	3.04%	Large Family	5123.11	48.40%	2.60%	34.20%	10.90%	4.70%
	Crest Avenue Apartments	49/50	58.06%	0.00%	90.32%	1.94%	Large Family	5123.14	43.80%	0.90%	45.10%	7.40%	11.60%
	Crossings at Morgan Hill	24/24	58.76%	4.12%	88.66%	0.00%	Large Family	5123.14	43.80%	0.90%	45.10%	7.40%	11.60%
	Horizons at Morgan Hill	48/49	85.96%	3.51%	38.60%	1.75%	Senior	5123.14	43.80%	0.90%	45.10%	7.40%	11.60%
	Jasmine Square Apartments	71/72	78.90%	2.53%	79.75%	4.64%	Large Family	5123.13	33.10%	2.20%	54.40%	8.30%	11.70%
	Morgan Hill Retirement Residence	136/138	60.38%	12.58%	22.64%	11.95%	Senior	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Murphy Ranch I Townhomes	61/62	23.79%	0.88%	63.44%	9.25%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Murphy Ranch II	38/38	10.08%	8.40%	71.43%	4.20%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Park Place Apartments	110/112	74.64%	6.02%	89.78%	4.20%	Non Targeted	5123.13	33.10%	2.20%	54.40%	8.30%	11.70%
	Royal Court Apartments	54/55	88.94%	1.38%	91.24%	0.92%	Large Family	5123.14	43.80%	0.90%	45.10%	7.40%	11.60%
	San Pedro Gardens	17/20	83.33%	0.00%	83.33%	0.00%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	The Willows	20/20	84.62%	0.00%	93.59%	0.00%	Large Family	5123.07	59.40%	0.40%	25.70%	11.00%	2.60%
	Villa Ciolino	41/42	86.82%	0.00%	83.72%	2.33%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Terracina At Morgan Hill I	76/76	31.48%	1.85%	60.65%	3.24%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Terracina At Morgan Hill II	72/72	32.06%	5.26%	58.85%	3.35%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Rincon Gardens - A Senior Housing Dev	198/200	16.54%	4.23%	9.23%	66.15%	Senior	5065.03	46.40%	1.90%	29.70%	17.50%	6.40%

Disparities in Access to Opportunity. Throughout the County, there are clear disparities in access to opportunity across several categories – including environmental health, labor market, and school proficiency – which all seem to be higher in the western part of the county and lower in San José. The labor market is similarly good in the western part of the county, but also makes a strong showing in the Morgan Hill and Gilroy area. Similarly, the job market is excellent in the northern part of the county and along Monterey Road down toward Morgan Hill and Gilroy. Transit Trips and Low Transportation are consistently good throughout the county.

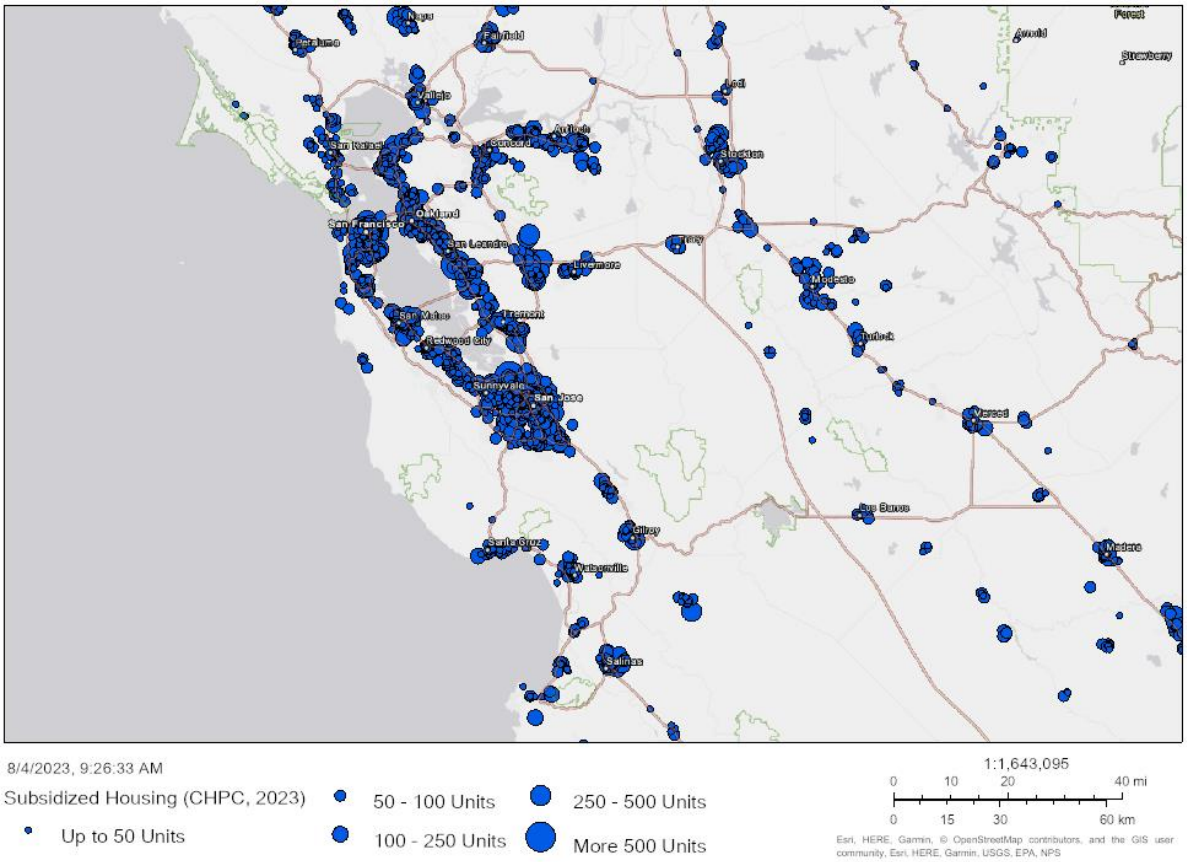
To ensure individuals enter and maintain housing, Santa Clara County must increase its supply of subsidized housing. Maps C.3 and C.4 show the location of subsidized housing units in the county and the Region. As shown below, Santa Clara County has a healthy supply of subsidized units, most of which are concentrated in San Jose, Sunnyvale, Campbell, and Saratoga and Los Gatos (in part).

Compared to the county, the Bay Area has a much larger supply of subsidized units and is distributed more evenly. For the Bay Area, subsidized units are concentrated in San Francisco and communities near the City of San Mateo, Redwood City, Oakland, San Leandro, and Fremont. Communities near Livermore also have a large supply of subsidized units.

Map C.3: Subsidized Housing, Santa Clara County



Map C.4. Subsidized Housing, Region, 2023

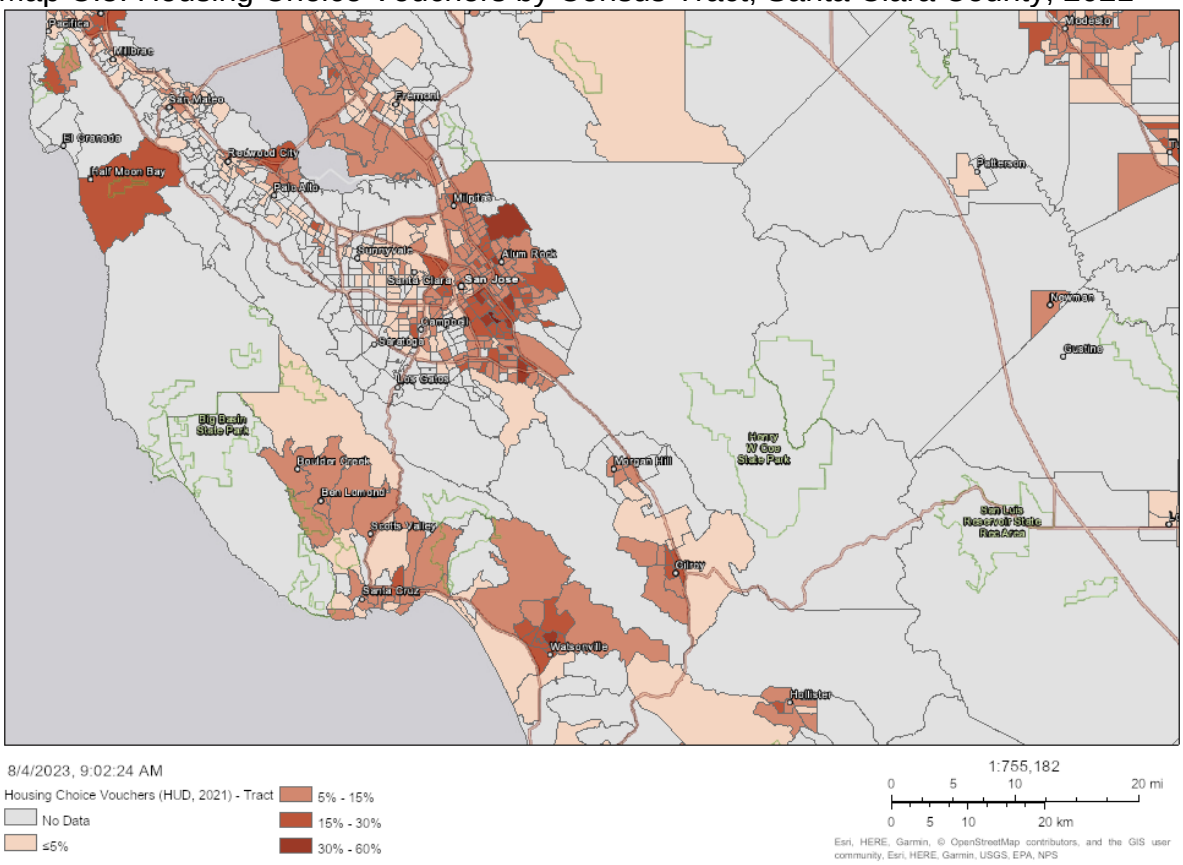


Source: California Department of Housing and Community Development AFFH Data Viewer.

In addition to subsidized units, Unincorporated Santa Clara County and the Region will need to increase the availability of Housing Choice Vouchers (HCVs) for extremely low to moderate income households. Vouchers are particularly important for these households as they facilitate housing choice for households that would otherwise struggle to participate in the housing market/find housing that meets their needs.

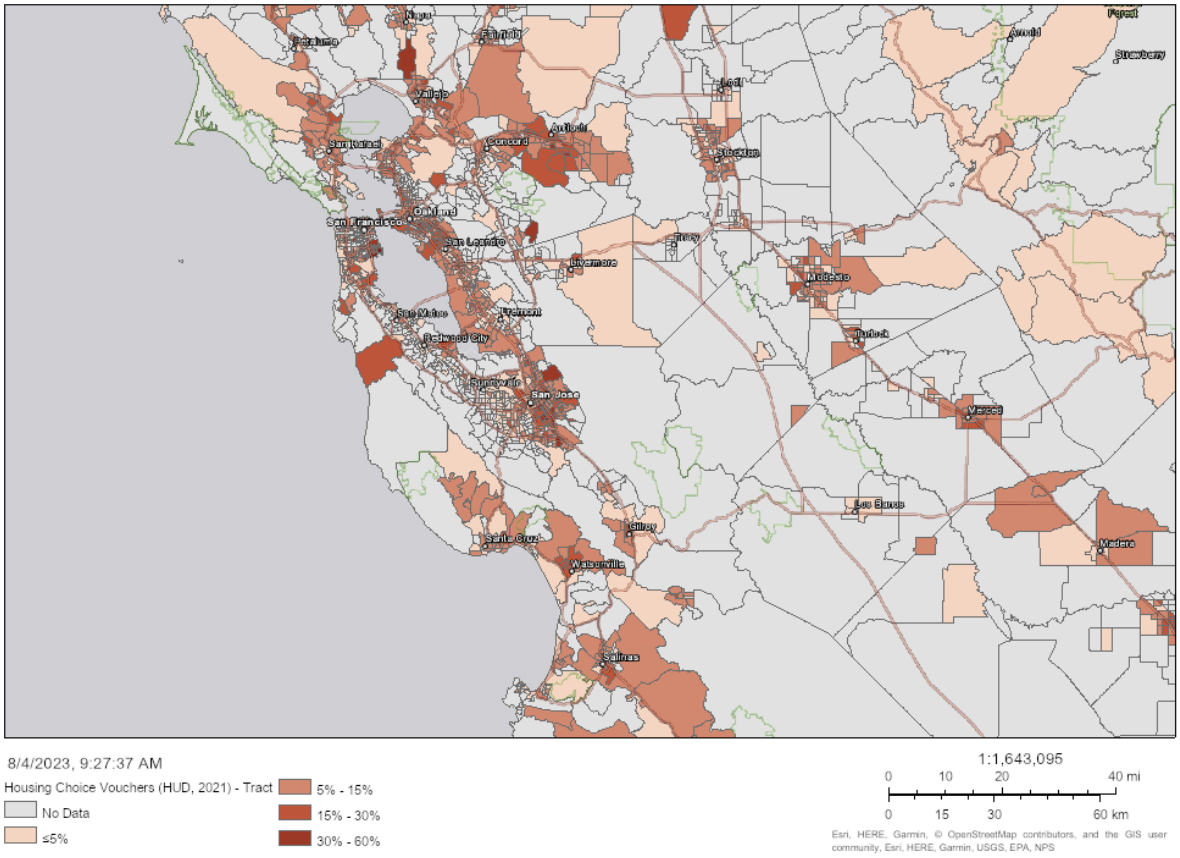
Maps C.5 and C.6 show voucher holders by census tract in Santa Clara County and the Region. In the county, residents with vouchers are more likely to be living in San Jose, Milpitas, Santa Clara, Campbell, Gilroy, and Cupertino (in part). These findings are unsurprising as these areas have larger shares of lower income communities and/or comparatively higher housing prices.

Map C.5. Housing Choice Vouchers by Census Tract, Santa Clara County, 2021



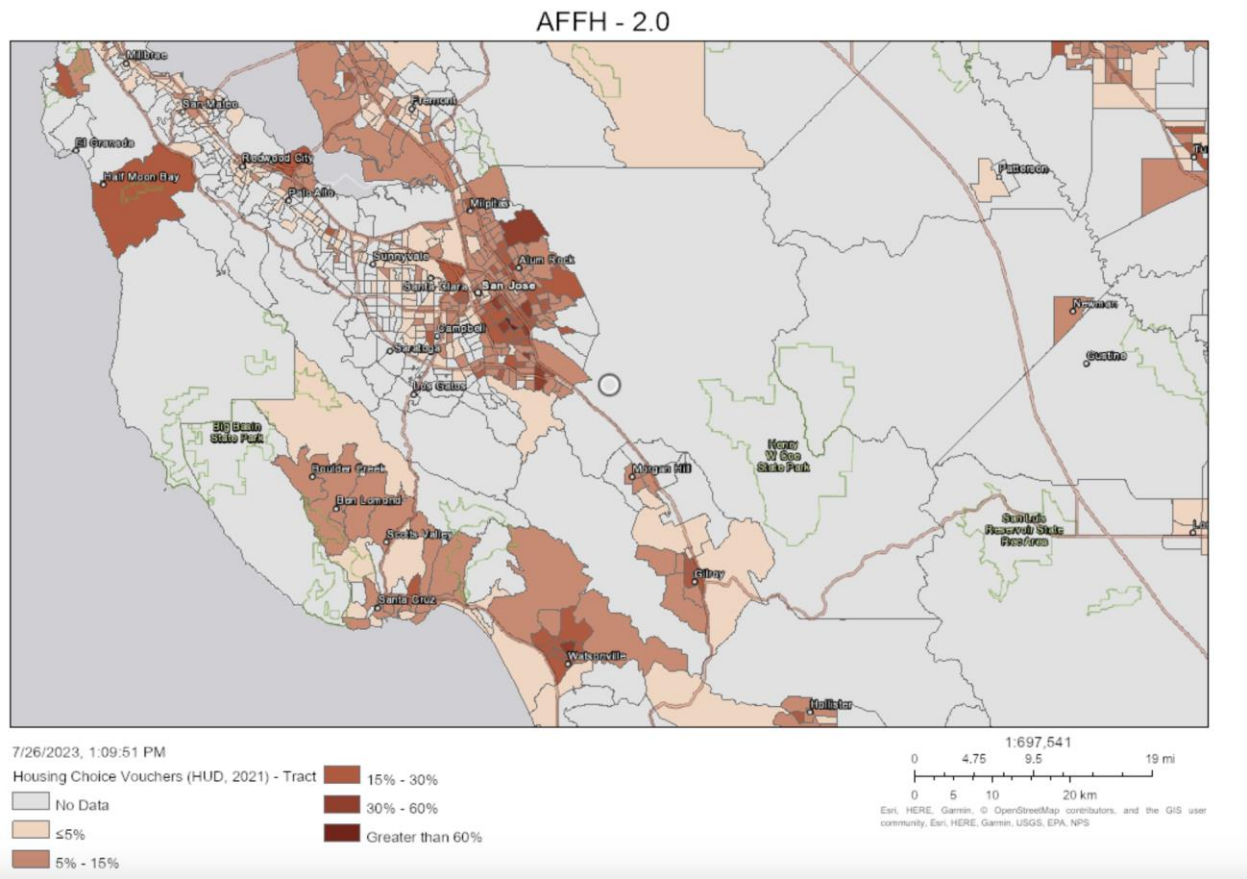
Source: California Department of Housing and Community Development AFFH Data Viewer.

Map C.6: Housing Choice Vouchers by Census Tract, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map C.7: Location of Housing Choice Vouchers, Santa Clara County

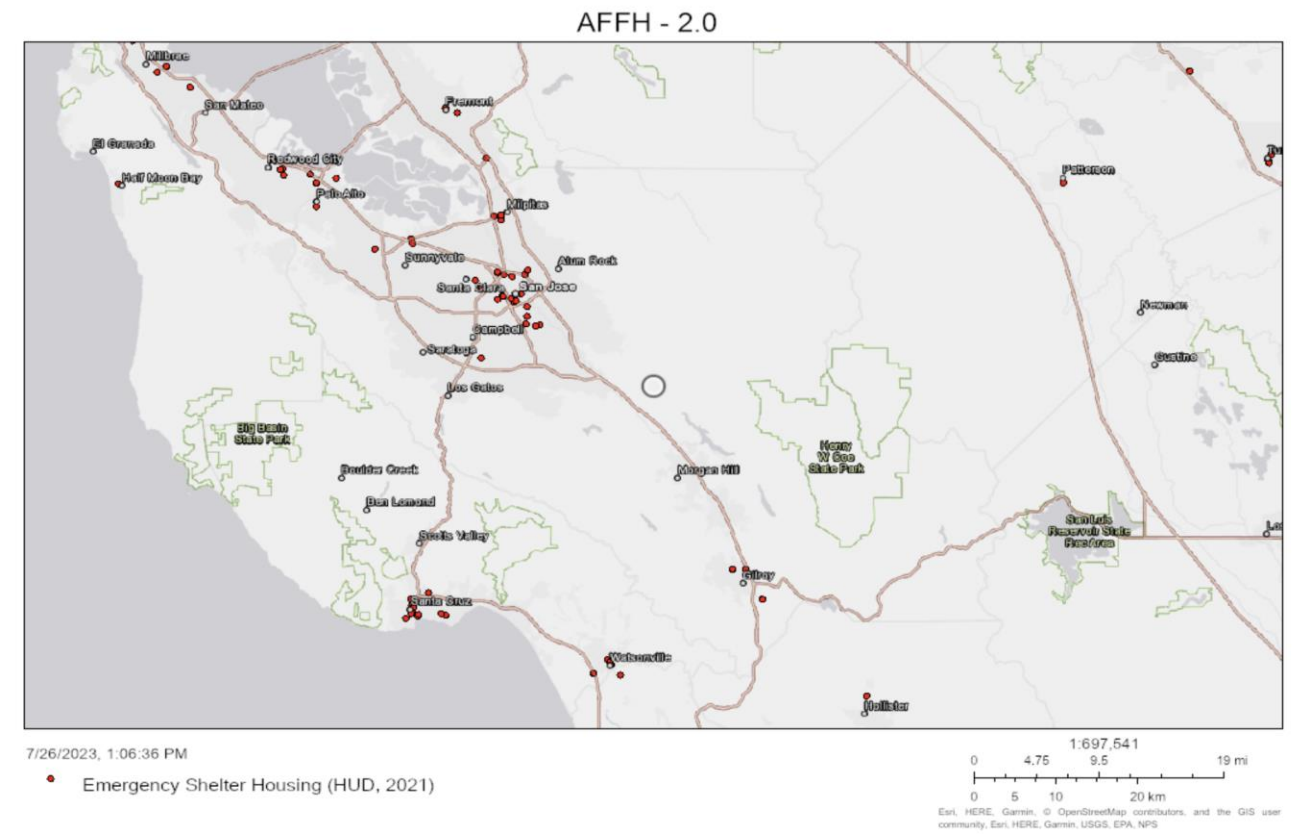


Source: California Department of Housing and Community Development AFFH Data Viewer.

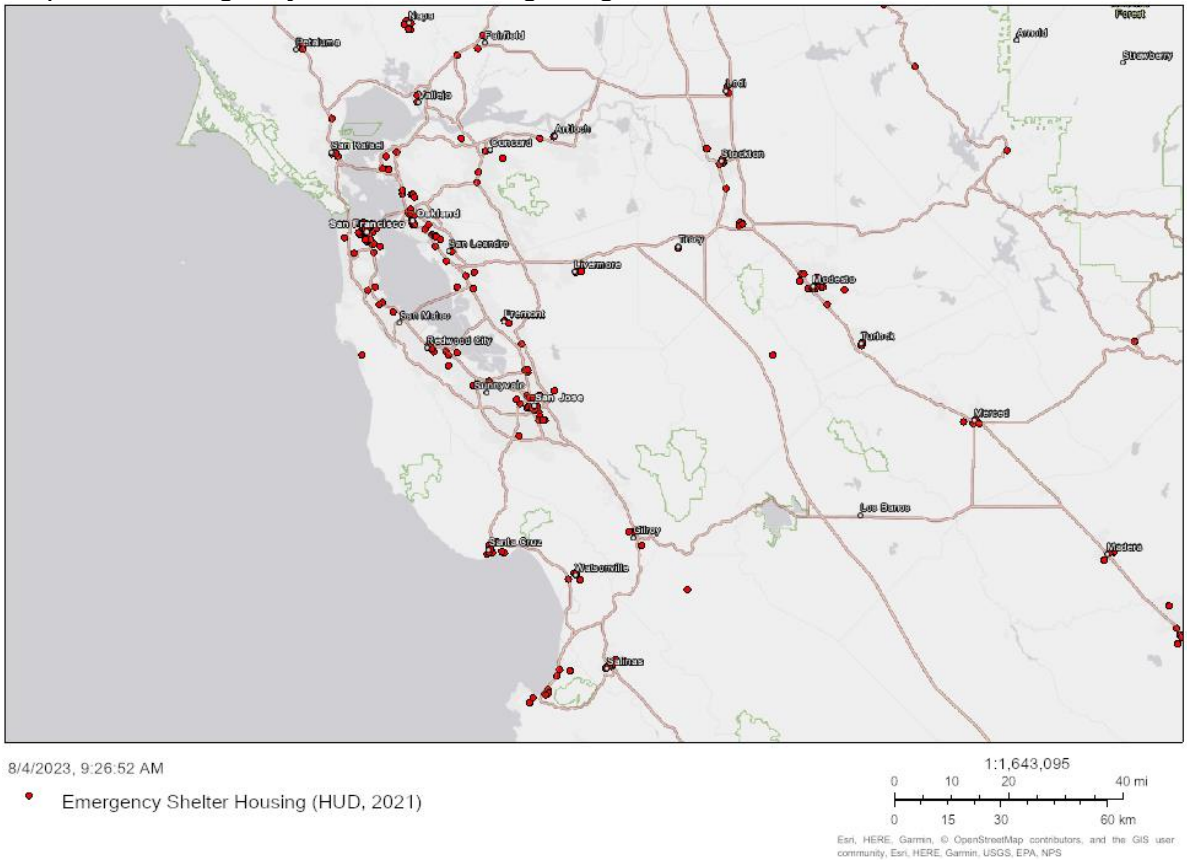
Lastly, map C.8 shows the location of emergency shelters in Santa Clara County. In Santa Clara County, emergency shelters for unhoused residents are highly concentrated in San José with other shelters located in smaller cities in the northern portion of the county. There is a lack of emergency shelter capacity in unincorporated areas and in South County, in particular. While the Unincorporated County is limited in emergency shelter housing, the Bay Area region has numerous emergency shelters, specifically in San Francisco, Oakland, San Leandro, and Redwood City.

Importantly, concentrations with emergency shelters align with traditionally lower-income communities in both the County and Bay Area. This could indicate jurisdictional efforts have been successful in expanding resources to special needs populations. However, it also suggests that high income areas are limited in strategies to immediately house residents experiencing or at risk of homelessness.

Map C.8: Emergency Shelter Housing, Santa Clara County



Map C.9. Emergency Shelter Housing, Region, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Please see section X.5, Contributing Factors Appendix, for further discussion of the following Contributing Factors to Publicly Supported Housing Location and Occupancy. Please see section X.4 for more details on the proposed goals and actions to address these contributing factors.

- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- Community opposition
- Displacement of residents due to economic pressures
- Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
- Impediments to mobility
- Lack of access to opportunity due to high housing costs
- Lack of meaningful language access for individuals with limited English proficiency
- Lack of local or regional cooperation
- Lack of private investment in specific neighborhoods

- Lack of public investment in specific neighborhoods, including services and amenities
- Land use and zoning laws
- Loss of affordable housing
- Occupancy codes and restrictions
- Quality of affordable housing information programs
- Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
- Source of income discrimination

Part D: Disability and Access Analysis

In 1988, Congress extended the Fair Housing Act's protections against housing discrimination to people with disabilities. In addition to protection against intentional discrimination and unjustified policies that have disproportionate effects, the Fair Housing Act includes three provisions that are unique to persons with disabilities. First, the Fair Housing Act prohibits the denial of requests for reasonable accommodations for persons with disabilities if said accommodations are necessary to afford an individual equal opportunity to use and enjoy a dwelling. Reasonable accommodations are departures from facially neutral policies and are generally available, so long as granting the accommodation request would not place an undue burden on the party providing the accommodation or result in a direct threat to the health or safety of others. Permitting an individual with an anxiety disorder to have a dog in their rental unit as an emotional support animal despite a broad "no pets" policy is an example of a reasonable accommodation. Second, the Act also prohibits the denial of reasonable modification requests. Modifications involve physical alterations to a unit, such as the construction of a ramp or the widening of a door frame and must be paid for by the person requesting the accommodation unless the unit receives federal financial assistance and is subject to Section 504 of the Rehabilitation Act. Lastly, the design and construction provision of the Fair Housing Act requires most multi-family housing constructed since 1991 to have certain accessibility features. This section of the Assessment looks at the housing barriers faced by persons with disabilities, including those that result in the segregation of persons with disabilities in institutions and other congregate settings.

Primary findings.

- Eight percent of residents in Unincorporated County have a disability. The most common disability types are ambulatory difficulties, cognitive difficulties, and independent living difficulties. Disabled residents have not had their accessibility needs met as many residents require greater access to accessible housing units. In fact, it is estimated that:
  - 76,000 county residents need units accessible to persons with ambulatory difficulties,
  - 44,000 need units accessible to persons with hearing difficulties, and
  - Over 27,000 residents need units accessible to persons with vision difficulties.
- **The suspension rate for disabled students is three times greater than that for non-disabled students.** High suspension rates for students with disabilities are most prominent in the Gilroy Unified and Morgan Hill Unified school districts**. Suspension rates are also high in San José which has a higher concentration of children with disabilities.**

Population Profile.

Map D.1: Population with a Disability, Santa Clara County

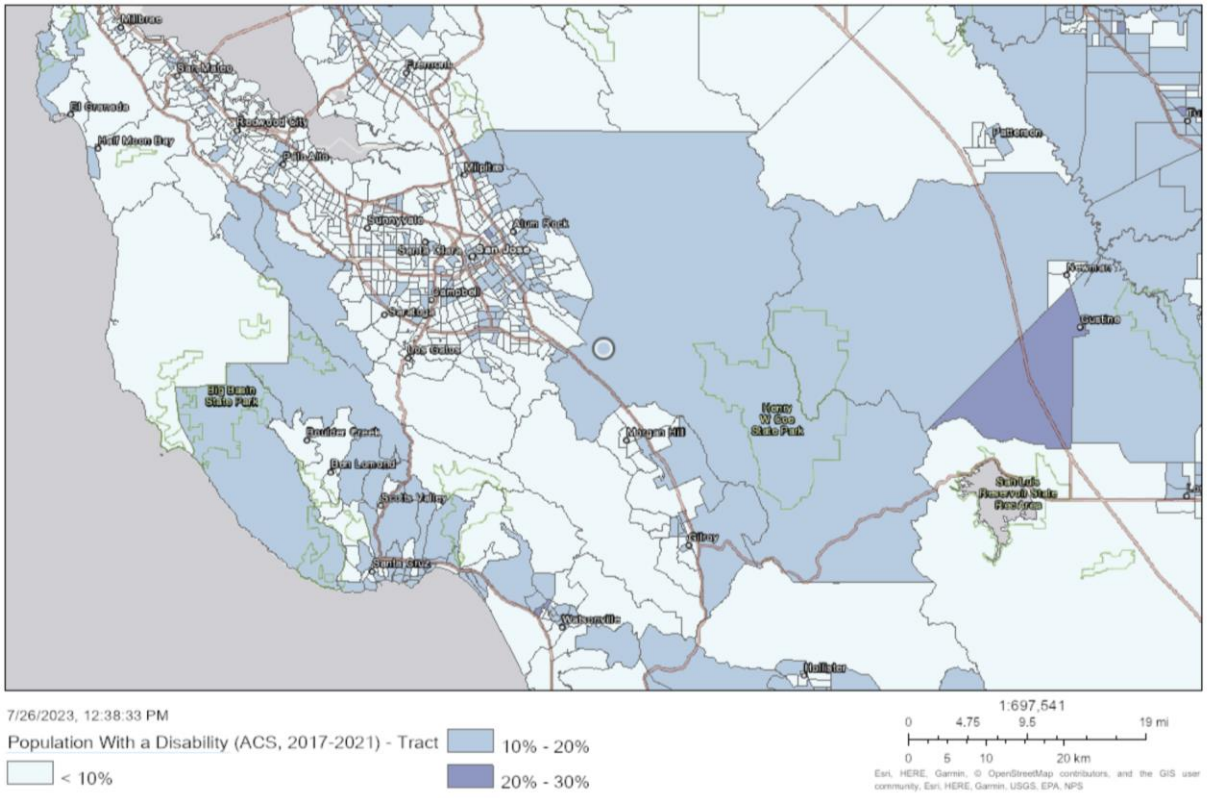


Table D.1: Population by Disability Status, 2019, Santa Clara Unincorporated County and Region

Jurisdiction	With a Disability, Total	With a Disability, %
Santa Clara County	6,923	8%
Region	159,633	8%

Table D.2: Disability by Type, 2019, Santa Clara Unincorporated County

Disability	%
With an Ambulatory Difficulty	3.9%
With a Cognitive Disability	3.3%
With an Independent Living Difficulty	3.3%
With a Hearing Difficulty	2.6%
With a Self-Care Difficulty	2.0%
With a Vision Difficulty	1.3%

Table D.3: Disability by Type, 2019, Region

Disability	%
With an Ambulatory Difficulty	4.4%
With a Cognitive Disability	3.3%
With an Independent Living Difficulty	4.5%
With a Hearing Difficulty	2.3%

With a Self-Care Difficulty	2.1%
With a Vision Difficulty	1.4%

Source: HUD AFFH Table 13 - Disability by Type

Geographic Concentration and Pattern of People with Disabilities. There is generally relatively little concentration of persons with disabilities in Santa Clara County and the cities of Cupertino, Gilroy, Mountain View, Palo Alto, San José, Santa Clara, and Sunnyvale. As the map above illustrates, the census tracts with the highest concentrations of persons with disabilities in the county range from 13.1% to 16.2%. At a regional level, there is limited relative concentration of persons with disabilities in rural areas in the eastern portion of the county as well as in rural areas between south San José and Morgan Hill. There are also pockets of concentration in downtown San José; scattered portions of the east side of San José and south side of San José; a portion of Santa Clara; and, to a lesser extent, portions of Campbell.

With the exception of the portions of San José and Santa Clara referenced above, areas of relative concentration of persons with disabilities are located in the eastern part of the Unincorporated County. Portions of the Unincorporated County that have relative concentrations of persons with disabilities do not appear to overlap significantly with patterns of racial segregation and do not include R/ECAPs; however, there does appear to be some relationship between income and disability levels in those areas. The wealthiest parts of the County, such as the West Valley cities, Morgan Hill, and rural areas in the western half of the county, do not have significant concentrations of persons with disabilities.

Patterns of concentration of persons with disabilities by type of disability and by age vary significantly across the region. Oftentimes, the issue of type of disability and disability status by age are closely related as certain types of disabilities are more highly correlated with elderly status than others. Additionally, one type of disability – independent living disabilities – only applies to individuals who are 18 years of age or older, because there is no expectation that children are able to live independently, regardless of their disability status.

Santa Clara County. In the County, there are slightly higher concentrations of persons with hearing disabilities in Los Gatos, Monte Sereno, parts of Campbell, and an unincorporated semi-rural census tract to the west of West Valley cities that includes a significant amount of public land. Stanford, Los Altos Hills, and Saratoga have lower concentrations of persons with hearing disabilities. Persons with vision disabilities are slightly concentrated in Los Gatos and Monte Sereno, though patterns are less pronounced than with respect to the distribution of persons with hearing disabilities. Persons with cognitive disabilities are relatively concentrated in the rural eastern portion of the Urban County, near Stanford, and in Campbell as mentioned above. Los Altos, Saratoga, and the northern portion of Morgan Hill have relatively low concentrations of persons with cognitive disabilities. Persons with ambulatory disabilities are somewhat concentrated in San Martin, parts of Campbell, and the area between south San José and Morgan Hill. As described above with respect to the region, persons with self-care

disabilities are somewhat concentrated in the area between south San José and Morgan Hill, in the rural far eastern portion of Santa Clara County, and in parts of Campbell. As discussed above, persons with independent living disabilities are concentrated in the area between south San José and Morgan Hill as well as in Campbell.

As discussed above, in the County, there are concentrations of children with disabilities in Campbell and in a rural area to the southwest of Gilroy. Adults with disabilities, ages 18 through 64, are concentrated in the rural, eastern portion of the County. Elderly persons with disabilities are somewhat concentrated in Campbell.

Region. In the Region, persons with hearing disabilities generally are not highly concentrated in particular areas. Limited exceptions to this pattern, or lack thereof, include areas with concentrations of age-restricted housing, such as The Villages, an area between South San José and Morgan Hill, which has higher concentrations of persons with hearing disabilities than areas with relatively young populations, like north San José and the campus of Stanford University, which have lower concentrations of persons with hearing disabilities. People with vision disabilities are somewhat concentrated in the city of San José, though not within particular neighborhoods or sections of San José, and in the southern portion of the county. Persons with cognitive disabilities are relatively concentrated in the sparsely populated far eastern portion of Santa Clara County in a census tract that contains significant public land as well as in Campbell, Stanford, parts of south San José, and parts of the east side of San José. Persons with ambulatory disabilities are somewhat concentrated in parts of south San José and the east side of San José, The Villages, the area between south San José and Morgan Hill, and the northern portion of Palo Alto. Persons with self-care disabilities are relatively concentrated in parts of south San José and the east side of San José, in the area between south San José and Morgan Hill, in the rural far eastern portion of Santa Clara County, in parts of Campbell, and in parts of Cupertino. Persons with independent living disabilities are more highly concentrated in downtown San José, parts of south San José and the east side of San José, the area between south San José and Morgan Hill, and Campbell.

Regionally, there are concentrations of children with disabilities in Downtown San José as well as parts of Campbell, Mountain View, Santa Clara, and a rural area to the southwest of Gilroy. Adults with disabilities, ages 18-64, are concentrated in downtown San José, parts of south San José and the east side of San José, parts of Santa Clara, and rural areas in the eastern portion of Santa Clara County. Elderly persons with disabilities are somewhat concentrated in San José, particularly downtown and on the east side, in Campbell, and in the eastern portion of Gilroy.

Housing Accessibility. HUD's implementation of Section 504 of the Rehabilitation Act of 1973 (24 CFR Part 8) requires that federally financed housing developments have five percent (5%) of total units be accessible to individuals with mobility disabilities and an additional two percent (2%) of total units be accessible to individuals with sensory disabilities. It requires that each property, including site and common areas, meet the Federal Uniform Accessibility Standards (UFAS) or HUD's Alternative Accessibility Standard.

Within Santa Clara County, not including the city of Milpitas, there are four traditional public housing units and 5,125 Project-Based Section 8 units that are subject to Section 504 of the Rehabilitation Act. Additionally, there are 1,821 units in Project-Based Voucher-assisted developments. Many of these developments are former public housing. These three types of units are all subject to the accessibility requirements of section 504. Persons with disabilities represent 9.81% of residents of Project-Based Section 8 units. Data regarding what proportion of residents of Project-Based Voucher units are persons with disabilities is not available, though residents of those units are included in data reflecting the proportion of Housing Choice Voucher recipients with disabilities. Nearly 32%, or 31.74%, of voucher holders in the region (including a small number of voucher holders in San Benito County) are persons with disabilities. At this time, the number of actually accessible units in public housing or among Project-Based Section 8 units and Project-Based Voucher-assisted units is unknown. It is common for developments to exceed the Section 504 minimum requirements, but there may also be older, inaccessible housing that has neither been retrofitted nor complies with current law.

The HOME Investment Partnerships Program is a grant of federal funds for housing. Housing developed with these funds is subject to Section 504. HUD's HOME Program Performance Snapshots contain counts of the number of Section 504 accessible HOME-assisted units for each grantee. The Santa Clara County HOME Consortium, which includes Cupertino, Gilroy, Milpitas, and Palo Alto in addition to the Urban County, has 188 Section 504 compliant units. Mountain View has 54 such units, San José has 30 units, the City of Santa Clara has 176 units, and Sunnyvale has 60 units.

Low Income Housing Tax Credit (LIHTC) Units. According to data from the California Tax Credit Allocation Committee, there are 21,465 low-income units in LIHTC-financed developments in Santa Clara County.

The question of whether Section 504 or Title II of the Americans with Disabilities Act applies to LIHTC developments has not been resolved by the courts. Title II of the ADA prohibits discrimination on the basis of disability in all service, programs, and activities provided to the public by non-federal governmental entities except transportation services. The 2010 ADA Standards (ADAS) differ from Section 504 in some respects, but, essentially, they contain the same types of requirements. These include the requirement of 5% of total units be accessible to individuals with mobility disabilities and 2% accessible to individuals with sensory (hearing/vision) disabilities.

In 2015, the California Tax Credit Allocation Committee (CTCAC) issued guidance stating that the accessibility requirements of the California Building Code (CBC) for public housing (Chapter 11B) apply to LIHTC developments. Chapter 11B is the California equivalent of the 2010 ADA Standards. Section 1.9.1.2.1. of the CBC states that the accessibility requirements apply to "any building, structure, facility, complex …used by the general public." CTCAC has expanded the requirement so that 10% of total units in a LIHTC development must be accessible to people with mobility disabilities and that 4% be accessible to people with sensory disabilities.

Also, effective 2015, CTCAC required that 50% of total units in a new construction project and 25% of all units in a rehabilitation project located on an accessible path must be mobility accessible units in accordance with CBC Chapter 11B. CTCAC also provides incentives for developers to include additional accessible units through its Qualified Allocation Plan.

Fair Housing Amendments Act Units. The Fair Housing Amendments Act of 1988 (FHAA) covers all multifamily buildings of four or more units that were first occupied on or after March 13, 1991 – not just affordable housing developments. The FHAA added protections for people with disabilities and prescribed certain basic accessibility standards, such as one building entrance must be accessible, there must be an accessible route throughout the development, and public rooms and common rooms must be accessible to people with disabilities. Although these accessibility requirements are not as intensive as those of Section 504, they were a first step in opening many apartment developments to people with disabilities, regardless of income level. The FHAA was also very helpful for middle-income and upper-income people with disabilities who also need accessible housing. In Santa Clara County, according to the 2015-2019 American Community Survey 5-Year Estimates, there are 43,007 units in structures with five or more units built from 2000 to the present. There are an additional 51,976 such units built from 1980 through 1999. If it is assumed that 45% of these units were built from 1991 through 1999, then there would be an additional 23,389 units in developments subject to design and construction standards.

It is important to note that FHAA units are not the same as accessible units under Section 504 or ADA Title II. Therefore, utilizing FHAA units as a proxy for the number of accessible housing units available or required under Section 504 or ADA Title II does not produce an accurate count. Although they are not fully accessible, these units are an important source of housing for people with disabilities who do not need a mobility or hearing/vision unit.

Data that breaks down affordable, accessible units by number of bedrooms is not available for private housing. Of the 1,821 units in Project-Based Voucher-assisted developments, a large majority (79.4%) are 0-1 bedroom units. Over half (57.6%) of Project-Based Section 8 units are 0-1 bedroom units, while 55.7% of LIHTC units are 0-1 bedroom units. Outside of San José, very few Project-Based Section 8 units with two or more bedrooms are available. The lack of larger publicly supported housing units makes it more difficult for families with children that include persons with disabilities and persons with disabilities who need the services of live-in aides to find accessible housing that meets their needs. The Heading Home collaboration also has components, including approximately 1,000 emergency housing vouchers predominantly targeted towards homeless families, that should help meet the needs of families that include persons with disabilities for which one-bedroom units may not be sufficient.

Because San Benito County comprises such a small proportion of the region's population, the overall regional picture is not significantly different. However, the situation in San Benito County is in some respects worse than in Santa Clara County. A higher proportion

of that county's population (9.5% as compared to 7.9%) has disabilities than in Santa Clara County. Additionally, a higher proportion of that county's housing stock is comprised of detached single-family homes (77.6% as compared to 52.9%), which are not subject to any accessibility requirements. San Benito County also has relatively limited publicly supported housing stock. With that said, private, market-rate housing in San Benito County is much more affordable than in Santa Clara County. Thus, unsubsidized apartments there may be a more viable option for low-income persons with disabilities.

Overall, it is clear that the supply of affordable, accessible units in both the County, each of the cities, and the Region is insufficient to meet the need. Over 76,000 County residents have some level of need for units accessible to persons with ambulatory disabilities, over 44,000 have hearing disabilities, and over 27,000 have vision disabilities.[76] By the most generous, over-inclusive measures, there may be about 60,000 units that have been produced subject to the FHA's design and construction standards and less than 5,000 units are accessible pursuant to Section 504's requirements. There is, without question, some overlap between these two categories, some of these units are likely non-compliant, and some accessible units are occupied by individuals who do not have disabilities.

Geographic Location of Accessible Housing Units and Alignment with R/ECAPs and Areas of Segregation. Across Santa Clara County and the Region, areas with affordable, accessible housing tend to be concentrated in San José, which is more heavily Latinx and Vietnamese than other parts of central and northern Santa Clara County and includes most of the county's R/ECAPs. In the northwestern portion of the county, there is also clear concentration across cities in areas to the north or east, most on the side of U.S. Route 101 closer to the San Francisco Bay and between El Camino Real and the San Francisco Bay. These areas do not include any R/ECAPs but, nonetheless, are more heavily Latinx than the southern or western portions of cities like Mountain View, Sunnyvale, and Santa Clara. West Valley cities that are part of the Urban County have comparatively less affordable, accessible housing because these areas have relatively limited multifamily housing, in general.

Table D.4: Disability by Publicly Supported Housing Program Category, Santa Clara Urban County

Jurisdiction	People with a Disability	
	#	%
Public Housing	n/a	n/a
Project-Based Section 8	86	14.24%
Other Multifamily	n/a	n/a
HCV Program	369	34.58%
Region		
Public Housing	n/a	n/a
Project-Based Section 8	512	9.81%
Other Multifamily	97	30.41%
HCV Program	4,980	31.74%

[76] Note that because individuals can have multiple disabilities some of these are the same people and should not be double or even triple counted.

In the county and in the region, persons with disabilities make up a significant share of residents of Other Multifamily Housing and of Housing Choice Voucher holders. They make up a smaller share of residents of Project-Based Section 8 housing. With respect to the former two categories, it appears that persons with disabilities comprise a larger share of residents than they do of the income-eligible population. It is important to note that Other Multifamily Housing is a composite category that includes some programs, like Section 811, that are expressly limited to persons with disabilities as well as less targeted programs. In a particular city, a high concentration of persons with disabilities residing in Other Multifamily Housing may simply mean that a high share of Other Multifamily Housing is Section 811 housing. For Project-Based Section 8, even though a slightly higher proportion of residents are persons with disabilities than the concentration of persons with disabilities in the general public, that share is likely not commensurate with the share of the low-income population that has disabilities.

Integration of People with Disabilities Living in Institutions and Other Segregated Settings. Up until a wave of policy reforms and court decisions in the 1960s and 1970s, states, including California, primarily housed persons with intellectual and developmental disabilities and individuals with psychiatric disabilities in large publicly-run institutions. In California, institutions for persons with intellectual and developmental disabilities are called developmental centers, and institutions for persons with psychiatric disabilities are called state hospitals. Within these institutions, persons with disabilities have had few opportunities for meaningful interaction with individuals without disabilities, limited access to education and employment, and a lack of autonomy. The transition away from housing persons with disabilities in institutional settings and toward providing housing and services in home and community-based settings accelerated with the passage of the Americans with Disabilities Act in 1991 and the U.S. Supreme Court's landmark decision in *Olmstead v. L.C.* in 1999. In *Olmstead*, the Supreme Court held that, under the regulations of the U.S. Department of Justice (DOJ) implementing Title II of the Americans with Disabilities Act (ADA), if a state or local government provides supportive services to persons with disabilities, it must do so in the most integrated setting appropriate to the needs of a person with a disability and consistent with their informed choice. This obligation is not absolute and is subject to the ADA defense that providing services in a more integrated setting would constitute a fundamental alteration of the state or local government's programs.

The transition from widespread institutionalization to community integration has not always been linear, and concepts of what comprises a home and community-based setting have evolved over time. Although it is clear that developmental centers and state hospitals are segregated settings and that an individual's own house or apartment in a development where the vast majority of residents are individuals without disabilities is an integrated setting significant ambiguities remain. Nursing homes and intermediate care facilities are clearly segregated though not to the same degree as state institutions. Group homes fall somewhere between truly integrated supported housing and such segregated settings, and the degree of integration present in group homes often corresponds to their size.

Below, this assessment includes detailed information about the degree to which persons with intellectual and developmental disabilities and individuals with psychiatric disabilities reside in integrated or segregated settings. The selection of these two areas of focus does not mean that persons with other types of disabilities are never subject to segregation. Although the State of California did not operate analogous institutions on the same scale for persons with ambulatory or sensory disabilities, for example, many people with disabilities of varying types face segregation in nursing homes. Data concerning persons with various disabilities residing in nursing homes is not as available as data relating specifically to persons with intellectual and developmental disabilities and persons with psychiatric disabilities. Because city-level agencies play a limited role in meeting the need for home and community-based services, the analysis that follows is largely the same across Santa Clara County and the cities of Cupertino, Gilroy, Mountain View, Palo Alto, San José, Santa Clara, and Sunnyvale.

Table D.5: Intellectual and Developmental Disabilities
Performance of San Andreas Regional Center, December 2020

Performance Reports	Fewer consumers live in developmental centers	More children live with families	More adults live in home settings	Fewer children live in large facilities (more than 6 people)	Fewer adults live in large facilities (more than 6 people)
State Average	0.07%	99.51%	81.71%	0.04%	1.92%
San Andreas Regional Center	0.04%	99.16%	80.55%	0.00%	1.54%

In California, a system of regional centers is responsible for coordinating the delivery of supportive services primarily to individuals with intellectual and developmental disabilities. The regional centers serve individuals with intellectual disabilities, individuals with autism spectrum disorder, individuals with epilepsy, and cerebral palsy. These disabilities may be co-occurring. Although there is some variation from regional center to regional center, individuals with intellectual disabilities and individuals with autism spectrum disorder predominate among consumers. All data regarding the regional centers is drawn from their annual performance reports.

In the region, there is one regional center – the San Andreas Regional Center – that serves all of Santa Clara County and San Benito County, as well as Monterey and Santa Cruz Counties just to the south and southwest of the region. Unfortunately, the Regional Center of the East Bay does not disaggregate its publicly reported data by county to allow a Santa Clara County-specific or city-specific analysis. Nonetheless, since Santa Clara County is significantly larger than the other three counties combined, most of what is reflected in data from the San Andreas Regional Center reflects conditions in Santa Clara County.

On an annual basis, these regional centers report to the California Department of Developmental Services on their performance in relation to benchmarks for achieving community integration of persons with intellectual and developmental disabilities. As reflected in the table above, the San Andreas Regional Center simultaneously has lower rates of persons with developmental disabilities living in institutional settings but also lower rates of persons with developmental disabilities living in home or family-based settings than statewide. In some cases, disparities between the San Andreas Regional Center and the state are very small and may not support an inference that structural factors are playing a particularly acute role in perpetuating the segregation of persons with intellectual and developmental disabilities in the region.

At the end of 2018, the California Department of Developmental Services closed the Sonoma Developmental Center, which was the last remaining large, state-run institution for persons with developmental disabilities in the Region. Porterville Developmental Center, located in the Central Valley, is the closest such institution that remains. The facility is scheduled to close by the end of 2021. As of November 2019, there were between 1 and 10 individuals from the area served by the San Andreas Regional Center residing in developmental centers like the Porterville Developmental Center.

The San Andreas Regional Center reports the number of individuals served by type of setting by race or ethnicity. The categories included are Home, Residential, ILS/SLS, Institutions, Med/Rehab/Psych, and Other. The category of Home includes the home of a parent or guardian, a foster home for children, and a family home for adults. The category of Residential includes community care facilities and intermediate care facilities (ICFs) and continuous nursing. The category of ILS/SLS solely includes independent living and supported living. The Institutions category includes developmental centers, state hospitals, and correctional institutions. The category of Med/Rehab/Psych includes skilled nursing facilities, psychiatric treatment facilities, rehabilitation centers, sub-acute care, and community treatment facilities. The Other category includes individuals who are homeless as well as individuals who do not fall into any category (and one individual living outside of California). In general, Home and ILS/SLS settings are the most integrated, and Institutions and Med/Rehab/Psych are the most segregated. Residential settings fall somewhere in between with community care facilities being more integrated than ICFs within the category. Clearly, homelessness is not consistent with meaningful community integration. The table below reflects the percentage of individuals with intellectual or developmental disabilities served in each type of setting.

Table D.6: Type of Setting by Race or Ethnicity, San Andreas Regional Center, 2020-2021

Type of Setting	Total Served	% Non-Latinx White	% Black	% Asian or Pacific Islander	% Latinx	% Other or Multi-Racial
Home	17,027	19.9%	1.5%	22.0%	43.1%	13.4%
Residential	1,803	58.5%	3.9%	11.7%	19.2%	6.2%
ILS/SLS	1,240	61.0%	4.5%	7.0%	21.0%	6.1%
Institutions	30	36.7%	13.3%	10%	26.7%	13.3%
Med/Rehab/Psych	81	44.4%	2.5%	18.5%	29.6%	3.7%
Other	67	44.8%	10.4%	4.5%	26.9%	11.9%

In the service area of the San Andreas Regional Center, Asian or Pacific Islander residents appear to be underrepresented in the population receiving services for intellectual and developmental disabilities. With respect to individual types of settings, Latinx residents are most likely to reside in home-based settings while white residents have the greatest access to independent living and supported living environments. Black residents are overrepresented in Institutions and Other, which includes homelessness. This data suggests that, for Black individuals with intellectual and developmental disabilities, the effects of mass incarceration on their prospects for integration may be compounded by both race and disability status. The high representation of Latinx residents in home-based settings and their low concentration in independent living and supported living settings may suggest a need for planning around helping adult with developmental disabilities who are living with their parents gain access to and transition to independent living when their parents are no longer able to serve as care providers.

Overall, this data shows that, within the County and the Region, persons with intellectual and developmental disabilities are typically at least slightly less likely to be segregated in institutional settings than statewide. The data shows that a significant minority of adults with intellectual and developmental disabilities, in particular, reside in comparatively segregated, congregate settings. It is highly likely that not all persons with intellectual and developmental disabilities who would like to live in integrated settings in the County, the cities of Cupertino, Gilroy, Mountain View, Palo Alto, San José, Santa Clara, and Sunnyvale, and the Region have the opportunity to do so.

Serious Mental Illness. Napa State Hospital is the primary large institution for individuals with serious mental illness serving Santa Clara County residents. As of November 2016, the facility had 1,267 patients, slightly over its official capacity of 1,255. The hospital's website breaks down the patient population among four categories of admittees. Forty-seven percent (47%) were committed by virtue of being found not guilty of a crime by reason of insanity; 30% were committed because they had been found incompetent to stand trial; 17% were civilly committed; and 6% were classified as mentally disordered offenders. Thus, a significant majority of individuals with serious mental illness institutionalized at Napa State Hospital were there because of contact with the criminal justice system.

The Department of State Hospitals does not disaggregate publicly available data about patients by county of origin nor does it disaggregate detailed demographic data about patients by hospital. Nonetheless, some system-wide information is useful. Across California, those institutionalized in state hospitals are disproportionally male (87%), Black (25%), and have low levels of educational attainment (79% lack a high school diploma). This data is consistent with the fact that the criminal justice system is the primary gateway into the state hospital system. Four-point-three percent (4.3%) of all residents of state hospitals and participants in jail-based mental health treatment statewide are from Santa Clara County. The most common diagnosis for patients is schizophrenia (40%) followed by schizoaffective disorder (24%). Interventions, like those offered through the Santa Clara County Behavioral Health Services' Criminal Justice Services program that target non-punitive services to children and transition-age youth, in overpoliced, disproportionately Latinx and Black communities could advance efforts to reduce the institutionalization of persons with serious mental illness in state hospitals, jails, and prisons.

Santa Clara County Behavioral Health Services Department is responsible for coordinating the provision of supportive services for persons with serious mental illness in Santa Clara County and the cities of Cupertino, Gilroy, Mountain View, Palo Alto, San José, Santa Clara, and Sunnyvale. Though the agency provides or coordinates the provision of needed services and housing in integrated settings, it also assists three institutions for mental disease, two of which are located in San José and one of which is located outside of the county in Santa Cruz. Institutions for mental diseases are more segregated settings than alternatives such as supportive housing.

Options for Accessing Affordable Housing and Support Services. The primary source of affordable housing available to persons with disabilities in Santa Clara County and its cities consists of supportive housing units built with the assistance of Housing Bond funds and a $40 million investment from the Board of Supervisors to provide a preference for people with an intellectual or developmental disability. The Board has set a goal of building at least 4,800 affordable and supportive housing units through the use of $800M of the $950M Housing Bond. Of these 600 units are meant to be for ELI households with special needs. Over time, the County has updated its notice of funding availability to better align with community integration goals by setting a target of 25% supportive housing in funded developments.

Additionally, the SCCHA has multiple waiting list preferences that have the effect of increasing access to affordable housing for persons with disabilities. These include its Chronically Homeless Direct Referral Program, Special Needs Population Direct Referral Program, Veterans Affairs Supportive Housing Program, and Mainstream Voucher Program. These programs likely contribute to the higher levels of access that persons with disabilities have to the Housing Choice Voucher program in Santa Clara County and its cities than they do to other publicly supported housing programs.

Disparities in Access to Opportunity.

Government services and facilities. This Assessment did not reveal specific evidence of inaccessible government facilities in Santa Clara County, including the facilities of the County government, the cities participating in the Urban County, and the Cities of Cupertino, Gilroy, Mountain View, Palo Alto, San José, Santa Clara, and Sunnyvale. The County has a coordinator of programs for people who are disabled to accommodate those requiring an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity. The coordinator also handles complaints that a program, service or activity is not accessible to persons with disabilities. The County does not charge individuals with disabilities to cover the cost of providing auxiliary aids and services or reasonable policy modifications.

To ascertain the extent of inaccessible government facilities, this Assessment included research into litigation against local governments brought under the Americans with Disabilities Act and conversations with disability advocates who might be aware of inaccessible facilities. One issue this Assessment did uncover, however, is that, when various local governments utilize external stakeholders' or partners' venues or meeting spaces, those locations are not always accessible. Advocates noted particular examples of this in the City of San José's public outreach efforts. Local governments should carefully weigh accessibility concerns alongside their interest in increasing community engagement by meeting residents where they are. Ensuring that there are concurrent engagement opportunities that are accessible to persons with disabilities may not be sufficient as that could create the perception that there is a "separate but equal" process for persons with disabilities. This Assessment did not reveal evidence of inaccessible government services.

The COVID-19 pandemic has changed how people interact with local government agencies. Many physical office locations have been closed or have operated at reduced hours, and virtual public meetings have become common. For persons with disabilities who have historically faced access barriers to attendance at in-person public hearings or to going to appointments at government offices, virtual options have been extremely helpful. On the other hand, for persons with disabilities with limited access to technology (due to the documented income disparities between persons with disabilities and people who do not have disabilities) or who are better able to communicate face-to-face, the pandemic has presented challenges. Local governments that preserve virtual options, while restoring in-person options, are positioned to accommodate a diversity of residents, including the disability-related needs of residents.

Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals). In general, this Assessment did not reveal evidence of inaccessible public infrastructure though there remain places without curb cuts, pedestrian crossings, and pedestrian signals and where cities install such accessibility features through a demand-response model. Community members in Gilroy raised concerns about a relative lack of sidewalks and poorly maintained sidewalks in the heavily Latinx eastern portion of the city. Such

deficits have accessibility implications even in the absence of a specific violation of the Americans with Disabilities Act.

Transportation. The Valley Transportation Authority (VTA) and Caltrain are the primary public transportation providers across Santa Clara County. Although these providers have been the subject of Americans with Disabilities Act litigation, there have not been recent findings of systemic accessibility problems. In fact, in a 2016 decision in *Lee v. Santa Clara Valley Transportation Authority*, the U.S. District Court for the Northern District of California granted summary judgment to the VTA in a case in which a passenger using a wheelchair was injured due to bus driver error in the deployment of a wheelchair ramp due to undisputed evidence that, including in the plaintiff's experience, VTA buses are equipped with working ramps and operators deploy them correctly. The VTA appears to have robust accessibility policies in place.[77]

Proficient schools and educational programs. Children with disabilities face barriers in their attempts to access proficient schools throughout much of Santa Clara County. As discussed in the Disparities in Access to Opportunity section of this Assessment, school proficiency is generally higher in the West Valley, including in Urban County cities like Los Altos, Los Gatos, and Saratoga as well as in Cupertino. Additionally in the cities of Mountain View, Santa Clara, and Sunnyvale, school proficiency is generally higher in the southern portions of those cities, the areas in closer proximity to West Valley cities. These areas that have the most proficient schools also have, as discussed above, relatively lower concentrations of persons with disabilities, in general, and children with disabilities, in particular. Thus, children with disabilities, who are concentrated in the city of San José and the northern portions of cities to the northwest of San José, have somewhat lower access to proficient schools due to geographic patterns of inequity in education.

In addition to the patterns discussed above, disparities in school discipline can impede access to education for students with disabilities. According to data from the California Department of Education, the suspension rate for students with disabilities in Santa Clara County was 6.2% for the 2018-2019 school year, a figure close to that of the statewide percentage of 6.4%. For students who do not have disabilities, the rate was 2.0%, more significantly below the statewide rate of 3.0%. The Department of Education's DataQuest tool does not allow for a district-specific analysis of these disparity rates, but it does show overall district suspension rates. Suspension rates are notably higher in South County, including in the Gilroy Unified (4.8%) and Morgan Hill Unified (5.1%) school districts, than in the remainder of the county. Suspension rates in San José (2.7%), which has the highest concentration of children with disabilities, are slightly higher than countywide. In general, the districts with the most proficient schools and the lowest concentrations of children with disabilities have the lowest suspension rates.

Jobs. Persons with disabilities in Santa Clara County face severely constrained access to employment. The data in the table below is not available through the American Community Survey for the cities of Cupertino, Gilroy, Mountain View, and Palo Alto, but the stark consistency of data showing extremely low rates of employment and labor force

[77] https://www.vta.org/go/accessibility

participation for persons with disabilities in the region, Santa Clara County, and the larger cities of San José, Santa Clara, and Sunnyvale suggest that it is likely that persons with disabilities in the county's smaller cities experience similar constraints on access to employment. It should be noted that the table below includes elderly individuals in the population assessed. That may make this data seem more dramatic than it truly is, but low levels of access to employment are an omnipresent fact nonetheless.

Table D.7: Civilian Noninstitutionalized Population with Disabilities Aged 16 and Over, Employment and Disability

Jurisdiction	% in Labor Force	% Employed
San José	24.7%	21.5%
Santa Clara	23.9%	20.8%
Sunnyvale	24.9%	22.9%
Santa Clara County	24.4%	21.4%
San José-Sunnyvale, Santa Clara, CA Region	24.5%	21.5%

Source : 2013-2017 ACS 5-year Estimates

The table below corroborates this trend, showing low levels of employment for persons with developmental disabilities who receive services through the San Andreas Regional Center. The San Andreas Regional Center appears to slightly lag statewide averages with respect to the percentage of individuals with earned income but part of that gap may result from a lower proportion of individuals working in segregated settings like sheltered workshops.

Table D.8: 2016 Employment Metrics for Adults with Intellectual and Developmental Disabilities, San Andreas Regional Center

Regional Center	Percentage of Adults Earning Below Minimum Wage	Percentage of Consumers with Earned Income	Percentage of Adults with a Paid Job in a Community-Based Setting	Percentage of Adults with Integrated Employment As a Goal in Their Individual Program Plan	Percentage of Adults Current Unemployed But Wanting a Job in the Community
State Average	57%	14.2%	13%	27%	45%
San Andreas Regional Center	54%	11.3%	13%	23%	45%

Source: San Andreas Regional Center 2016 Performance Report.

Government services and facilities. Local government websites generally include readily identifiable accessibility pages that provide key information regarding website accessibility and the process for requests related to that subject. The websites typically do not have easily identifiable resources regarding how to submit a reasonable accommodation more broadly.

Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals). The City of San José has a readily identifiable online tool on its website for requesting accessibility improvements such as curb cuts. The City appears to be an outlier in this respect. Other cities should improve the accessibility of their infrastructure by incorporating such features into their websites.

Transportation. The VTA has a clear, dedicated page that describes its reasonable accommodations process. The VTA's policy appears to be consistent with legal requirements and best practices.

Proficient schools and educational programs. School district websites generally do not have information about how to request a reasonable accommodation or the districts' policies regarding the evaluation of requests. School districts typically do have information about special education services and the process for identification of students as students with disabilities needing such services. This still leaves a gap with respect to students who simultaneously have disabilities, such as mobility impairments, but may not require ongoing special education services. School districts should add content describing their reasonable accommodation policies to their websites.

Jobs. It is generally very difficult to find information online regarding employers' reasonable accommodation policies and practices.

Disproportionate Housing Needs. Due to significant disparities in income for persons with disabilities and the high cost of housing in Santa Clara County, it is extremely difficult for persons with disabilities to access homeownership. Additionally, service providers and advocates working with persons with disabilities have reported that some mortgage lenders do not appropriately count income from disability benefits as income for purposes of evaluating loan applications.

In Santa Clara County, households including persons with disabilities encounter housing problems at slightly higher rates than do households that do not include persons with disabilities. Overall, 40.3% of households experience one or more housing problems. Households including persons with disabilities experience housing problems at a rate of 48.8%. It is likely that this relatively modest disparity obscures deeper problems as many elderly persons with disabilities may own their own homes, which may be paid off in some cases. Younger persons with disabilities who are more likely to rent and who are less likely to have had substantial income from employment at any point in their lives likely experience much more extensive housing problems. Disproportionate housing needs appear to persist across types of disabilities.

Please see section X.5, Contributing Factors Appendix, for further discussion of the following Contributing Factors to Disability and Access. Please see section X.4 for more details on the proposed goals and actions to address these contributing factors.

- Access for persons with disabilities to proficient schools
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Inaccessible public or private infrastructure
- Lack of access to opportunity due to high housing costs
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable in-home or community-based supportive services;
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for transitioning from institutional settings to integrated housing;
- Lack of local or regional cooperation
- Land use and zoning laws
- Lending discrimination
- Location of accessible housing
- Loss of Affordable Housing
- Occupancy codes and restrictions
- Regulatory barriers to providing housing and supportive services for persons with disabilities
- Source of income discrimination
- State or local laws, policies, or practices that discourage or prohibit individuals with
- Disabilities from living in apartments, family homes, supportive housing, shared housing and other integrated settings

Part E: Fair Housing Enforcement, Outreach Capacity and Resources

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

Primary findings.

- Between 2013 and 2022, fair housing inquiries were highest in Palo Alto, Sunnyvale, and Saratoga. During this time, there were very few fair housing causes in Santa Clara County and unincorporated areas.

List and summarize any of the following that have not been resolved:

- A charge or letter of finding from HUD concerning a violation of a civil rights-related law;
- A cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law;
- Any voluntary compliance agreements, conciliation agreements, or settlement agreements entered into with HUD or the Department of Justice;
- A letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law;
- A claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing;
- Pending administrative complaints or lawsuits against the locality alleging fair housing violations or discrimination.

Cole v. County of Santa Clara

This lawsuit regarding discrimination against individuals with mobility disabilities incarcerated in Santa Clara County's Main Jail North, Main Jail South, and Elmwood Correctional Facility was resolved via a consent decree in 2016. The County adopted the

Mobility Disability Remedial Plan in conjunction with the consent decree in order to correct the violations of the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, and California Government Code Section 11135 violations.

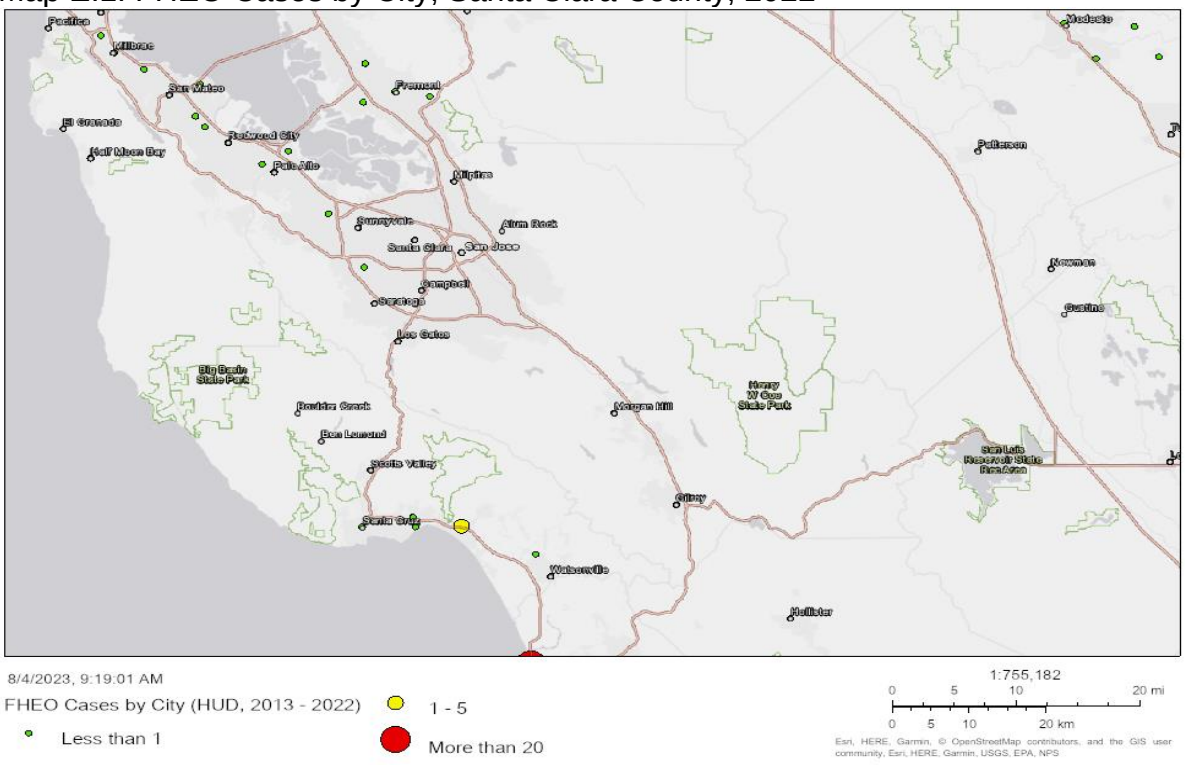
Baykeeper v. City of San José

In 2016, the City of San José entered into a consent decree under the Clean Water Act for a duration of ten years. The consent decree outlined a $100 million agreement for a pollution cleanup program to reduce trash sewage spill. The consent decree set targets of 70% reduction from 2009 levels by July 1, 2017, and 80% reduction by July 1, 2019. Due to environmental justice concerns, this is an ongoing civil rights issue, and close adherence the targets of this consent decree over the ten-year period will be vital to ensuring health and safety for vulnerable communities.

Maps E.1 and E.2 show cases filed with the Office of Fair Housing and Equal Opportunity (FHEO) in Santa Clara County and the Bay Area. Over the last decade, Santa Clara County has had very few FHEO cases with notable concentrations in Palo Alto and Sunnyvale. For the Bay Area, FHEO cases were most notable in traditionally low-income communities, specifically Oakland, South San Francisco, and Redwood City.

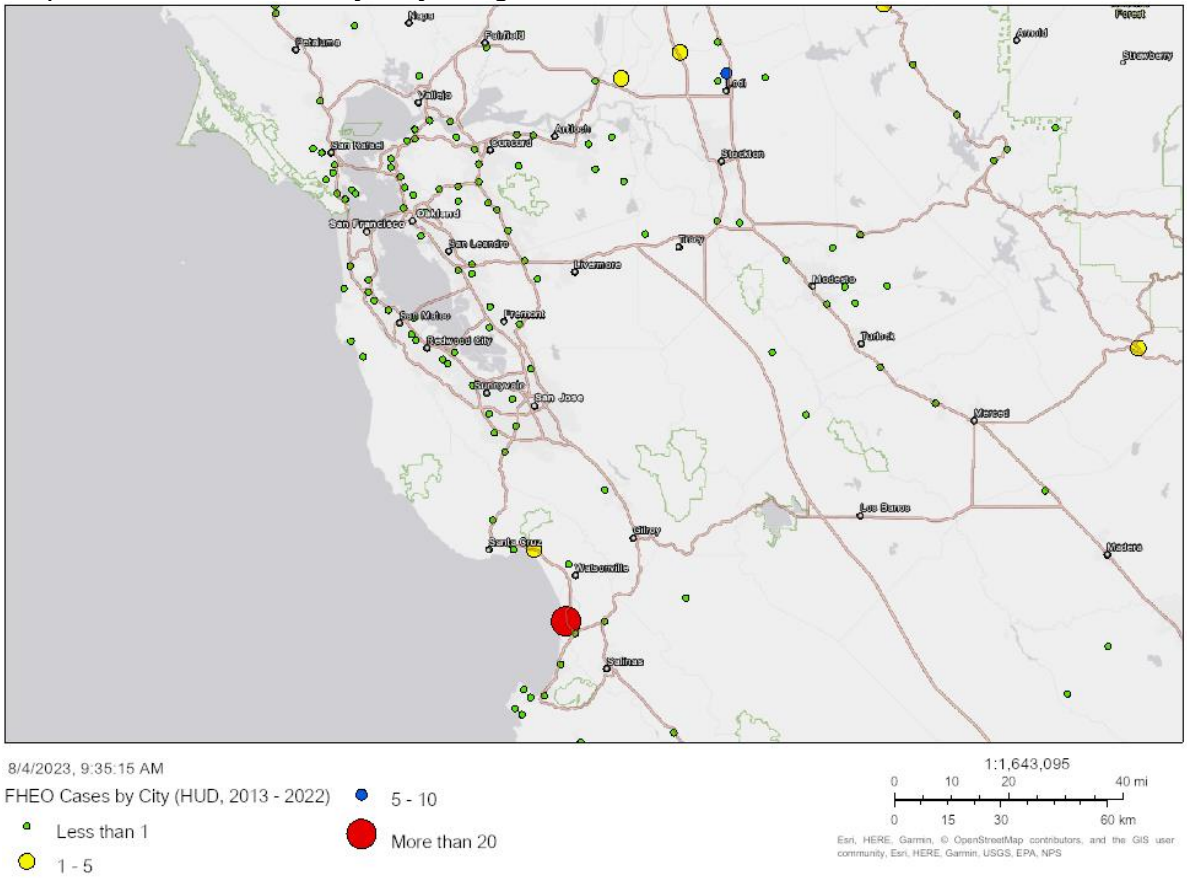
Fair housing cases are much more common in Santa Cruz County. As shown in Map E-2, the City of Santa Cruz had one to five cases during this time while communities near Watsonville and Salinas had over twenty cases filed with FHEO.

Map E.1: FHEO Cases by City, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

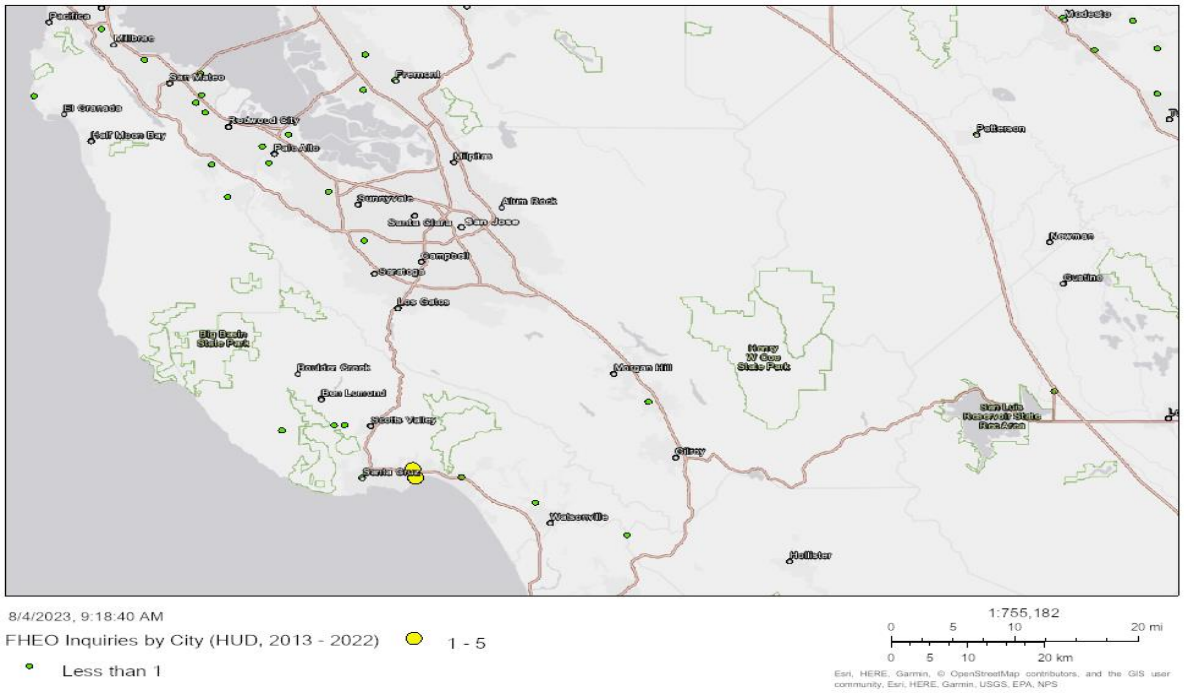
Map E.2: FHEO Cases by City, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

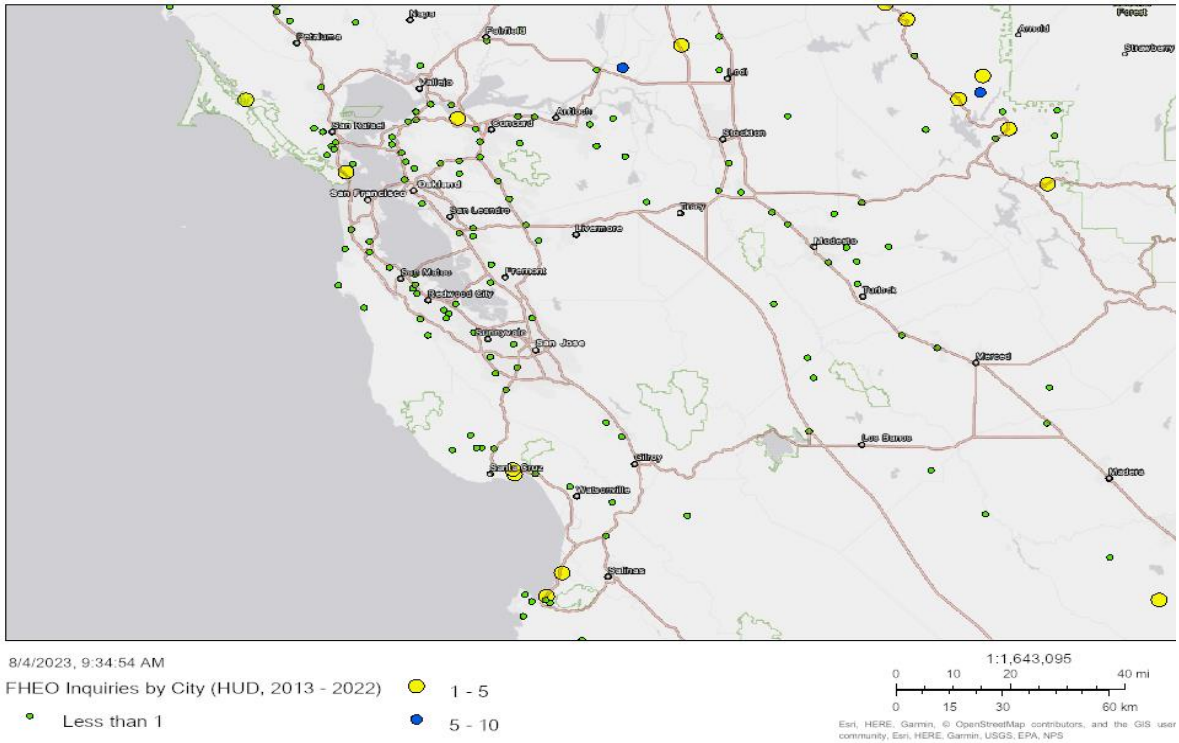
Maps E.3 and E.4 show FHEO inquiries by city in Santa Clara County and the Region. Fair housing inquiries are less common for the county: between 2013 and 2022, Palo Alto, Sunnyvale, and Saratoga were the only cities with residents inquiring about housing discrimination. Conversely, FHEO inquiries are much more prominent across the Region than fair housing cases.

Map E.3: FHEO Inquiries by City, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

Map E.4: FHEO Inquiries by City, Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

State and Local Fair Housing Law Protection Characteristics

California Laws. The State Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The Fair Employment and Housing Act (FEHA) (Government Code Section 12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising
- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices
- Unlawful restrictive covenants

The following categories are protected by FEHA:

- Race or color
- Ancestry or national origin
- Sex, including Gender, Gender Identity, and Gender Expression
- Marital status
- Source of income
- Sexual orientation
- Familial status (households with children under 18 years of age)
- Religion
- Mental/physical disability
- Medical condition
- Age
- Genetic information
- Military or veteran status

In addition, FEHA contains similar reasonable accommodations, reasonable modifications, and accessibility provisions as the Federal Fair Housing Amendments Act. FEHA explicitly provides that violations can be proven through evidence of the unjustified disparate impact of challenged actions and inactions and establishes the burden-shifting framework that courts and DFEH must use in evaluating disparate impact claims.

In 2018, the California Legislature passed A.B. 686, which incorporated a duty to affirmatively further fair housing into state law. A.B. 686 requires municipalities in California to incorporate an Assessment of Fair Housing component into their Housing Elements. The law also imposes a substantive obligation to affirmatively further fair housing on a broader range of public entities – including public housing authorities. The law defines what it means to affirmatively further fair housing consistently with HUD's 2015 Affirmatively Furthering Fair Housing rule.

The Unruh Civil Rights Act provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists "sex, race, color, religion, ancestry, national origin, disability, and medical condition" as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics. In practice, this has meant that the law protects against arbitrary discrimination, including discrimination on the basis of personal appearance.

Furthermore, the Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can include verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act may not be imposed for speech alone unless that speech itself threatened violence.

Finally, California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.

In addition to these acts, Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, changes to Sections 65580-65589.8 require local jurisdictions to address the provision of housing options for special needs groups, including:

- Housing for persons with disabilities (SB 520)
- Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing (SB 2)
- Housing for extremely low-income households, including single-room occupancy units (AB 2634)
- Housing for persons with developmental disabilities (SB 812)

Although the FEHA purports to protect against source of income discrimination, the provision has been largely toothless. In October of 2019, the governor of California signed into law SB 329, prohibiting discrimination in housing based on source of income statewide.

Compliance with fair housing law. Some examples of Santa Clara County's compliance with federal and state fair housing laws include:

- **Fair Housing Act**, prohibiting housing discrimination on the basis of protected classes: race and ethnicity, national origin, religion, disability, familial status, and sex (including gender identity and sexual orientation).
- **Fair Employment and Housing Act**, protecting individuals from housing and employment discrimination and harassment on the basis of protected characteristics.[78]
- **Housing Opportunities Act (SB 329)**, adding tenant-based housing assistance to California's existing protections against discrimination based on source of income.
- **California Code of Regulations §12176**, establishing the refusal to grant reasonable accommodations in rules, policies, practices, and services as a discriminatory housing practice.
- **Assembly Bill 1482 (AB 1482)**, limiting rent increases and just cause eviction requirements for tenants, including those using rental assistance.
- **Senate Bill 9 (SB 9)**, allowing single family home parcels to remodel or redevelop with a duplex and up to two Accessory Dwelling Units (ADUs).

Local housing policies. Santa Clara County has made meaningful progress in furthering fair housing through several policies and programs. Please refer to Chapter 4 of the County Housing Element for details on the related programs being implemented during the 2023-2031 planning period.

Local housing programs. Santa Clara County voters approved Measure A in November 2016. Measure A established the $950 million affordable housing bond to provide the County with an opportunity to partner with cities, residents, and the affordable and supportive housing community to address the housing needs of the county's most vulnerable residents. The Housing Bond will further the County's progress in achieving its housing priorities, including:[79]

- Increasing the scope and breadth of supportive housing for special needs populations, including homeless and chronically homeless persons;
- Increasing the supply of housing that is affordable to extremely low-income households; and
- Improving coordination and collaboration among the County, cities, other governmental agencies, and the affordable housing community.

The County of Santa Clara and its partners have moved to effectively utilize bond funds which are projected to fund 120 new affordable housing developments over the next ten years, including 4,800 new units dedicated to extremely low-income households, families exiting homelessness, and other underserved populations. **The County is on track to meet its housing goal: since 2016, the County of Santa Clara has approved 4,262 new affordable units for special needs** groups including permanent supportive housing

[78] California law protects the following characteristics from housing discrimination: race (including hair texture and style); color; ancestry; religion; sex and gender; sexual orientation; sexual harassment; gender identity and expression; national origin; source of income; marital status; familial status; disability; medical condition; veteran status; genetic information; primary language; immigration status; age; and citizenship.
[79] https://osh.sccgov.org/housing-community-development/2016-measure-affordable-housing-bond.

(PSH) units, rapid re-housing units, and affordable units for extremely low to very low-income households.[80]

Santa Clara County established a new development process to give the community the opportunity to partner with the county to develop affordable housing: in 2019, the county's Office of Supportive Housing issued a request for Qualifications to create a pool of prequalified affordable housing developers to respond to solicitations to develop affordable housing on County-owned land. The Developer Qualified Pool (DQP) consists of 16 experienced developers that are aligned with the county's goals of increasing affordable housing for vulnerable residents. Developers were selected to develop the following sites with affordable housing:[81]

- Grant Avenue, Palo Alto. With Mercy Housing and Abode Communities, Santa Clara County is developing 110 affordable rental workforce apartments for teachers, school employees, and their families.
- Mitchell Park, Palo Alto. With Eden Housing, the Office of Supportive Housing is developing 50 affordable rental apartments including 25 apartments for individuals with intellectual and or developmental disabilities and their families.
- The Hub, San Jose. With Allied Housing, the county is developing affordable rental apartments (81 housing units) for transition aged youth and a youth-led community center dedicated to supporting current and former foster youth.
- Distel Circle, Los Altos. With EAH Housing, the county is working to develop affordable rental apartments for a total of 90 housing units.
- East Santa Clara, San Jose. Working with Eden Housing and The Core Companies, the county plans to develop new affordable housing in accordance with the East Santa Clara Master Plan.

The County of Santa Clara has incorporated a source of income ordinance into its Ordinance Code.[82]

Local and regional fair housing agencies and organizations. During the pandemic, some of the following organizations have expanded their services to include COVID-19 specific services, including counseling and advice to tenants who face small claims actions for back rent that remains unpaid.

Affordable Housing Network of Santa Clara County

The Affordable Housing Network of Santa Clara County is a nonprofit organization dedicated to preserving and expanding the supply of affordable housing through education, empowerment, coordination, and support. Its activities include educating and organizing the general public and public officials about the need for affordable housing, and empowering low-income people to advocate for their housing needs.

[80] Santa Clara County, 2016 Affordable Housing Bond Progress.
[81] https://osh.sccgov.org/housing-community-development/county-led-projects.
[82] County of Santa Clara Ordinance Code Section B37-2(e).

Amigos de Guadalupe
Amigos de Guadalupe is a nonprofit organization focused specifically on serving the Mayfair community in San José. Their housing resources include housing coaching sessions, one-time security deposit assistance, temporary "Winter Faith Collaborative" shelter, and case management.

Asian Law Alliance
The Asian law Alliance provides services at a free or low-cost basis to low-income people, and offers services in Mandarin, Cantonese, Spanish, Vietnamese, Tagalog, Korean, and other languages as needed. In the housing realm, their mission is to ensure access to decent housing, and prevent and combat against illegal and discriminatory housing practices.

Bay Area Legal Aid
Bay Area Legal Aid (Bay Legal) represents low and very low-income residents within their seven-county service area, which includes Santa Clara County. Their housing practice provides legal assistance regarding public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lock-outs and utility shut-offs, residential hotels, and training advocates and community organizations. It's important to note that Legal Aid is restricted from representing undocumented clients.

Community Legal Services in East Palo Alto (CLESPA)
CLESPA is a nonprofit that offers free legal services to low-income residents in housing, immigration, workers' rights, consumer protection, and records clearance. CLESPA serves residents in Mountain View.

County Disaster Service Workers (County DSWs)
County DSWs assist tenants and landlords provide help to tenants and landlords impacted by the pandemic. They provide assistance with emergency rental assistance applications to the State's Housing is Key program. They also connect parties to other resources to help stabilize tenants' housing and mediation and legal services to help resolve disputes and preserve tenancies.

Department of Fair Employment and Housing (DFEH)
DFEH is a state agency dedicated to enforcing California's civil rights laws. Its mission targets unlawful discrimination in employment, housing and public accommodations, hate violence, and human trafficking. Victims of discrimination can submit complaints directly to the department.

Eviction Help Centers, Cities of Mountain View and San José
Eviction Help Centers in Mountain View and San José provide help to tenants and landlords impacted by the pandemic. They provide assistance with emergency rental assistance applications to the State's Housing is Key program. They also connect parties to other resources to help stabilize tenants' housing and mediation and legal services to help resolve disputes and preserve tenancies.

Law Foundation of Silicon Valley
The Law Foundation of Silicon Valley provides free legal advice and representation to low-income individuals in Santa Clara County. In their housing practice, they assist with defending eviction lawsuits, housing discrimination issues such as reasonable accommodation requests for individuals with disabilities, enforcing the San José Tenant Protection Ordinance, legal outreach and support for renter organizing/campaigns, help with SCCHA hearings, Section 8 and other low-income housing issues like terminations and eligibility determinations, legal advice and information to tenants regarding notices, and advice and information about foreclosure prevention.

Project Sentinel
Project Sentinel is a nonprofit organization focused on assisting in housing discrimination matters, dispute resolution, and housing counseling. Project Sentinel's housing practice assists individuals with housing problems such as discrimination, mortgage foreclosure and delinquency, rental issues including repairs, deposits, privacy, dispute resolution, home buyer education, post purchase education, and reverse mortgages. Additionally, their Fair Housing Center provides education and counseling to community members, housing providers, and tenants about fair housing laws, and investigate complaints and advocate for those who have experienced housing discrimination.

Senior Adults Legal Assistance
Senior Adults Legal Assistance (SALA) is a nonprofit elder law office, providing free legal services to residents of Santa Clara County who are age 60 and older. SALA provides legal services across multiple, non-housing contexts, and in the housing context SALA provides legal assistance in landlord-tenant matters, subsidized/senior housing matters, and mobile home residency matters.

Silicon Valley Renters Rights Coalition + Latinos United for a New America (LUNA)
These two groups have been working together to advocate for renters' rights and to move leadership to pass a Just Cause policy that will protect renters from unjust rent hikes.

Please see section X.5, Contributing Factors Appendix, for further discussion of the following Contributing Factors to Fair Housing Enforcement, Outreach and Resources. Please see section X.4 for more details on the proposed goals and actions to address these contributing factors.

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws
- Unresolved violations of fair housing or civil rights law

X.4 Fair Housing Goals and Priorities

The following goals and strategies are proposed to address the contributing factors identified in this Assessment. These goals and strategies also further strategies in the Community Plan. Community Plan strategies that are furthered by an AFH strategy is identified in the table that follows.

Goal 1: Promote Residential Racial and Ethnic Integration and Reduce Displacement by Increasing the Supply of Affordable Housing in High Opportunity Areas, Areas with Ongoing Displacement, and Areas Where Residents Are at Risk of Displacement.

Santa Clara County's high and rapidly rising housing costs, along with the unequal distribution of affordable housing across its communities, is the primary driver of most fair housing issues for members of protected classes in the area. Latinx residents, Vietnamese residents, and persons with disabilities experience these problems most acutely. To increase both the supply and the geographic diversity of affordable housing, multiple complementary strategies are necessary.

a. Advocate for flexible public funding that can expedite and increase affordable housing development.

Existing funding sources – federal, state, and local – are not sufficient to meet the total need for affordable housing in Santa Clara County and its cities. The problem of inadequate funding is especially challenging for development in high opportunity areas, areas with ongoing displacement, and areas that are at risk of displacement. In all of these types of areas, land acquisition costs may be high. In high opportunity areas, land use approval processes that are lengthier in practice may drive up pre-development costs while, in areas with ongoing or imminent displacement, environmental remediation costs may be an issue. The passage of the "Measure A" Housing Bond was a critical step, but more funding is necessary to address these challenges. Sources of funding that are permanent and/or flexible provide opportunities for temporary and permanent housing for persons who are unhoused and possible incentives to local jurisdictions to prioritize housing for extremely low-income households. These funding sources would help speed up and create more affordable housing, which is envisioned by the Community Plan. Advocacy for permanent and flexible funding through the State and the Bay Area Housing Finance Authority should be pursued. The County should collaborate on the implementation of this strategy with County Intergovernmental Relations, cities, the SCCHA, and other partners.

b. Expand private sector support for affordable housing.

The Community Plan states that Santa Clara County will "[e]xpand public and private sector support for ending and preventing homelessness." One of the proposed actions in the Community Plan pertaining to that goal calls for the County to "[i]ncrease community engagement and support for affordable and supportive housing development throughout the county." Santa Clara County is home to major corporations that have played a part in the current housing affordability crisis and that have the potential to play a role in

remediating the crisis. Commercial linkage fees are a regulatory mechanism for ensuring that the private sector funds affordable housing, but there is a role for philanthropic contributions from major employers to play, as well. The County and Destination: Home, which has already been leading on this work, should engage with the business community to increase and coordinate philanthropic support for affordable housing development. Possible support should not be limited to financial donations and may also include land donations, particularly in high opportunity areas, areas with ongoing displacement, and areas at risk of displacement. Destination: Home, in tandem with Facebook and the Local Initiatives Support Corporation, created a Community Housing Fund (CHF) seeded with $150 million that will provide low-interest loans to affordable housing developers in Santa Clara, San Francisco, San Mateo, Alameda, and Contra Costa Counties. The CHF could be a model for future private sector support for affordable housing. To date, the CHF has closed 11 acquisition and pre-development loans, totaling $85M to seed the creation of 1,374 new units of deeply affordable housing. In addition, grants of $50M from both Apple and Cisco over the past three years have seeded Destination: Home's Supportive Housing and Innovation Fund, supporting over 2,000 more affordable units, while also providing flexible capital for non-profit developers to investigate new opportunities and increase their overall capacity and build their extremely low income and supportive housing pipelines.

c. Accelerate affordable housing development by leveraging County resources, including geographic information mapping tools, and others to identify, prioritize, and develop publicly-owned sites that are suitable for development with an emphasis on parcels in high opportunity areas.

The high cost of land is a major barrier to affordable housing development and to meaningful fair housing choice in Santa Clara County. Development of publicly-owned sites reduces the costs of and barriers to affordable housing development. The Santa Clara County Department of Planning and Development (Planning and Development) received a grant pursuant to California S.B. 2 that provides funding for geographic information system (GIS) mapping to identify and prioritize publicly-owned sites for affordable housing development. A collaboration between the County OSH, Planning and Development, and Facilities and Fleet Department will use this tool to identify publicly-owned sites for affordable housing, including in high opportunity areas, and collaborate with other partners to identify and leverage funding opportunities to accelerate affordable housing development on these sites.

d. Support and provide technical assistance to Santa Clara County cities to help expand inclusionary housing and commercial linkage fee policies for development of affordable housing.

Most cities in Santa Clara County have inclusionary housing ordinances. Most of these ordinances require a set-aside of 15%, but, beyond that, they vary widely regarding the income levels that they target, whether they allow off-site or in-lieu fee options, and the minimum number of units in a development to trigger coverage by the ordinance. The County should support cities that are working to adopt inclusionary housing ordinances

or amend existing ordinances that result in the creation of meaningful quantities of affordable housing for low-income families, promote racial and economic integration, and ensure long-term affordability.

With respect to commercial linkage fees, fewer cities currently have such policies than inclusionary housing policies, and the California Mitigation Fee Act limits the amount of fees in a manner that is specific to each jurisdiction. As a result, the three most important steps that jurisdictions can take are: first, to adopt commercial linkage fees where they do not exist; second, to ensure that the fees are set at a high enough proportion of the allowable fee to generate meaningful funding while not deterring development activity; and, third, to ensure that a significant portion of fee revenue is dedicated to affordable housing. Ensuring that jurisdictions are not setting fees much lower than they could reduces the risk of jurisdictions being pitted against each other in their efforts to attract commercial development.

Additionally, in 2020 the County of Santa Clara adopted an inclusionary housing ordinance that applies to developments of three or more units in all of unincorporated county including lands within the Stanford University Community Plan Area (where an existing inclusionary housing ordinance already applies). The ordinance requires that 16% of units be affordable or that developers pay an in-lieu fee. In for-sale developments, set-aside units are affordable to moderate-income households while, in rental developments, there is a mix of low-, very low-, and extremely low-income units. As it implements the ordinance, the County should proactively engage with developers to encourage the development of on-site units as opposed to payment of the in-lieu fee.

e. Facilitate the production of farmworker housing by building upon the actions outlined in the 2018 Santa Clara Valley Agricultural Plan, including through grant funding opportunities.

Farmworkers in Santa Clara County are disproportionately Latinx, but parts of the county with rural, agricultural land use tend to be disproportionately white. Facilitating the production of housing for very low-income farmworkers closer to where they work would reduce commute times, increase access to opportunity, and reduce segregation. The 2018 Santa Clara Valley Agricultural Plan included two proposed actions to advance the strategy of facilitating the production of farmworker housing. First, that plan proposed revising the Santa Clara County zoning ordinance “to streamline the establishment of farmworker housing within the” agricultural reserve area. Second, the plan proposed identifying “opportunities, including siting and funding options, for farmworker housing projects,” as well as developing “farmworker housing models” and identifying “densities that could be supported in urban and urban edge areas as well as in unincorporated rural communities.” The Joe Serna, Jr. Farmworker Housing Grant Program is one funding option that, if awarded, would enable the County to invest and develop new construction, rehabilitation, and acquisition of housing units for farmworkers.

Streamlined planning approval processes for agricultural employee housing in the unincorporated county were adopted in 2020. The approved Zoning Ordinance

amendments include provisions for a variety of forms of agricultural employee housing, namely Small-Scale Permanent, Large-Scale Permanent, Seasonal, and Temporary Agricultural Residences. All four forms of agricultural employee housing are now subject to a streamlined planning approval process and available to property owners in all four rural base districts in the unincorporated county. However, during the development and implementation of this effort, the County identified opportunities for further streamlining of the regulatory requirements and permitting process for agricultural employee housing, particularly those aspects outside of the planning-specific review of development applications. On August 29, 2023, the Board of Supervisors directed County staff to prepare a workplan to put in place the steps to ensure there is agricultural employee housing to meet the needs of Santa Clara County. As the County takes steps to facilitate the production of agricultural worker housing, County staff will provide updates of this work in its annual housing element report to HCD.

f. Collaborate with cities to apply for and secure funding to implement plans to increase rental and ownership housing that is affordable for low-income households and assist persons who are experiencing homelessness.

Notices of Funding Availability (NOFAs) published by the State of California provide competitive and non-competitive opportunities for jurisdictions to obtain funding. This funding enables jurisdictions to develop a broad range of housing types and implement their plans to increase housing for low-income households and assist persons who are experiencing homelessness. Two such funding opportunities available to public entities are Homekey and Permanent Local Housing Allocation programs. Evaluating and applying for NOFAs, and administering grant funding, can burden jurisdictions with limited staff. Collaborating with cities on NOFAs, and taking on grant administration tasks where possible, will aid jurisdictions throughout the County to secure more funding to implement their plans and relieve them of related administrative tasks. This collaboration also has the potential to foster residential racial integration through the development of housing for low-income households throughout the County.

g. Help community-based organizations form or increase their activities as Community Development Corporations, with the primary goal of increasing affordable housing.

Santa Clara County has experienced significant economic growth over the past two decades. However, many residents continue to live in Racially or Ethnically Concentrated Areas of Poverty and other economically-disadvantaged neighborhoods within Santa Clara County. The high cost of housing has made individuals and families in these neighborhoods and communities especially vulnerable to displacement. Community organizations with a long-standing presence in these areas could take a more active role in affordable housing production and related development. In light of this, and subsequent to the Board of Supervisors' approval in October 2021,[83] the County created and

[83]County of Santa Clara, Board of Supervisors, January 11, 2022 meeting, agenda item 15, Consider recommendations relating the Community Development Corporation Grant Program,

implemented a Community Development Corporations grant program. Round 1 funding grants totaling $750,000 were awarded in spring 2022 to community organizations to accelerate community-drive affordable housing development in underserved communities.[84] If additional rounds of grant funding are made available, these funds may support organizations that are in earlier stages of undertaking affordable housing development.

http://sccgov.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=13790&MediaPosition=&ID=108880&CssClass=.

[84] County of Santa Clara Board of Supervisors Meeting, Grant Item 110143 re: Community Development Corporation Grant Program, April 18, 2022, http://sccgov.iqm2.com/Citizens/Detail_LegiFile.aspx?ID=110143&highlightTerms=%22Community%20Development%20Corporation%20Grant%20Program%22.

Goal 1: Promote Residential Racial and Ethnic Integration and Reduce Displacement by Increasing the Supply of Affordable Housing in High Opportunity Areas, Areas with Ongoing Displacement, and Areas Where Residents Are at Risk of Displacement.

Goal	*Priority*	*AFH Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
1.a	High	Advocate for flexible public funding that can expedite and increase affordable housing development.	Countywide	Segregation/Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs	Availability of affordable units in a range of sizes; Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Loss of affordable housing	Amount of additional dedicated financial support for affordable housing countywide; Development of policy proposals, and enactment of new funding policies. [Years 1-5]	County of Santa Clara Office of Supportive Housing and Intergovernmental Relations	1(3)(D) – Advocate for flexible funding that can speed up and create more affordable housing.
1.b	High	Expand private sector support for affordable housing.	Countywide	Segregation/Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs	Availability of affordable units in a range of sizes; Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Loss of affordable housing	Number of partnerships with businesses to provide financial support for affordable housing and amount of money dedicated; Development of outreach plan to engage with business community, implementation of plan, and agreement by businesses to participate. [Years 1-5]	Destination: Home	1(3)(D)- Advocate for flexible funding that can speed up and create more affordable housing; 1(4)(D) - Create a fund to preserve both naturally affordable and income-restricted affordable housing.
1.c	High	Accelerate affordable housing development by leveraging County resources, including geographic information mapping tools, and others to identify, prioritize, and develop publicly-owned sites that are suitable for	Countywide	Segregation/Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs	Availability of affordable units in a range of sizes; Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Land use and zoning laws	Amount of affordable housing proposed on publicly-owned land; Identification of sites and requests for proposals issued for publicly-owned sites. [Years 1-5]	County of Santa Clara Office of Supportive Housing, Facilities and Fleet Department, and Department of Planning and Development	1(3)(B) - Identify underutilized land across the county to be used for dense affordable housing development.

Goal	*Priority*	*AFH Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
		development with an emphasis on parcels in high opportunity areas.						
1.d.	Medium	Support and provide technical assistance to Santa Clara County cities to help expand inclusionary housing and commercial linkage fee policies for development of affordable housing.	Countywide	Segregation/Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs	Lack of access to opportunity due to high housing costs; Lack of local or regional cooperation; Land use and zoning laws; Location and type of affordable housing; Location of employers	Number of cities adopting or amending inclusionary hosing and/or commercial linkage fee policies; Development of model ordinances, dissemination to cities within Santa Clara County; Introduction of proposed ordinances, passage of proposed ordinances, and implementation of new policies. [Years 1-5]	County Office of Supportive Housing	1(3)(A) - Work with cities to change local land use and housing policy to allow for development of more affordable housing and help reverse housing disparities that have negatively impacted people of color.
1.e	High	Facilitate the production of farmworker housing by building upon the actions outlined in the 2018 Santa Clara Valley Agricultural Plan, including through funding opportunities.	Local	Segregation/Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs	Lack of access to opportunity due to high housing costs; Land use and zoning laws; Location and type of affordable housing; Location of employers	Number of new units proposed for farmworker housing in agriculture reserve areas; Introduction and passage of changes to Santa Clara County zoning and land use policies; and application for and utilization of funding streams for farmworker housing. [Years 1-5]	County of Santa Clara Office of Supportive Housing and Department of Planning and Development	1(3)(A) - Work with cities to change local land use and housing policy to allow for development of more affordable housing and help reverse housing disparities that have negatively impacted people of color.
1.f	Medium	Collaborate with cities to apply for and secure funding to implement plans to increase rental and ownership housing that is affordable for low-income households and assist persons who	Countywide	Segregation/Integration, Disparities in Access to Opportunity, Disproportionate Housing Needs	Lack of access to opportunity due to high housing costs; Location and type of affordable housing	Funding applications submitted to fund collaborative projects; Funding secured for collaborative projects; Number of affordable rental and homeownership units that are proposed. [Years 3-5]	County of Santa Clara Office of Supportive Housing	1(3)(C) - Prioritize development of housing for extremely low-income individuals and families making 30% of Area Median

Goal	*Priority*	*AFH Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
		are experiencing homelessness.						Income or less and set joint targets.
1.g	Medium	Help community-based organizations form or increase their activities as Community Development Corporations, with the primary goal of increasing affordable housing.	Countywide	Disproportionate Housing Needs; R/ECAPs	Availability of Affordable Units in a Range of Sizes; Displacement of Residents Due to Economic Pressures; Loss of Affordable Housing	Units produced or preserved by spring 2022 grantees; Funding secured for subsequent rounds of applications. [Years 1-3]	County of Santa Clara Office of Supportive Housing	1(3)(D) – Advocate for flexible funding that can speed up and create more affordable housing.

Goal 2: Reduce Zoning and Land Use Barriers to Affordable Housing Development.

In several communities in Santa Clara County, the prevalence of single-family residential zoning is a barrier to building other types of housing, including apartments, townhouses, and manufactured homes. Without the ability to build these types of housing, it is often impossible to build housing that serves low-income individuals with protected characteristics. At the same time, approaches to increasing density that do not recognize contextual differences between historically exclusionary communities and ones with a history of disinvestment and redlining can destabilize low-income communities of color and contribute to displacement. Changes in state law are likely to reduce the impact of single-family residential zoning but, alone, are not sufficient to allow for large-scale affordable housing development.

a. Provide support to cities considering zoning changes in high opportunity areas to foster the development of affordable housing.

There is relatively little undeveloped land in the unincorporated areas of Santa Clara County that would be feasible for new multi-family development at urban or suburban scale, but the County can play an important role in encouraging cities within the county to undertake inclusive zoning and land use reforms. Multiple cities in the county that are located in the West Valley area have high access to certain amenities and public services, such as highly proficient public schools, but low Latinx populations. The County, through the OSH, Planning and Development, and Facilities and Fleet Department, should collaborate with cities in the county as they consider and undertake re-zoning and land use reforms, especially for County-owned parcels. This collaboration may include recommending increased high-density zoning near transit lines through affordable housing overlay districts, identifying sites for targeted rezoning as part of the Housing Element process, and eliminating regulations that increase costs without corresponding public benefit, like excessive parking requirements.

Goal 2: Reduce Zoning and Land Use Barriers to Affordable Housing Development.

Goal	*Priority*	*Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
2.a	High	Provide support to cities considering zoning changes in high opportunity areas to foster the development of affordable housing.	Countywide	Segregation/Integration, R/ECAPs Disparities in Access to Opportunity, Disproportionate Housing Needs	Availability of affordable units in a range of sizes; Lack of access to opportunity due to high housing costs; Lack of affordable, accessible housing in a range of unit sizes; Lack of affordable, integrated housing for individuals who need supportive services; Lack of local or regional cooperation; Land use and zoning laws; Location of accessible housing; Location and type of affordable housing;	Total land area proposed for rezoning to allow multifamily housing in Urban County cities; Number of cities receiving technical assistance; Outreach to Urban County cities, provision of technical assistance, introduction of proposed rezoning and/or zoning text amendment proposals, and passage of proposals. [Years 1-5]	County of Santa Clara Office of Supportive Housing, Facilities and Fleet Department, and Department of Planning and Development; Cities	1(3)(A) - Work with cities to change local land use and housing policy to allow for development of more affordable housing and help reverse housing disparities that have negatively impacted people of color.

Goal 3: Protect Tenants from Displacement by Increasing Tenant Protection and Housing Preservation Strategies and Access to Resources Before and During Eviction Proceedings.

Evictions and significant rent increases in low-income communities of color contribute to the displacement of protected class members, in general, and Latinx and Vietnamese residents and persons with disabilities, in particular. Tenant protections provided through the Tenant Protection Act of 2019 (A.B. 1482) were instituted to help reduce excessive rent increases and evictions by creating a rent ceiling and requiring that landlords state the (good) reasons before evicting tenants. Local rent control measures, authorized under the Costa-Hawkins Rental Housing Act, can help by expanding tenant protections in jurisdictions. As important as these protections are, tenants must be aware of and have advocates to help them enforce their rights. Tenant protections and awareness of these protections have been paramount during the pandemic, with an estimated 43,000 households at risk of eviction.

a. Explore expanding funding for tenants in landlord-tenant proceedings.

Tenant protections are more effective in preventing displacement when tenants have access to legal services. The County and other jurisdictions in Santa Clara County should explore collaborating to expand funding for tenant representation and the capacity of legal services organizations to meet the full need in landlord-tenant proceedings. An important first step in advancing this strategy would be to assess the current levels of legal services provided to vulnerable tenants and how jurisdictions may better coordinate their programs to avoid duplication of services to meet community needs. This strategy will require upfront study, but this investment may improve existing programs and help avoid unnecessary evictions and reduce displacement, and a variety of social costs and strain on other public services. The potential for mass evictions, displacement, and homelessness caused by the COVID-19 pandemic, and immediate efforts to supplement existing legal services and other assistance to prevent these outcomes, has elevated the need to explore existing program improvements and expanded funding for these legal services beyond the pandemic. A future source to explore funding strategies may include the Bay Area Housing Finance Authority.

b. Support education for tenants, landlords, and other housing providers regarding tenants' rights laws.

In addition to the enforcement of tenants' rights, education for tenants, landlords, and housing providers is also essential. If tenants are unaware of their rights and of how to enforce them, aspirational laws are unlikely to have their intended effect. Ensuring that landlords and housing providers understand their obligations can reduce the cost of funding enforcement by reducing noncompliance, which is grounded in a lack of understanding of the law. Often, trade associations of housing providers offer educational resources about updates in the law to their members, and this training can be incredibly valuable. At the same time, there is also value in ensuring that housing providers and advocates for tenants are communicating with each other to ensure that, to the extent

possible, they have a shared understanding of what the law requires. Jurisdictions should build upon existing support for efforts by legal services and other community-based organizations to engage with tenants and housing providers to provide education and training regarding legal requirements like those of A.B. 1482, tenant protections enacted during the pandemic, and prohibition on discrimination against Housing Choice Voucher holders, like the County's Source of Income Ordinance.

c. Facilitate discussion of tenant protection strategies among cities.

Cities may consider a range of strategies – including but not limited to rent control, just cause eviction protections, and landlord-tenant mediation requirements – to prevent the displacement of low-income tenants, who are disproportionately Latinx. These policies may be less applicable in unincorporated Santa Clara County because of the lack of rental housing in these areas, generally, and applicability of rent control measures permitted by the Costa-Hawkins Act. Nonetheless, as the convener of the Housing/CDBG Coordinators Group, which includes staff from all cities in Santa Clara County, the County can play a critical role in facilitating the sharing of model policies, best practices for implementation, and other peer learning regarding tenant protections.

d. Track and collaborate to preserve affordable housing developments with expiring subsidy contracts countywide.

Owners of affordable housing developments located in higher opportunity areas or in areas that are experiencing rapid gentrification often have the greatest incentive not to renew subsidy contracts. This is because rents in these areas may exceed payment standards for affordable housing developments, which are based on the regional fair market rent. At the same time, it is generally more cost-effective to preserve existing affordable housing than it is to build new affordable housing, particularly in areas with high land costs. Accordingly, working in tandem with cities and SCCHA, Santa Clara County should track the expiration dates of affordable housing subsidy contracts with an emphasis on developments that are located in higher opportunity or rapidly gentrifying areas. When developments with expiring subsidies are identified, the County should collaborate with these partners to engage in early outreach to and work with owners to encourage preservation of these units.

e. Collaborate with Santa Clara County Superior Court and other partners to facilitate access to resources for vulnerable tenants engaged in eviction proceedings.

Prior to the pandemic, residential unlawful detainer (eviction lawsuit) cases alleging non-payment of rent and lease violations typically exceeded 200 per month in Santa Clara County. Unlawful detainer cases substantially declined during the pandemic as a result of state and local government actions that barred evictions to prevent further public health crises. However, cases are on the rise as expiration of these state law protections near. A robust network of partners through the County's Homelessness Prevention System has long aided vulnerable tenants in eviction proceedings with rental, legal, and other

resources to help them remain in place or transition to other housing opportunities. Tenants facing eviction typically reach out to request these services outside of an eviction proceeding. Pairing these resources with alternative dispute resolution services through a Court-administered program will help partners to this collaboration reach additional vulnerable tenants and work to keep them housed.

Goal 3: Protect Tenants from Displacement by Increasing Tenant Protection and Housing Preservation Strategies and Access to Resources Before and During Eviction Proceedings.

Goal	*Priority*	*Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
3.a	High	Explore expanding funding for tenants in landlord-tenant proceedings.	Countywide	Segregation/Integration; Disproportionate Housing Needs; Disparities in Access to Opportunity	Displacement of residents due to economic pressures	Documented consideration and analysis of potential funding strategies and sources; Increased funding made available. [Years 1-5]	County of Santa Clara Office of Supportive Housing	1(4)(C) - Provide legal assistance to ensure that individuals and families most severely impacted by the lack of affordable housing, namely people of color, have equal access to housing.
3.b	High	Support education for tenants, landlords, and other housing providers regarding tenants' rights laws.	Countywide	Segregation/Integration; Disproportionate Housing Needs; Disparities in Access to Opportunity	Displacement of residents due to economic pressures	Documented consideration and analysis of potential funding strategies and sources; Increased funding made available. [Years 1-5]	County of Santa Clara Office of Supportive Housing	1(4) - Protect residents from evictions, displacement, and housing discrimination.
3.c	Medium	Facilitate discussion of tenant protection strategies among cities.	Countywide	Segregation/Integration; Disproportionate Housing Needs; Disparities in Access to Opportunity	Displacement of residents due to economic pressures; Loss of affordable housing; Private discrimination	Inclusion of issues related to tenant protections on CDBG/Housing Coordinators Group agendas. [Years 1-5]	County of Santa Clara Office of Supportive Housing	1(4)(B) - Strengthen local rent control and tenant protections.
3.d	Medium	Track and collaborate to preserve affordable housing developments with expiring subsidy contracts countywide.	Countywide	Segregation/Integration; Disproportionate Housing Needs; Disparities in Access to Opportunity	Displacement of residents due to economic pressures; Loss of affordable housing	Deeper understanding of partners' roles and resources to preserve housing; Documented tracking of expiring subsidies in the Annual Action Plan; Documented outreach to development owners; Subsidy contracts renewed. [Years 3-5]	County of Santa Clara Office of Supportive Housing; Cities; Santa Clara County Housing Authority	1(4) Protect residents from evictions, displacement, and housing discrimination.

Goal	*Priority*	*Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
3.e	High	Collaborate with Santa Clara County Superior Court and other partners to facilitate access to resources for vulnerable tenants engaged in eviction proceedings.	Local	Segregation/Integration; Disproportionate Housing Needs; Disparities in Access to Opportunity	Displacement of residents due to economic pressures; Private discrimination	Development of diversion workshops to prevent eviction in unlawful detainer proceedings; Implementation of eviction diversion workshops. [Years 1-5]	County of Santa Clara Office of Supportive Housing	1(4) - Protect residents from evictions, displacement, and housing discrimination.

Goal 4: Increase Access to Opportunity for Residents of Historically Disinvested Low-Income Communities of Color.

In Santa Clara County, some areas of concentrated Latinx and Vietnamese populations have disproportionately low access to healthful environmental conditions and proficient schools. In particular, these areas include much of the city of San José, particularly its east side; the northern or northeastern portions of the cities of Mountain View, Santa Clara, and Sunnyvale; and South County, like the city of Gilroy. Although members of protected classes generally do not have less access to public transportation services than do others, they may have less access relative to their transit needs. This, in turn, can exacerbate disparities in employment and increase housing cost burden. The OSH has led in coordinating jurisdictions' participation in this Assessment to better understand the needs in and identify opportunities to collaborate with cities, SCCHA, and other partners to improve access. The strategies in support of this goal relate to attempts to directly increase access to opportunity by bringing services and amenities to people where they currently live, and they complement other Countywide efforts. Strategies identified in support of the first and second goals in this Assessment – which focus on increasing affordable housing in higher opportunity areas – are also crucial components of a holistic approach to reducing disparities in access to opportunity.

a. Increase the number of free public transit passes and other transportation options for people who are unhoused to access services.

Transportation barriers for members of protected classes increase with rising displacement and policies and practices that push people who are unhoused, or at-risk for becoming unhoused, out of more central areas. Data shows that Black residents, in particularly, are significantly overrepresented among the unhoused population. Providing a greater number of free public transit passes would both directly reduce racial disparities and could serve as a replicable model for subsequent expansions of free services to a greater number of people.

b. Study increasing access to services in South County.

Across a range of types of supportive and legal services, South County, particularly its rural portions outside of Gilroy and Morgan Hill, has less access than the northern portions of Santa Clara County. These gaps often mean that low-income people with limited transportation budgets must travel to San José or even more distant places to access help. Recognizing these limits, County and community partners have mobilized during the pandemic to bring more services to South County. Various County departments led by the OSH and Office of Immigrant Relations should build on this work and identify service gaps and increase physical and mobile outreach in these areas. The County should also study increasing funding for non-profit service providers to open satellite offices in the area if they do not already have such a presence. It may make more sense for satellite offices to be located in Gilroy and Morgan Hill, but it should be a clear part of the mission of those offices to serve outlying rural areas.

Goal 4: Increase Access to Opportunity for Residents of Historically Disinvested Low-Income Communities of Color.

Goal	*Priority*	*Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
4.a	Medium	Increase the number of free public transit passes and other transportation options for people who are unhoused to access services.	Local and South County	Disparities in Access to Opportunity	Access to transportation for persons with disabilities; Availability, type, frequency, and reliability of public transportation; Lack of access to opportunity due to high housing costs	Number of public transit passes issued. [Years 1-5]	County of Santa Clara Office of Supportive Housing and Office of Immigrant Relations; South County Cities	3(2)(B) - Increase the number of free public transit passes and other transportation options for people who are unhoused to access services.
4.b	Medium	Study increasing access to services in South County.	Local and South County	Disparities in Access to Opportunity	Lack of public investments in specific neighborhoods, including services or amenities	Documented consideration of service gaps in South County; Possible creation of satellite offices. [Years 3-5]	County of Santa Clara Office of Supportive Housing and Office of Immigrant Relations; South County Cities	1(4) - Protect residents from evictions, displacement, and housing discrimination.

Goal 5: Promote Racial Equity in Homeless Services and Permanent Supportive Housing Systems.

Destination: Home and Supporting Partnerships for Anti-Racist Communities' January 2020 "Race and Homelessness in Santa Clara County"[85] report reveals deep disparities in the experience of homelessness by race. Quantitative and qualitative findings in this report demonstrate that significant racial disproportionality exists within the homeless population in Santa Clara County, especially for Black/African American, Native American, and Latinx individuals and families. Point-in-time County data reveals deep disparities in the experience of homelessness by race and disability, and feedback from community stakeholders and individuals with lived experience of homelessness confirms this phenomenon. Only by taking concerted action, informed by data, can the County work to reduce these disparities while advancing the long-term goal of ending homelessness.

a. Provide demographic data, including race and ethnicity, in all reports on homelessness to highlight and address inequities.

Data collection and transparency around racial disparities in homelessness are crucial first steps to addressing the root causes of those disparities as well as disparities in access to the services and publicly-supported housing that exist. Presenting such data affords community stakeholders and individuals with lived experiences more context for formulating their own recommended policy changes or interventions.

b. Provide trauma-informed care and racial equity/anti-racism training, as well as training on providing services that are accessible to persons with limited English proficiency and to persons with disabilities, to all staff working with people experiencing homelessness.

The experience of trying to access services and housing can be re-traumatizing for people who are unhoused and who have had adverse experiences with government and nonprofit service-providers in the past. Some of those traumas may relate to experiences with both individual and institutional racism and ableism. Additionally, some community stakeholders reported that homeless services and permanent supportive housing are difficult to access for persons with disabilities and individuals with limited English proficiency. Ensuring that frontline service providers have the requisite training to adapt their methods to build trust may increase equitable service utilization over time. The County's partnership with the Santa Clara County Continuum of Care, a broad group of stakeholders dedicated to ending and preventing homelessness, and, more specifically, the Lived Experience Advisory Board, a leadership development body consisting of members with current or past experiences of homelessness, will be essential in developing and implementing these training recommendations.

[85] https://destinationhomesv.org/wp-content/uploads/2021/01/Race-Homelessness-DH.pdf

c. Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County.

The County's work to advance racial equity in the homelessness sector will often rely, in part, on relationships with external stakeholders who are key partners in efforts to advance racial equity in other sectors. As nonprofit organizations with limited capacity, these groups will benefit from the County being efficient in its attempts to leverage their expertise and relationships. Additionally, some investments or policy interventions are more effective when coordinated, such as, for example, ensuring that the education sector's support for homeless youth is complementary to rather than duplicative of that of the homelessness sector.

Goal 5: Promote Racial Equity in Homeless Services and Permanent Supportive Housing Systems.

Goal	*Priority*	*Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
5.a	High	Provide demographic data, including race and ethnicity, in all reports on homelessness to highlight and address inequities.	Local	Disproportionate Housing Needs	Admissions and occupancy policies and procedures, including preferences in publicly supported housing; Quality of affordable housing information programs	Publication of reports; Adoption of new strategies for overcoming racial disparities in homelessness. [Years 1-5]	County of Santa Clara Office of Supportive Housing; Santa Clara County Continuum of Care	Process Improvement Across Strategies
5.b	Medium	Provide trauma-informed care and racial equity/anti-racism training, as well as training on providing services that are accessible to persons with limited English proficiency and to persons with disabilities, to all staff working with people experiencing homelessness.	Local	Disproportionate Housing Needs	Inaccessible government facilities or services	Number and frequency of staff trainings and number of staff trained. [Years 1-5]	County of Santa Clara Office of Supportive Housing; Santa Clara County Continuum of Care; Destination: Home Lived Experience Advisory Board	Process Improvement Across Strategies
5.c	Medium	Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County.	Local	Disproportionate Housing Needs	Lack of local or regional cooperation	Documented examples of joint projects between different departments or agencies. [Years 1-5]	County of Santa Clara Office of Supportive Housing; Santa Clara County Continuum of Care; Destination: Home	Process Improvement Across Strategies

Goal 6: Continue Support for Fair Housing Enforcement, Education, and Outreach.

Nonprofit fair housing organizations and legal services providers play a critical role in fair housing enforcement, education, and outreach, and the County's support is essential to ensuring that they are able to meet the needs of victims of discrimination. By helping these organizations support their operations, jurisdictions can ensure that groups can address critical emerging issues, like those that have stemmed from the passage of A.B. 1482. If additional resources are identified, increasing the level of support for fair housing enforcement, education, and outreach could help nonprofit partners adopt more proactive strategies that more effectively reduce housing discrimination over the long term.

Goal 6: Continue Support for Fair Housing Enforcement, Education, and Outreach.

Goal	*Priority*	*Strategy*	*Geographic Scope*	*Fair Housing Issues*	*Contributing Factors*	*Metrics, Milestones, Timeframe for Achievement*	*Lead Program Participant*	*Furthers Comm Plan to End Homelessness Goal/Strategy*
6.a	High	Continue support for fair housing enforcement, education, and outreach.	Countywide	Segregation/Integration; Disproportionate Housing Needs; Disparities in Access to Opportunity	Displacement of residents due to economic pressures; Lending discrimination; Private discrimination; Source of income discrimination	Amount of funding allocated annually. [Years 1-5]	County of Santa Clara Office of Supportive Housing	1(4) - Protect residents from evictions, displacement, and housing discrimination.

X.5 Contributing Factors Appendix

The contributing factors that have been identified as having the highest priority, and that have therefore shaped the primary goals and actions of this assessment, are as follows:

Contributing Factors	Priority Level	Associated County Goals
6. Availability of affordable units in a range of sizes	High	1.a, 1.b, 1.c, 1.g, 2.a
11. Displacement of residents due to economic pressures	High	1.g, 3.a, 3.b, 3.c, 3.d, 3.e, 6.a
15. Lack of access to opportunity due to high housing costs	High	1.a, 1.b, 1.c, 1.d, 1.e, 1.f, 2.a, 4.a
30. Land use and zoning laws	High	1.c, 1.d, 1.e, 2.a
36. Location and type of affordable housing	High	1.a, 1.b, 1.c, 1.d, 1.e, 1.f, 2.a
37. Loss of affordable housing	High	1.a, 1.b, 1.g, 3.c, 3.d
4. Access to transportation for persons with disabilities	Medium	4.a
5. Admissions and occupancy policies and procedures, including preferences in publicly supported housing	Medium	5.a
7. Availability, type, frequency, and reliability of public transportation	Medium	4.a
14. Inaccessible government facilities or services	Medium	5.b
16. Lack of affordable, accessible housing in a range of unit sizes	Medium	2.a
18. Lack of affordable, integrated housing for individuals who need supportive services	Medium	2.a
24. Lack of local or regional cooperation	Medium	1.d, 2.a, 5.c
27. Lack of public investment in specific neighborhoods, including services or amenities	Medium	4.b
31. Lending discrimination	Medium	6.a
32. Location of accessible housing	Medium	2.a
33. Location of employers	Medium	1.d, 1.e
39. Private discrimination	Medium	3.c, 3.e, 6.a
40. Quality of affordable housing information programs	Medium	5.a
43. Source of income discrimination	Medium	6.a

Each of these contributing factors is associated with the County's AFH goals and priorities, which are detailed in the preceding section of this assessment (X.4).

County residents in both incorporated and unincorporated areas face significant issues related to segregation, disparities in access to opportunity, disproportionate housing needs, and R/ECAPS, which are the predominate fair housing issue areas in need of alleviation and associated with the County's priority contributing factors.

Although the relevance and impact of contributing factors are similar throughout Santa Clara County, there are some nuances between the incorporated areas and the Unincorporated County, and between Census Designated Places within the Unincorporated County. For example, there are lower instances of overcrowding in the rural parts of the Unincorporated County because of the lower overall density, lack of services, and greater distances to employment opportunities.

What follows is a list of all contributing factors analyzed, with distinctions between geographic regions of the county where relevant.

Analysis of Contributing Factors

1. Access to Financial Services

This analysis of access to financial services is measured by physical access to bank branch locations. The Federal Deposit Insurance Corporation (FDIC) provides information on the location of banks by physical addresses, cities and towns, counties, and states. This information illustrates disparities in access between municipalities that might have differing levels of diversity, but that does not demonstrate access to physical bank branch locations in areas specifically by neighborhoods, which would be the best indicator of access to financial services impacting disparities in access to opportunity. Lack of access to physical bank branches encourages exposure to predatory consumer lenders instead, impacting economic mobility and transportation. Below, the table outlines bank branch access for the eight largest cities in Santa Clara County, as well as the County as a whole:

Table 45: FDIC-Regulated Bank Branches by Municipality in 2020[86]

Municipality	Population[87]	% Minority Population	FDIC-Regulated Full-Service Brick and Mortar Branches	FDIC-Regulated Non-Brick and Mortar Branches
San José	1,030,119	74.0%	137	15
Sunnyvale	153,185	68.8%	24	3
Santa Clara (City)	129,488	66.2%	22	1
Mountain View	83,377	55.4%	15	2
Milpitas	80,430	89.1%	19	3
Palo Alto	66,666	44.8%	24	5

[86] All FDIC-related data derived from: *Download Data*, FEDERAL DEPOSIT INSURANCE CORPORATION, https://www7.fdic.gov/idasp/advSearch_warp_download_all.asp?intTab=1 (last visited Jan. 30, 2020).
[87] All population and minority population data derived from: *QuickFacts*, UNITED STATES CENSUS BUREAU, https://www.census.gov/quickfacts/fact/table/US/PST045219 (last visited Jan. 30, 2020).

Cupertino	60,170	75.0%	23	4
Gilroy	58,756	71.2%	9	2
County Total[88]	1,937,570	69.0%	328	34

This data demonstrates that there are a significant number of full-service financial institutions and other financial institutions throughout the most populated areas of the County. This is particularly true for the County's largest city, San José, which also has a large minority population. Overall, there is no identifiable link between minority representation in a given city and lack of access to financial services. Of course, the existence of financial institutions – both full service and not – is not preclusive of other forms of predatory financial practice and/or lending discrimination.

This also compares favorably with the rest of the Region (San Benito County). San Benito has only eight total FDIC-regulated branches of any kind.[89] Even considering the population disparities between San Benito and the far larger Santa Clara County, this difference demonstrates that there is more access to financial services in Santa Clara County than San Benito County. Moreover, Santa Clara County's access is more evenly spread throughout the county, as seven of San Benito's eight branches are located in one city (Hollister).[90]

2. Access for persons with disabilities to proficient schools

As discussed in the Disability and Access section of this Assessment, the portions of Santa Clara County that have the highest concentrations of children with disabilities are not closely aligned with areas with the highest proficiency schools. This is true both at a regional and cross-jurisdictional level. Children with disabilities are concentrated in San José, Campbell, parts of Mountain View and Santa Clara, and in a rural area to the southwest of Gilroy. The highest performing schools are in the West Valley – and within particular cities, especially in Mountain View, San José, Santa Clara, and Sunnyvale. Students are not easily able to transfer between school districts without changing residences, and access to high-quality programs that may not be available in their home district generally is not grounds for inter-district transfer. Disparities in school discipline also decrease access to proficient schools and to any education whatsoever. Across Santa Clara County, the suspension rate for students with disabilities is over three times the rate for students who do not have disabilities. This is a higher rate of disparity than the statewide rate. High suspension rates for students with disabilities are most prominent in the Gilroy Unified and Morgan Hill Unified school districts.

3. Access to publicly supported housing for persons with disabilities

Data from HUD show that, across jurisdictions, persons with disabilities are underrepresented in Project-Based Section 8 developments in relation to their proportion

[88] Note that the columns do not sum to the "County Total" as this total includes locations not in the eight cities examined in the table.
[89] *Download Data, supra* note 1.
[90] *Id*.

of the income-eligible populations. Because local governments in the area do not play a direct role in the administration of Project-Based Section 8 developments, for which HUD directly enters into contracts with property owners, support for fair housing organizations to engage in testing of these developments may be the most effective way of addressing this underrepresentation. This testing could help ascertain whether persons with disabilities face barriers in signing up for wait-lists.

Although the data does not reflect similar disparities for other types of publicly supported housing, low-income persons with disabilities may also have limited access to LIHTC units due to the way rents are set in those developments. In LIHTC developments, affordability is generally targeted at households making 50% to 60% of the Area Median Income. For Fiscal Year 2021, 50% of the Area Median Income for a one-person household is $58,000. That income is vastly beyond the means of most persons with disabilities in the area. According to the 2015-2019 American Community Survey, median earnings for persons with disabilities 16 years of age or older in Santa Clara County are only $31,150. Though household income is higher, LIHTC units are still likely to be out of reach for many households that include persons with disabilities.

Advocates also reported a lack of understanding of the requirement to grant reasonable accommodations among management companies operating LIHTC developments. With respect to the Housing Choice Voucher program, data from HUD do not distinguish between portable tenant-based vouchers and Project-Based Vouchers that the SCCHA has invested in certain developments. The SCCHA has programs that result in persons with disabilities comprising a significant share of the population served; however, these programs, which often focus on chronically homeless individuals, may not adequately assist persons with certain types of disabilities who do not access the service providers that refer individuals to supportive housing providers. In addition to income targeting that may leave out many persons with disabilities and the significant underrepresentation of persons with disabilities in Project-Based Section 8 housing, the most significant barrier to access to publicly supported housing for persons with disabilities is the overall shortage of such housing. That issue is discussed in more detail in connection with two other contributing factors: lack of affordable, accessible housing in a range of unit sizes, and lack of affordable, integrated housing for individuals who need supportive services.

4. Access to transportation for persons with disabilities

This contributing factor is particularly severe in Gilroy and the remainder of South County, which is part of the Santa Clara Unincorporated County. To be clear, access to transportation for persons with disabilities is not a contributing factor because of systemic problems with the policies and practices of the Valley Transportation Authority (VTA) or Caltrain. Instead, the barrier, which is closely tied to broader issues with transportation in the area, is an overall lack of public transportation, particularly outside of San José. Advocates and stakeholders reported that the VTA's bus network is spread too thin and has too few buses and/or wait times between buses to meet people's needs efficiently and effectively. In turn, those problems reduce ridership, resulting in decreased fare revenue and a justification for cutting service further. Due to their disproportionately low

incomes and the decreased likelihood of their being able to use private vehicles for transportation, persons with disabilities bear the brunt of deficiencies in the system. Lack of transportation is connected to health and employment outcomes as low-income persons with disabilities often need public transportation to get to medical appointments or to workplaces. As agencies like the San Andreas Regional Center work to increase supported employment, lack of transportation is a barrier to persons with disabilities being able to access those employment opportunities.

In South County, the problem of lack of transportation is even more pronounced due to more limited service and the inherent barrier of longer travel times to San José and other parts of northern Santa Clara County. The lack of light rail in South County puts persons with disabilities who need to travel north in a difficult position due to the high cost of riding Caltrain and the possibility that buses will be delayed by traffic. Even without delays, an end-to-end trip on the 68 Bus from Gilroy to San José pre-pandemic has a scheduled duration of one hour and 51 minutes at peak morning rush hour. This end-to-end trip is still quite long at non-peak times, lasting at least one hour and 30 minutes. Arriving in San José often is not the end of the story – veterans with disabilities, as an example, would then need to transfer to bus service to Palo Alto to reach the VA Hospital. On that end, light rail service terminates in Mountain View, so an individual's options consist of the expensive Caltrain or buses, which are vulnerable to traffic delays.

5. Admissions and occupancy policies and procedures, including preferences in publicly-supported housing

Admissions and occupancy policies and procedures, including preferences in publicly-supported housing, is a low priority contributing factor. SCCHA lists only one local preference for its Housing Choice Voucher (HCV) Program: income eligible families displaced as a result of a federally-declared disaster. Additionally, SCCHA states in its HCV Administrative Plan that it will issue an available 59 Mainstream vouchers to eligible people on the Section 8 Waiting List who have a disabled (elderly or non-elderly) head of household, spouse, and/or co-head. SCCHA receives direct applicant referrals from partnering agencies for the following programs: Chronically Homeless Direct Referral Program, Special Needs Population Direct Referral Program, and Veterans Affairs Supportive Housing Program. Those who are referred from these programs are able to bypass the Section 8 or Project-Based Voucher waiting lists. Finally, SCCHA may draw from the waiting list and/or receive direct referrals from the Community Queue for the Mainstream Voucher Program.

SCCHA also applies criminal background screening policies, which are fairly consistent with fair housing best practices. SCCHA applies a reasonable lookback period of just three years. However, their policy also states that they *may* terminate assistance "if a household member has engaged in criminal activity (by preponderance of evidence) regardless of whether the member has been arrested or convicted." Still, in determining whether to deny or terminate assistance, the Housing Authority considers a multitude of factors, including the seriousness of the case, the effect of termination on other household

members, the participation or culpability of other household members, the time elapsed, recent history, likelihood of favorable conduct in the future, etc.

6. Availability of affordable units in a range of sizes

A lack of affordable units in a range of sizes can cause overcrowding, as families are forced to share smaller units. Overcrowding is already an issue in Santa Clara County, especially among Latinx households. The 2013-2017 American Community Survey shows that Latinx households experience overcrowding at a rate of 12.44%. This is three times the rate of the next-highest group, which is Asian American or Pacific Islander households (3.67%). Considering that Latinx residents are often the largest or second-largest ethnic group within the various entitlement jurisdictions in this analysis, the problem of overcrowding is even more acute. This issue is compounded by the lack of three or more bedroom units available within the county. In the county, Santa Clara (City), Cupertino, Mountain View, Palo Alto, and Sunnyvale, the vast majority of Project-Based Section 8 units are 0-1 bedrooms. In San José, Palo Alto, and Sunnyvale, a majority of their Other Multifamily units are also 0-1 bedrooms. Gilroy is by far the most balanced, with San José also having fairly balanced Project-Based Section 8 developments with bedrooms for larger families. The upshot is that households typically need to use the HCV program if they have large families. SCCHA's HCV waiting list (and all other waiting lists) is currently closed. A breakdown of units per bedroom size is not available for publicly-supported housing in San Benito County, making up the rest of the region. However, according to 2013-2017 ACS estimates, Latinx residents face similar levels of overcrowding in San Benito County, suggesting that this is a problem throughout the Region.

7. Availability, type, frequency, and reliability of public transportation

The public transportation system in Santa Clara County has significant gaps that render existing systems, including those of the Valley Transportation Authority and Caltrain less usable to low-income individuals who are disproportionately members of protected classes. Specifically, bus service is extremely limited in many parts of the county, particularly outside of San José, with some major arterial streets lacking any service. Even where service exists, 30-minute headways or wait times between buses are common. Transportation between South County and San José can be extremely time-consuming with trip times of nearly two hours, not accounting for unexpected traffic, between Gilroy and San José. Faster forms of transportation, such as Caltrain, are often too expensive for daily use by members of protected classes, and the Valley Transportation Authority's light rail system is limited in scope, not traveling past Mountain View to Palo Alto, not connecting to Cupertino, and not connecting to South County.

In the unincorporated areas of Santa Clara County, the areas lacking high quality transportation include Loyola, Lexington Hills, and East Foothills. The lack of transportation in these affluent areas has a greater burden on those in the workforce trying to access these areas more than the residents.

8. Community Opposition

White residents represent a narrow plurality of the residents of the County,[91] which is comprised mostly of Democrats.[92] However, despite the demographic diversity and surface-level liberal political leanings of Santa Clara County, both news reports and resident interviews demonstrate that community opposition remains a barrier to fair housing in the County.

While some funding and projects for affordable housing have been approved in Santa Clara County,[93] many such initiatives have been met by organized community opposition. For example, a planned residential development on the site of a former mall in Cupertino that would provide thousands of new units of housing was stymied by a lawsuit filed by a "Friends of Better Cupertino" to stop construction.[94] Though the plaintiffs did not prevail, continuing opposition may make affordable housing in the city "financially infeasible."[95]

Moreover, Cupertino is far from the only locality to oppose affordable housing efforts. In San José, a developer-backed proposal that weakened the Ellis Act that now requires reinstalling fewer rent controlled units in a new building after the previous one was demolished has led to worries that low-income renters will be pushed out.[96] And in Palo Alto, a plan to provide teachers with affordable housing was met with massive community resistance.[97] This follows a prior history of opposition to affordable housing in the city, including the resounding rejection of a 60-unit affordable housing complex in a 2013 voter referendum.[98]

On September 15, 2022, the California Renters Legal Advocacy & Education Fund (CaRLA) filed against Santa Clara County, alleging that the County violated the Housing Crisis Act of 2019 when it downzoned a residential neighborhood immediately adjacent

---

[91] *QuickFacts: Santa Clara County, California*, UNITED STATES CENSUS BUREAU, https://www.census.gov/quickfacts/santaclaracountycalifornia (last visited Jan. 21, 2020).
[92] Eric McGhee and Daniel Krimm, *California's Political Geography*, PUBLIC POLICY INSTITUTE OF CALIFORNIA (Feb. 2012), https://www.ppic.org/publication/californias-political-geography/ (finding Santa Clara residents overwhelmingly vote for democratic presidential candidates and describe their views on policy as "liberal").
[93] Nicholas Chan, *Santa Clara County Approves $33 Million for Pair of Affordable Housing Developments*, SAN JOSÉ INSIDE (Oct. 25, 2019), https://www.sanjoseinside.com/2019/10/25/santa-clara-county-approves-33-million-for-pair-of-affordable-housing-developments/.
[94] Jody Meacham, *A Judge Has Heard the Vallco Housing Project Case. What Now?*, SILICON VALLEY BUS. J. (Dec. 20, 2019), https://www.bizjournals.com/sanjose/news/2019/12/20/vallco-housing-sb-35-lawsuit.html.
[95] Meacham, *supra* note 4.
[96] Nadia Lopez, A Split San José City Council Votes to Weaken Rent Control Law, SAN JOSE SPOTLIGHT (Nov. 5, 2019), https://sanjosespotlight.com/a-split-san-jose-city-council-votes-to-weaken-rent-control-law/
[97] Dana Goldstein, *The Fight to Keep Teachers in Tech Hubs From Being Priced Out*, N.Y. TIMES (Jan. 4, 2019), https://www.nytimes.com/2019/01/04/us/teachers-priced-out-tech-hubs.html (with residents saying "low-income housing doesn't belong" in the area).
[98] Kevin Forestieri and Mark Noack, *Regulations, Residents Often Hamper Affordable Housing*, MOUNTAIN VIEW VOICE (Aug. 5, 2016), https://www.mv-voice.com/news/2016/08/05/regulations-residents-often-hamper-affordable-housing.

to Stanford University.[99] The Upper San Juan neighborhood, an affluent residential area featuring large single-family homes on large lots, is located in unincorporated Santa Clara County.

9. Deteriorated and Abandoned Properties

For the most part, the high demand for housing in Santa Clara County[100] ensures that housing is turned over and rehabilitated frequently. This demand has created gentrification that, in turn, has led to a rapid increase in high-end, luxury buildings replacing deteriorated older housing – creating cost difficulties for existing neighborhood residents but ensuring that housing stock is rarely on the market long enough to become deteriorated or abandoned.[101] County programs also specifically work to target any deterioration and/or abandonment.[102] That said, the more rural areas of the County – for instance, unincorporated tracts of Santa Clara County – are more likely to contain deteriorated properties given increased population movement towards cities and suburbs within the County.[103]

These conditions appear roughly comparable with the larger Region, On the one hand, San Benito County housing stock, in the aggregate, has been more recently built than that of Santa Clara County.[104] However, there are indications that San Benito County has struggled more than Santa Clara County to maintain existing housing[105] – indicating that while Santa Clara County's housing may be relatively older, there have also been more resources devoted to keeping said housing in non-deteriorating condition.[106] At the least, there is no indication that Santa Clara County has a problem with deterioration or abandoned housing in excess of what exists in the broader Region.

[99] CaRLA is Suing Santa Clara County over NIMBY Zoning, September 23, 2022, https://calhdf.org/wp-content/uploads/2022/09/CaRLA-Sues-Santa-Clara-County.pdf
[100] COUNTY OF SANTA CLARA, HOUSING ELEMENT UPDATE 2015-2022, 29 (2014), https://www.sccgov.org/sites/dpd/DocsForms/Documents/HealthElement_2015_Adopted_Final.pdf.
[101] Bruce Colbert, *Resolving California's Housing and Homeless Crisis*, NEW GEOGRAPHY (Nov. 15, 2018), https://www.newgeography.com/content/006142-resolving-californias-housing-and-homeless-crisis (discussing the effects of gentrification, including reductions in deteriorated housing).
[102] COUNTY OF SANTA CLARA, *supra* note 1, at 54 (discussing targeted efforts to reduce deterioration as part of a broader county-wide affordable housing plan).
[103] *Id*. at 74 (noting that county inspectors, while inspecting housing in unincorporated Santa Clara County, found property conditions including "broken and boarded windows, dilapidated exteriors, deteriorated roof conditions, and evidence of structural damage").
[104] *Compare id*. at 73 (finding that 32.2% of Santa Clara County housing has been built since 1980), *with* SAN BENITO COUNTY: HOUSING ELEMENT 2014-2023, 5-21 (2016), http://www.cosb.us/wp-content/uploads/2014-2023_Sec5_San_Benito_County_Housing_Element_2016-04-12_BoS_adopted.pdf (finding that 58.5% of San Benito housing stock has been built since 1980).
[105] *See* SAN BENITO COUNTY, *supra* note 5, at 5-22 (noting "low staffing" in the Code Enforcement division in San Benito as a barrier to responding to public complaints of deteriorated housing).
[106] *See* COUNTY OF SANTA CLARA, *supra* note 1, at 150 (noting no similar complaints, and detailing efforts – including raising the numbers of code inspectors and implementing an improved enforcement-tracking system – to further strengthen monitoring of deteriorating housing).

10. Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking

California state law protects victims of domestic violence, sexual assault, stalking, human trafficking, or abused elder or dependent adult who terminates their lease early.[107] The tenant must provide written notice to the landlord, along with a copy of a temporary restraining order, emergency protective order, or protective order that protects the household member from further domestic violence, sexual assault, stalking, human trafficking, or abuse of an elder or dependent adult. Alternatively, proof may be shown by submitting a copy of a written report by a peace officer stating that the victim has filed an official report, or documentation from a qualified third party acting in their professional capacity to indicate the resident is seeking assistance for physical or mental injuries or abuse stemming from the abuse at issue. Notice to terminate the tenancy must be given within 180 days of the issuance date of the qualifying order or within 180 days of the date that any qualifying written report is made.

As part of the community engagement process, a domestic violence survivors focus group was assembled. California state law provides strong protections for survivors of domestic violence and related abuses. Additionally, the focus group described policy and housing market barriers that they had faced. One of the main concerns expressed by the focus group was that if someone choses to leave their abusive partner, the tight housing market and high prices in the area could pose their own challenges, even if direct discrimination based on their status as domestic violence survivor, for example, would not play a direct role. Additionally, the focus group expressed concerns that the VISPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool) might be flawed.

11. Displacement of residents due to economic pressures

There are high levels of displacement of low-income residents, who are disproportionately likely to be Black or Latinx, at a countywide level and in specific cities throughout Santa Clara County. Rising housing costs that have outpaced income growth among low-income workers have contributed to this trend. Although displacement has been significant, it has not taken the form of decreases in the absolute number of residents of a particular racial or ethnic group. Instead, there has been a relative decline in Latinx and Black population, with each group comprising a smaller proportion of an increasingly populous area. This relative decline does not necessarily mean that displacement has occurred, but there is substantial evidence that it has. Specifically, nearly all stakeholders consulted in the community engagement process discussed the problem of rampant displacement; newcomers of the same racial and ethnic groups moving to the area are likely partially offsetting what might otherwise appear to be group population decline; and the birth of children is likely doing so, as well. The tables below show, for Santa Clara County and the seven participating cities, change in the percentage and absolute number of residents who are Latinx, Black, or Vietnamese since 2010.

[107]https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1946.7

Table 46: Change in Latinx Population 2010 to Present, Santa Clara County and Selected Cities, 2013-2017 American Community Survey 5-Year Estimates

Geography	2010 Census, Total Population, Latinx	2010 Census, % of Population, Latinx	2013-2017 ACS, Total Population, Latinx	2013-2017 ACS, % of Population, Latinx
Santa Clara County	479,210	26.9%	498,253	26.1%
Cupertino	2,113	3.6%	2,347	3.9%
Gilroy	28,214	57.8%	32,820	60.6%
Mountain View	16,071	21.7%	14,586	18.2%
Palo Alto	3,974	6.2%	4,865	7.3%
San José	313,636	33.2%	330,827	32.3%
Santa Clara	22,589	19.4%	21,371	17.1%
Sunnyvale	26,517	18.9%	25,174	16.6%

The data shows that at the countywide level, as well as in four of the five cities with the highest concentrations of Latinx residents, the percentage of Latinx residents has fallen in recent years. Moreover, in Mountain View, Santa Clara, and Sunnyvale, the absolute number of Latinx residents has decreased. Gilroy, along with cities outside of Santa Clara County, including some as far away as the Central Valley, is a somewhat frequent destination of households that can no longer afford to live in the central and northern portions of Santa Clara County. In part because of their longer history of high housing prices, Cupertino and Palo Alto had fewer low-income Latinx residents who were vulnerable to displacement than did other cities. Latinx residents in those two cities also tend to have higher incomes than Latinx residents of other cities in the county. According to the 2013-2017 ACS, the median household income for Latinx households in Cupertino ($94,167) is 36.3% higher than countywide ($69,052). In Palo Alto, the median household income for Latinx households is 14.3% higher than countywide.

As additional context, it is important to view decreases, whether relative or absolute, in the Latinx population of communities within Santa Clara County in the context of national and statewide trends toward increasing Latinx population. Between the 2010 Census and the 2013-2017 ACS, the Latinx population of California grew from 14,103,719 (37.6%) to 15,105,860 (38.8%). Rapidly increasing housing costs in places like Santa Clara County mean that that growth is occurring in places, like the Central Valley, that are comparatively isolated from well-paying jobs, healthy environmental conditions, and access to opportunity more broadly.

Table 47: Change in Black Population 2010 to Present, Santa Clara County and Selected Cities, 2013-2017 American Community Survey 5-Year Estimates

Geography	2010 Census, Total Population, Black Alone, Not Latinx	2010 Census, % of Population, Black Alone, Not Latinx	2013-2017 ACS, Total Population, Black Alone, Not Latinx	2013-2017 ACS, % of Population, Black Alone, Not Latinx
Santa Clara County	42,331	2.4%	45,479	2.4%
Cupertino	322	0.6%	295	0.5%
Gilroy	709	1.5%	799	1.5%
Mountain View	1,468	2.0%	1,319	1.6%
Palo Alto	1,131	1.8%	808	1.2%
San José	27,508	2.9%	29,147	2.8%
Santa Clara	2,929	2.5%	4,242	3.4%
Sunnyvale	2,533	1.8%	2,403	1.6%

The Black population in Santa Clara County has historically been much lower than in other parts of the Bay Area. That, in itself, is partially the product of a legacy of intentional discrimination in the housing market. Although there have been some areas, particularly in east San José, that have had relative concentrations of Black residents, these neighborhoods (approximately 10-12% Black as of the 1990 Census) did not have the degree of concentration present in Richmond's Iron Triangle, West Oakland, or San Francisco's Western Addition. Accordingly, the scale of displacement has been different from displacement of Santa Clara County's historically larger Latinx population. Nonetheless, between 2010 and the 2013-2017 ACS, most of the participating cities saw decreases in Black population concentration, and four cities in the north of the county had decreases in the absolute number of Black residents.

Table 48: Change in Vietnamese Population 2010 to Present, Santa Clara County and Selected Cities, 2013-2017 American Community Survey 5-Year Estimates

Geography	2010 Census, Total Population, Vietnamese	2010 Census, % of Population, Vietnamese	2013-2017 ACS, Total Population, Vietnamese	2013-2017 ACS, % of Population, Vietnamese
Santa Clara County	125,695	7.1%	134,546	7.0%
Cupertino	745	1.3%	626	1.0%
Gilroy	464	1.0%	293	0.5%
Mountain View	694	0.9%	748	0.9%
Palo Alto	401	0.6%	752	1.1%
San José	100,486	10.6%	108,110	10.6%
Santa Clara	4,498	3.9%	4,332	3.5%
Sunnyvale	3,030	2.1%	2,626	1.7%

Data reflecting the Vietnamese population in Santa Clara County, which has the lowest income levels and therefore highest displacement risk among the four largest Asian

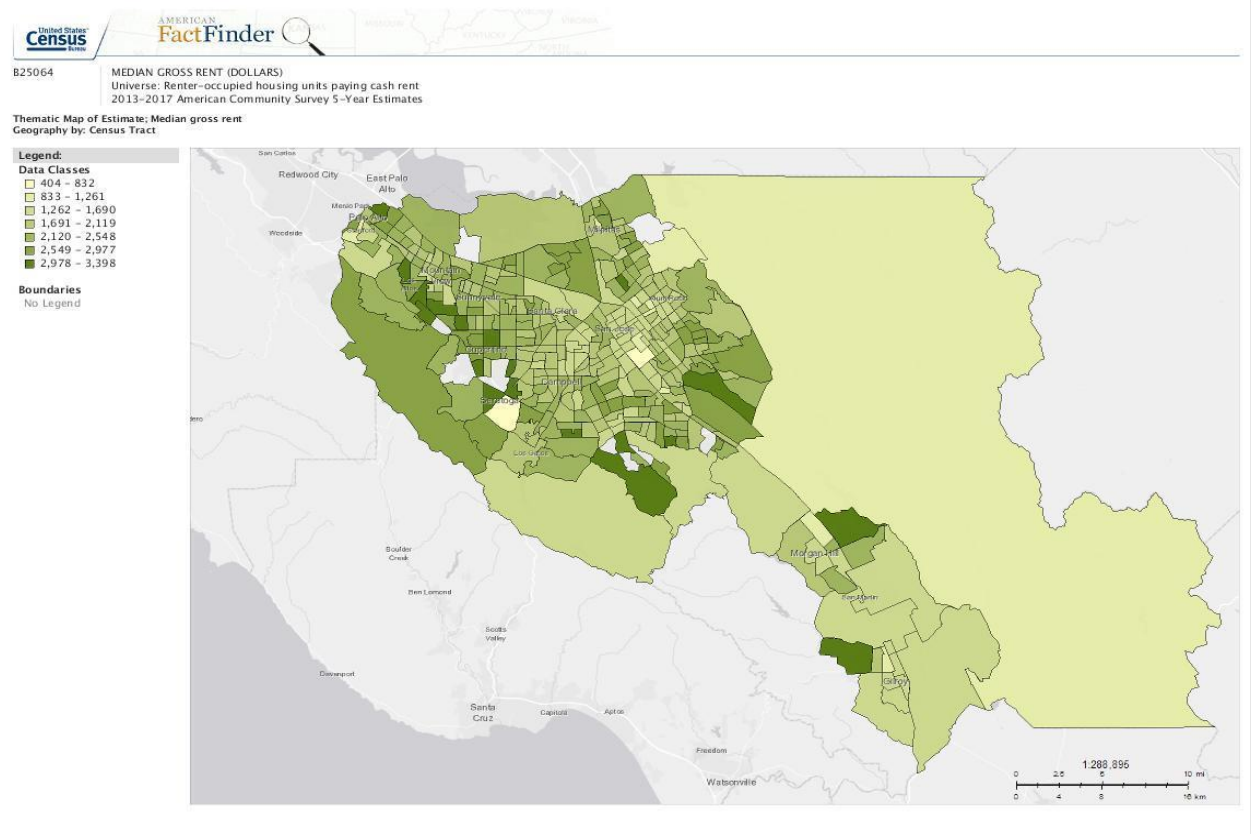
ancestry groups in the county (Chinese, Indian, and Filipino in addition to Vietnamese), is more ambiguous but does point towards the likelihood of some hyper-localized displacement as well as the future risk of more widespread displacement. The proportion and absolute number of Vietnamese residents fell in four participating cities (Cupertino, Gilroy, Santa Clara, and Sunnyvale) while both increased in one (Palo Alto) and the number increased while the percentage was flat in two more (Mountain View and San José). This occurred while Asian population more generally was increasing significantly with population gains concentrated in other groups. Between the 2010 Census and the 2013-2017 ACS, the Indian population of Santa Clara County grew from 6.6% to 8.8%, and the Chinese population grew from 8.6% to 9.6%. The areas where localized displacement of Vietnamese residents is most likely to be occurring are areas immediately to the north, east, and south of downtown San José. The farther a neighborhood in east San José is from downtown, the lower the displacement risk is at this point in time.

The relationship of displacement to economic pressures in Santa Clara County and the participating cities is straightforward. There has been tremendous job growth in the county, including a large proportion of high-paying jobs in the technology sector. Housing production, whether for market-rate housing or affordable housing, has not kept pace, causing high-wage workers to bid up the cost of scarce housing. According to an analysis of 2017 ACS data by Silicon Valley @Home, only three municipalities in Santa Clara County – the affluent bedroom communities of Los Altos Hills, Monte Sereno, and Saratoga – have more housing units than they do jobs. Several cities – including Milpitas, Mountain View, Palo Alto, and Santa Clara – have more than twice as many jobs as they do housing units. At the same time, housing unit production has not been concentrated in the areas where housing-jobs imbalance has been most extreme with more development occurring in San José, which has a more modest imbalance. Although the regional effects of this production on affordability may be positive, the localized effects in low-income communities of color have dramatically increased housing costs.

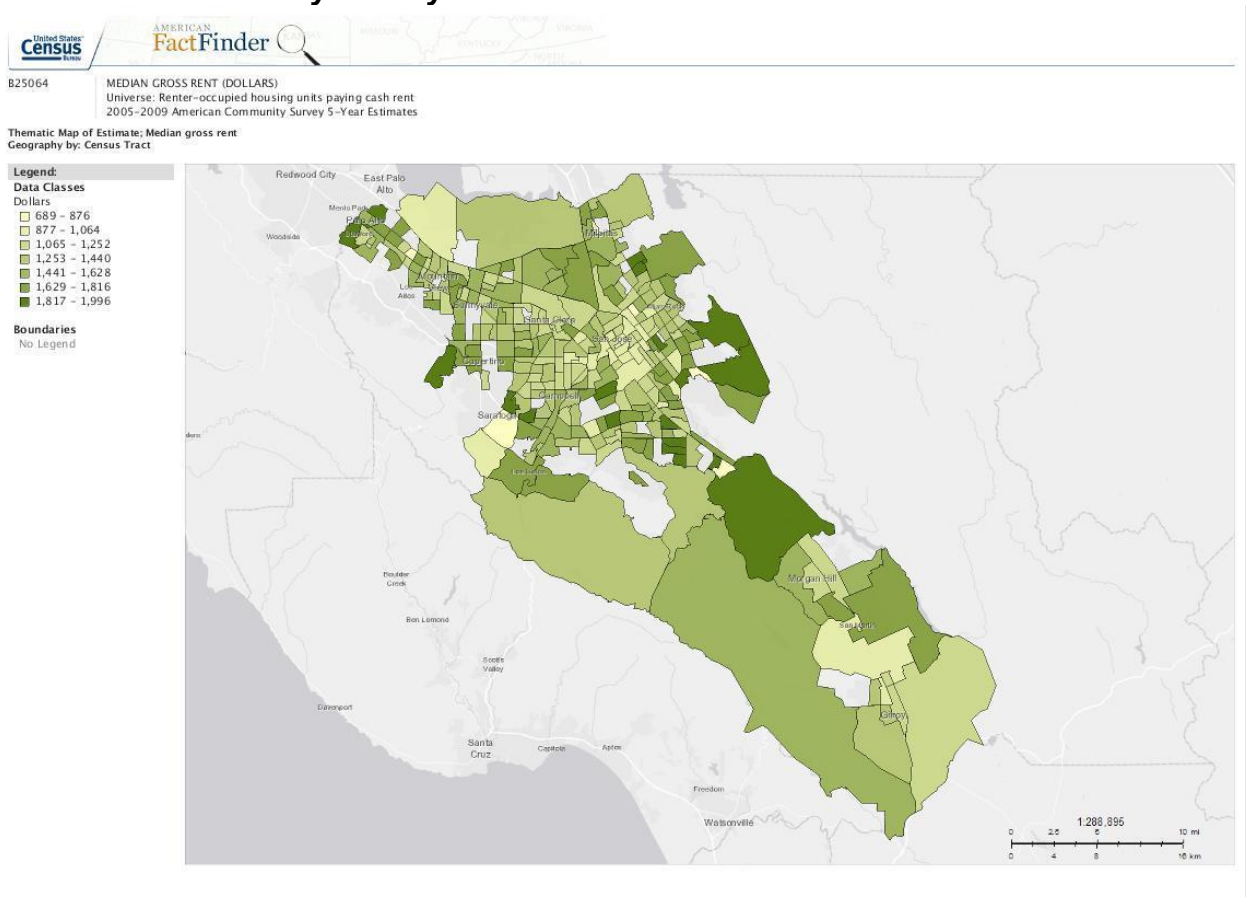
The two maps that follow illustrate the phenomenon of increased housing costs in downtown San José and east San José, in particular. The first map reflects 2013-2017 ACS data for median gross rents by census tract while the second shows 2005-2009 ACS data. In the first map, most census tracts in downtown San José and east San José are in the third shaded band, reflecting median gross rents of $1,262 to $1,690.[108] In the second map, more census tracts fall in the second band, reflecting median gross rents of $877 to $1,065. This shows a significant increase in rents over an eight-year period that has no corollary with the income levels of residents of these neighborhoods.

[108] Note that these are lower than current market rents due to the time lag between the 2013-2017 ACS and the effect of rent control on rents paid by long-time tenants.

Map 46: Median Gross Rent by Census Tract in Santa Clara County, 2013-2017 American Community Survey 5-Year Estimates



Map 47: Median Gross Rent by Census Tract in Santa Clara County, 2005-2009 American Community Survey 5-Year Estimates



12. Impediments to mobility

As discussed in connection with the quality of affordable housing information programs contributing factor, there are only isolated mobility counseling programs targeted to certain special populations operating within the Region. SCCHA uses separate waiting lists for its various affordable housing programs.

Additionally, Santa Clara County utilizes exception payment standards to bring more apartments in high opportunity areas within reach of Housing Choice Voucher holders. For example, at the time the payment standard for a one-bedroom unit was examined, it was $2,458. A Zillow search conducted during this same time revealed over 350 advertised units within that price range. The payment standard for a two-bedroom unit at the time was $2,970. A Zillow search revealed over 500 available units under that price.

San José has an existing source of income ordinance, and similar protections were recently adopted statewide. SCCHA has a policy of absorbing all incoming vouchers porting into the County. This Assessment did not reveal that voucher holders faced any barriers to exercising their rights within the portability process. Regionally, since Santa Clara County's population and housing stock are so much larger than San Benito

County's, the ease of porting into Santa Clara County, as opposed to porting into San Benito, is the more important question.

13. Inaccessible public or private infrastructure

A number of jurisdictions in the County have an Americans with Disabilities Act (ADA) Transition Plan for Public Right of Way, which evaluate existing public facilities and right-of-way areas for compliance with the ADA. Facilities under evaluation include parks, sports fields, emergency services buildings and cultural destinations. The right-of-way elements under examination include sidewalks, curb ramps, crosswalks, traffic signals and intersections, pedestrian bridges, and trails. Additionally, access to the jurisdictions' websites is also evaluated to make sure that they are user-friendly.

14. Inaccessible government facilities or services

This Assessment did not reveal current information about inaccessible government facilities or services. Santa Clara County has a policy to make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services and activities. The County has a coordinator of programs for people who have disabilities to accommodate those requiring an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity. The coordinator also handles complaints that a program, service or activity is not accessible to persons with disabilities. The County does not charge individuals with disabilities to cover the cost of providing auxiliary aids and services or reasonable policy modifications.

15. Lack of access to opportunity due to high housing costs

The median home value within Santa Clara County is $1.49 million as of September, 2023, according to Zillow. Home values have decreased by 5.7% over the past year.[109] Housing costs are severely burdensome across the state of California, but particularly so in Santa Clara County. To afford housing, workers may need to buy homes that are far away from their workplaces, impacting access to both employment and transportation. Median home purchase costs in the County are double the state average. The median income in the County does closely track that trend, compared to the statewide median income. Asian American or Pacific Islander and white residents far out-earn their Latinx and Black neighbors, making home purchase much more feasible for those racial/ethnic groups. The gap between median rental costs in the County versus statewide is much smaller than the home purchase gap. Since Latinx and Black residents are much more likely to have lower incomes in Santa Clara County, they are more likely to be renters, and the high overall rental costs in the state further constrain their options.

The most significant housing challenge in the unincorporated county is cost burden. In the unincorporated county, concentrations of renters are located near San Jose municipal

[109] https://www.zillow.com/home-values/13713/santa-clara-ca/

boundaries, within the Stanford CDP, within the San Martin CDP, and, to a lesser extent, stretching from Cambrian Park to Burbank.

San Benito County, which makes up the balance of the Region, has much lower costs to own and rent housing, with a correspondingly middling median income for its residents. The extent to which San Benito County contributes to a lack of access to opportunity due to high housing cost in the Region is not a serious concern.

16. Lack of affordable, accessible housing in a range of unit sizes

As noted throughout this Assessment, high and rising housing costs are a major problem across the area. As a result, there is extremely limited unsubsidized housing that is affordable to low-income households, disproportionately including persons with disabilities, and the need for publicly supported housing is extremely high. Santa Clara County has taken steps to address this through the passage of the Housing Bond, and multiple cities have actively helped with its implementation. A lack of zoned lands for multifamily housing remains a major problem in some others. The problem is particularly prevalent in Cupertino, Palo Alto, and other affluent cities in the West Valley. When the County has facilitated affordable housing development through its Supportive Housing Development Fund, developments have contained accessibility features and have included significant set-asides of units for permanent supportive housing. A large majority of these units, however, have been SRO, studio, and one-bedroom units. For low-income persons with disabilities who need the services of a live-in aide or reside in family households, these unit sizes may make it difficult for these residents to secure this affordable and accessible housing opportunities.

17. Lack of affordable in-home or community-based supportive services

Because the infrastructure for the provision of supportive services is generally administered at the county or regional level, the main system gaps apply to all jurisdictions involved in this Assessment. Due to the absence of any waiting list for Home and Community-Based Services for persons with developmental disabilities, this issue primarily affects people with psychiatric disabilities. A robust array of services, including the most intensive models of community-based services like Assertive Community Treatment, are available. Nonetheless, many people have trouble accessing needed services, and service providers are not always able to reach vulnerable populations through street outreach. Although BHSD funds three outpatient services providers in South County, there is still a lower density of services in that are than in the northern part of the county. Individuals with serious mental illness living in rural parts of South County, such as in farmworker housing, face particular barriers to accessing in-home or community-based supportive services. Additionally, across types of disabilities, undocumented adults face barriers due to federal restrictions of Medicaid assistance for undocumented people. The California Legislature has approved state funding for Medi-Cal services for undocumented people until they reach the age of 26, a critical investment that exceeds that of any other state, but there remains a funding gap for services for most undocumented adults.

18. Lack of affordable, integrated housing for individuals who need supportive services

As discussed at length throughout this Assessment, there is a large overall shortage of affordable housing that is particularly severe in the Cupertino, Palo Alto, and other affluent cities in the West Valley that are part of the Unincorporated County. Without more overall affordable housing, it is impossible to provide more affordable, integrated housing for individuals who need supportive services. For example, if there is a policy of setting aside a certain percentage of affordable units for supportive, the number of units that policy yields will be much higher if total affordable housing development is greater. Additionally, if there is a policy giving persons with disabilities preference for Housing Choice Vouchers, that policy will only go so far if there are not enough units (frequently LIHTC units) in which to use those vouchers.

19. Lack of assistance for housing accessibility modifications

Jurisdictions in Santa Clara County generally provide funding for accessibility modifications through sub-grants of federal funds to Rebuilding Together or Habitat for Humanity. These programs have a demonstrated track record of success, but they are also over-subscribed. There are more persons with disabilities needing accessibility modifications (and other low-income people needing home repair and rehabilitation) than there is funding available. Additionally, these programs generally target low-income homeowners, which means that there is a gap relating to accessibility modifications for low-income renters in structures that are not covered by Section 504's (which could require the housing provider to pay for the cost of modifications). For low-income persons with disabilities residing in single-family rentals, rent-controlled apartments, and other housing that is not publicly-supported, their landlords do not have a legal obligation to pay for modifications. These tenants are unlikely to have the resources to be able to pay for modifications themselves. Both expanding the amount of money available for accessibility modifications through existing programs and allowing for the use of funds in rental housing under certain circumstances would increase the integration of persons with disabilities by enabling them to live in community-based settings rather than having to move to institutional settings like nursing homes.

20. Lack of assistance for transitioning from institutional settings to integrated housing

The Silicon Valley Independent Living Center provides robust services to individuals transitioning from institutional settings to integrated housing. Strengthening their existing programs would help foster increased community integration for persons with disabilities. Although homelessness is not technically an institutional setting, stakeholders, including individuals with lived experience of homelessness, expressed a need for more services to help formerly homeless individuals, a population that disproportionately includes persons with disabilities, adjust to life in permanent supportive housing. Ideas for such services, which must be voluntary, included classes on grocery shopping, cooking,

housekeeping, and managing interpersonal relationships with fellow residents and staff in addition to services more directly tied to individuals' specific disabilities and health conditions.

21. Lack of community revitalization strategies

The County and its jurisdictions dedicate significant time and funds to community revitalization. This includes working with developers to improve communities in need, but also more unilateral efforts. The County set aside $14.5 million in funding to preserve Buena Vista Mobile Home Park, a community of 400 low- and very-low-income residents. County partners are studying redevelopment strategies for this community and preserve it as affordable housing for its hundreds of residents while upgrading infrastructure and improving housing conditions.[110] The County is also considering efforts to transform county fairgrounds to a public space with several entertainment features.[111] The state dissolved redevelopment agencies in 2011 following reports of waste and underperformance, leading jurisdictions to have to take on costs incurred by these agencies.

22. Lack of local private fair housing outreach and enforcement

The fair housing organizations operating in Santa Clara County include Bay Area Legal Aid, Project Sentinel, Law Foundation of Silicon Valley, Senior Adults Legal Assistance, Asian Law Alliance, and Community Legal Services in East Palo Alto. These groups provide legal advice and representation on housing matters to low-income individuals, with additional exceptions restricting clientele (e.g., restricted to seniors, etc.) based on the organizations' missions. There may be a gap in this network of organizations when it comes to people with disabilities experiencing housing issues. Participants in community engagement sessions have reported widespread issues regarding reasonable accommodations for people with disabilities. For people with disabilities who are not income-eligible, it can be difficult to gain representation or legal advice regarding their reasonable accommodation – because although these cases may be fee generating, they are not especially complex. Therefore, people who are not income-eligible may have difficulty finding representation to pursue this issue. Elsewhere in the Region, some local private fair housing outreach and enforcement is provided by organizations such as California Rural Legal Assistance, which has an office in Hollister serving San Benito County and Santa Cruz County. Overall, it seems that there are less reported housing complaints arising out of San Benito County, due in part to its much smaller population. Nevertheless, it seems clear that there are far fewer organizations and resources to provide fair housing enforcement in San Benito.

[110] https://www.sfgate.com/news/bayarea/article/County-To-Continue-Revitalization-Of-Buena-Vista-14545996.php
[111] https://www.mercurynews.com/2019/10/08/newest-ideas-for-revitalizing-county-fairgrounds-gets-supervisors-support/

23. Lack of local public fair housing outreach and enforcement

The statewide agency enforcing fair housing laws is the California Department of Fair Employment and Housing (DFEH). Residents may submit complaints to the agency, which they will investigate and determine whether or not the complainant has a right to sue. Community engagement has indicated that advocates prefer to file complaints with HUD over DFEH, because the intake process can be lengthy. DFEH tends to have a high volume of cases, with advocates reporting intake interviews sometimes taking place up to four months after filing a complaint. There has also been inconsistent reporting among various investigations. DFEH tends to achieve better results if there is more evidence provided upfront, and/or if the site of the complaint is near their offices. The Region is made up of Santa Clara County and San Benito County. According to DFEH's 2018 Annual Report, there were 10 complaints received from San Benito County, compared to over 600 from Santa Clara County, which discrepancy is largely accounted for by the disparate populations of the two counties. So, while the problems may be similar, the effect is likely lessened in San Benito County due to their lower population level and far fewer reported civil rights violations.

24. Lack of local or regional cooperation

The County serves as a hub for facilitating coordination around fair housing and affordable housing among its cities. The Cities Association of Santa Clara County (CASCC) is an association of the fifteen cities in the county that works collectively to discuss and find solutions on affordable housing issues at a regional level. Additionally, the Santa Clara Valley Transportation Authority (VTA) provides bus, light rail, and paratransit services throughout the county. However, we note that the regional public transportation system falls far short of connecting residents to job centers and is often not a viable option for residents of communities of color seeking higher wage jobs in the technology centers of Cupertino, Mountain View, Palo Alto, Santa Clara, and Sunnyvale.

The one area where lack of local or regional cooperation plays a more pronounced role is with respect to access to proficient schools. There are eight different school districts within Santa Clara County, and the consolidation of those districts would make it easier for students living in areas with lower performing schools, disproportionately Latinx areas in particular, to attend higher performing schools.

25. Lack of meaningful language access for individuals with limited English proficiency

Using HUD's four factor analysis, SCCHA has identified Spanish and Vietnamese as the primary languages that rise to the required threshold for interpretation and translation services. Vital Vietnamese language client documents must be translated. The current number of participants who speak Spanish as their primary language does not trigger written translation of vital documents; nevertheless, SCCHA management requested that all vital client documents continue to be translated into Spanish based on a four-factor analysis completed in 2005. Additional languages identified that did not rise to the level

of required written translation were Mandarin, Russian, Farsi, and Korean. Even so, LEP individuals who speak these languages are entitled to telephone or in-person interpretation services for all vital written agency documents and interactions with staff. According to community engagement sessions with the Asian Law Alliance, the two key languages in Santa Clara County are indeed Spanish and Vietnamese. However, advocates also expressed that Mandarin may be a necessary addition to SCCHA's LEP plan.

26. Lack of Private Investment in Specific Neighborhoods

Santa Clara County receives a high level of private investments overall in its neighborhoods, but levels of investment are inconsistent across the County. Many major tech companies in the County dedicate significant funding to investing in and improving opportunities for housing for their employees, but this has not always translated into the development of more affordable housing. That may be starting to change through major new initiatives, and proposed priority 1.b in this Assessment is responsive to the need for greater private investments in affordable housing Santa Clara County and the Region.

28. Lack of resources for fair housing agencies and organizations

Santa Clara County has a wealth of private fair housing enforcement organizations, many of which are at least partly funded by entitlement cities and the County. Multiple fair housing organizations in the County receive or have received Fair Housing Initiative Program (FHIP) funds from HUD, and also benefit from Community Development Block Grant funds. Participants in the community engagement process have reported that it can be difficult to hire and/or retain staff due to the high cost of living in the area. Across the various fair housing organizations in the County, each has a particular focus. Participants from community engagement reported that the Law Foundation of Silicon Valley focuses on evictions, Bay Area Legal Aid focuses on subsidized housing, Asian Law Alliance does some fair housing work but focuses mostly on San José administrative hearings, and SALA is only able to take on a small caseload. The Region has far more fair housing agencies and organizations in Santa Clara County than in San Benito County. The lower population of San Benito should, in theory, correspond to a decrease in relative need, but the lack of resources, translating into a lack of organizations, seems clear in San Benito County as well. Overall, it seems clear that the diverse group of fair housing organizations work hard to fill the various fair housing outreach and enforcement needs, but that lack of resources is still a pressing issue in the County and the Region.

29. Lack of State or Local Fair Housing Laws

Lack of state or local fair housing laws is a low priority contributing factor. California recently passed statewide source of income protections, in addition to existing source of income protection in San José. California also has a robust set of statewide antidiscrimination laws, including the Unruh Civil Rights Act, Ralph Civil Rights Act, Bane Civil Rights Act, the Fair Employment and Housing Act, California Civil Code Section 1940.3, and Government Code Sections 11135, 65008, and 65580-65589.8. Whether

complaints regarding these laws can be fully and timely pursued, however, is a different matter. Advocates have commented approvingly on recent changes to unlawful detainer laws, which increased the time period from five calendar days to five business days. Advocates also reported that they would like to see more enforcement of Apartment Rent Mediation in San José, expressing a worry that sometimes landlords do not comply with the result. The City of San José's Housing Department gets copies of eviction notices in San José, and it may move forward with reporting and/or analysis of those results. Given the comprehensive nature of statewide fair housing laws, which apply equally throughout the region, there are no meaningful differences to comment upon between the entitlement jurisdictions.

30. Land use and zoning laws

Land use and zoning laws play a significant role in a variety of fair housing issues. Specifically, overly restrictive zoning that suppresses the production of affordable housing, in particular, and housing more generally leads to disproportionately high rates of housing cost burden and overcrowding among some racial and ethnic groups as well as persons with disabilities. Additionally, when communities that are predominantly white and disproportionately higher income levels have restrictive zoning in comparison to other parts of their respective cities or regions, that can exacerbate patterns of residential racial segregation. Conversely, when low-income communities of color are not adequately buffered from heavy polluting industrial land uses by zoning and land use controls, that can contribute to racial disparities in health outcomes. Below, there is an analysis of the fair housing ramifications of land use and zoning laws in the Unincorporated County and the Region.

Unincorporated County

Most of the Unincorporated County's zoning is agricultural or conservation. The exceptions include the Urban Islands surrounded by the City of San Jose, the Stanford Area Specific Plan, and San Martin. Generally, the n Islands and Stanford allow for a mix of housing, including multifamily housing. More details can be found in Chapter 1.

Region

This Assessment does not include as granular of an analysis of the zoning and land use policies of the municipalities that comprise the incorporated parts of the county, including Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga. Several of these communities, however, have among the most restrictive zoning and land use policies in Santa Clara County as well as the most heavily white populations, the lowest Latinx and Vietnamese populations, and the highest access to certain types of opportunity including proficient schools. Specifically, consistent with their zoning, Los Altos Hills and Monte Sereno have virtually no multifamily housing. Los Altos and Saratoga have some multifamily housing but much less than in most communities in the Unincorporated County. Campbell, Los Gatos, and Morgan Hill, by contrast, have comparatively inclusive zoning. It is also notable that, in many of these communities,

proportionally more land zoned for single-family housing has large lot requirements than in other cities in the county. For example, the absolute minimum lot size in R-1 districts in Saratoga is 10,000 square feet (just one under ¼ acre), and many parcels require much larger lots of as large as approximately one-acre. Thus, the smallest minimum lot size for single-family homes in Saratoga is nearly twice as large as the predominant form of single-family zoning in San José. S.B. 9, which the California Legislature passed in 2021, which legalized duplexes and lot splits that – in tandem with the legalization of duplexes – enable fourplexes on most single-family-zoned parcels. It is too early to tell how much development this will lead to in the Unincorporated County and what the price point of that development will be.

31. Lending discrimination

The data below show that white and Asian applicants are far more likely to be successful in getting a loan approved, and less likely to be given a subprime loan, than Black or Latinx applicants across each category of loan in Santa Clara County. The differential rates vary across category and across racial/ethnic group, but for the most part, the difference between the highest and lowest percentage in each category fits into the commonly accepted 4/5ths disparate impact test.[112] Under that test, if the selection rate for a group is less than 4/5 (or 80%) that of another group, that is suggestive of a disparate impact. Therefore, this should be treated as a significant disparate impact across the racial/ethnic groups.

Table 49: Percentage of Loan Applications Resulting in Originated Loans by Race or Ethnicity and Loan Purpose in Santa Clara County, 2014-2017 Home Mortgage Disclosure Act Data

Race or Ethnicity	Home Purchase	Refinancing	Home Improvement
White, Not Latinx	70.34%	62.50%	66.63%
Black, Not Latinx	61.65%	49.98%	55.43%
Asian, Not Latinx	70.27%	64.88%	62.11%
Latinx	57.84%	50.51%	52.68%

Across home purchase, refinancing, and home improvement, the percentage of originated loans for white and Asian residents tend to cluster on the high end of the spectrum, with the percentage of originated loans for Black and Latinx clustered at the bottom. The largest gap between the highest and lowest percentages of originated loans in a category is about 14. Using the 4/5ths test, the difference between Asian and Black refinancing loans, for instance, clearly falls below the 4/5ths ratio, as does the differential between Latinx and white home improvement loans. The gap between white and Latinx home purchase loans falls barely within the 4/5ths ratio.

[112] 29 C.F.R. § 1607.4(D).

Table 50: Percentage of Loan Applications Denied by Race or Ethnicity and Loan Purpose in Santa Clara County 2014-2017 Home Mortgage Disclosure Act Data

Race or Ethnicity	Home Purchase	Refinancing	Home Improvement
White, Not Latinx	7.70%	14.26%	14.63%
Black, Not Latinx	12.30%	21.61%	26.09%
Asian, Not Latinx	9.33%	12.96%	18.05%
Latinx	14.04%	21.11%	26.23%

When it comes to denials of loan applications, Latinx residents have the highest rate of denial in both home purchase and home improvement, while Black applicants have the highest rate of denial for refinancing. However, the Black and Latinx rates for these three categories are very similar, differing by about two percentage points. Meanwhile, White and Asian applicants outpace Black and Latinx applicants in every category. The differing rates are more striking for denials than for approvals, with Latinx applicants being denied for home purchase loans at twice the rate of white applicants. While not as extreme, the differences in refinancing and home improvement also fall below the 4/5ths ratio.

Table 51: Percentage of Originated Loans That Were High-Cost by Race or Ethnicity in Santa Clara County, 2014-2017 Home Mortgage Disclosure Act Data

Race or Ethnicity	Number of Loans Originated	Percentage High-Cost
White, Not Latinx	62431	1.80%
Black, Not Latinx	1689	3.37%
Asian, Not Latinx	73926	1.23%
Latinx	14275	4.79%

The statistics for subprime loans may not seem like cause for concern, since each percentage is so low. However, the low percentages are due to the extremely costly market in Santa Clara County. The differences between racial/ethnic groups is striking, even at these levels. The Latinx/Latino subprime rate, 4.79%, is nearly four times the rate of Asian subprime loans, 1.23.

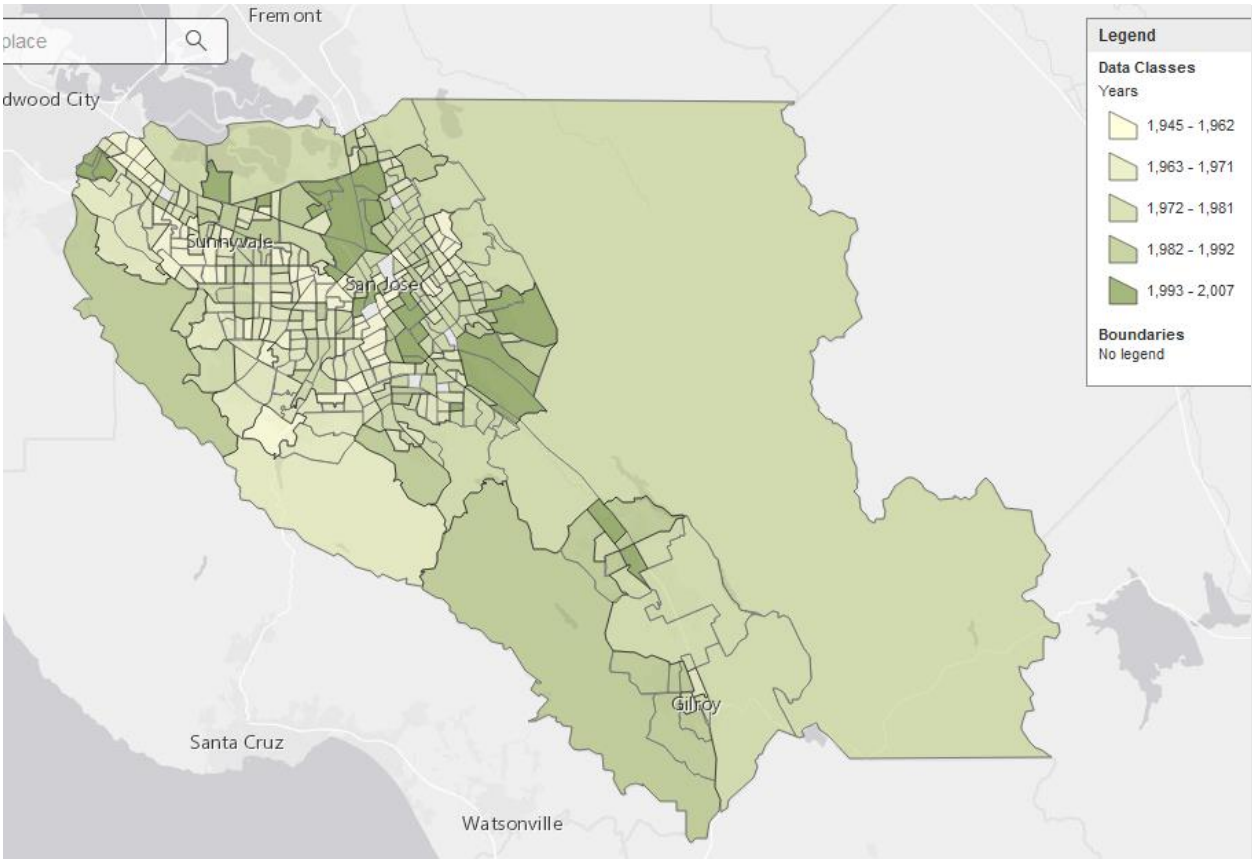
32. Location of Accessible Housing

Although it is not possible to precisely map the location of accessible housing in the Unincorporated County, it tends to exist where there are concentrations of new, multifamily housing and where there are concentrations of publicly supported housing. The American Community Survey does not facilitate the disaggregation of housing units by the number of units in a structure and the year a structure is built together, but it does allow a look at those two data points separately. These data points are contained in the maps that follow and are described in the section that follows.

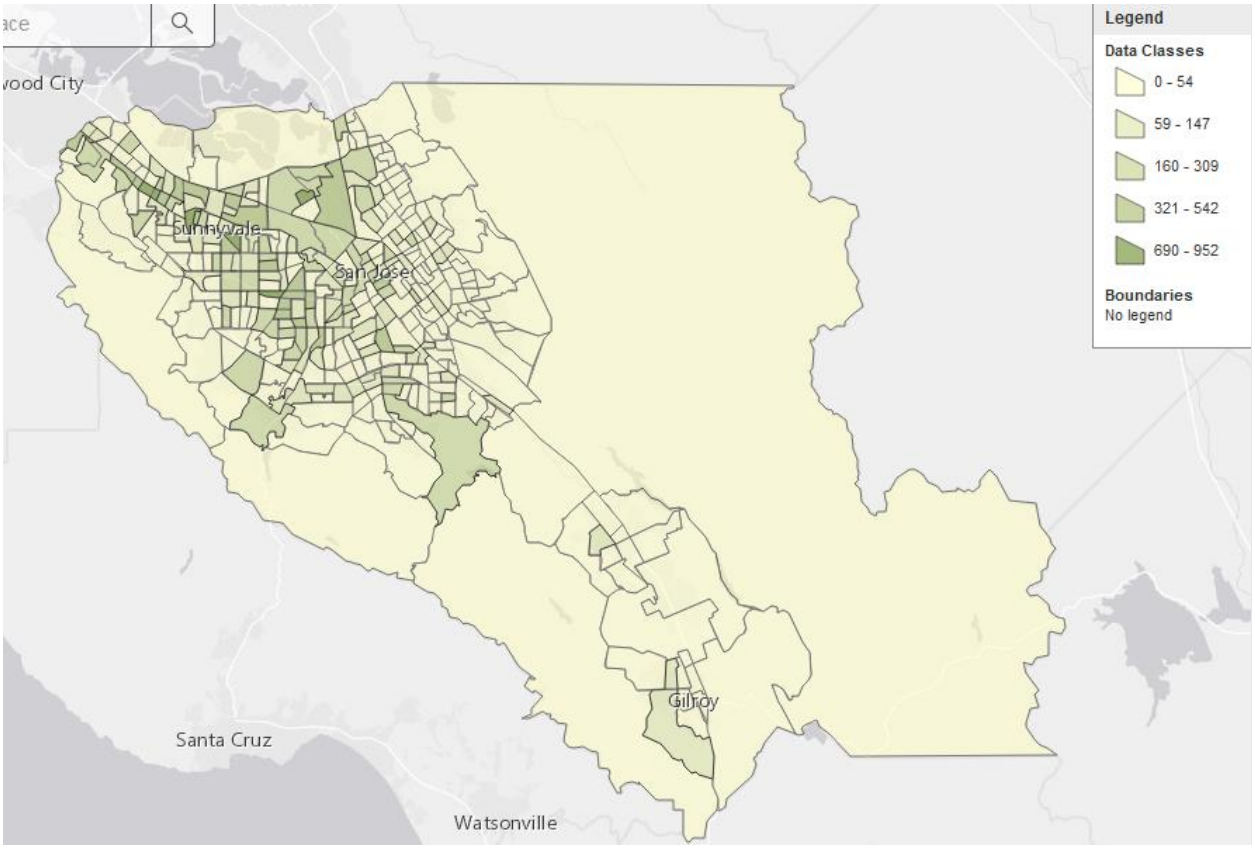
New construction seems to be concentrated in the northernmost part of San José, with a bit in central San José and some more to the southeast. There is also new construction concentrated in Morgan Hill, and on Stanford's campus. Developments with 20 units to

49 units (multifamily, but on the smaller side) tend to be located on the western side of the county, which is more heavily white and Asian American or Pacific Islander. Developments with 50 units or more align with the northernmost area of San José that has seen recent construction and are also sprinkled along the central thoroughfare of El Camino Real, although to a lesser extent. As the publicly supported housing map shows, there is a concentration of Project-Based Section 8 housing in the western part of the county, with LIHTCs more prevalent in the eastern, segregated part of San José. A large majority of Project-Based Section 8 units are 0-1 bedrooms, which may pose a problem for tenants with disabilities who need a live-in aide or who reside with family members. This may have the effect of segregating people with disabilities. In San Benito County, which makes up the balance of the region, the vast majority of housing units are single family houses. People who need accessibility modifications and cannot access multifamily units constructed to meet the FHA's accessibility requirements will need to utilize accessibility modification funding or some other resource to meet their needs.

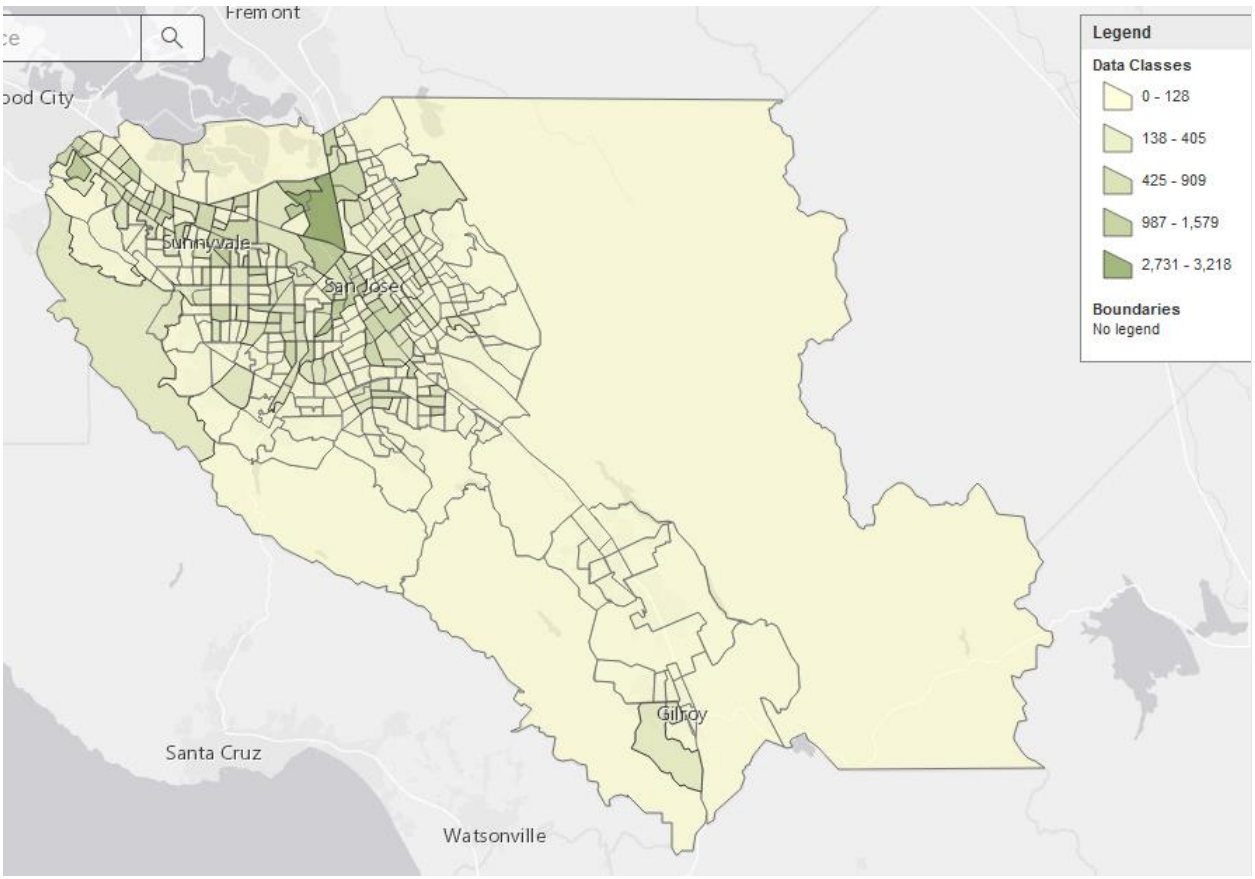
Map 48: Median Year Structure Built, Santa Clara County



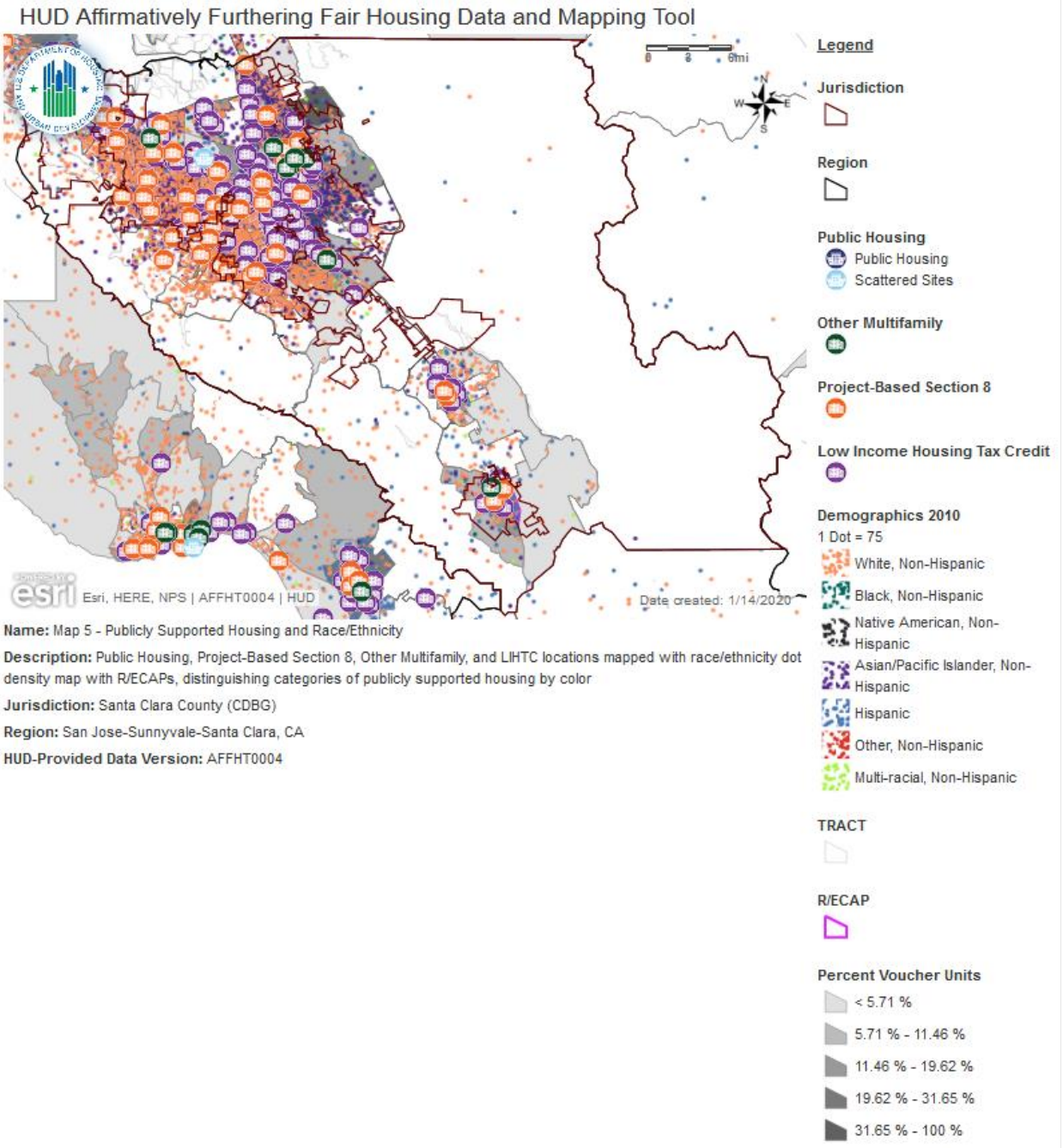
Map 48: Units in Structure (20-49), Santa Clara County



Map 49: Units in Structure (50+), Santa Clara County



Map 50: Publicly Supported Housing, Santa Clara County



Name: Map 5 - Publicly Supported Housing and Race/Ethnicity

Description: Public Housing, Project-Based Section 8, Other Multifamily, and LIHTC locations mapped with race/ethnicity dot density map with R/ECAPs, distinguishing categories of publicly supported housing by color

Jurisdiction: Santa Clara County (CDBG)

Region: San Jose-Sunnyvale-Santa Clara, CA

HUD-Provided Data Version: AFFHT0004

33. Location of Employers

The major cities in Santa Clara County boast employers providing tens of thousands of jobs to residents of the county.[113] However, these major employers also provide jobs to tens of thousands out-of-county residents,[114] indicating that the expensive housing in Santa Clara County[115] has forced at least some people who would otherwise prefer to reside close to work to live elsewhere.

The relatively high commute times for Santa Clara County residents backs up this anecdotal finding. On average, Santa Clara County commuters spend more time in traffic than most United States citizens,[116] as they are subject to increasing congestion affecting the entire Bay Area[117] and sometimes imperfect public transportation options.[118] These lengthening commutes add evidence that many people live further than they would like from their employment, a feature that can impose significant burdens, particularly on lower-income employees.

Even so, this factor is no more a problem in Santa Clara County than it is in the broader Region. Average commutes in San Benito County are significantly longer than those for Santa Clara County residents,[119] and the number of "super-commuters" has risen over the past decade in San Benito County just as it has in Santa Clara County.[120] San Benito County, which is far less populous, does not have the same breadth of employers offering jobs as does Santa Clara County.[121] Therefore, whatever stress created by location of employers for Santa Clara County relative to fair housing is primarily a Region-wide issue, rather than a county-specific one.

---

[113] *Largest Silicon Valley Employers*, SILICON VALLEY BUS. J. (Jul. 19, 2019), https://www.bizjournals.com/sanjose/subscriber-only/2019/07/19/largest-silicon-valley-employers.html.
[114] *Id*.
[115] *See, e.g., Bay Area in 2010s: Soaring Real Estate Prices Ending the California Dream*, KPIX 5 (Jan. 1, 2020), https://sanfrancisco.cbslocal.com/2020/01/01/bay-area-in-2010s-soaring-real-estate-prices-ending-the-california-dream/ (noting that Santa Clara County led the broader Bay Area by having 17 zip codes on the 100 priciest list in the United States at the turn of the decade).
[116] *QuickFacts: United States; Santa Clara County, California*, UNITED STATES CENSUS BUREAU, https://www.census.gov/quickfacts/fact/table/US,santaclaracountycalifornia/PST045219 (last accessed Jan. 30, 2020).
[117] Erin Baldassari, *Bay Area Super-Commuting Growing: Here's Where It's the Worst*, THE MERCURY NEWS (Sept. 11, 2019), https://www.paloaltoonline.com/news/2020/01/02/slammed-by-critics-vta-strives-to-fix-leadership (noting that the number of "super-commuters," or those with an over-90 minute commute to work each way, had grown by 85% in Santa Clara County from 2009-2017).
[118] Mark Noack, *Slammed by Critics, VTA Strives to Fix Leadership*, PALO ALTO ONLINE (Jan. 2, 2020), https://www.paloaltoonline.com/news/2020/01/02/slammed-by-critics-vta-strives-to-fix-leadership (noting the criticism of the management of the leading public transit option in Santa Clara County).
[119] *QuickFacts: San Benito County, California; Santa Clara County, California*, UNITED STATES CENSUS BUREAU, https://www.census.gov/quickfacts/fact/table/santaclaracountycalifornia,sanbenitocountycalifornia/PST045219 (last accessed Jan. 30, 2020).
[120] Baldassari, *supra* note 5 (the number of "super-commuters" rose 58% in San Benito county from 2009-2017).
[121] *Largest Silicon Valley Employers*, *supra* note 1.

The COVID-19 pandemic has made the location of employers less relevant for many Santa Clara County residents but not for all. In particular, the location of employers can still pose issues for workers who are unable to telecommute, including many in the retail and service sectors. These categories of jobs tend to be lower paying, and protected class members are relatively more likely to work in them. It is also unclear whether, and on what timeline, workers who have telecommuted during the pandemic may return to in-person work.

34. Location of Environmental Health Hazards

Santa Clara County has a total of twenty-three active superfund sites, more than any other county in the United States.[122] Recently, these sites have come under scrutiny after EPA groundwater testing revealed that toxic chemicals were present.[123] These sites are largely the byproduct of Santa Clara County's role as the home of "Silicon Valley," which – particularly in the 1980s – drove manufacturing of chemicals needed to make the technological products companies in the region are famous for.[124] According to the HUD Data and Mapping Tool, the environmental health of Santa Clara County varies widely. In particular, tracts in and around San José (the largest city in the Santa Clara County) receive scores as low as 4 in the Environmental Health Index, revealing significant problems in environmental health close to the county's largest population center.[125] There are, however, some tracts with scores in the 80s and 90s – but these are the exception, not the norm.[126] The Santa Clara Department of Public Health does offer information and resources concerning environmental impacts broadly and operates clean water and site mitigation programs to help residents avoid the effects of water contamination.[127]

Santa Clara County's environmental health status compares poorly with San Benito County. San Benito County's lowest-scoring tract on the Environmental Health Index receives a 41, and all of the other tracts range between the high 60s-high 80s.[128] Likely, this is a result of San Benito County's relative lack of chemical manufacturing and superfunds (only one superfund site exists in San Benito County – the New Idria Mercury Mine.[129]

[122] Tatiana Schlossberg, *Silicon Valley Is One of the Most Polluted Places in the Country*, THE ATLANTIC (Sept. 22, 2019), https://www.theatlantic.com/technology/archive/2019/09/silicon-valley-full-superfund-sites/598531/.
[123] *Id.*
[124] *Id.*
[125] *Environmental Health Hazard Index*, ARCGIS, https://www.arcgis.com/home/item.html?id=8d292db7263c44eea5064186a91229ff.
[126] *Id*.
[127] COUNTY OF SANTA CLARA: DEPARTMENT OF ENVIRONMENTAL HEALTH, https://www.sccgov.org/sites/deh/Pages/deh.aspx (last visited Jan. 30, 2020).
[128] *Environmental Health Hazard Index*, *supra* note 4.
[129] *New Idria Mercury Mine: Idria, CA*, ENVIRONMENTAL PROTECTION AGENCY, https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0905346.

35. Location of proficient schools and school assignment policies

In the northern part of Santa Clara County there is a high degree of fragmentation among school districts, inter-district transfers for purposes of accessing higher quality programs are difficulty to achieve, and patterns in school proficiency consistently show that Latinx and Vietnamese residents have less access to high performing schools.

36. Location and type of affordable housing

As is documented in the Publicly Supported Housing section of this Assessment, publicly supported housing is concentrated in parts of the county that have disproportionate concentrations of Latinx residents (in the case of the east side of San José, Vietnamese residents). These areas include San José (except for west San José and parts of far south San José), Morgan Hill, and parts of Mountain View, Santa Clara, and Sunnyvale. By contrast, areas that have small Latinx and Vietnamese populations – whether they are majority white or have a high combined population of white residents, Chinese residents, and Indian residents – have relatively little affordable housing. This is particularly true in the city of Cupertino, the West Valley cities that are part of the county, and the parts of the cities of Mountain View, Santa Clara, and Sunnyvale that are furthest from the San Francisco Bay. Thus, the relative lack of affordable housing in the West Valley contributes to segregation by denying disproportionately Latinx and Vietnamese households access to neighborhoods where there are few current Latinx or Vietnamese residents. This is exacerbated by the heavy focus on affordable housing for seniors in Cupertino and Santa Clara. Because the low-income senior population is more heavily white than the broader low-income population, siting this housing in areas that are more heavily white than the broader region is less likely to foster integration. Additionally, the county's broader focus on permanent supportive housing has led to a comparative underinvestment in affordable housing for extremely low-income families with children, which are more likely to be Latinx or Vietnamese.

37. Loss of affordable housing

Gilroy and San José have mobile home park rent control, which is a significant source of affordable housing for low-income residents. Los Gatos, San José, and Mountain View have existing rent control ordinances, and the state of California recently passed a cap on rent increases through SB 1482. Statewide rent control will not preempt any existing, more protective ordinances; however, it will only be in effect for ten years. On the other side, lower-priced apartments that might represent another significant source of unsubsidized affordable housing remain vulnerable to Ellis Act evictions and conversions. San José, in particular, has modified its Ellis Act, allowing for a reduction in the number of rent-controlled apartments that must be brought back when a rent-controlled development is demolished, and giving developers more generous waiver requirements. The National Housing Preservation Database shows that there are 39 properties in the county with "inactive" subsidies, with a total of 1,567 total units. Additionally, several developments with active subsidies are scheduled to expire within the next decade. On the regional level, San Benito County has just two small developments with inactive

subsidies, versus fourteen with active subsidies. The statewide rent cap and the Ellis Act cut in opposite directions, and have a similar effect on San Benito County, albeit on a smaller scale.

38. Occupancy Codes and Restrictions

The state of California has not adopted the Universal Building Code. Instead, they have enacted the California Building Code, which also incorporates the International Building Code. The California Building Code has a rather broad definition of family, in that it does not only limit a family to "an individual or two or more persons who are related by blood or marriage," but expands the definition to any persons who "otherwise live together in a dwelling unit."[130] This definition is not restrictive in a way that would negatively affect access to housing.

Santa Clara County also defines family broadly, as "one or more persons . . . living as a single . . . household," explicitly excluding only those "operating a hotel, club, fraternity or sorority house."[131] Moreover, the code explicitly deems "necessary domestic help" as included within the definition of family.[132] In examining the five largest cities in Santa Clara County, all five have definitions of family that, while often using language distinct from one another, retain the expansive, non-restrictive view adopted by both California and Santa Clara County.[133] Accordingly, occupancy codes and restrictions are not a major factor in reducing access to fair housing in Santa Clara County.

The Santa Clara County approach to occupancy codes is matched by San Benito County. Specifically, San Benito County's definition of "family" is nearly identical to Santa Clara County's defining family as "[o]ne or more persons occupying a premises and living as a single, non-profit, housekeeping unit" and explicitly including "servants" (rather the Santa Clara County's formulation of "domestic help") within the definition of family.[134] Therefore, there are no major disparities region-wide on this issue.

39. Private Discrimination

According to the California Department of Fair Employment and Housing (DFEH) Annual Report, there were 662 complaints in Santa Clara County in 2020.[135] Broken down by category, there were 236 employment complaints, 33 housing complaints, 1 under the

[130] CAL., BUILDING CODE § 202.
[131] SANTA CLARA COUNTY, CAL., CODE § 1.30.030.
[132] *Id*.
[133] *See* SAN JOSÉ, CAL., CODE § 20.200.370 (defining family as "one or more persons occupying a premises and living as a single housekeeping unit"); SUNNYVALE, CAL., CODE § 19.12.070 (including in the definition of family a "group of two or more persons who need not be related, living together in a single [dwelling] unit"); CITY OF SANTA CLARA, CAL., CODE § 18.06.010 (defining family as "an individual or group of persons living together as a single housekeeping unit in a dwelling unit"); MOUNTAIN VIEW, CAL., CODE § 29.54 (using the same definition as San José); MILPITAS, CAL., CODE § XI-10-2.03 (including in the definition of family "unrelated persons who function together as a single household unit").
[134] SAN BENITO COUNTY, CAL., CODE § 25.03.002.
[135] https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2018/08/DFEH-AnnualReport-2017.pdf

Ralph Civil Rights Act, and 10 under the Unruh Civil Rights Act. Of the complaints investigated, 375 received a right to sue letter, which allows the person who filed a complaint to file a civil court case allegation discrimination.

Project Sentinel, which receives housing complaints locally, reported during the community engagement process that from 2016 through September 2019, they have received 598 complaints. Of those, 332 were based on disability, 121 on familial status, 71 on national origin, 33 on race, 40 on sex (including harassment, domestic violence, and lease break/eviction), 4 on source of income, 1 on gender identify, 3 on sexual orientation, 3 on marital status, 3 were "arbitrary" under the Unruh Civil Rights Act, 1 was based on immigration status, and 2 were "other." Project Sentinel also reported changes in discrimination regarding immigration status – with a marked increase in this type of discrimination following the 2016 election. Project Sentinel reported more fear amongst immigrant communities in bringing housing complaints. In the past, immigrant communities were more likely to fear landlord retaliation or loss of housing, but more recently landlords have threatened to call U.S. Immigration and Enforcement, even when residents are not undocumented.[136]

With regard to disability-based complaints, Project Sentinel reports that most are related to requests for reasonable accommodations (e.g., service or companion animals, economic accommodations, tenancy extensions, caregivers, etc.). However, some involve evictions and/or harassment. In Project Sentinel's last Private Enforcement Initiative (PEI), they conducted family status testing based on UC Berkeley opportunity mapping. After 43 tests, roughly half resulted in a complaint or a landlord education letter. Occupancy limits and state preferences for single professionals often appear in discriminatory housing advertisements. The high level of familial status discrimination was echoed through stakeholder meetings where stakeholders noted that familial status discrimination is often cloaked by pretexts.

Stakeholders also identified high levels of discrimination against people with disabilities, who often have income provided solely by social security and cannot access affordable housing. Stakeholders reported discrimination by landlords against people with psychiatric disabilities, particularly against children. Stakeholders also identified the challenge experienced by non-elderly disabled people who cannot work but who are not eligible for senior housing.

Finally, stakeholders highlighted private discrimination in accessory dwelling units (ADU)s. If homeowners receive funding to develop ADUs, these units are governed by rules that restrict monthly rental rates. However, individual homeowners who rent ADUs make the decision to whom to rent their ADUs. Stakeholders expressed concern about increased risk of discrimination, especially by those who are unfamiliar with fair housing laws. To combat this, the Housing Trust Silicon Valley provides fair housing training for homeowners who receive assistance in developing their ADU through their organization.

[136] *See* AB 291.

The rest of the Region is made up of San Benito County. Private discrimination is not a pressing issue in San Benito County, evidenced by the low numbers of complaints DFEH attributes to the county (i.e., 6 employment, 1 housing, 6 right-to-sue, 13 total).

40. Quality of affordable housing information programs

There are no general-eligibility mobility counseling programs for Housing Choice Voucher holders in the county. There are a couple of discrete programs, which serve very small populations. The Welfare to Work Program receives financial support from the County Social Services Agency to fund housing search staff and assist with housing counseling exclusively for Welfare to Work clients. Silicon Valley Independent Living Center provides housing counseling and placement to developmentally disabled adults. However, because of the recent passage of statewide source of income protections and the fact that the SCCHA is a County-wide agency, the need for mobility counseling is less pressing than in a highly fragmented, proportionally smaller part of a metropolitan area. Moving to a high opportunity area elsewhere in Santa Clara County can be accomplished with relative ease, especially considering that the payment standards in Santa Clara County are higher than the Fair Market Rents. There is a relatively large number of units that fit within these payment standards, and, on this basis, there is little need to port vouchers into another housing authority's territory. Regionally speaking, San Benito County is far less populous and there is less demand to port vouchers into that county. Although there are no mobility-specific housing counseling programs, San Benito County's Housing Element does call for the solicitation of organizations to provide bilingual rental housing counseling services, including tenant/landlord referral and mediation services.[137]

41. Regulatory barriers to providing housing and supportive services for persons with disabilities

Regulatory barriers to providing housing and supportive services for persons with disabilities are not a significant contributing factor to fair housing issues for persons with disabilities in the Santa Clara Unincorporated County and the cities of Cupertino, Gilroy, Mountain View, Palo Alto, San José, Santa Clara, and Sunnyvale. The amount of affordable housing available (and its cost), the extent of outreach and capacity among service providers, and the scope of service provision are the biggest drivers of the segregation of persons with disabilities. To the extent that barriers are regulatory in nature, they overlap significantly with the zoning and land use barriers to the construction of affordable housing generally. This Assessment discusses those in detail in the analysis of the Land Use and Zoning Laws contributing factor.

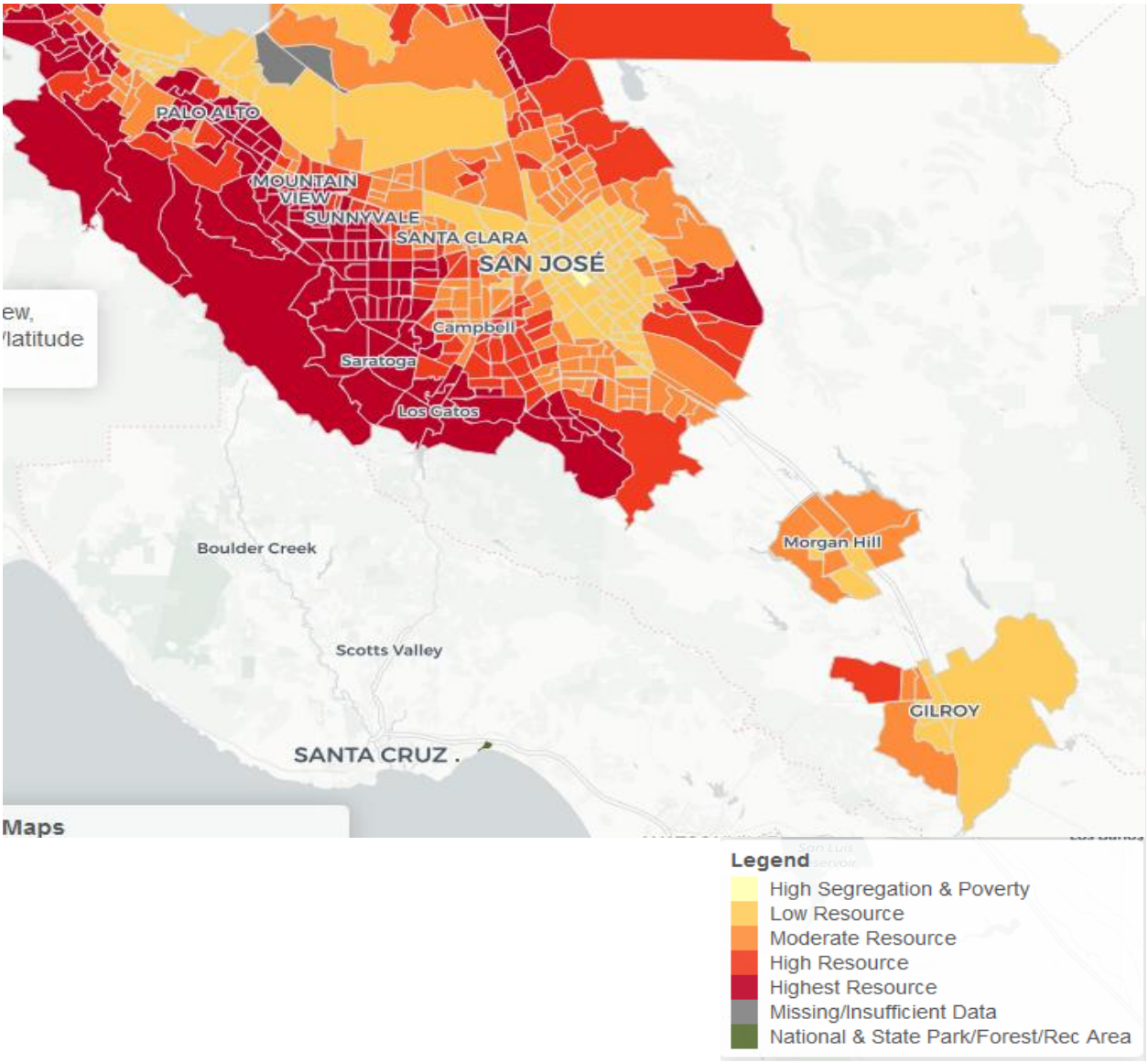
[137] http://www.cosb.us/wp-content/uploads/2014-2023_Sec5_San_Benito_County_Housing_Element_2016-04-12_BoS_adopted.pdf

42. Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs

The main policy-driven factor related to the siting of publicly supported housing throughout the state is the heavy focus on transit-oriented development. Overall, some of the highest resource areas of the county tend to have less transit access than other parts of the county. When real affordability is built into transit-oriented development, these investments may have a positive effect on stable integration in areas undergoing gentrification by arresting the process of displacement.

The California Tax Credit Allocation Committee's Qualified Allocation Plan (QAP) heavily incentivizes family-occupancy Low Income Housing Tax Credit (LIHTC) development in what it terms "High Resource" or "Highest Resource" areas. As the map below illustrates, these areas are generally high opportunity areas that are disproportionately white. LIHTC development in these areas would contribute to greater residential racial integration. In light of the significant incentives for LIHTC development in High Resource and Highest Resource areas, the QAP does not currently contribute to segregation. At the same time, it is important to note that the California Tax Credit Allocation Committee adopted the incentives against the backdrop of a long history of allocating credits to developments that perpetuated segregation. The QAP includes set-aside pools for the South and West Bay Region (San Mateo and Santa Clara Counties) of 6%, which is roughly equal to its share in the population of the state.

Map 51: CTCAC Opportunity Map 2019



43. Source of income discrimination

In 2017, the Santa Clara County Board of Supervisors passed an ordinance prohibiting source of income discrimination in the unincorporated parts of the county.[138] Effective September 27, 2019, San José outlawed source of income discrimination. Santa Clara County had also previously adopted a similar ordinance with respect to its unincorporated areas. In October of 2019 the governor signed into law SB 329, which prohibits discrimination in housing based on source of income. Since San José's source of income ordinance was only enacted in fall of 2019, and the statewide law took effect shortly after, it is too soon to determine whether widespread compliance will be achieved. If noncompliance remains a problem, landlord education programs may become

[138] Santa Clara County Ordinance Sec. B37-2.

necessary. The community engagement process yielded comments on this issue, but many of the comments expressed hope that new law(s) enacted in 2019 would be effective.

44. State or local laws, policies or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings

State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing, and other integrated settings are not a significant contributing factor to fair housing issues in Santa Clara County and the cities of Cupertino, Gilroy, Mountain View, Palo Alto, San José, Santa Clara, and Sunnyvale. A severe shortage of available, integrated affordable housing is the primary driver of the segregation of persons with disabilities, rather than laws, policies, or practices that discourage persons with disabilities from living in integrated housing.

45. Unresolved Violations of Fair Housing or Civil Rights Law

As has been previously discussed in the Fair Housing Enforcement section, there have been very few recent/ongoing actions against any of the entitlement jurisdictions in this analysis, and these actions have been civil rights (though not specifically housing) focused. There have been multiple Voluntary Conciliation Agreements and Consent Decrees concerning fair housing actions occurring in Santa Clara County, but these have been effectuated against private landlords and other business entities, rather than jurisdictions. These successful settlements have been most often brought by Project Sentinel in its capacity as a private fair housing enforcement organization. In the Region, San Benito County experiences far fewer fair housing and civil rights violations than does Santa Clara County. This conclusion is based on complaint reporting from DFEH. Nevertheless, there has been a recent controversy in San Benito County regarding Hollister School District funding, which implicates civil rights issues. It is alleged that developer fees were withheld from the school district, meaning that the schools faced a funding shortage and were therefore more constrained in their ability to provide a quality education for their students. The lawsuit was settled confidentially in 2018.[139]

[139] https://benitolink.com/county-and-hollister-school-district-agree-to-confidential-settlement-details-still-sketchy/

X.6: Supplemental Fair Housing Analysis – Census Designated Places

This section supplements the primary AFH analysis and findings with a detailed analysis of Santa Clara County's unincorporated areas through the statistical lens of Census Designated Places in Santa Clara County. A Census Designated Place, or CDP, is a statistical geography representing closely settled, unincorporated communities that are locally recognized and identified by name. Areas of the Unincorporated County outside of the CDPs are either too sparsely populated or too small in area to yield statistically significant data for purposes of the assessment of fair housing.

By focusing on Santa Clara County's CDPs, this section identifies and analyzes local level patterns and trends specific to the Unincorporated County. This CDP-level analysis enables comparison of distinct areas and communities within the Unincorporated County to one another and to the broader AFH analysis and findings in section X.3

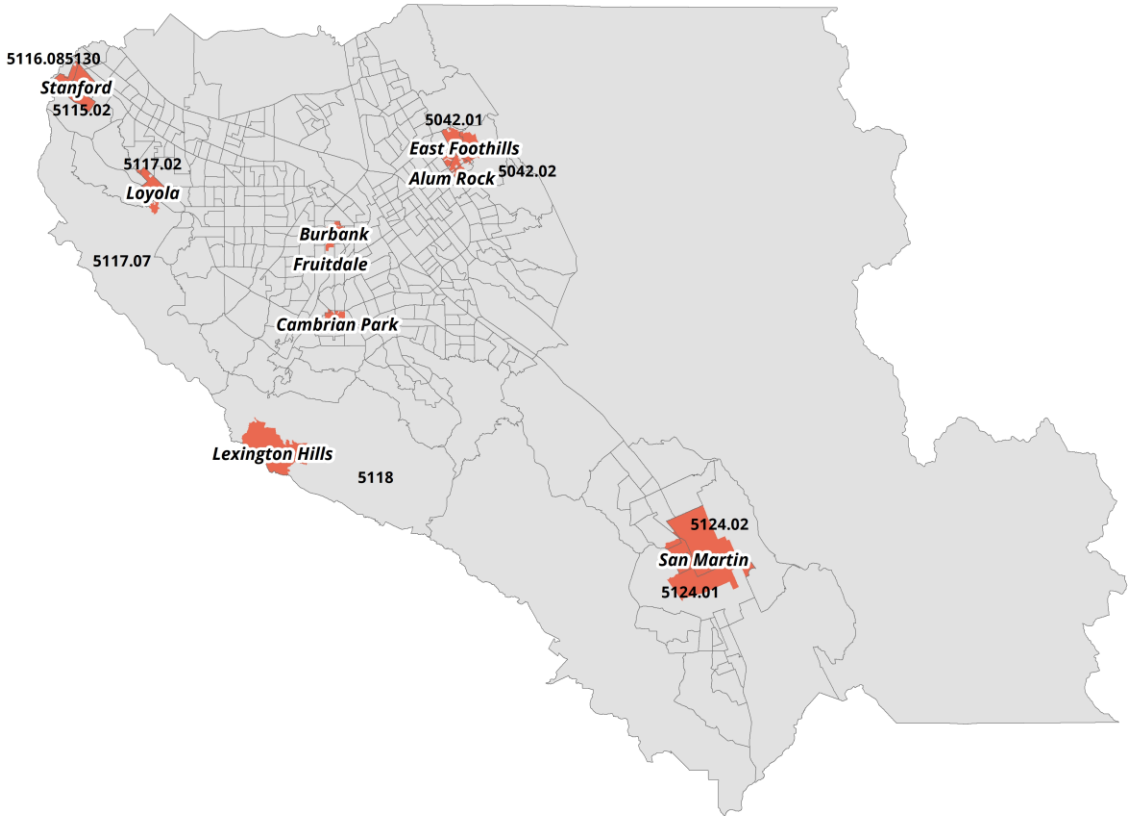
This section utilizes the same general data and framework that is analyzed at a countywide level in section X.3 but focuses on identifiable unincorporated communities through the CDPs.

Geographic Level of Analysis

This section focuses on the Unincorporated County's nine CDPs. Those include the following, shown in the map below:

- **Stanford**—Stanford University campus and the residential area north of campus. Primarily comprised of three Census tracts.
- **Loyola**—Small residential area, mostly made up of two Census tracts.
- **Lexington Hills**—Residential area comprising one Census tract, with the balance in open space or very low-density development. Similar characteristics to unincorporated areas near Saratoga, Los Gatos, Monte Sereno, and other communities within and abutting the Santa Cruz Mountains.
- **Cambrian Park**—Suburban residential area; mostly comprised of two Census tracts.
- **Fruitdale and Burbank**—two CDPs close to one another in Suburban areas of San José and with similar characteristics; largely representative of the surrounding incorporated areas of San José; includes portions of five Census tracts.
- **Alum Rock**—Residential area of San José; mostly comprised of three Census tracts.
- **East Foothills**—Adjacent to Alum Rock and also a residential area of San José; abutting open space; mostly comprised of one Census tract.
- **San Martin**—South County small residential area in between Morgan Hill and Gilroy. Abuts state parks on west and east. Mostly comprised of two Census tracts.

Santa Clara County Census Designated Places (CDPs)



For mapping purposes, data for the CDP areas are shown through the AFFH Data Viewer mapping tool. Supplemental maps highlight conditions within the CDPs and areas immediately surrounding those CDPs. Maps are presented for data variables when there is notable variation in data and conditions.

Demographic Summary

Primary findings.

- Overall, the Unincorporated County is slightly less racially and ethnically diverse than Santa Clara County overall. In the Unincorporated County, 46% of residents report their race and ethnicity as White, non-Hispanic; 31% Hispanic/Latinx; 16% Asian or Pacific Islander; 2% Black or African American; and 5% report other or multiple races. This has changed little since 2010. Between 2000 and 2010, in contrast, the Unincorporated County became more racially diverse, primarily due to the growth of Asian or Pacific Islander residents and residents of other or multiple races.
- Racial and ethnic diversity vary across CDPs, with the most diverse including Fruitdale and Burbank, Alum Rock, and the East Foothills. The least racially and

ethnically diverse areas include one tract in the Stanford CDP, Loyola, and Lexington Hills. San Martin is equally split between White, non-Hispanic, and Hispanic and Latinx residents.

- Racial and ethnic segregation varies within the Unincorporated County. Among CDPs, Loyola and Lexington Hills have high levels of white segregation, as does much of the Stanford CDP surrounding the university. Cambrian Park, Fruitdale, and Burbank all show low to moderate levels of segregation. Alum Rock—a historic cultural enclave for Hispanic and Latinx residents—is characterized as having high segregation for people of color, while nearby East Foothills is integrated. Like Alum Rock, San Martin exhibits high segregation for people of color.
- Although poverty overall is very low in Santa Clara County, racial and ethnic minorities have higher rates of poverty compared to white and Asian residents. Poverty is particularly high for Black or African American residents and American Indian or Alaska Native residents.
- There are very few concentrations of poverty in Santa Clara County; where they exist, concentrations of poverty are located in a few Census tracts within San José. By CDP, no poverty concentrations exist outside of Stanford. However, the neighborhoods adjacent to Fruitdale and Burbank have moderate rates of poverty and Alum Rock has low poverty (10% to 20%), albeit higher than the very low rates in other unincorporated areas.
- Eight percent of residents in Unincorporated County have a disability. The most common disability types are ambulatory difficulties, cognitive difficulties, and independent living difficulties. By CDP, parts of Burbank, Alum Rock, East Foothills, and San Martin have shares of residents with disabilities that exceed the countywide share (10% to 20%).
- Residents with disabilities are unlikely to have many of their accessibility needs met as many residents require greater access to accessible housing units, which are few in number.

Race and ethnicity. The most common racial and ethnic group in the Unincorporated County is White non-Hispanic, and Hispanic residents are the second largest segment of the population, accounting for nearly one-third of residents. Asian and Pacific Islander residents are the third largest group. The population of the region is less heavily white and Hispanic and more heavily Asian and Pacific Islander in comparison to the Unincorporated County. Both the Unincorporated County and the region have low populations of Black and Native American residents.

Since 2000, there has been a slight increase in Asian populations and a decrease in the non-Latinx white population in the Unincorporated County. Latinx and Black residents dropped slightly in numbers.

Population by Race and Ethnicity, 2000-2019, Unincorporated County

Race or Ethnicity	2000	%	2010	%	2019	%
White, Non-Hispanic	55,274	57%	42,417	47%	38,599	46%
Hispanic or Latinx	28,444	29%	30,085	33%	26,054	31%
Asian or Pacific Islander	11,099	11%	12,475	14%	13,232	16%
Black or African American	2,021	2%	1,586	2%	1,583	2%
American Indian/Alaska Native	445	0%	348	0%	142	0%
Other Race/Multiple Races	225	0%	3,049	3%	4,089	5%

Source: 2019 American Community Survey (ACS) Data

The racial and ethnic breakdown by CDP and the Census tracts that make up the largest shares of the CDPs, for 2010 and 2020, are shown in the following table.

- Racial and ethnic diversity vary across CDPs, with the most diverse including Fruitdale and Burbank, Alum Rock, and the East Foothills. In all but one Census tract in Fruitdale, Burbank, and Alum Rock, Hispanic or Latinx residents make up the ethnic majority. These tracts have changed slightly over time with a growth in Asian or Pacific Islander residents.
- CDPs and Census tracts where White, non-Hispanic residents are the majority include one tract in the Stanford CDP, Loyola and Lexington Hills.
- San Martin is about equally split between White, Non-Hispanic White and Hispanic or Latinx residents, with a small Asian population.
- Racial and ethnic shifts have been modest since 2010. The largest shifts, indicated by light grey shading in the table below, have included declines in the White, Non-Hispanic share of residents and growth in Asian or Pacific Islander residents.

Population by Race and Ethnicity, 2010 and 2020, at the CDP and Census Tract Level

2020

	Stanford			Loyola		Lexington Hills	Cambrian Park		Fruitdale and Burbank				Alum Rock			East Foothills	San Martin	
	5115.02	5130	5116.08	5117.02	5117.07	5118	5028	5027.04	5021.01	5020.01	5020.02	5021.03	5039.02	5041.01	5041.02	5042.01	5124.02	5124.01
White, Non-Hispanic	63%	48%	46%	59%	62%	75%	49%	45%	41%	29%	19%	21%	10%	10%	9%	34%	43%	43%
Hispanic or Latinx	9%	12%	12%	4%	6%	10%	17%	12%	26%	46%	63%	54%	62%	64%	66%	35%	44%	45%
Asian or Pacific Islander	18%	27%	28%	31%	25%	6%	26%	35%	24%	16%	11%	16%	26%	22%	22%	24%	7%	7%
Black or African American	2%	6%	5%	0%	1%	1%	1%	1%	3%	3%	3%	5%	1%	1%	1%	2%	1%	1%
American Indian/Alaska Native	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Other Race/Multiple Races	8%	8%	9%	6%	6%	8%	6%	7%	6%	5%	4%	4%	2%	3%	2%	5%	5%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

2010

	Stanford			Loyola		Lexington Hills	Cambrian Park		Fruitdale and Burbank				Alum Rock			East Foothills	San Martin	
	5115.02	5130	5116.08	5117.02	5117.07	5118	5028	5027.04	5021.01	5020.01	5020.02	5021.03	5039.02	5041.01	5041.02	5042.01	5124.02	5124.01
White, Non-Hispanic		43%	46%	69%	70%	83%	64%		52%	34%	19%		15%	14%	11%	44%	48%	48%
Hispanic or Latinx		11%	12%	3%	7%	8%	20%		24%	51%	70%		64%	63%	72%	34%	41%	43%
Asian or Pacific Islander		34%	24%	23%	18%	4%	11%		17%	10%	6%		19%	18%	14%	16%	8%	6%
Black or African American		5%	7%	1%	1%	0%	1%		4%	3%	3%		1%	2%	1%	2%	1%	1%
American Indian/Alaska Native		1%	1%	0%	0%	0%	0%		0%	0%	0%		0%	1%	0%	0%	0%	0%
Other Race/Multiple Races		7%	10%	5%	4%	4%	4%		4%	3%	2%		1%	2%	2%	3%	2%	2%
Total		100%	100%	100%	100%	100%	100%		100%	100%	100%		100%	100%	100%	100%	100%	100%

	Stanford			Loyola		Lexington Hills	Cambrian Park		Fruitdale and Burbank				Alum Rock			East Foothills	San Martin	
	5115.02	5130	5116.08	5117.02	5117.07	5118	5028	5027.04	5021.01	5020.01	5020.02	5021.03	5039.02	5041.01	5041.02	5042.01	5124.02	5124.01
2010-2020 Change																		
White, Non-Hispanic		4%	0%	-10%	-8%	-8%	-15%		-11%	-5%	0%		-5%	-4%	-2%	-10%	-5%	-5%
Hispanic or Latinx		1%	0%	1%	-2%	2%	-2%		2%	-5%	-6%		-2%	1%	-6%	0%	3%	2%
Asian or Pacific Islander		-7%	3%	8%	7%	2%	15%		7%	7%	5%		7%	3%	8%	8%	0%	1%
Black or African American		1%	-1%	0%	0%	0%	0%		-1%	0%	0%		0%	-1%	0%	0%	0%	0%
American Indian/Alaska Native		0%	-1%	0%	0%	0%	0%		0%	0%	0%		0%	-1%	0%	0%	0%	0%
Other Race/Multiple Races		1%	-1%	2%	2%	4%	2%		3%	2%	1%		1%	1%	0%	2%	2%	2%

Source: 2010 and 2020 American Community Survey (ACS) Data

i. Segregation/Integration.

Integration and Segregation

"Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area."

Segregation and integration trends vary among geographic areas of Santa Clara County.

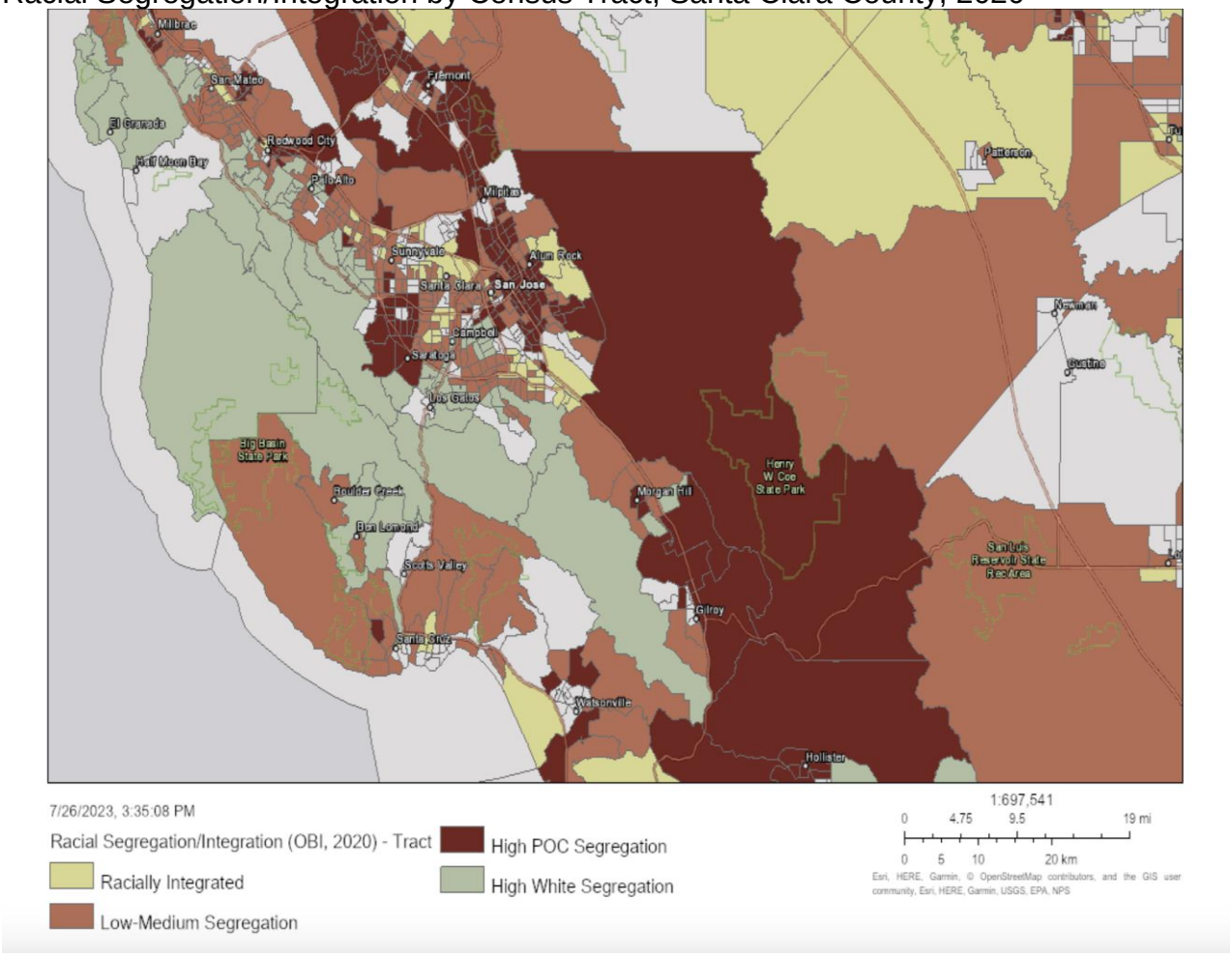
Asian and white segregation

- Areas of Asian population concentration include parts of East, North, and West San José, virtually all of Cupertino, most of Sunnyvale, and parts of Santa Clara. In the affluent West Valley communities like Saratoga, Los Gatos, and Los Altos, the population has become more heavily Asian or Pacific Islander, and these communities all have high combined white and Asian or Pacific Islander populations.
- Areas of white population concentration consist primarily of portions of South and West San José, smaller cities in the West Valley—including the CDPs of Loyola and Lexington Hills—and portions of Mountain View and Palo Alto.

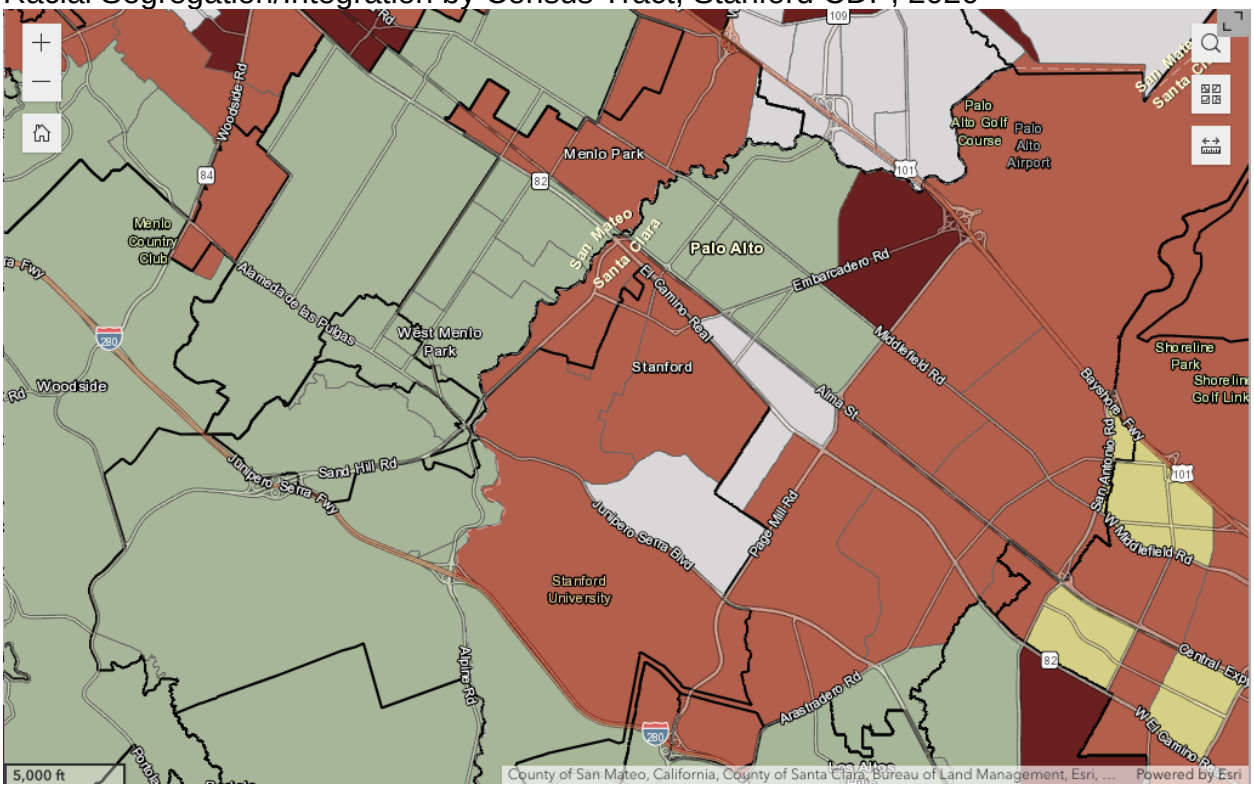
Latinx segregation

- Areas of concentration consist of parts of Downtown, East, and South San José, part of Morgan Hill, most of Gilroy, and Sunnyvale.
- Within the CDPs, Latinx segregation is highest in Alum Rock and San Martin. Alum Rock is a historically Latinx area of San José, comprised of many neighborhoods, some of which are located within city boundaries.
- The incorporated and unincorporated neighborhoods in the affluent foothills—including Loyola and Lexington Hills—have disproportionately small Latinx populations.

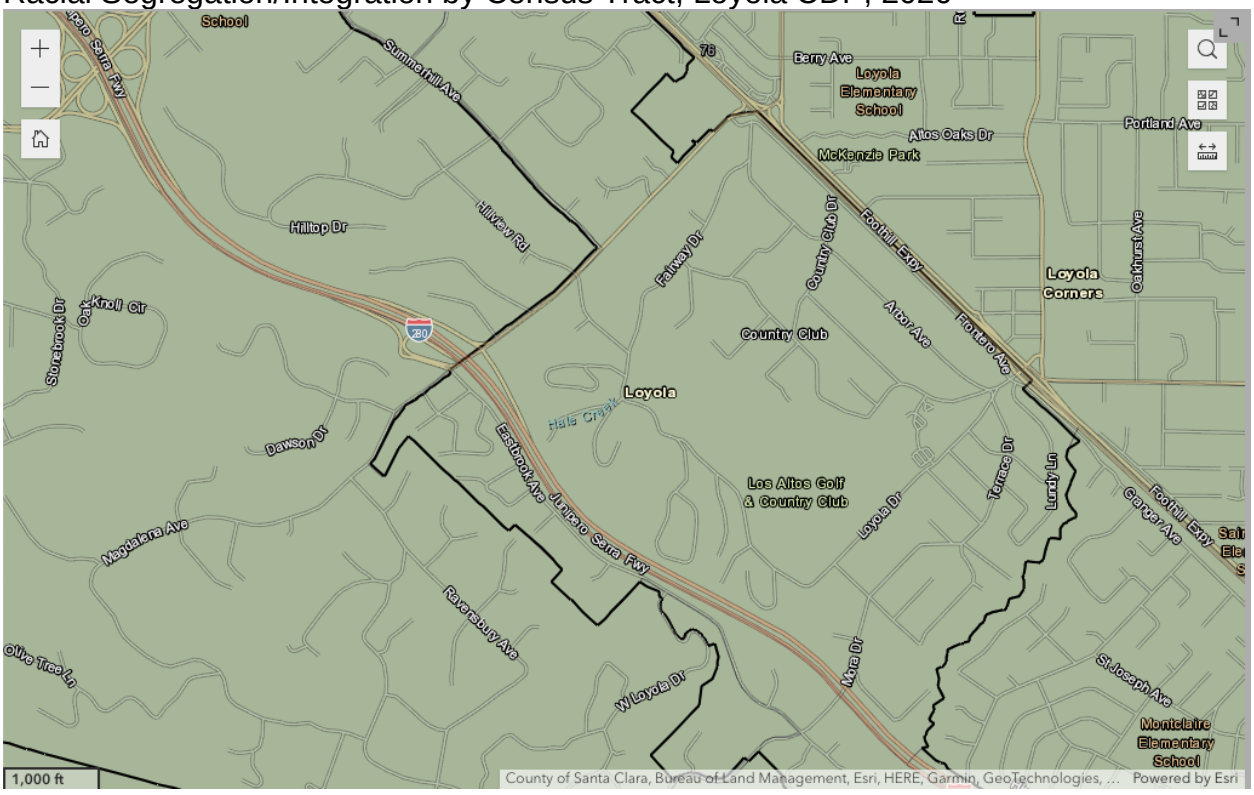
Racial Segregation/Integration by Census Tract, Santa Clara County, 2020



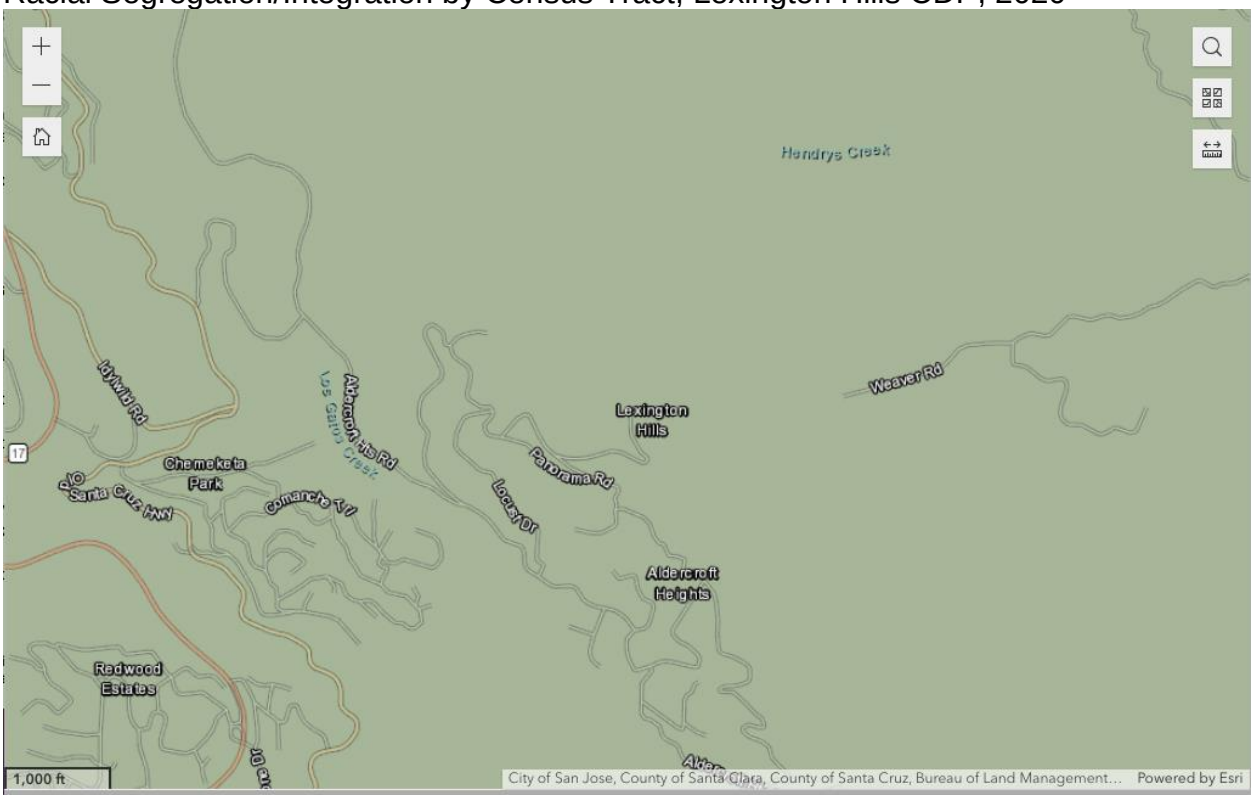
Racial Segregation/Integration by Census Tract, Stanford CDP, 2020



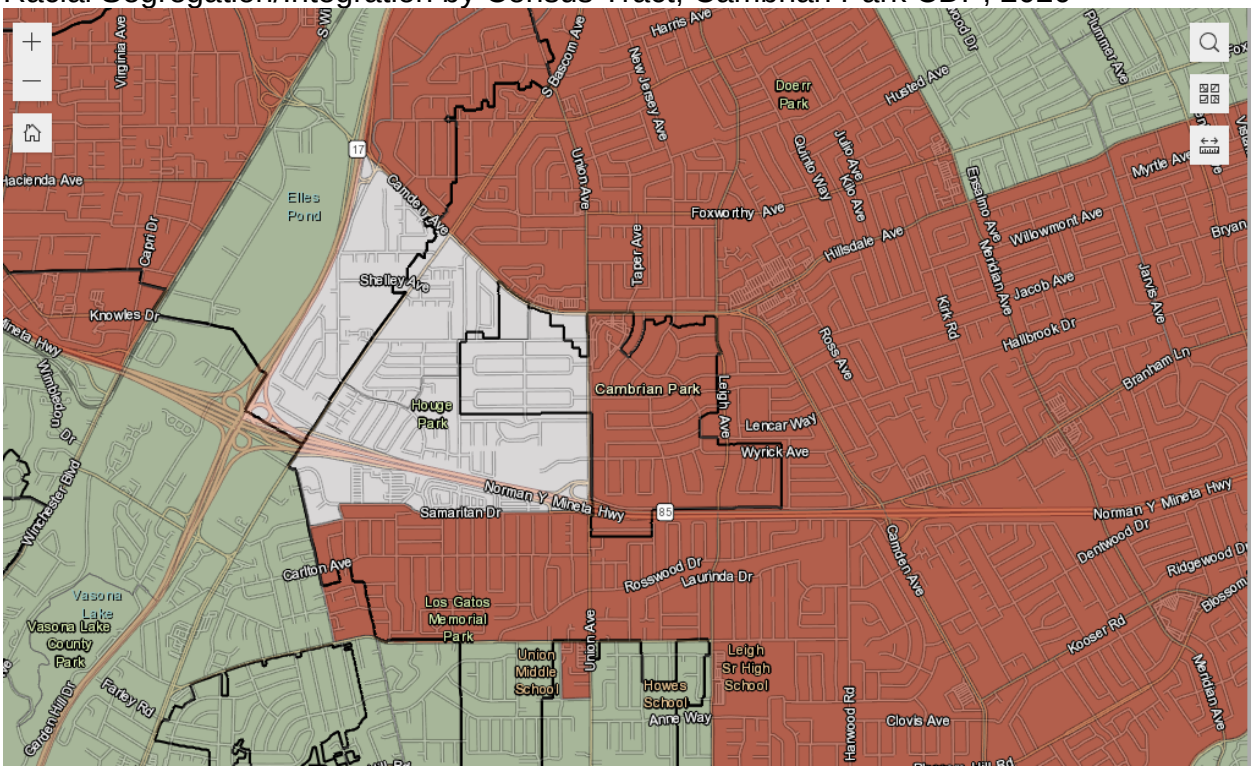
Racial Segregation/Integration by Census Tract, Loyola CDP, 2020



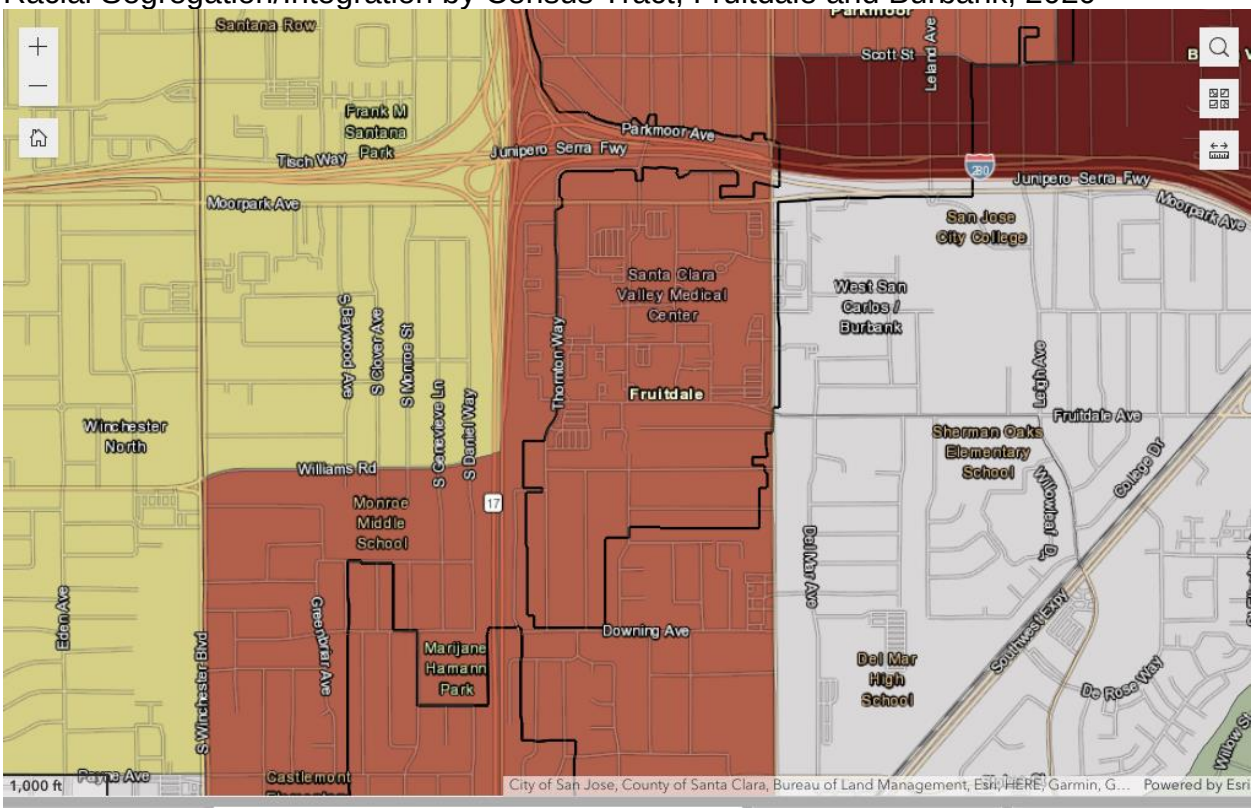
Racial Segregation/Integration by Census Tract, Lexington Hills CDP, 2020

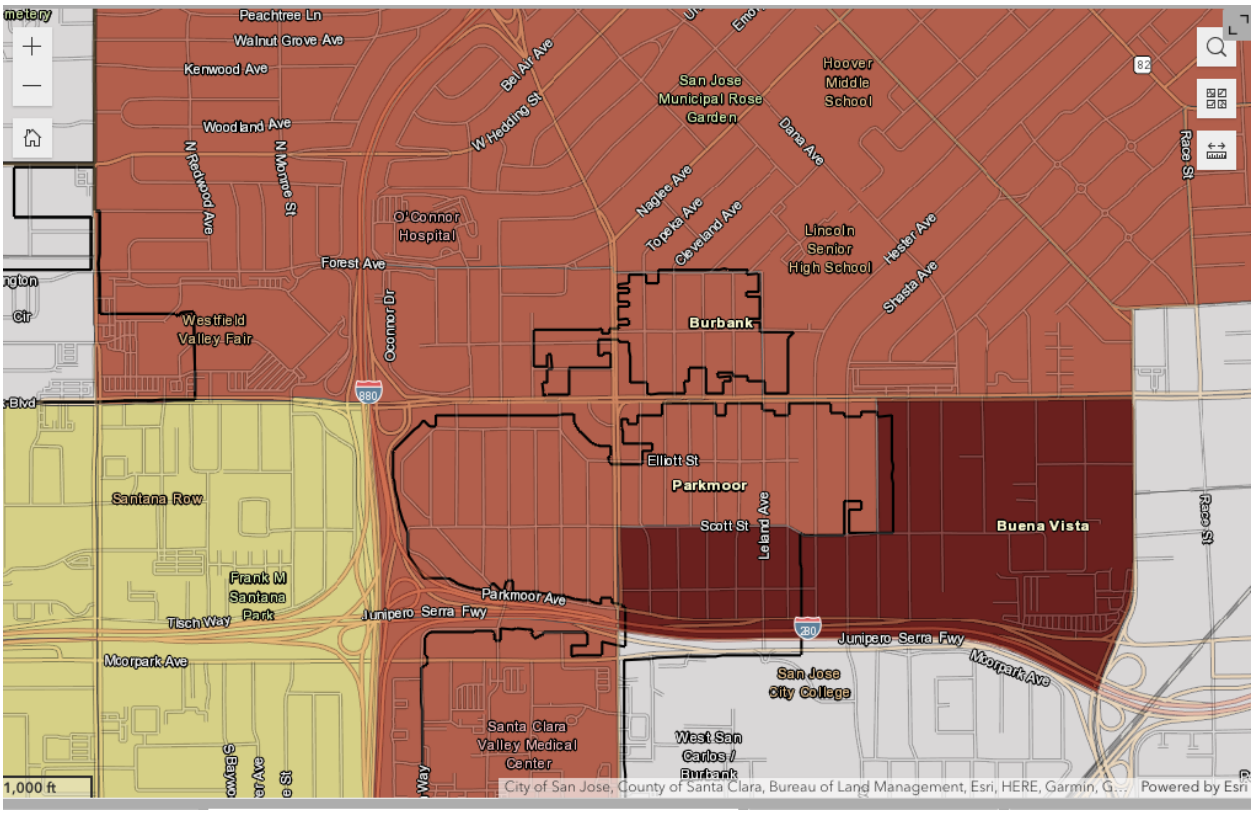


Racial Segregation/Integration by Census Tract, Cambrian Park CDP, 2020

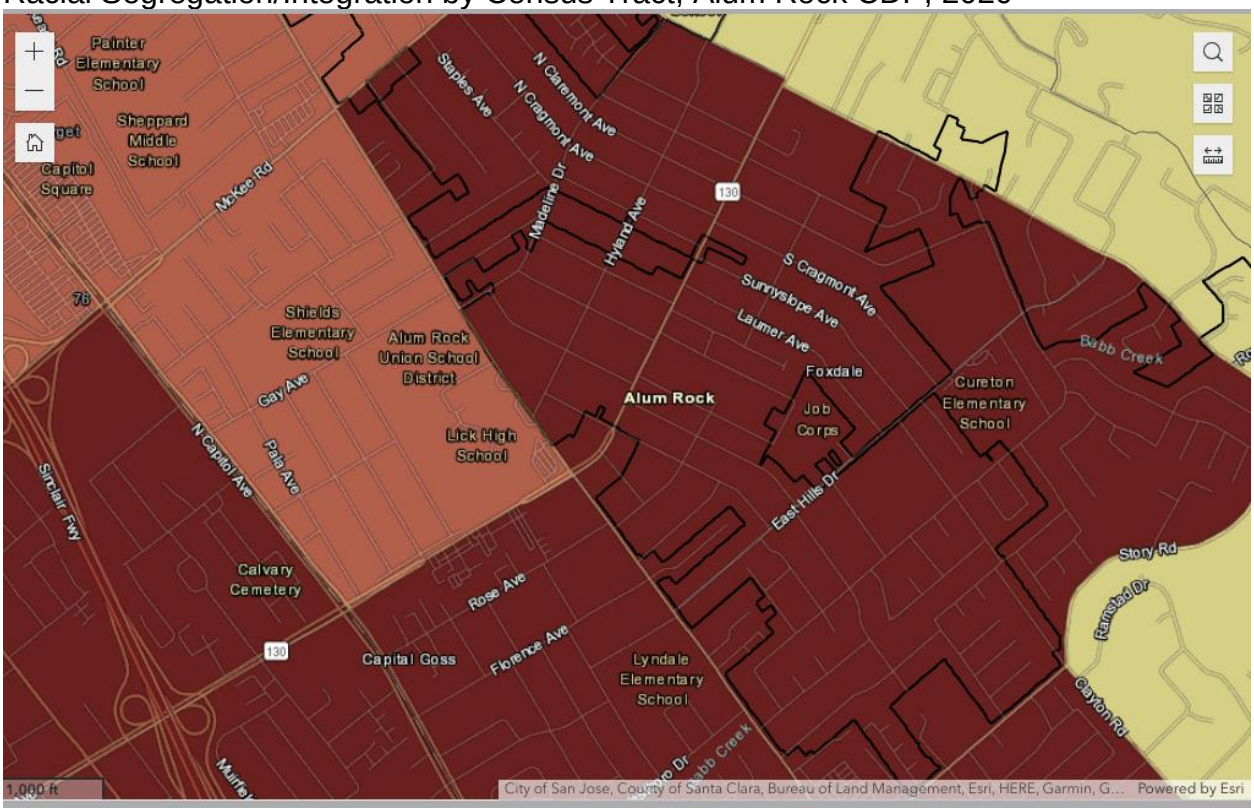


Racial Segregation/Integration by Census Tract, Fruitdale and Burbank, 2020

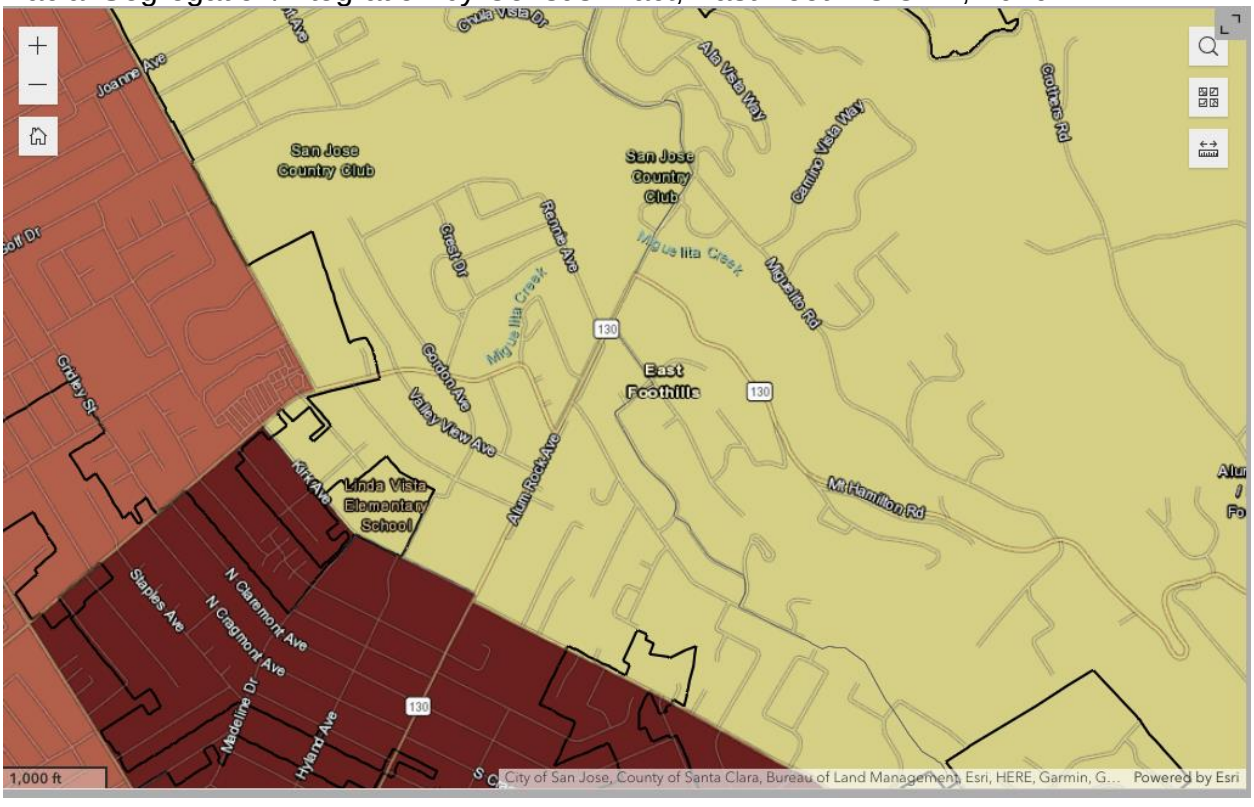




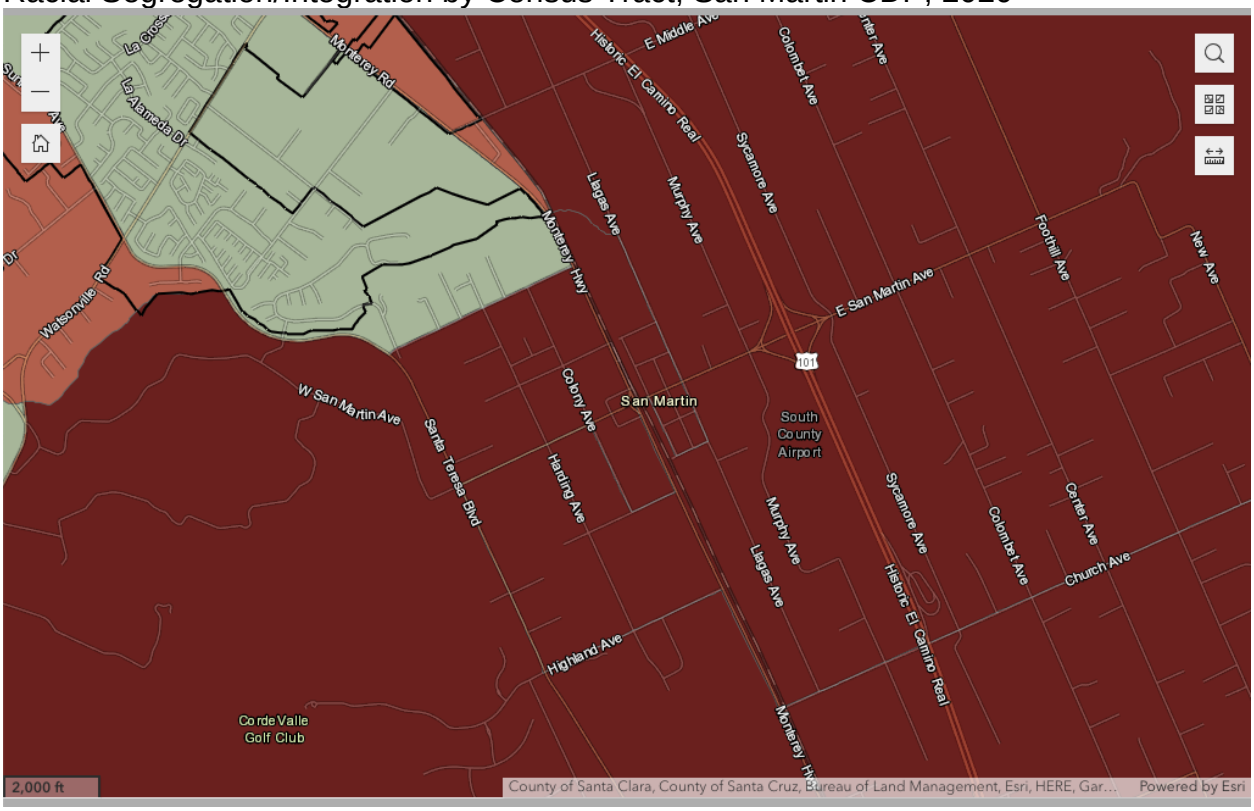
Racial Segregation/Integration by Census Tract, Alum Rock CDP, 2020



Racial Segregation/Integration by Census Tract, East Foothills CDP, 2020



Racial Segregation/Integration by Census Tract, San Martin CDP, 2020



Segregation by National Origin & Limited English Proficiency (LEP).

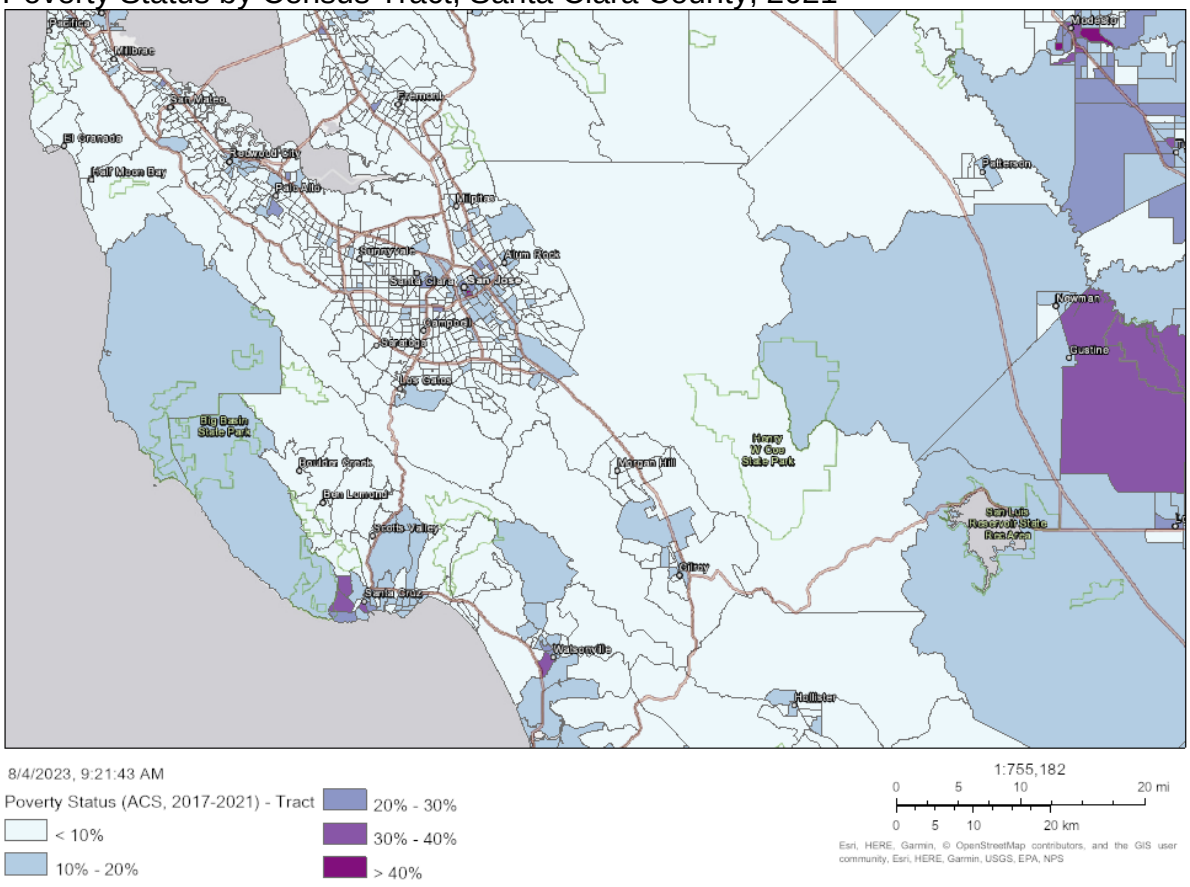
- Segregation trends by national origin and LEP in the Unincorporated County are largely aligned with ethnic segregation. There are relative concentrations of individuals of Mexican national origin in Morgan Hill and San Martin, as well as in unincorporated areas adjacent to the east side of San José including Alum Rock.

- Vietnamese speaking LEP residents are concentrated in areas of the Unincorporated County adjacent to the east side of San José and Milpitas. Chinese speaking LEP residents are relatively concentrated in Cupertino, the west side of San José, and southern Sunnyvale. Tagalog speaking LEP residents are relatively concentrated on the east side of San José but are less heavily concentrated than LEP residents who primarily speak Spanish, Vietnamese, and Chinese. Korean speaking LEP residents are somewhat concentrated in Cupertino and the west side of San José, but they are also less heavily concentrated than most other LEP groups. Persian speaking LEP residents are not concentrated in any particular area.

Segregation by poverty. In 2021, Santa Clara County had an overall poverty rate of seven percent. Poverty rates were highest for American Indian/Alaska Native residents (16%), Black/African American residents (11%), and residents with less than a high school education (14%).

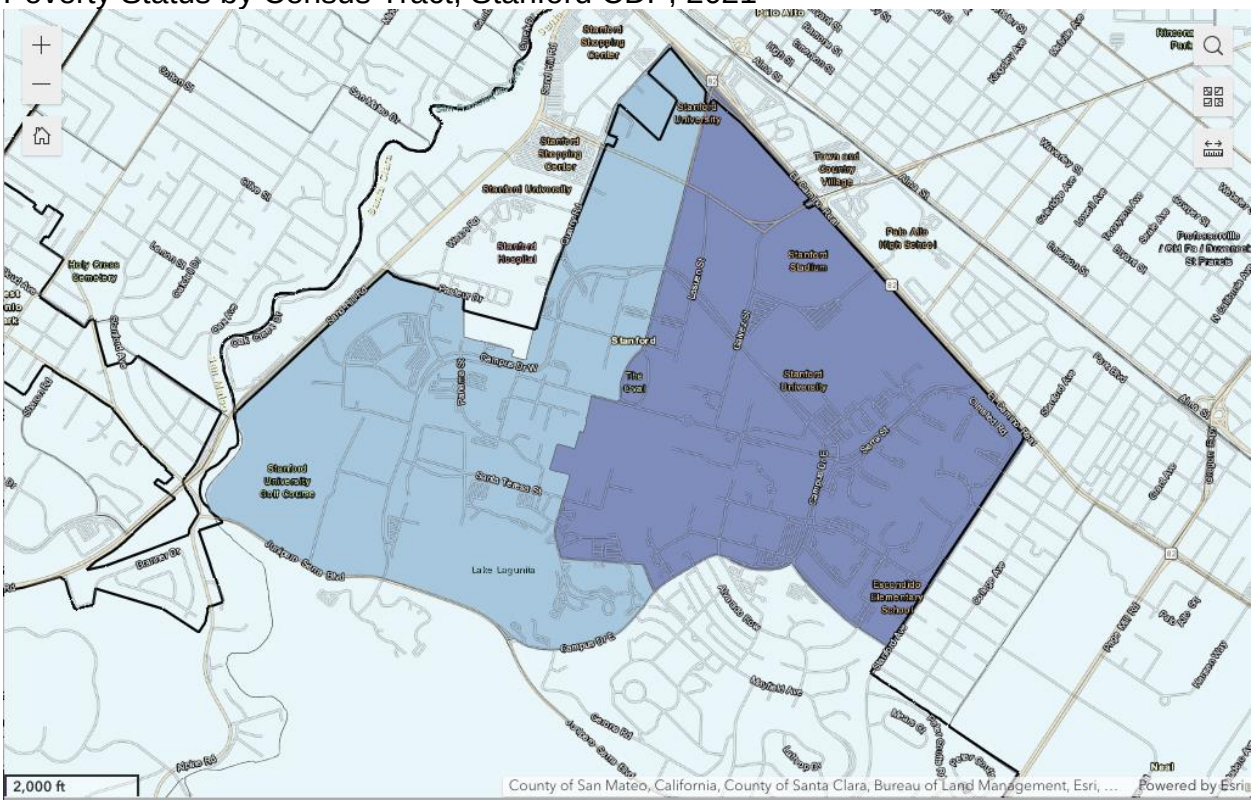
There are very few concentrations of poverty in Santa Clara County; concentrations of poverty are located in a few Census tracts within San José. By CDP, no poverty concentrations exist outside of Stanford. However, the neighborhoods adjacent to Fruitdale and Burbank have moderate rates of poverty and Alum Rock has low poverty (10% to 20%), albeit higher than the very low rates in other unincorporated areas.

Poverty Status by Census Tract, Santa Clara County, 2021

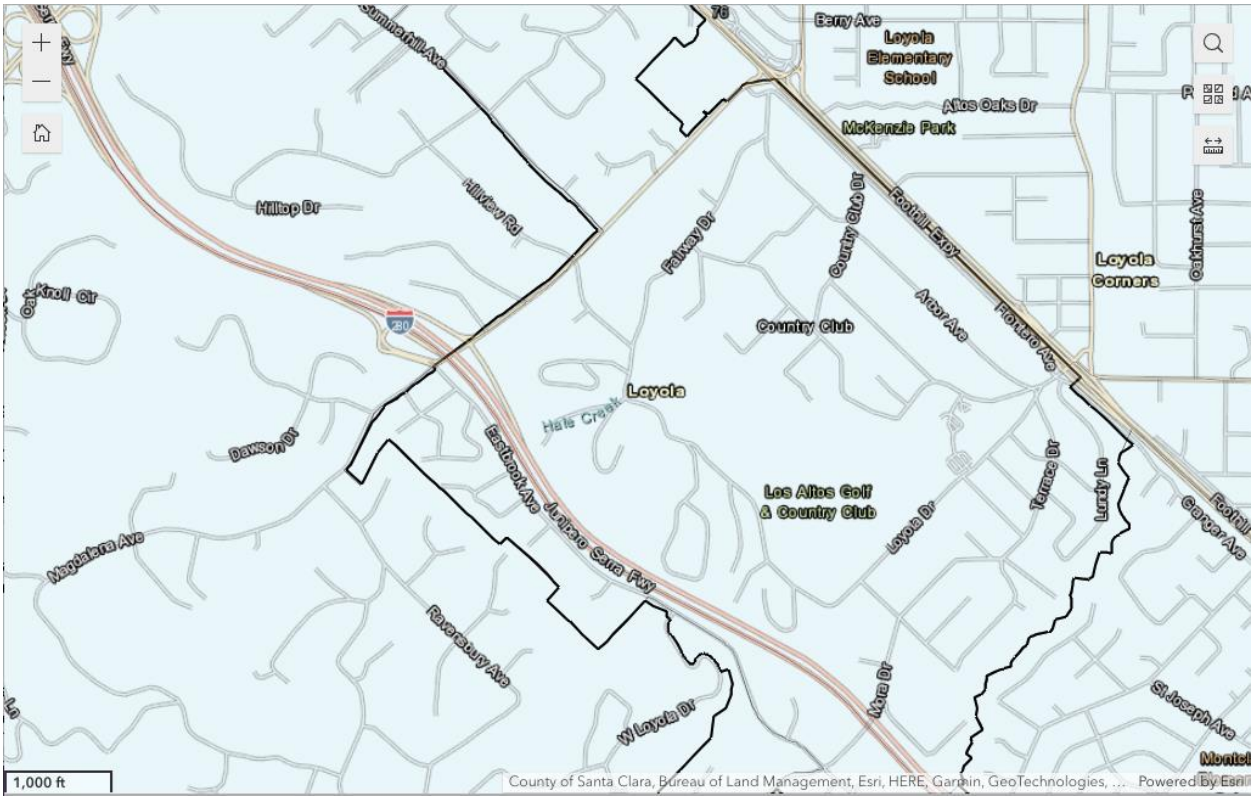


Source: California Department of Housing and Community Development AFFH Data Viewer.

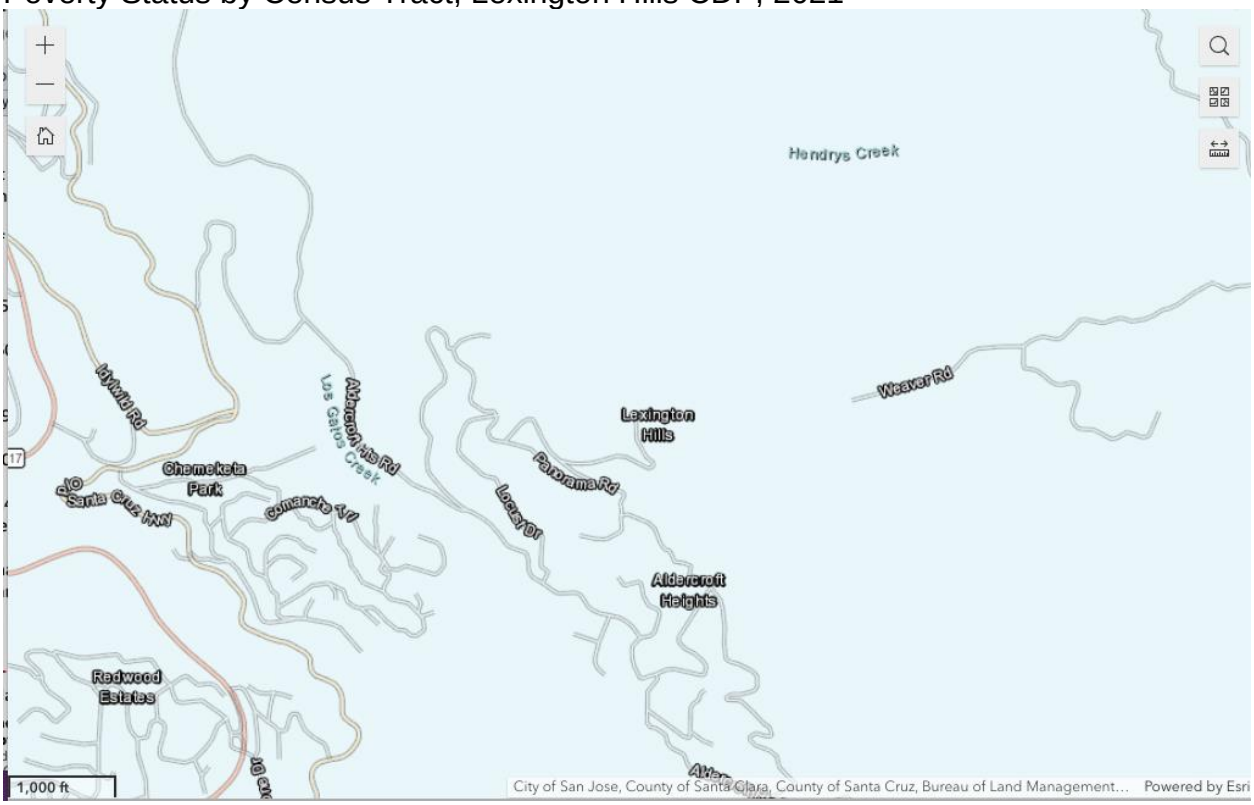
Poverty Status by Census Tract, Stanford CDP, 2021



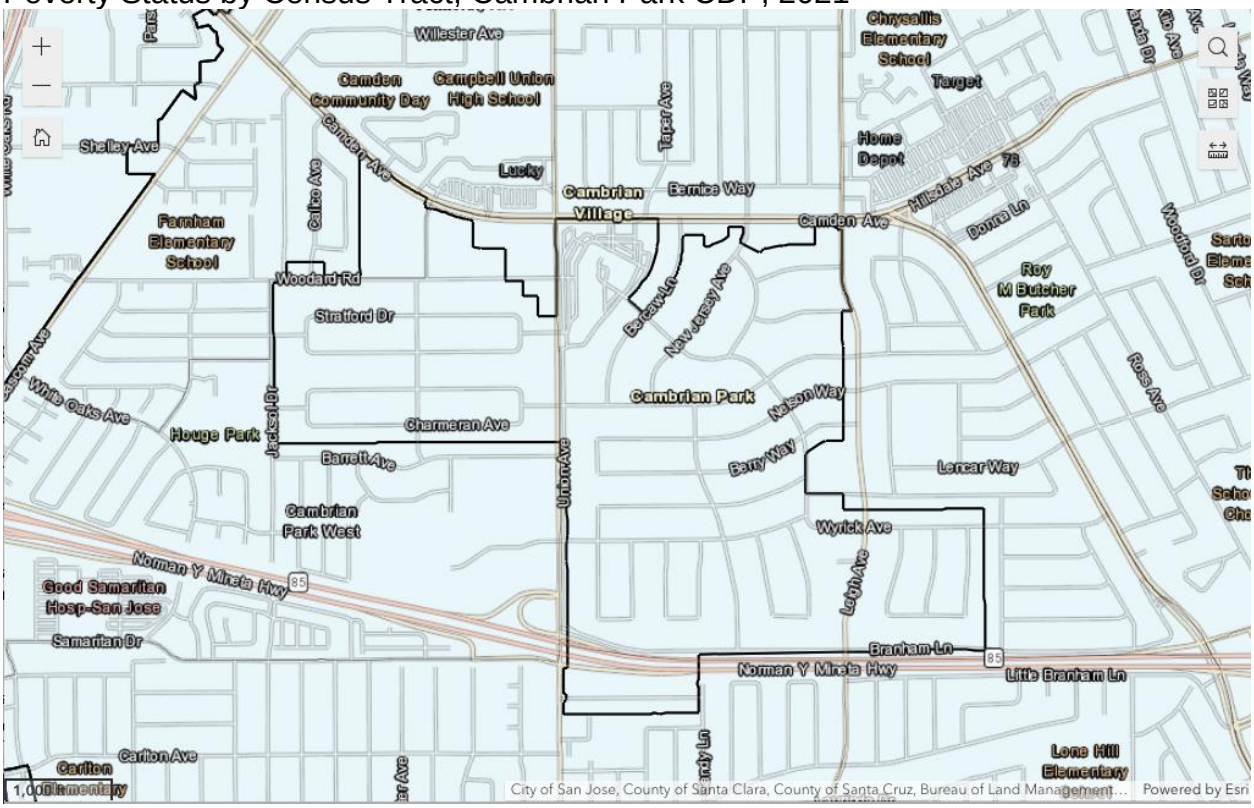
Poverty Status by Census Tract, Loyola CDP, 2021



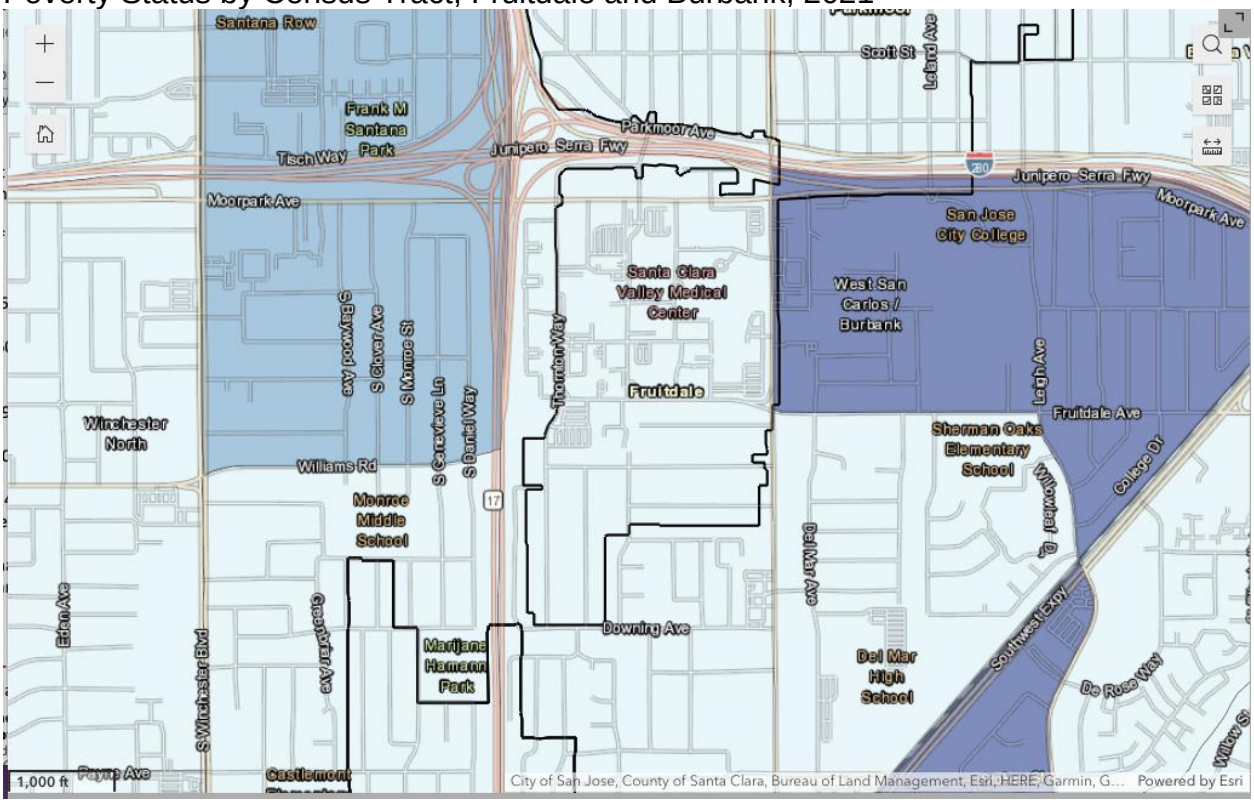
Poverty Status by Census Tract, Lexington Hills CDP, 2021

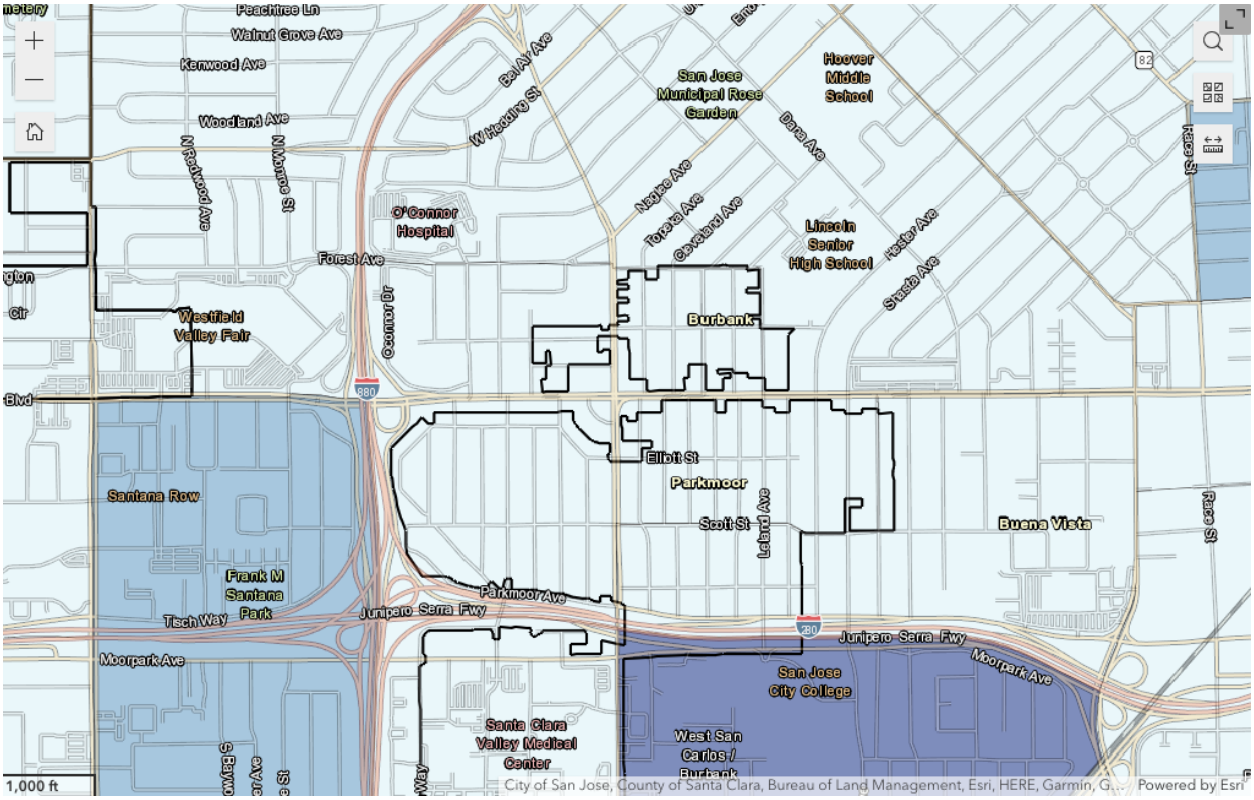


Poverty Status by Census Tract, Cambrian Park CDP, 2021

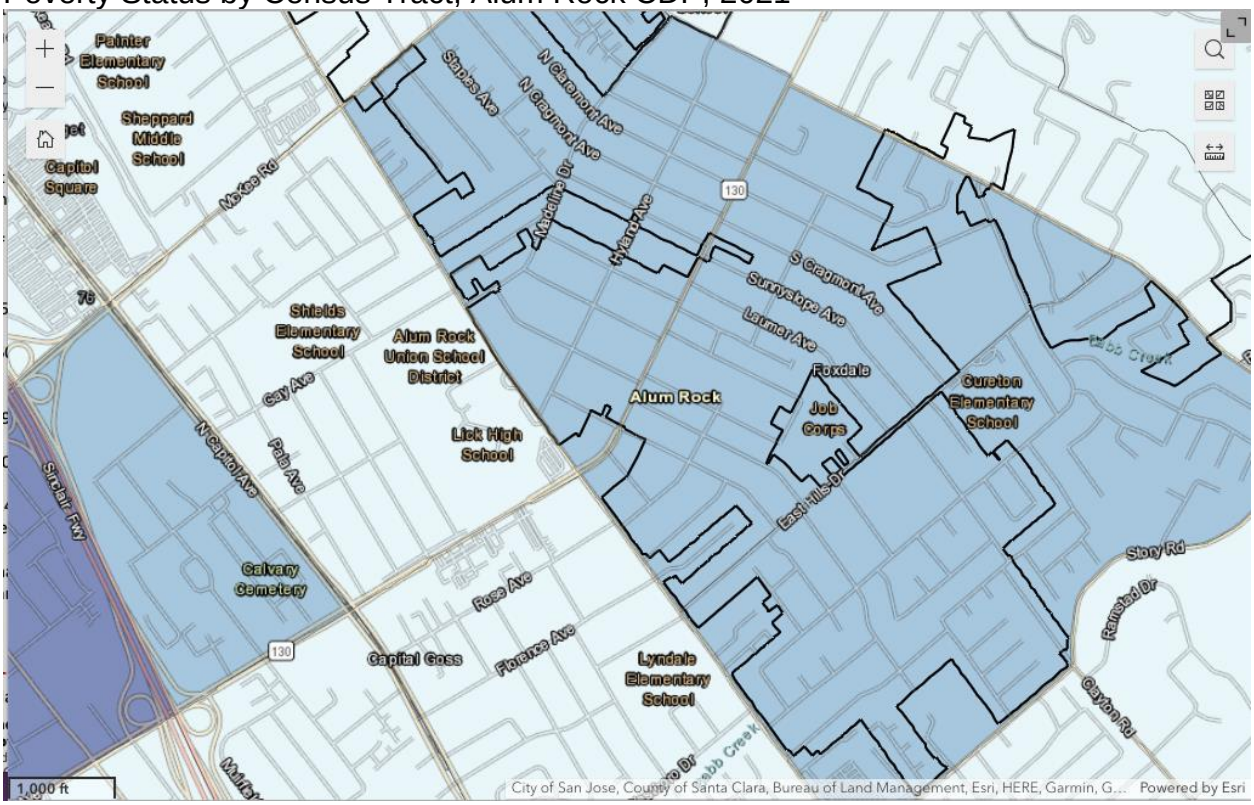


Poverty Status by Census Tract, Fruitdale and Burbank, 2021

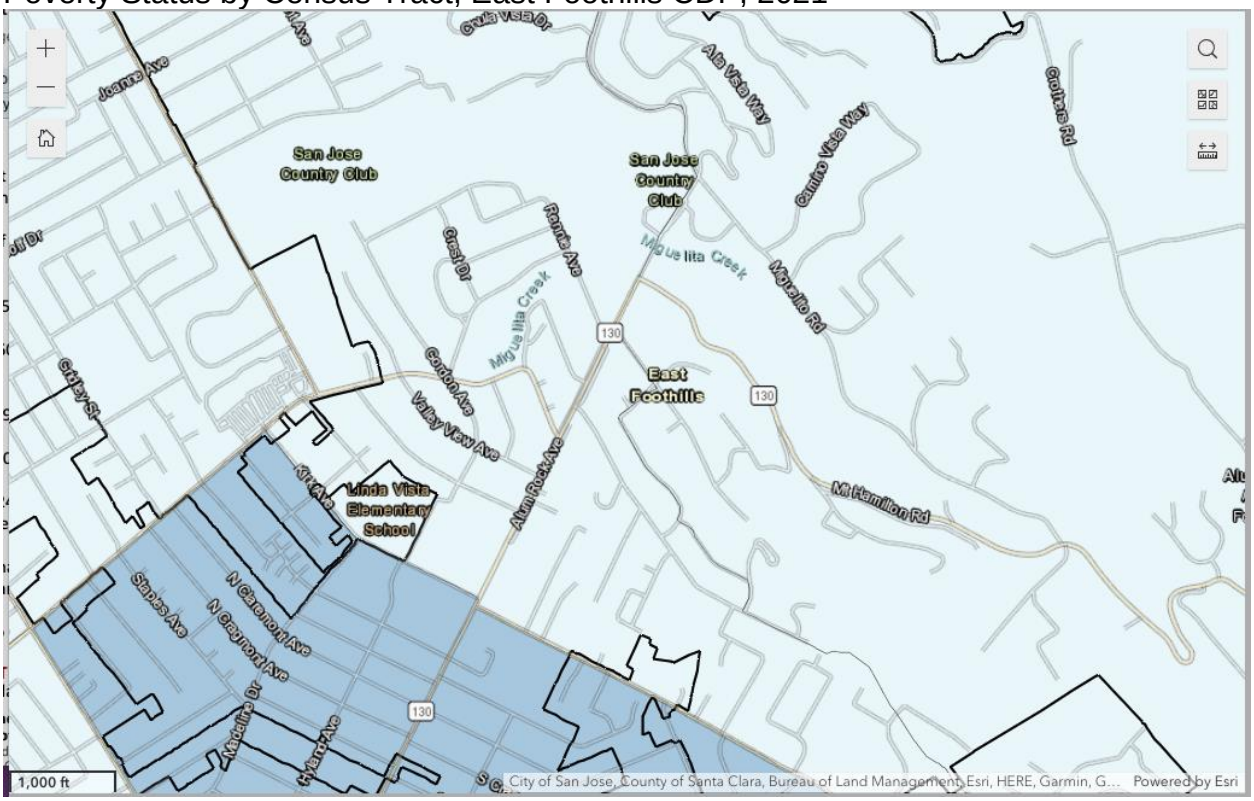




Poverty Status by Census Tract, Alum Rock CDP, 2021



Poverty Status by Census Tract, East Foothills CDP, 2021



Poverty Status by Census Tract, San Martin CDP, 2021

Segregation by household income. As noted in the countywide analysis, income segregation is rapidly increasing across the county, due to rising housing costs, stagnant wages, and community disinvestment.

In the County overall, low to moderate income households were more likely to be living in Mountain View, San José, Santa Clara, and Campbell. Cupertino and Saratoga each had one census tract where 50% to 75% of the total population had low to moderate incomes.

The Household Income by Census Tract table below shows the results of an in-depth analysis of income, including poverty-level households, in the unincorporated area. As demonstrated by the above poverty maps, only one high-poverty Census tract exists in the unincorporated area, which is located in the Stanford University area and, as such, represents students. Poverty rates are less than 20% in the vast majority of County neighborhoods—meaning that the majority of the County offers high opportunity environments.

The areas with the lowest median household incomes—excluding the Stanford tracts—are found in Fruitdale/Burbank and Alum Rock. Median incomes in these areas range between $80,000 and $107,000—which are still relatively high.

No areas have Census tracts where the share of households with incomes of $25,000 and lower is more than 30%. Excluding Stanford, the Census tract with the largest share of <$25,000 households is in Fruitdale/Burbank and is only 16%. And no Census tracts

other than Stanford contain more than 1% of the entire County's households with incomes <$25,000.

For households with incomes of $50,000 and less, the largest shares are in the two Stanford tracts (Tract 5130 and Tract 5116.08), where 49% and 59% of households, respectively, have less than $50,000 in income. The next largest share is 40%, and moderate-income populations are less concentrated among the Census tracts in the unincorporated areas than in many of the incorporated cities in the County.

Household Income by Census Tract, 2020

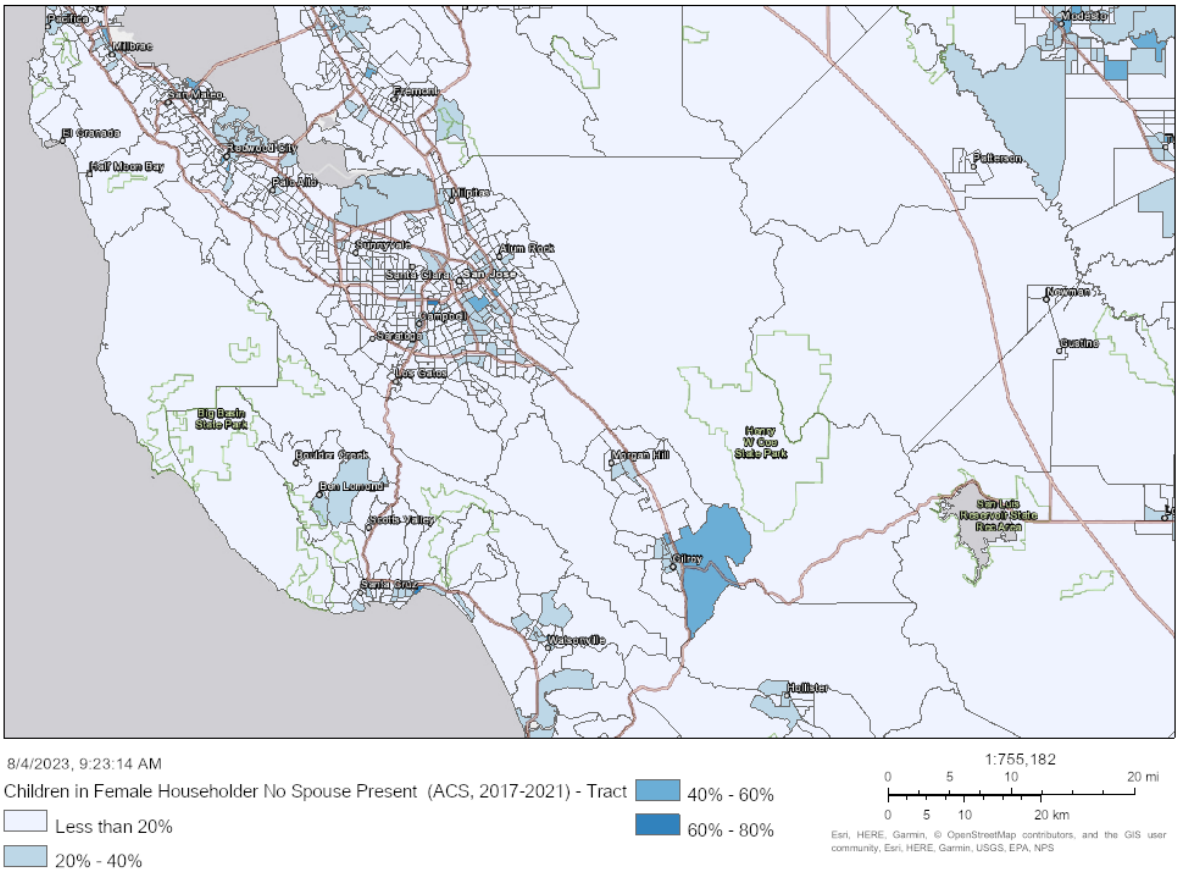
CDP	Census Tracts	Median HH Income	Total HH with income <$25K	Share of Census Tract HH with income <$25K	Share of County HH with income <$25K	Total HH with income <$50K	Share of Census Tract HH with income <$50K	Share of County HH with income <$50K	Total HH in CensusTract
Stanford	5115.02	250,000+	0	0%	0.0%	40	4%	0.0%	936
	5130	50346	704	28%	1.4%	1243	49%	1.2%	2522
	5116.08	45655	52	30%	0.1%	101	59%	0.1%	171
Loyola	5117.02	250,000+	16	2%	0.0%	80	8%	0.1%	994
	5117.07	211250	109	9%	0.2%	174	15%	0.2%	1186
Lexington Hills	5118	197361	63	4%	0.1%	143	9%	0.1%	1656
Cambrian Park	5028	181528	54	4%	0.1%	210	15%	0.2%	1425
	5027.04	199167	160	10%	0.3%	193	13%	0.2%	1526
Fruitdale/ Burbank	5021.01	129258	269	13%	0.5%	579	27%	0.6%	2135
	5020.01	106477	217	11%	0.4%	421	21%	0.4%	2032
	5020.02	106813	114	6%	0.2%	317	18%	0.3%	1810
	5021.03	81283	266	16%	0.5%	658	40%	0.6%	1647
Alum Rock	5039.02	94883	85	6%	0.2%	272	18%	0.3%	1537
	5041.01	107250	81	8%	0.2%	224	21%	0.2%	1069
	5041.02	104489	140	11%	0.3%	301	23%	0.3%	1307
East Foothills	5042.01	184539	64	4%	0.1%	132	7%	0.1%	1803
San Martin	5124.02	140000	121	7%	0.2%	239	15%	0.2%	1620
	5124.01	155431	90	6%	0.2%	221	15%	0.2%	1492
Other areas with unincorporated populations	5038.02	124659	220	11%	0.4%	324	16%	0.3%	2040
	5033.22	108973	59	5%	0.1%	186	16%	0.2%	1141
	5043.21	172857	107	7%	0.2%	224	14%	0.2%	1640
Santa Clara County			**51536**	**8%**		**104992**	**16%**		**650352**

According to HUD's AFFH mapping tool, there is only one R/ECAP that is either partially or entirely within the unincorporated areas of Santa Clara County. It is located in south-central San José and includes the County Fairgrounds, which is an unincorporated enclave with no residential development, along with the adjoining residential areas that are within city limits. The R/ECAPs located in incorporated areas are concentrated in Central San José and Gilroy.

Segregation by family status. A small share of children live with a single head of household in the Unincorporated County and region. However, there are notable concentrations of these households specifically in San José and Gilroy.

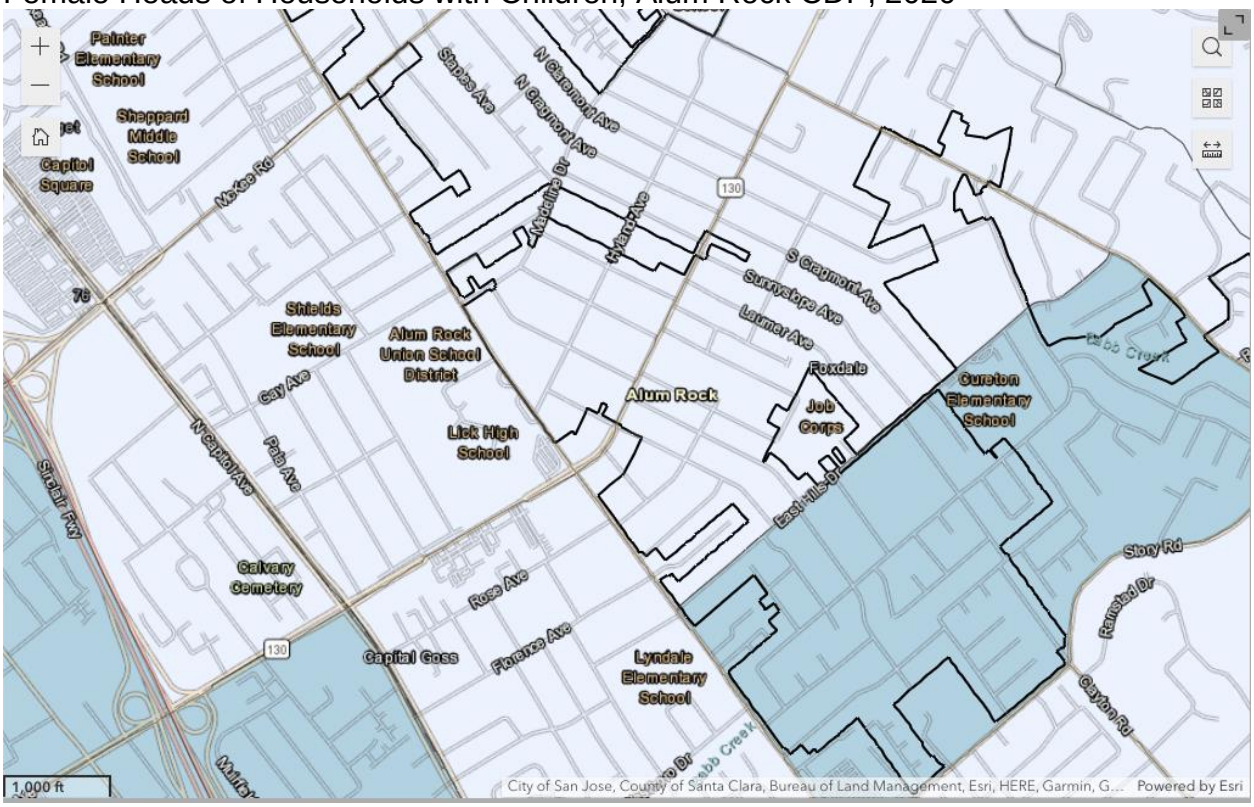
In the CDPs, however, only Alum Rock shows any variation in female headed households with children. The southeast portion of the CDP has the highest share (although still relatively low at between 20% and 40%) of any area within a CDP.

Percent of Households Female Head with Children by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

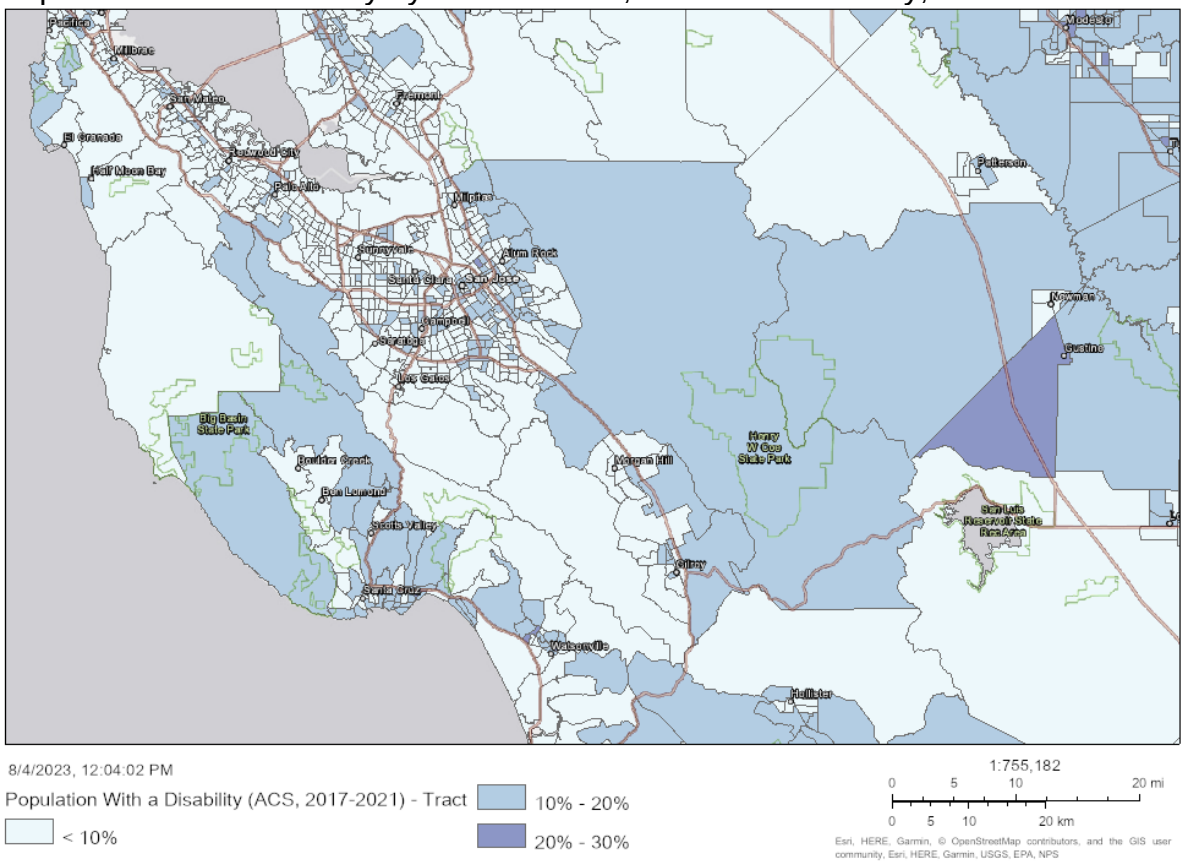
Female Heads of Households with Children, Alum Rock CDP, 2020



Segregation by disability status. According to 2021 5-year ACS data, only eight percent (8%) of Santa Clara County residents have a disability. Overall, there are no significant concentrations of residents with disabilities, though one Census tract in incorporated San José has a larger population of residents with a disability at between 20% and 30% of the total population.

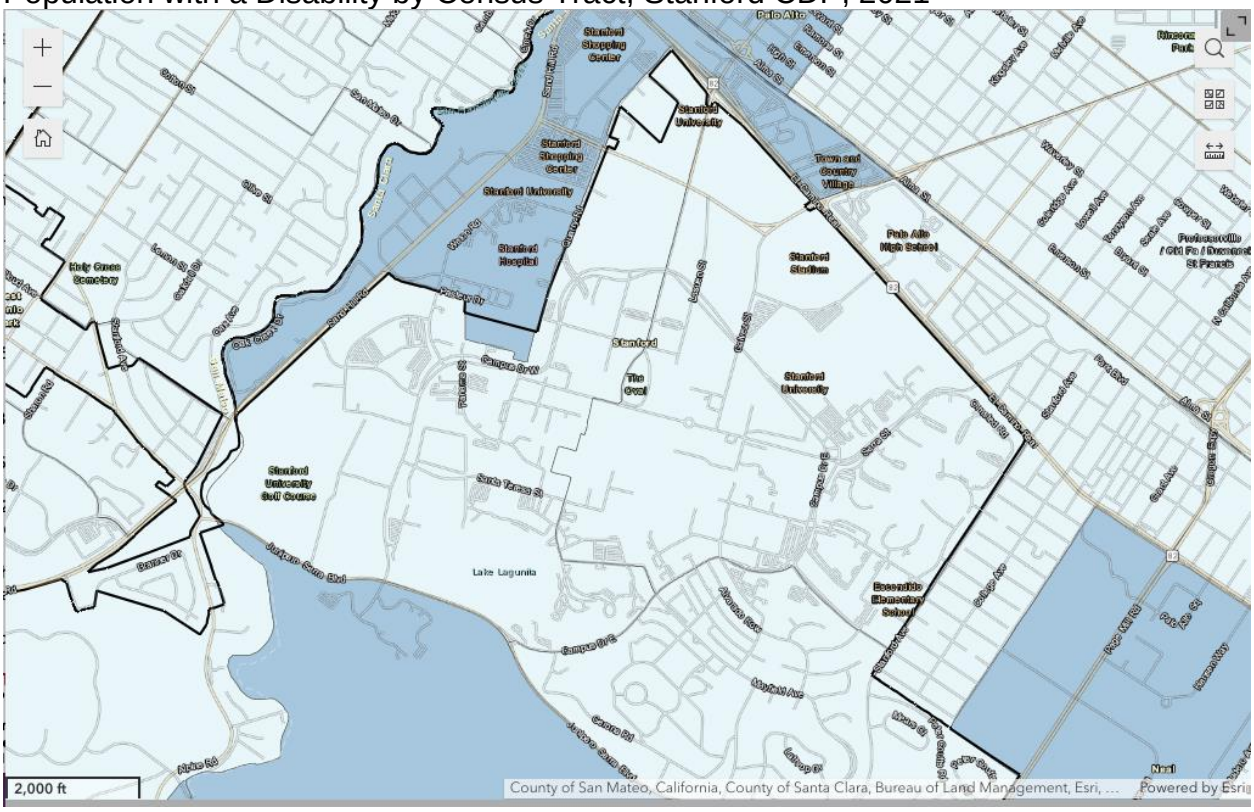
By CDP, parts of Burbank, Alum Rock, East Foothills, and San Martin have shares of residents with disabilities that exceed the countywide share, but none are high enough to suggest a concentration.

Population with a Disability by Census Tract, Santa Clara County, 2021

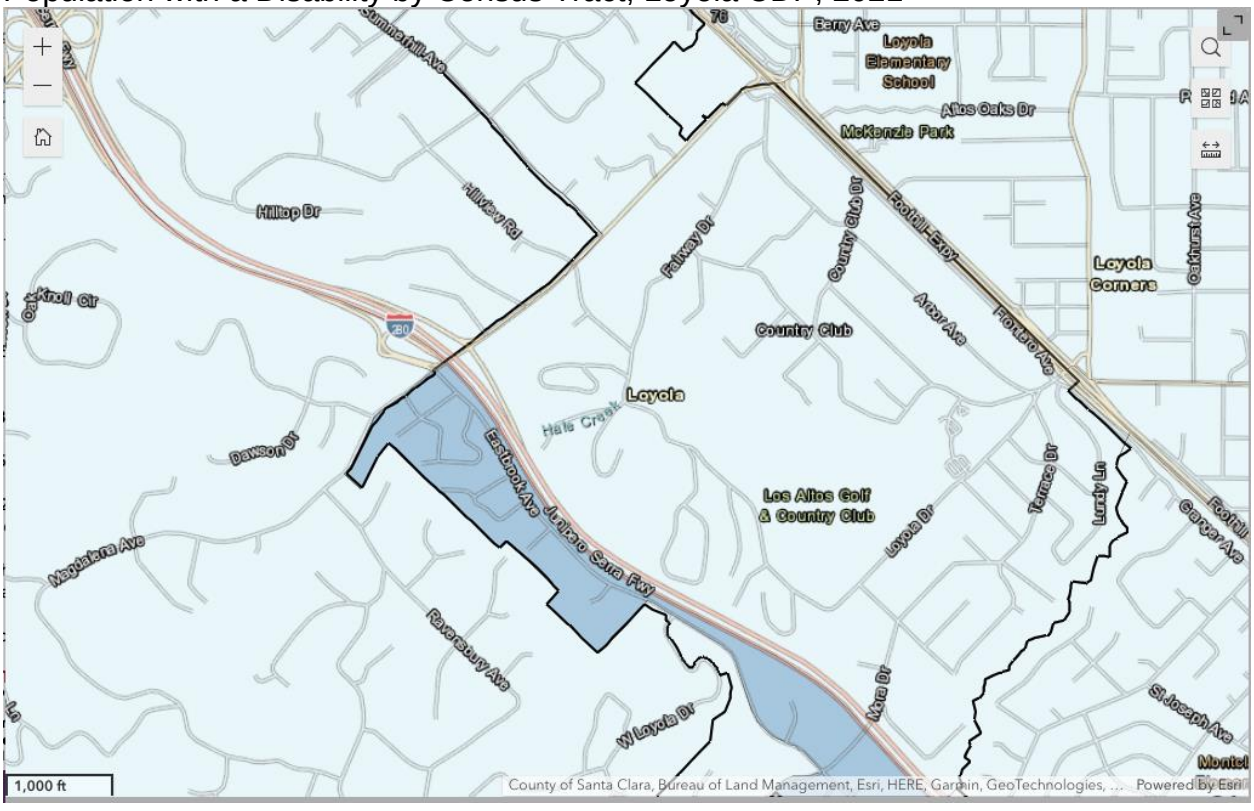


Source: California Department of Housing and Community Development AFFH Data Viewer.

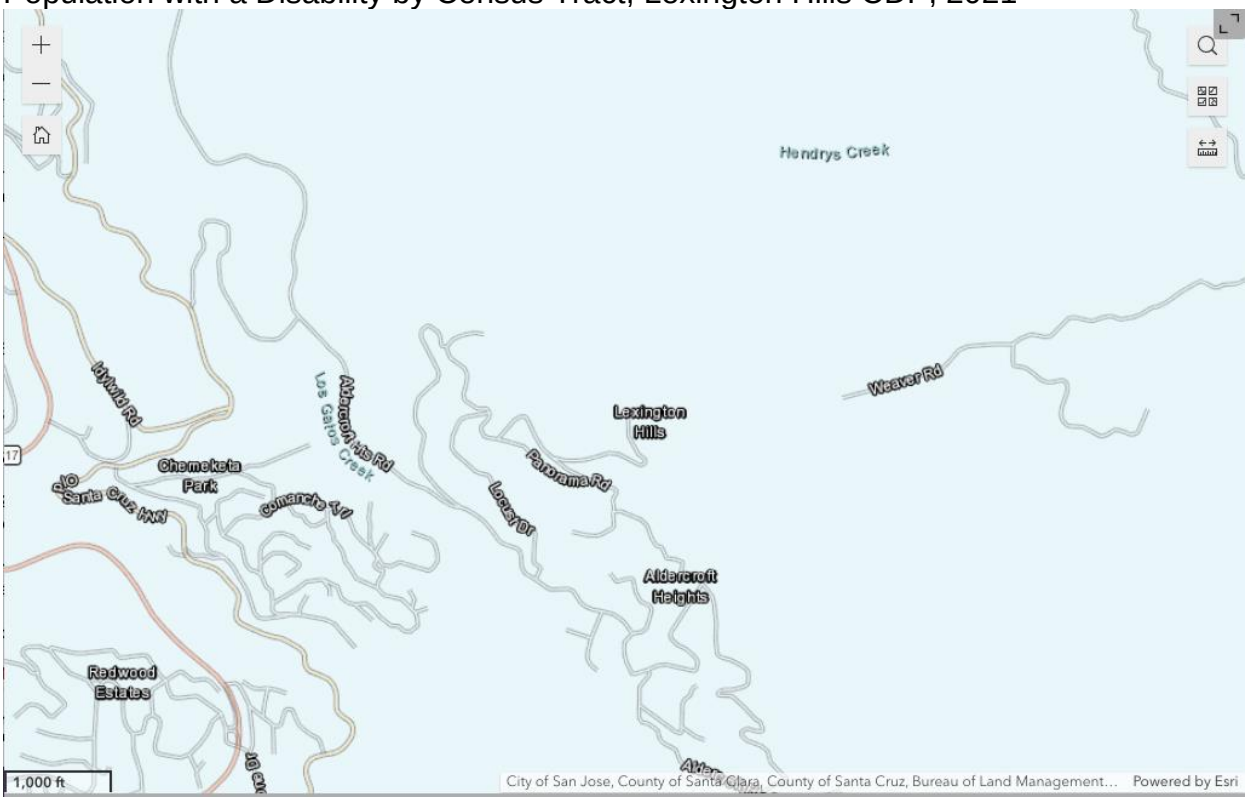
Population with a Disability by Census Tract, Stanford CDP, 2021



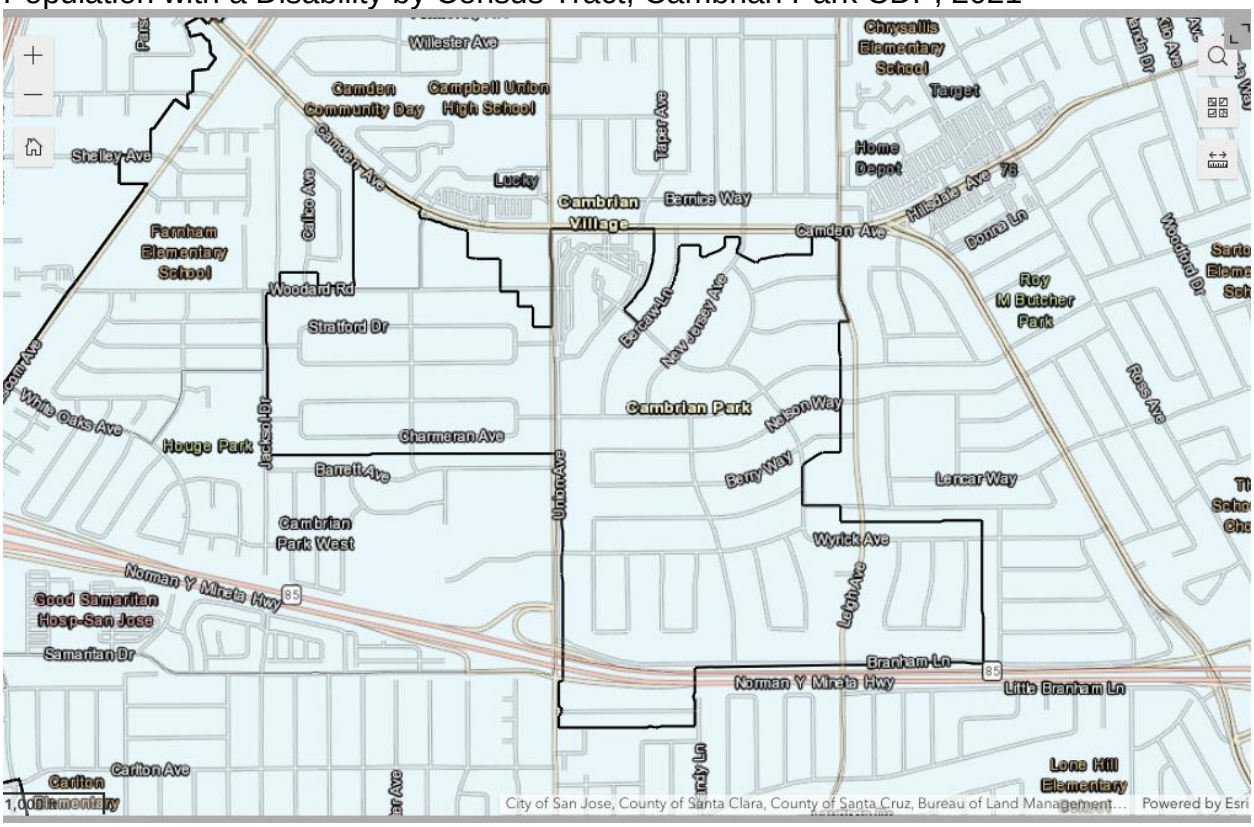
Population with a Disability by Census Tract, Loyola CDP, 2021



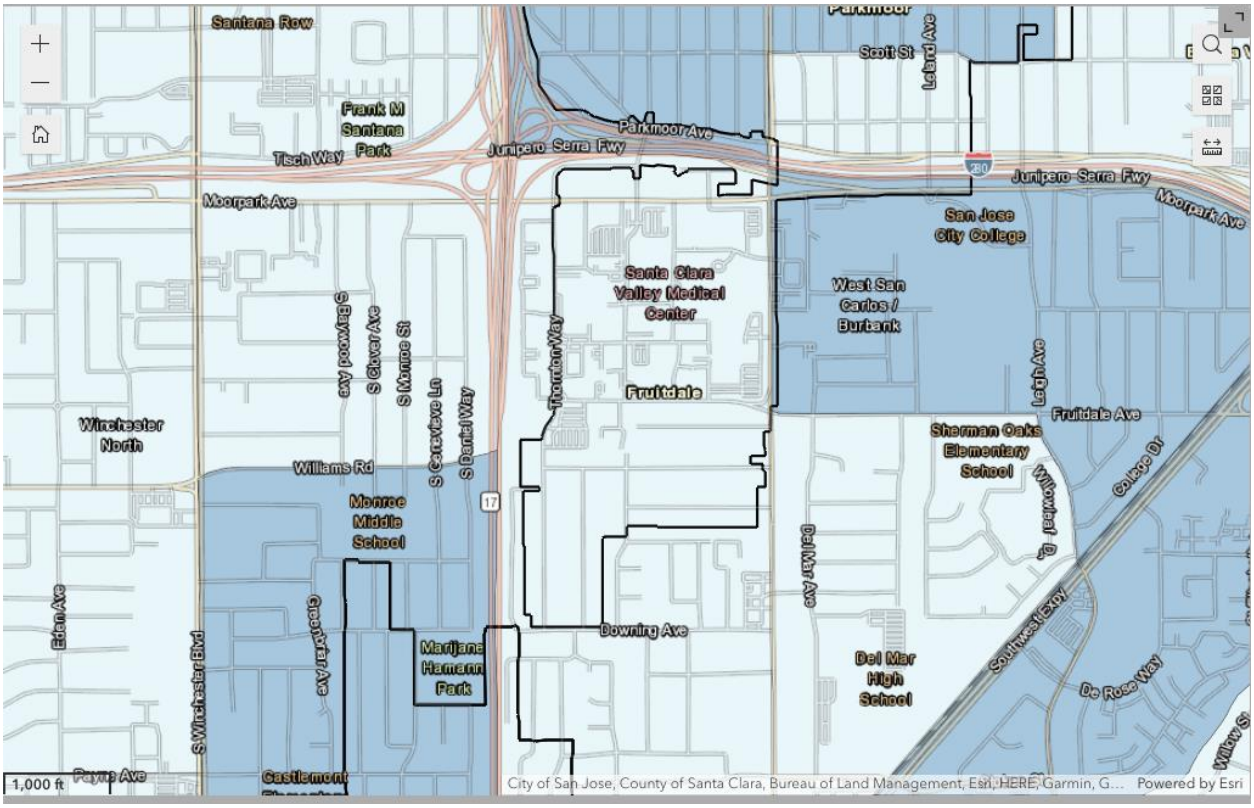
Population with a Disability by Census Tract, Lexington Hills CDP, 2021

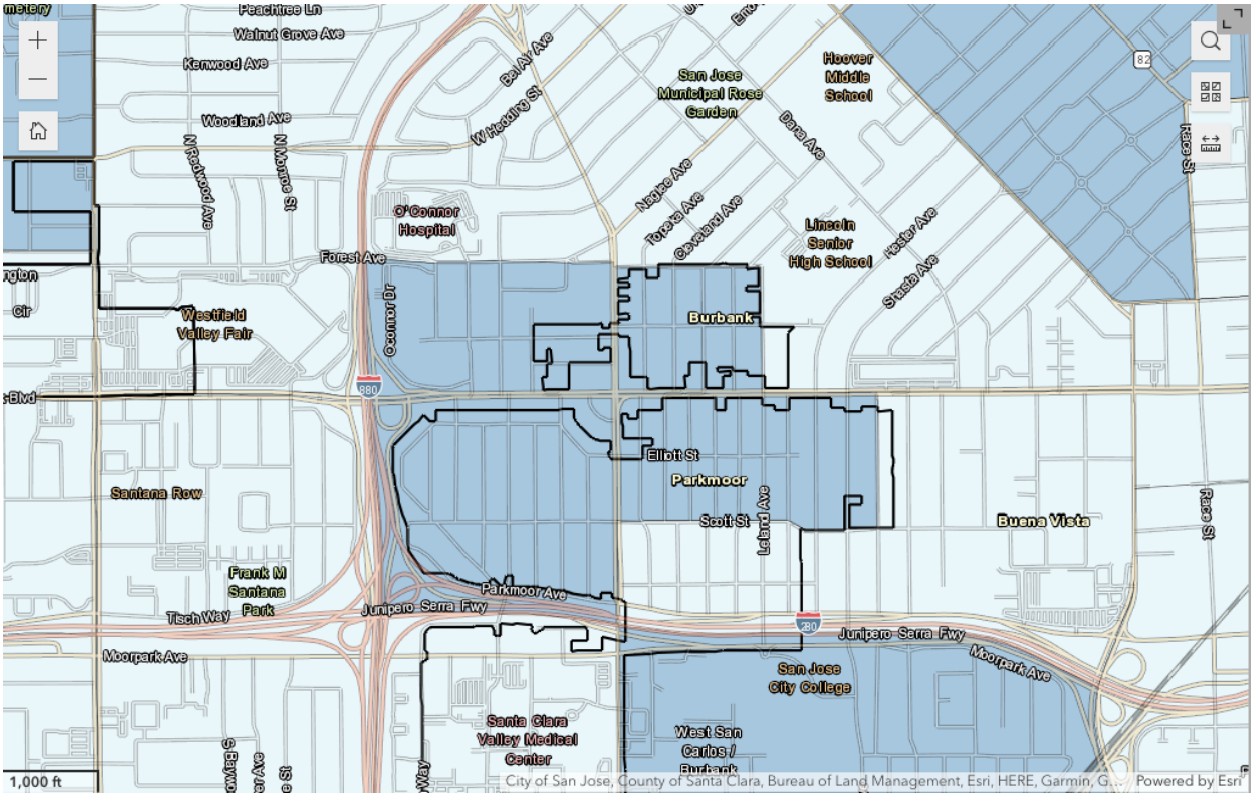


Population with a Disability by Census Tract, Cambrian Park CDP, 2021

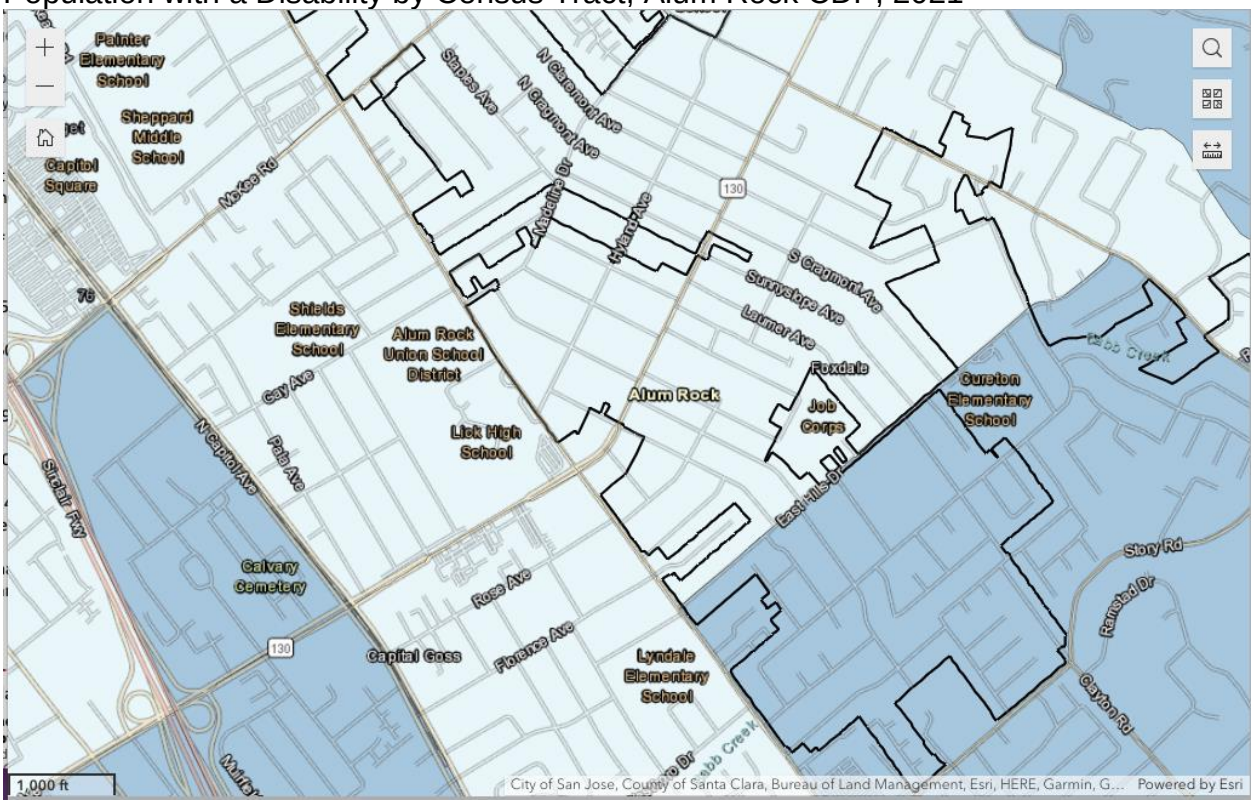


Population with a Disability by Census Tract, Fruitdale and Burbank, 2021

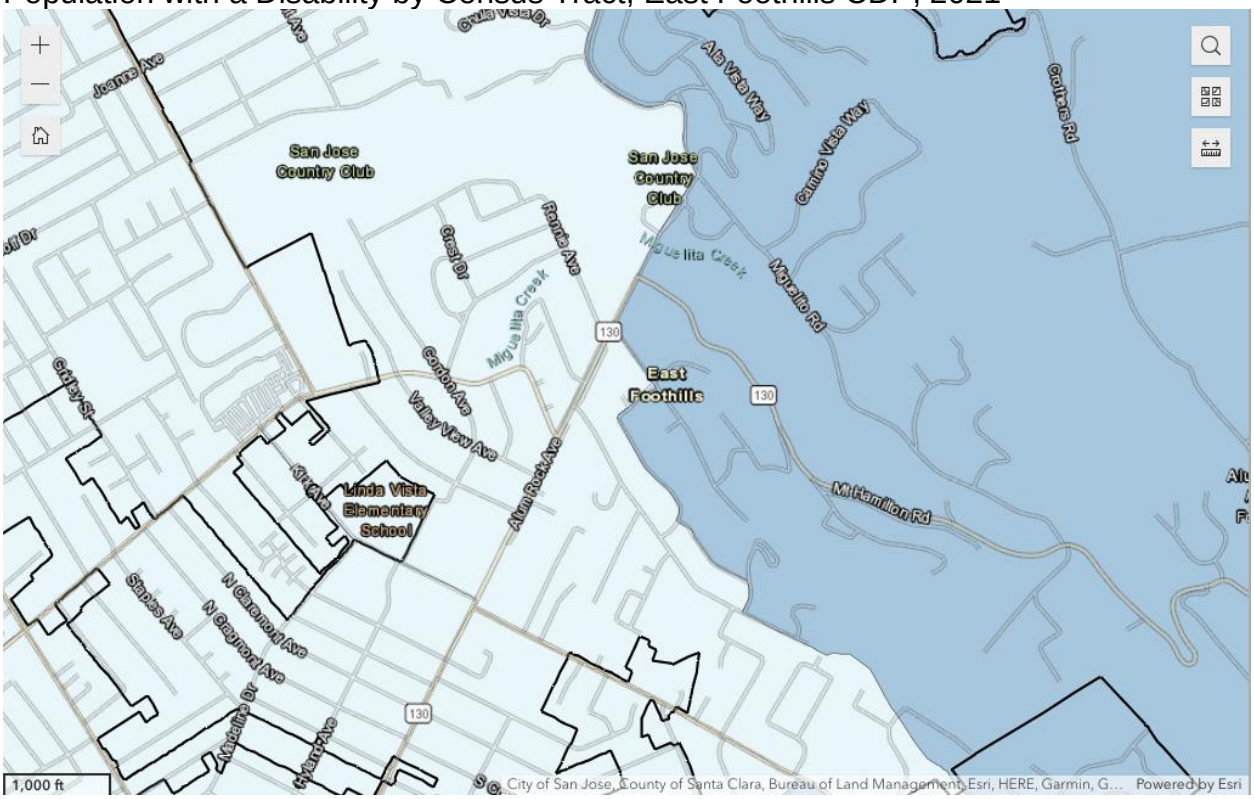




Population with a Disability by Census Tract, Alum Rock CDP, 2021



Population with a Disability by Census Tract, East Foothills CDP, 2021



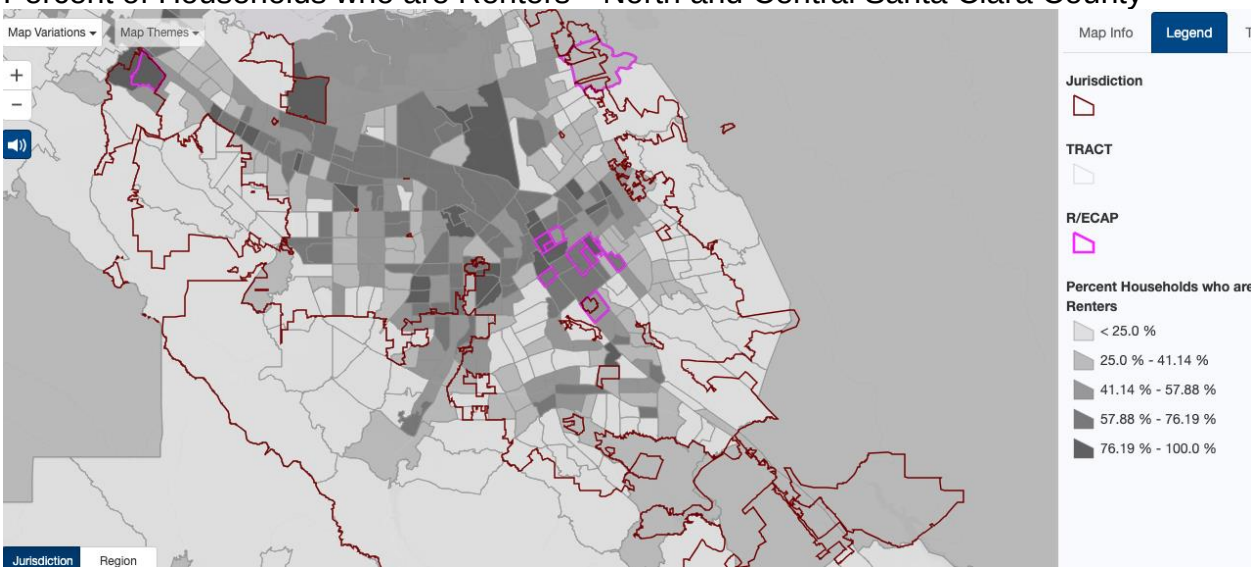
Population with a Disability by Census Tract, San Martin CDP, 2021

Segregation by tenure. There are no areas with disproportionately high concentrations of renters in the Unincorporated County. Renters are most like to live in the city of San José; in a corridor along El Camino Real spanning the cities of Mountain View, Palo Alto, Santa Clara, and Sunnyvale; in the unincorporated area encompassing the campus of Stanford University and its immediate surroundings; and in Gilroy. These areas include most of the segregated, predominantly Latinx areas in the region, as well as integrated areas (Mountain View, Santa Clara, and Sunnyvale).

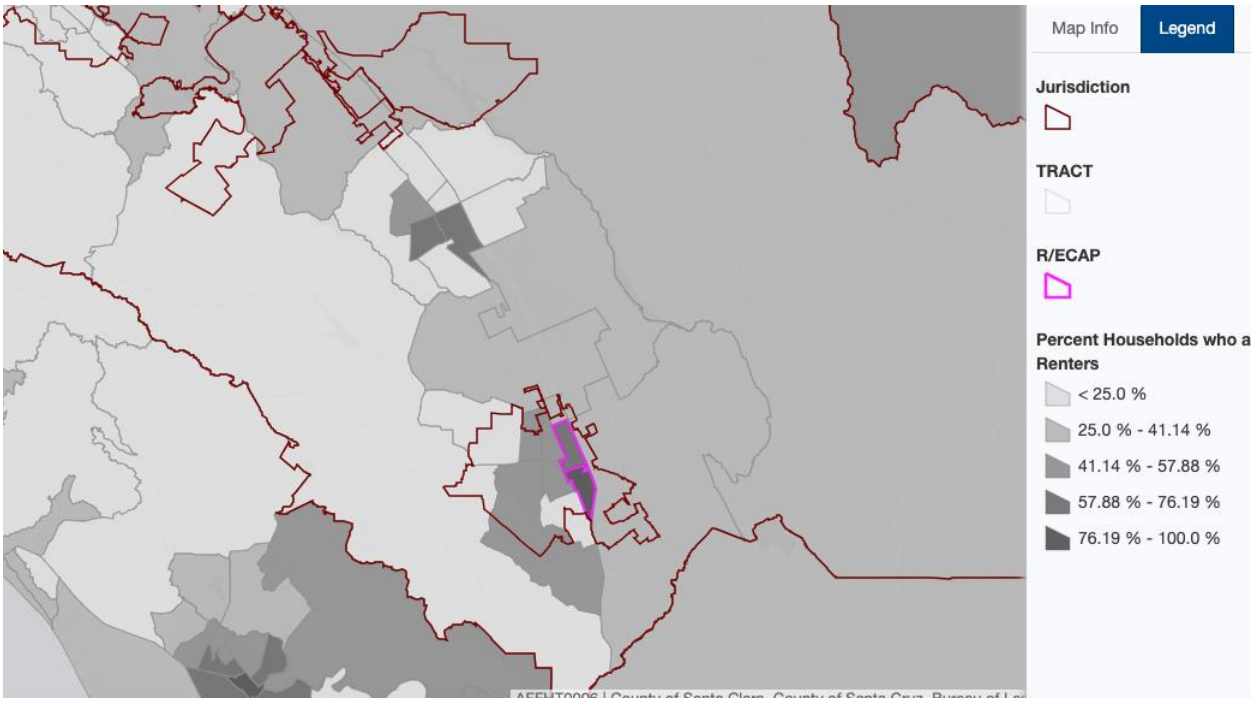
By contrast, areas with high concentrations of owner-occupied homes include Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga, south San José, the hills to the east of San José, and rural areas in South County. These areas include areas with relatively low Latinx populations, as well as low Vietnamese populations, though south San José is relatively integrated in comparison to other predominantly owner-occupied communities.

As shown by the maps below, concentrations of renters in the Unincorporated County are located near San José municipal boundaries, within the Stanford CDP, within the San Martin CDP, and, to a lesser extent, in areas near Cambrian Park and Burbank.

Percent of Households who are Renters—North and Central Santa Clara County



Percent of Households who are Renters—Southeast Santa Clara County



ii: Racially or Ethnically Concentrated Areas of Poverty and Racially Concentrated Areas of Affluence

R/ECAPs are geographic areas with significant concentrations of poverty and minority populations. In terms of racial or ethnic concentration, R/ECAPs are areas with a non-white population of 50 percent or more. With regards to poverty, R/ECAPs are Census tracts in which 40 percent or more of individuals are living at or below the poverty limit or that have a poverty rate three times the average poverty rate for the metropolitan area, whichever threshold is lower.

Racially Concentrated Areas of Affluence (RCAAs) are areas with concentrations of white residents and higher income residents. The California Department of Housing and Community Development (HCD) defines RCAAs as having a non-Hispanic white population concentration of at least 1.25 times that of the council of governments region in which a municipality is located and a median household income of at least 1.5 times that of the relevant council of governments region.[140]

Both R/ECAPs and RCAAs result from historical development patterns, which are impacted by both private investment and government intervention. Historically, Santa Clara County was a low-population area up until World War 2. Until that point, much of the county was in active agricultural use, with row crops and orchards found throughout the valley.

The original inhabitants of Santa Clara County included the Ohlone (Costanoan) people, who resided in the Coastal Range and valleys from San Francisco and Richmond in the north, to San Luis Obispo in the south, and the Northern Valley Yakuts, who resided in the San Joaquin Valley and surrounding mountains from Sacramento in the north to Bakersfield in the south. These native people were organized into smaller tribes and tribal bands, and estimates place the native population of the South Bay at around 10,000 people prior to the arrival of Europeans, living in settlements supporting 200 to 500 people each.

Spanish colonization of California began in 1769, and locally included Mission Santa Clara de Asís, founded in 1777 on the banks of the Guadelupe River. After several relocations, it is today part of the Santa Clara University campus in the City of Santa Clara. The Pueblo of San José was founded in the same year. Nearby Mission San José was established in 1797 in modern day Fremont (currently in Alameda County). In addition to missionaries, the Spanish and then Mexican governments also established ranchos, large land grants to soldiers and others loyal to the government throughout Alta California. By 1846, the Spanish and Mexican governments had issued over 300 land grants throughout Alta California. Three of these Spanish-era land grants were in the areas of present-day Gilroy and Morgan Hill (Las Animas, San Ysidro, and Los Tularcitos). 36 additional land grants were made by the Mexican government in present day Santa Clara County. These grants ranged from 1,000 to 50,000 acres, and the lands primarily used for growing crops and ranching.

[140] https://abag.ca.gov/technical-assistance/racially-concentrated-areas-affluence.

The modern-day State of California was ceded to the United States following the Mexican-American War in 1848, and was admitted as the 31st State in 1850. Santa Clara was one of the original 27 counties created in 1850. San José was one of 8 cities officially incorporated in 1850 in the lead up to statehood (along with San Francisco, Sacramento, Benicia, San Diego, Los Angeles, Santa Barbara, and Stockton) and was the first capital of the state (having become the capital of the California Territory in 1849). A portion of the County was ceded in 1853 to create Alameda County (along with a portion of Contra Costa County).

The California gold rush (1848-1855) had little impact on Santa Clara County beyond the New Almaden mercury mine, and agriculture remained the primary focus of the county until World War 2. The war brought investment to military bases and defense manufacturing, as well as fueling the technology economy sparked by the establishment of Stanford University in 1885. The war also saw the internment of the county's sizable Japanese population. Following the war, the county experienced a population boom. This was fueled by the growing technology economy and federal funding to build new housing. From 1940 to 1970, the county's population grew from 174,949 to 1,064,714 residents. 7 of the 15 cities in the County were incorporated in the 1950's, and other cities embarked on aggressive annexation programs which ended with a joint development agreement between the County and cities to focus urban style development in areas which already have services, and follow orderly expansion in accordance with the policies and the local area formation commission (LAFCO) regulations.

Development during this time was not equitable. Throughout the county, many communities and property owners adopted deed restrictions limiting who could own homes in more expensive areas, usually precluding any non-Whites. In the 1930s, federal agencies adopted a practice of redlining, which designated which neighbors were high or low risk for mortgages. Areas with Black, Hispanic, or Asian populations, such as San José's Japantown, were deemed to be the highest risk areas. Federally funded public housing was segregated, and other programs such as the Veterans Administration home loans were usually reserved only for White applicants. These discriminatory practices were outlawed in 1968 with the passing of the federal Fair Housing Act.

According to HUD's AFFH mapping tool, there is currently only one R/ECAP that is either partially or entirely in the Unincorporated County. This R/ECAP is in South San José and is primarily incorporated (City of San José), however, includes the only unincorporated County property known as the County Fairgrounds property. The County Fairgrounds is an unincorporated enclave with no residential development. The adjoining residential areas are entirely within city limits of the City of San José's jurisdiction. Additional information on the County Fairgrounds and this R/ECAP can be found in Chapter 2 of the County Housing Element, specifically Section 2.03a – Segregation Analysis.

Additional R/ECAPs within Santa Clara County are located within incorporated areas and are concentrated in East and South San José and Gilroy.

Most of the relatively populated portions of the Unincorporated County are not located in Racially Concentrated Areas of Affluence. The areas within the county that are located in RCAAs include the western parts of Santa Clara County, Morgan Hill, Campbell, and Los Gatos. These areas have relatively higher household incomes, relatively higher concentrations of white residents, and relatively lower concentrations of Hispanic residents. Unincorporated areas that are RCAAs are generally located just to the west of RCAAs that are in incorporated cities, though unincorporated RCAAs stretch farther south along Santa Clara County's border with Santa Cruz County. The total population of these areas is – and has long been – very low in relation to the population of RCAAs in incorporated areas.

Only two census-designated places – Lexington Hills and Loyola – are located within RCAAs. Lexington Hills is located high in the Santa Cruz Mountains. The area was originally home to native people, members of the Ohlone tribal groups, and became an important transit route from Santa Cruz to San José in the 18th and 19th centuries. Small settlements developed around wagon and later train stops, or around logging operations and sawmills. By the 1920s, small groups seeking remote areas to avoid scrutiny built out villages such as Holy City, and wealthy property owners from San Francisco and the Bay Area built small vacation cabins in what are now the Lexington Hills communities. The nature of the community shifted due to man-made events such as the construction of Highway 17, bypassing some communities, and the creation of the Lexington Reservoir, flooding two communities. Population growth and rising costs of housing in the valley areas of the County have pushed more residents to seek homes in the Lexington Hills area, in addition to those seeking a more remote and rustic lifestyle.

Lexington Hills is located in an area that has very high fire risk and is in close proximity to the San Andreas Fault. This area was the epicenter of the 1989 Loma Prieta Earthquake, and the site of the 1985 Lexington Fire, which covered over 13,000 acres and destroyed 42 homes. The area is also adjacent to several major fires, including the 1961 Austrian Gulch Fire, the 2002 Croy Fire, 2008 Summit Fire, the 2016 Loma Fire, and the 2020 SCZ Lightning Complex Fire. The area also lacks public transportation, sewer service, and, in many cases, piped water. These considerations, which also influence property insurance rates, make the development of housing types that are more affordable to low- and moderate-income households infeasible by necessitating large lot sizes. Similarly, the same factors ensure that the cost of subsidizing less economical housing types – such as detached single-family homes on large lots – to the point that they would be affordable is excessive and largely financially infeasible. Although it may be possible to build two-to-four-unit structures in environmentally sensitive areas like Lexington Hills, doing so would still require large lots in order to install onsite wastewater treatment systems. Doing so would also result in moving more low- and moderate-income people into areas with high risks of devastating wildfires, earthquakes, and landslides caused by geologic and rain events.

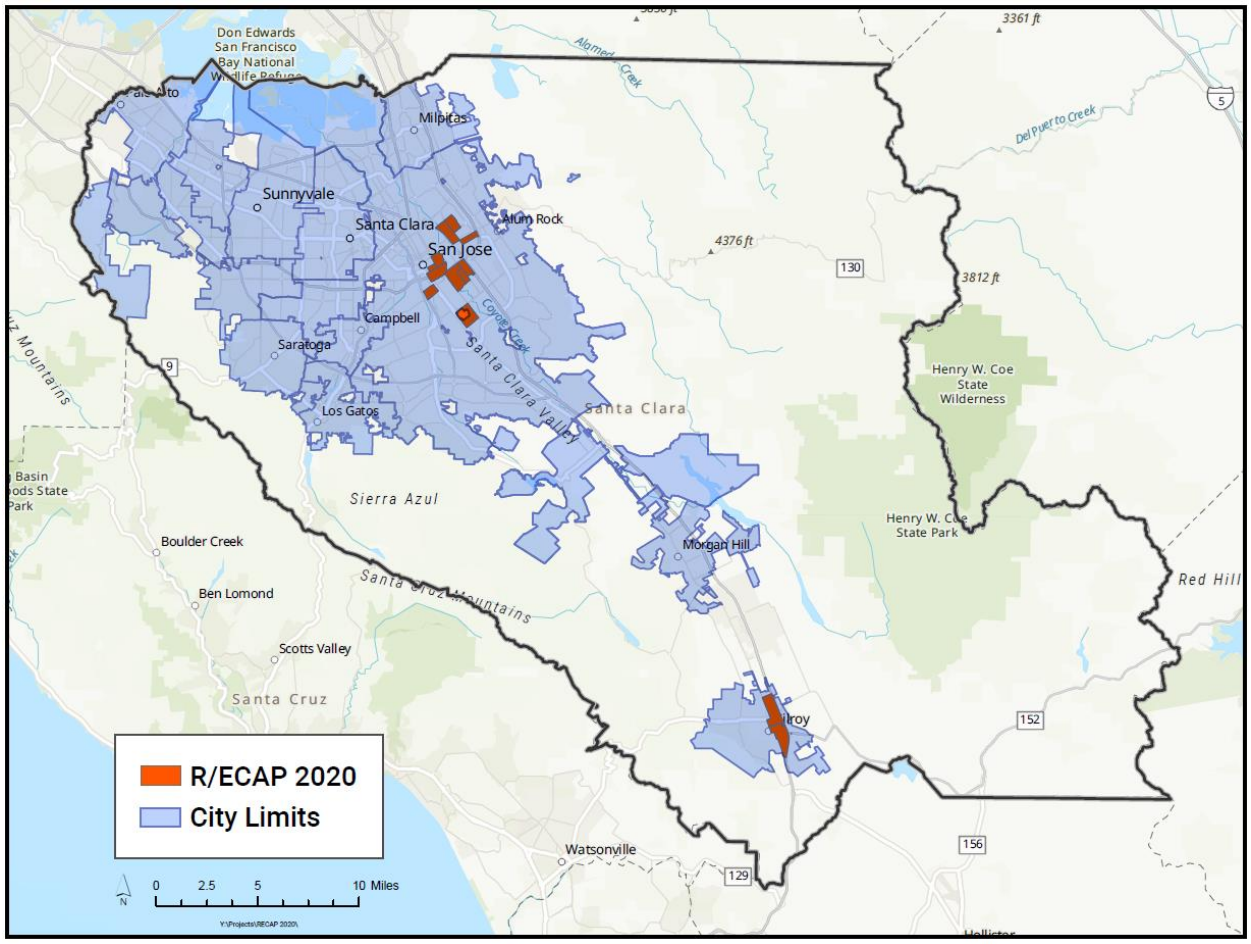
Unincorporated RCAAs in Santa Clara County that do not contain census-designated places generally have the same obstacles to creating more inclusive communities as does Lexington Hills and often to an even greater degree.

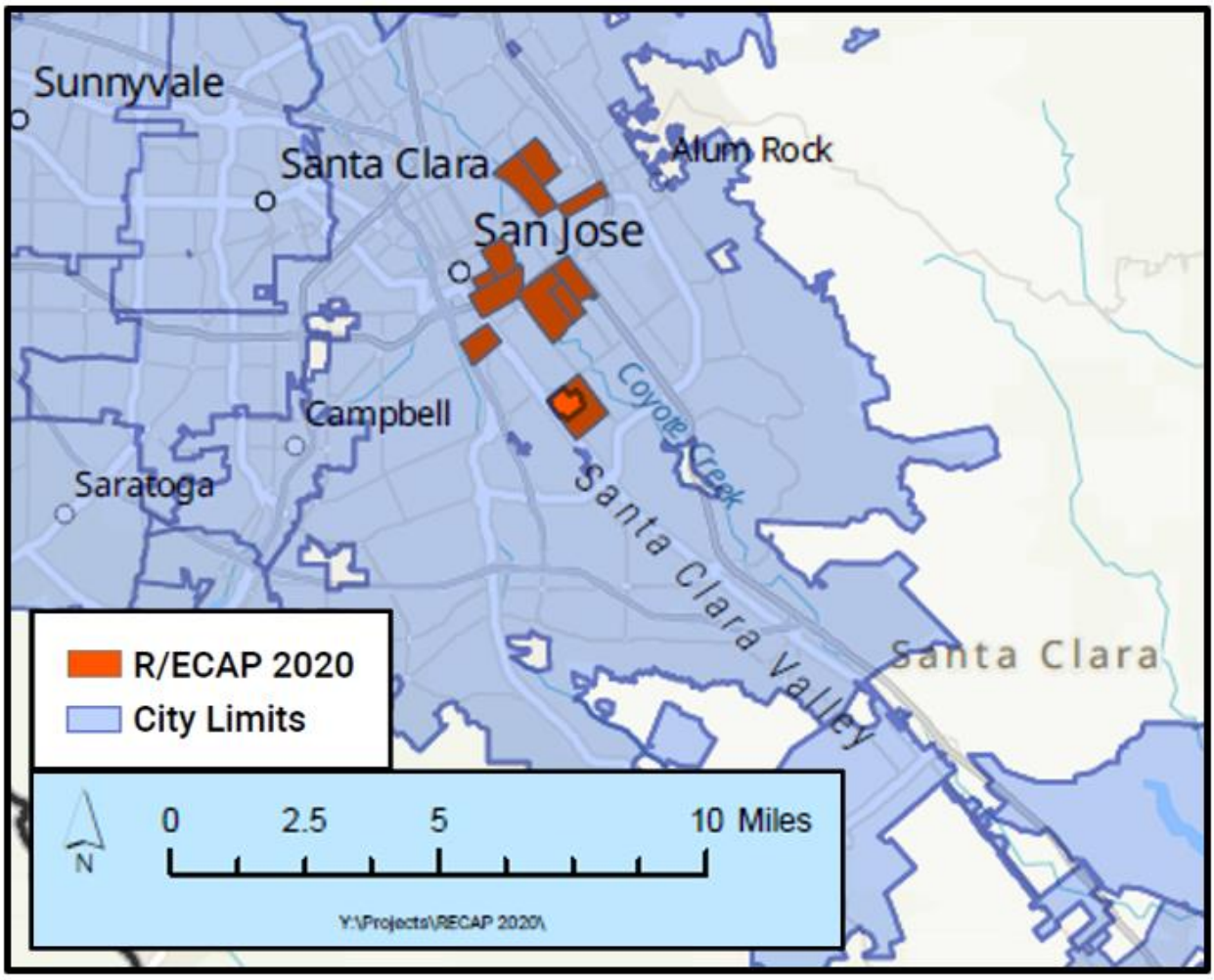
Loyola, particularly the portions of it east of I-280, is not subject to as significant environmental constraints as Lexington Hills. Notwithstanding, lot sizes within the community tend to be quite large, consistent with the R1E zoning that is prevalent in the area. This area was originally a large undeveloped parcel purchased by Santa Clara University with the intention of creating a new campus, however a lack of funding led the university to sell the land to a private developer. Residential development of the area was part of a plan that included the construction of the Los Altos Golf & Country Club in the 1920s, although some homes are considerably newer. Other than the country club of the golf course, the entire district is zoned as single-family residential.

In this instance, the building of detached single-family homes on large lots preceded the adoption of zoning that mandated that form of development as the County did not adopt its first zoning ordinance until 1937. The initial development of Loyola as an affluent and all-white community was driven principally by speculative private sector investment, enforced by deed restrictions, rather than County policy, but County policy later reinforced those choices. In 1994, the County adopted a zoning overlay district for the Loyola area at the request of residents, with the justification of aligning the district with standards found in the neighboring city of Los Altos. These restrictions added a maximum floor area ratio (FAR) of 35% in most cases, with an absolute floor area cap on larger lots, to the existing larger minimum lot sizes. As tech companies expanded in the west valley area and San Francisco Peninsula, Loyola's draw as a wealthy bedroom community has grown, and with it there has been a demographic shift. In 2010, 2,222 of the 3,261 residents identified as White alone (68%), while 757 identified as Asian alone (23%). In 2020, 2,001 of the 3,491 residents (57%) identified as White alone, while 1,109 (32%) identified as Asian alone.

Today, while a 35% floor area ratio restriction exists to more closely align with the development restrictions of surrounding cities, the applicable County zoning is not the only barrier to building more racially and socioeconomically inclusive housing in Loyola. The area lacks job centers and services, as well as public transportation to neighboring areas with those resources. Additionally, land costs and the lack of vacant or underutilized parcels are limitations. The County will have to be opportunistic and provide a comprehensive approach to overcome those hurdles. One possible option, beyond the acquisition of expensive parcels with single-family homes that may be at the end of their useful life in the future, would entail partnering with religious congregations, like the Antiochian Orthodox Church of the Redeemer, that own land within Loyola. Lastly, if the country club site ever became available for redevelopment, that could transform the community in a manner that could possibly further the purposes of the Fair Housing Act. At the present time, there is no indication of large opportunity sites that may come on the market in the near future to create the opportunity to plan for greater residential affordable development.

Current R/ECAPs, Santa Clara County




Sunnyvale
Santa Clara
Alum Rock
San Jose
Campbell
Saratoga
Coyote Creek
Santa Clara Valley
Santa Clara
R/ECAP 2020
City Limits
N
0
2.5
5
10 Miles
Y:\Projects\RECAP 2020\

iii: Disparities in Access to Opportunity

Primary findings.

- The student population is far more diverse than the overall population in Santa Clara County. Hispanic students comprise the greatest share (39%) followed by Asian and non-Hispanic white students. More than a quarter are socioeconomically disadvantaged and one in five are English learners.
- Low-income families, students with special needs, and most racial and ethnic groups face barriers accessing positive education outcomes compared to white and Asian students.
    - Hispanic and low-income families had the lowest early care and education attendance rates among children under six years.
    - Black or African American students, disabled students, and socioeconomically disadvantaged students were least likely to meet English and Math testing standards.
- The suspension rate for disabled students is three times greater than that for non-disabled students. High suspension rates for students with disabilities are most prominent in the Gilroy Unified and Morgan Hill Unified school districts.
- Job proximity is highest in portions of the West Valley and is lowest in South County. Labor market engagement—which is influenced by proximity to job centers—is highest in the West Valley, comparatively moderate in Campbell, and lowest in South County.
- The Unincorporated County is comparatively limited in the public transportation and transit options available for residents and workers. This is true for both affluent areas and low to moderate income areas in the South County. High income households are less affected, however, because they have higher rates of vehicle ownership. Workers commuting to work by the 68 bus from Gilroy to San José would endure a commute of at least 1 hour and 51 minutes (round trip).
- Lower income Census tracts in San José and Gilroy have comparatively less healthy conditions as indicated by the Healthy Places Index of 23 social determinants of health indicators. Additionally, San José and Gilroy are designated as food deserts by the USDA indicating that the majority of the population in these areas live at least one mile from a supermarket.
- Santa Clara County has an extreme jobs-housing imbalance, as indicated by the Labor Market and Jobs Proximity Indices that disproportionately impacts Latinx and Vietnamese residents.

Access to Opportunity

"Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

Disparities in Access to Opportunity – Education. Residents of Santa Clara County have high levels of education. According to 2021 5-year American Community Survey (ACS) data, 28% of residents have a bachelor's degree and 27% have a graduate or professional degree.

Santa Clara County is served by 12 school districts and 32 Local Education Agencies (LEAs). For the 2021-2022 academic school year, Santa Clara County had a total of 408 schools with a total enrollment of 241,326 students in elementary to high school.[141]

According to student data from the Office of Education, there were 4,480 English learners in Santa Clara County's school districts during the 2021-22 academic year (grades K-12). Students learning English are more likely to speak Spanish, Vietnamese, Mandarin, Amharic, and other non-English languages. Less than one percent of students account for all other languages.

In the 2018-2019 academic year, Santa Clara County had a total of 29,292 students enrolled in special education programs. Of these students, the most common disability types are learning disabilities (37%) followed by speech impairments, autism, and other health impairments. Intellectual and emotional disabilities account for less than 10% of students enrolled in special education.

HUD's quality educational access index suggests that Asian or Pacific Islander and white children have the best access to proficient schools; Latinx residents have the lowest access.

Residents of Indian, Chinese, and Taiwanese national origin are most likely to live in the West Valley in areas with highly proficient schools. People of Mexican national origin are most likely to live in unincorporated areas adjacent to the east side of San José as

[141] https://www.sccoe.org/aboutsccoe/Documents/IMPACT_Brochure_2023.pdf.

well as in Morgan Hill and San Martin, areas with relatively lower access to proficient schools.

Postsecondary education. Of students who completed high school in Santa Clara County, 78% enrolled in college within 12 months of graduation (called the College Going Rate or CGR). Santa Clara County's CGR is significantly higher than that of the state: California public high schools have an average CGR rate at only 62%.

The number of high school graduates enrolled in college varies by race and ethnicity, special needs, and by school district.

- Los Gatos-Saratoga Union High School District had the highest college-going rate with 88% of students enrolled in college. Fremont Union and Palo Alto Unified districts also had high rates at 86%.
- Hispanic or Latino students are far less likely to attend college after high school graduation than other racial and ethnic groups. Other racial disparities include:

  - Hispanic/Latino students in Santa Clara Unified are significantly less likely to enroll in college: only five percent of students enrolled in college after high school graduation.
  - In all school districts, over 85% of Asian students attended college. College-going rates are highest in Fremont Union High, Los Gatos-Saratoga Union High, and Milpitas Unified.
  - College-going rates for Black or African American students are particularly low in Gilroy Unified and higher in Fremont Union High (93%) and Mountain View-Los Altos Union High (91%).
    - Palo Alto Unified had the highest college-going rate for Filipino students: all Filipino students in the district enrolled in college after graduating high school in 2020-21.
    - On average, 55% of students with disabilities in Santa Clara County attended college after high school graduation. Students with disabilities attending schools in East Side Union High and Gilroy Unified have lower college-going rates than other districts. Los Gatos-Saratoga High School has notably higher rates at 79% (similar to socioeconomically disadvantaged students).
    - Socioeconomically disadvantaged students have comparatively higher college-going rates than other special needs groups, particularly in Los Gatos-Saratoga Union High, Palo Alto Unified, and Milpitas Unified districts.

Public High School Graduates Enrolled in College by School District, Santa Clara County, 2020-2021

	Campbell Union High	East Side Union High	Fremont Union High	Gilroy Unified	San Jose Unified	Milpitas Unified	Morgan Hill Unified	Palo Alto Unified	Santa Clara Unified	Los Gatos-Saratoga Union	Mountain View Los Altos Union High	Santa Clara County Office of Education
Total High School Graduates	**77%**	**73%**	**86%**	**73%**	**73%**	**83%**	**76%**	**86%**	**71%**	**88%**	**81%**	**72%**
Race and Ethnicity												
Non-Hispanic White	84%	69%	78%	84%	85%	83%	80%	85%	76%	86%	82%	76%
Black or African American	78%	72%	93%	72%	80%	68%	-	86%	70%	-	91%	65%
Asian	89%	90%	93%	91%	92%	93%	91%	91%	90%	93%	88%	92%
Hispanic or Latino	62%	59%	66%	67%	61%	68%	67%	76%	5%	81%	71%	63%
Filipino	71%	72%	74%	92%	71%	74%	94%	100%	72%	-	77%	91%
Multi-racial	79%	74%	89%	85%	67%	83%	80%	87%	6%	86%	87%	88%
Student Group												
English Learners	46%	59%	59%	62%	51%	61%	48%	54%	49%	-	48%	56%
Homeless Youth	55%	52%	-	-	47%	43%	67%	-	-	-	-	-
Disabled Students	55%	44%	66%	43%	53%	59%	55%	65%	46%	79%	52%	48%
Socioeconomically Disadvantaged	64%	68%	74%	64%	62%	74%	70%	77%	61%	79%	71%	61%

Note: Data represent public high school students who enrolled in college within 12 months of graduation.
Source: California Department of Education.

Disparities in Access to Opportunity – Employment. In the Unincorporated County, white and Asian or Pacific Islander residents have the highest levels of labor market engagement; Black residents have somewhat lower levels of labor market engagement; and Latinx and Native American residents have the lowest levels of labor market engagement. All racial and ethnic groups have broadly similar levels of proximity to jobs.

Geographically, job proximity is highest in portions of the West Valley and is lowest in South County. Labor market engagement is highest in the West Valley, comparatively moderate in Campbell, and lowest in South County. In general, areas that are more heavily white have higher labor market engagement and proximity to jobs, and areas that are more heavily Latinx have lower labor market engagement and proximity to jobs.

Areas with high jobs proximity are concentrated in the north and west sides of San José, in Cupertino, in Palo Alto, and in the parts of Mountain View, Santa Clara, and Sunnyvale that are between U.S. Route 101 and the San Francisco Bay. These parts of the latter three cities are actually more heavily Latinx than their encompassing cities but are less heavily Latinx than other parts of the region, such as the east side of San José, Morgan Hill, and Gilroy.

Disparities in Access to Opportunity – Transportation. For the Unincorporated County, high quality transit areas are located in:

- The Stanford area,
- The southeastern portion of Cambrian Park,
- Fruitdale and Burbank,
- Alum Rock, and
- San Martin.

And are lacking in:

- Loyola,
- Lexington Hills, and
- East Foothills (although the area is adjacent to high quality transit areas).

The areas where high quality transit is lacking are all affluent areas. Lack of high-quality transit in these areas affects workforce trying to access those areas more than residents trying to access work opportunities elsewhere.

Disparities in Access to Opportunity – Access to Environmentally Healthy Neighborhoods. According to access to opportunity indices, in the Unincorporated County, Black, Latinx, and Native American residents face slightly less access to environmentally healthy neighborhoods than do white or Asian residents. However, the disparity is most significant for Black residents, who comprise a very small part of the county’s residents.

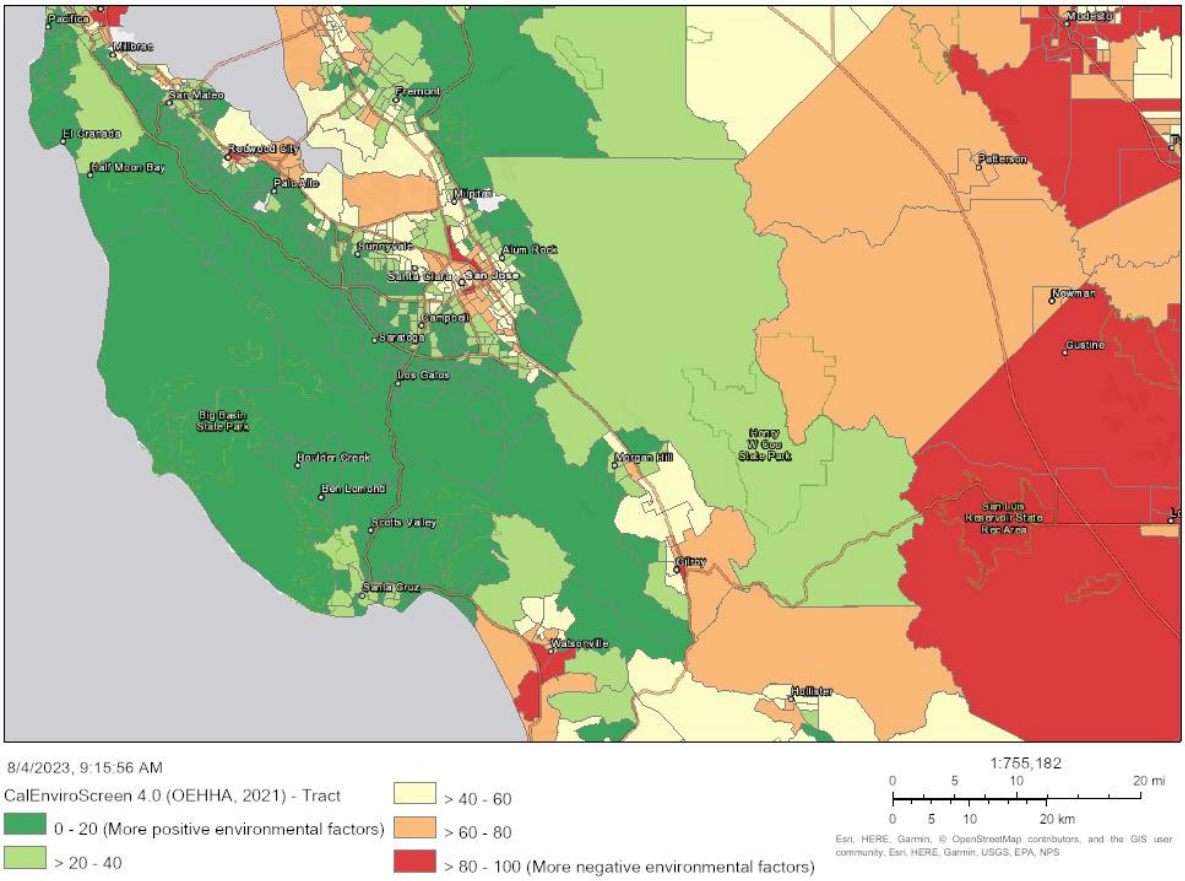
The following maps show the CalEnviroScreen score for Santa Clara County and the CDPs. The maps show that:

- Most areas in Santa Clara County have more positive environmental factors with scores between 0 and 20 and up to 40.
- Burbank, areas near Fruitdale, parts of Alum Rock, and San Martin have moderately high risk factors.
- San José and Gilroy are outliers and are characterized by more negative environmental factors and overlap with low income communities.

➢ **San José:** three Census tracts in the inner portion of the city have the worst environmental factors with scores above 80.

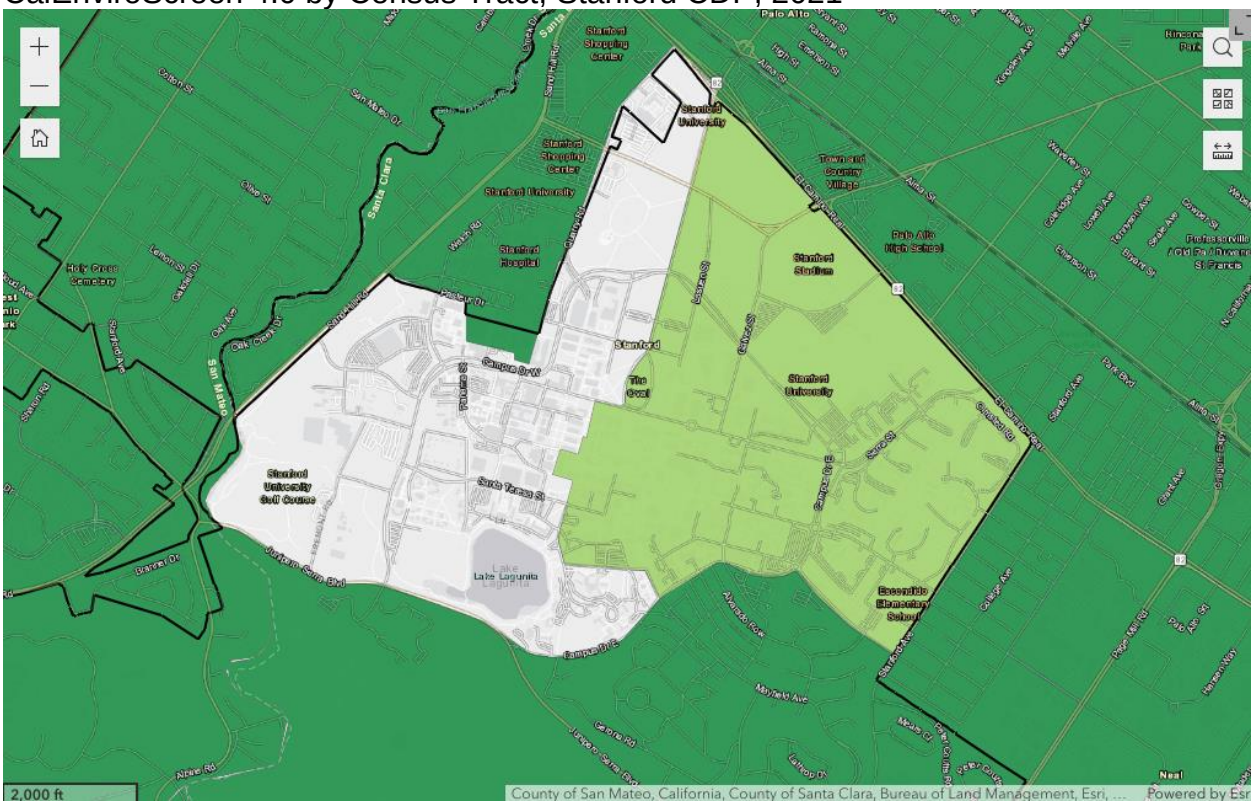
➢ **Gilroy:** one Census tract with the worst environmental factors; all others range between 40 and 80.

CalEnviroScreen 4.0 by Census Tract, Santa Clara County, 2021

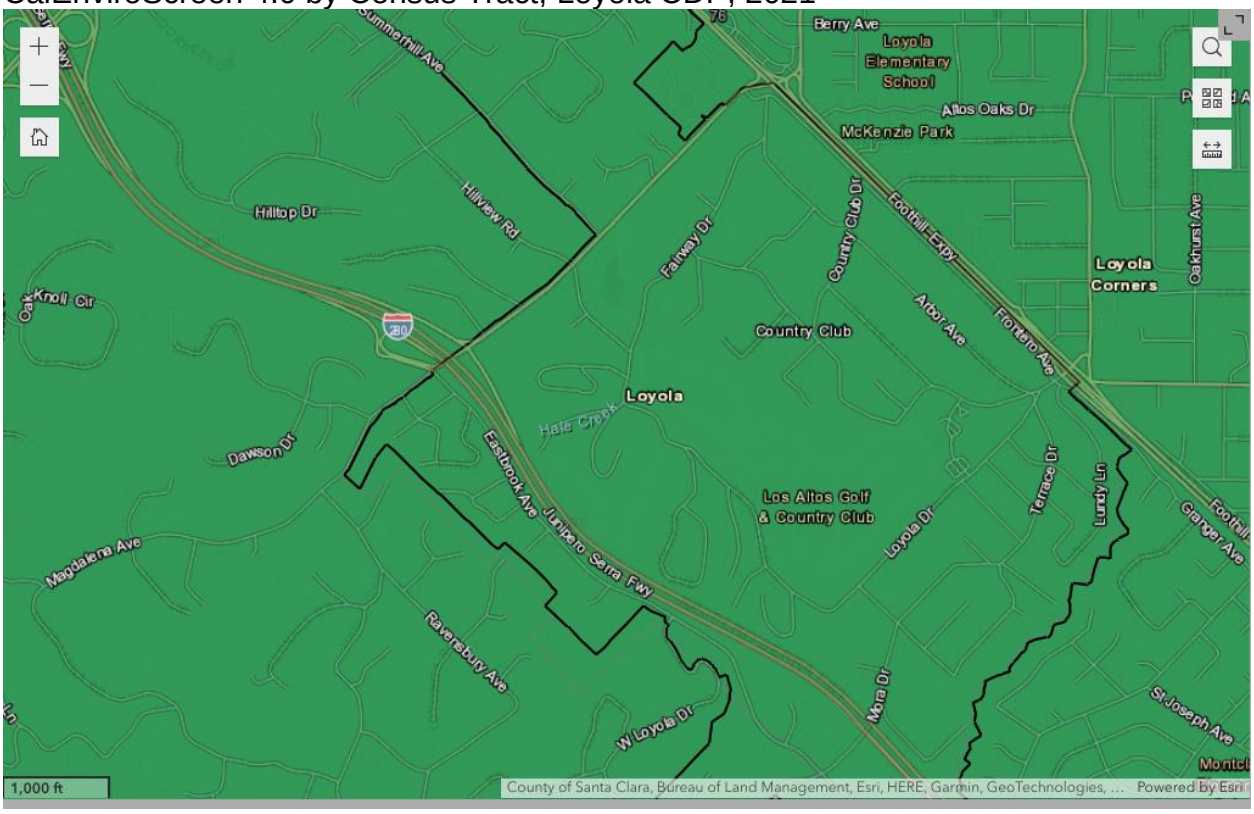


Source: California Department of Housing and Community Development AFFH Data Viewer.

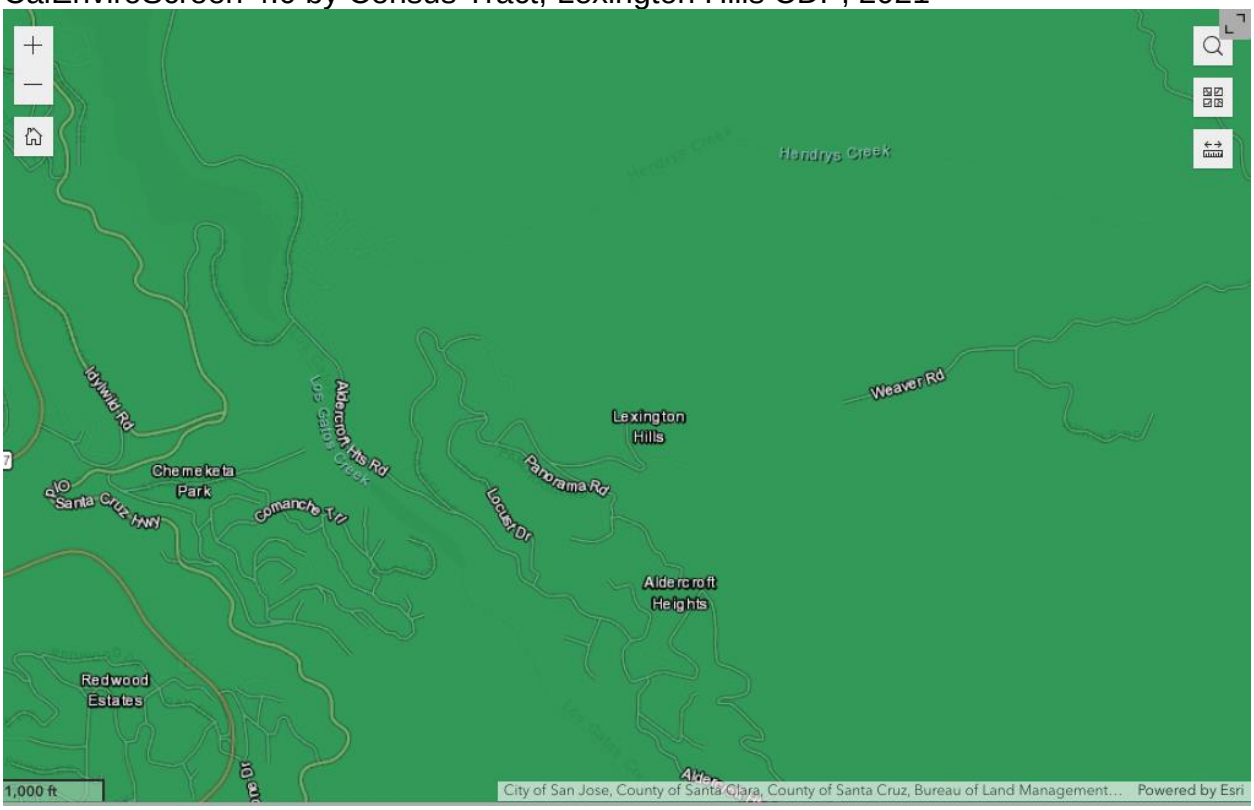
CalEnviroScreen 4.0 by Census Tract, Stanford CDP, 2021



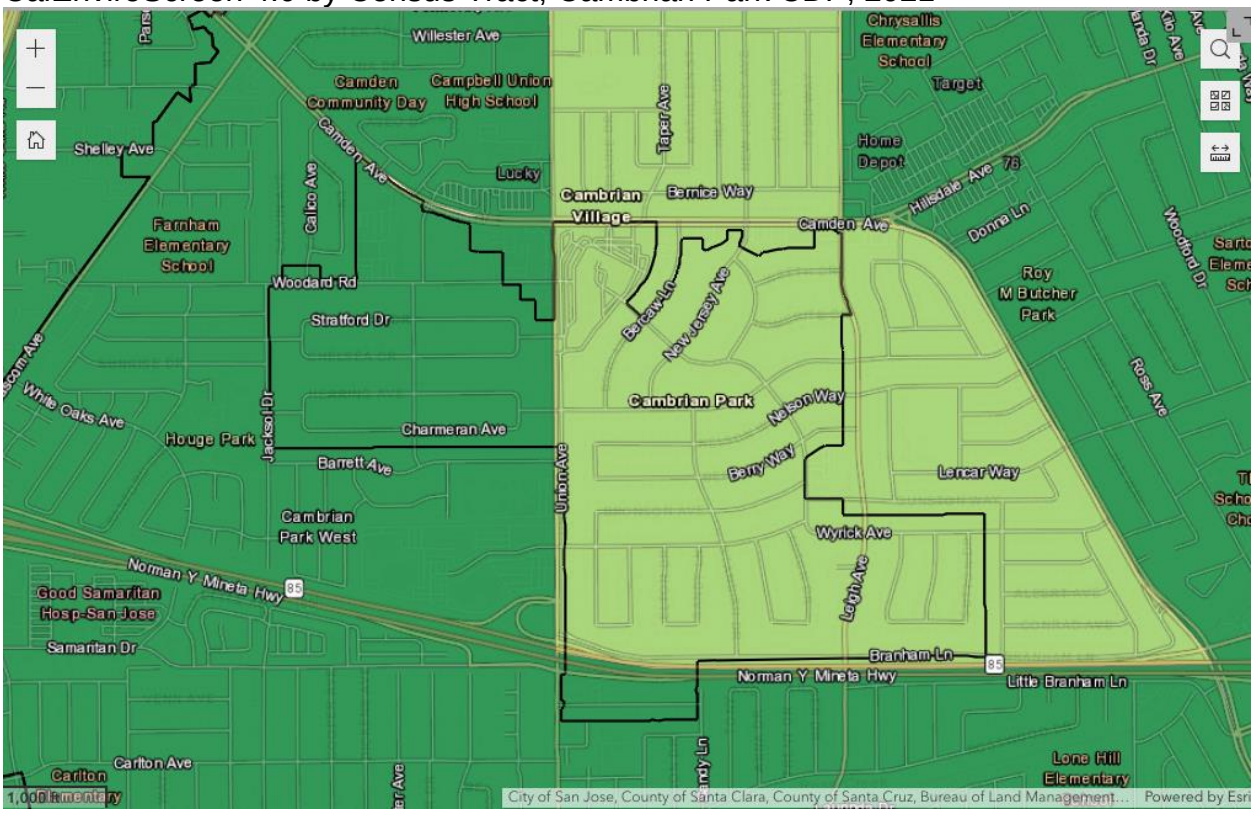
CalEnviroScreen 4.0 by Census Tract, Loyola CDP, 2021



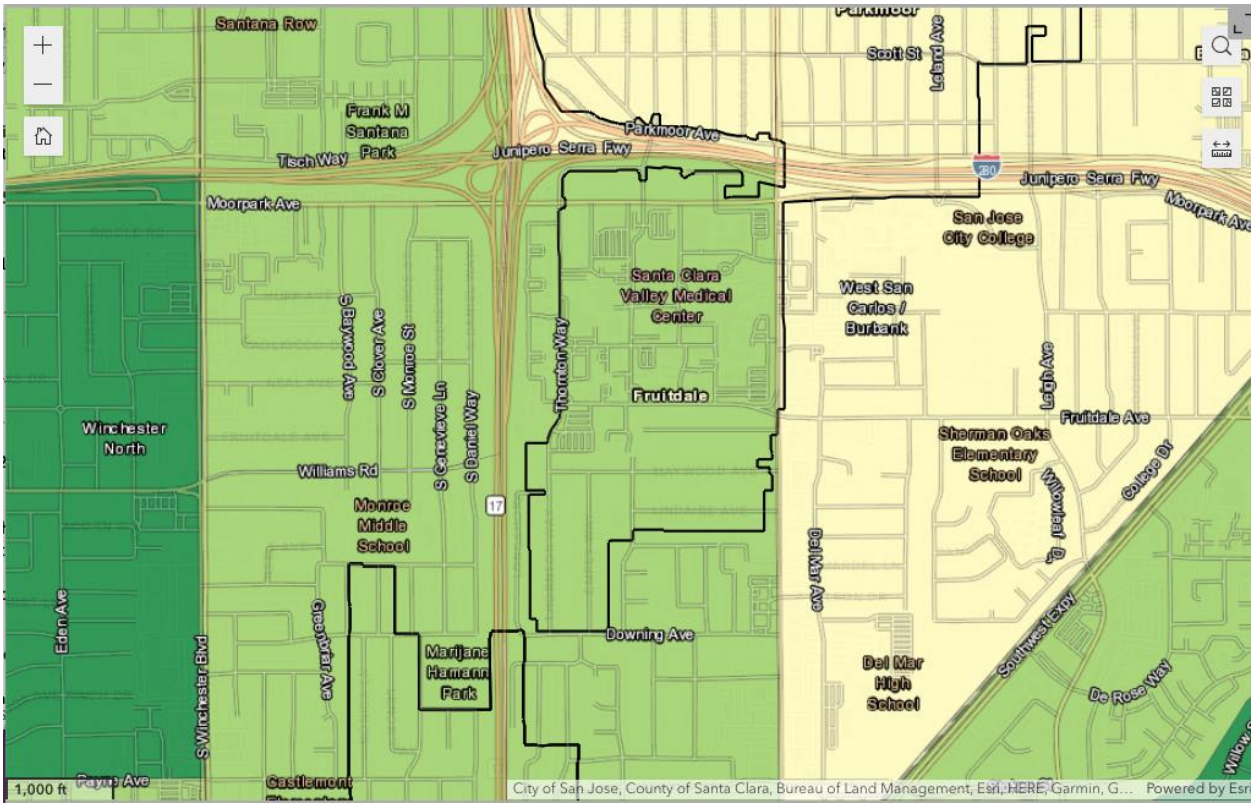
CalEnviroScreen 4.0 by Census Tract, Lexington Hills CDP, 2021

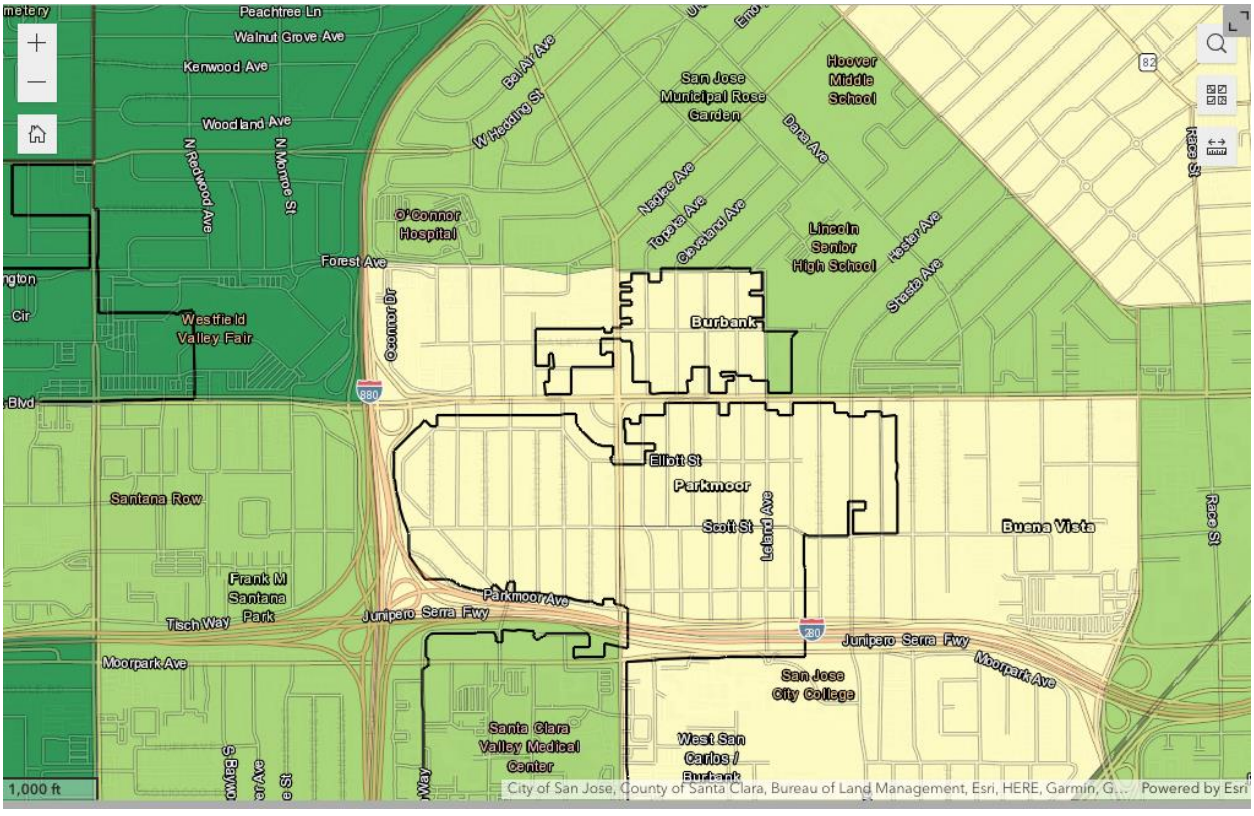


CalEnviroScreen 4.0 by Census Tract, Cambrian Park CDP, 2021

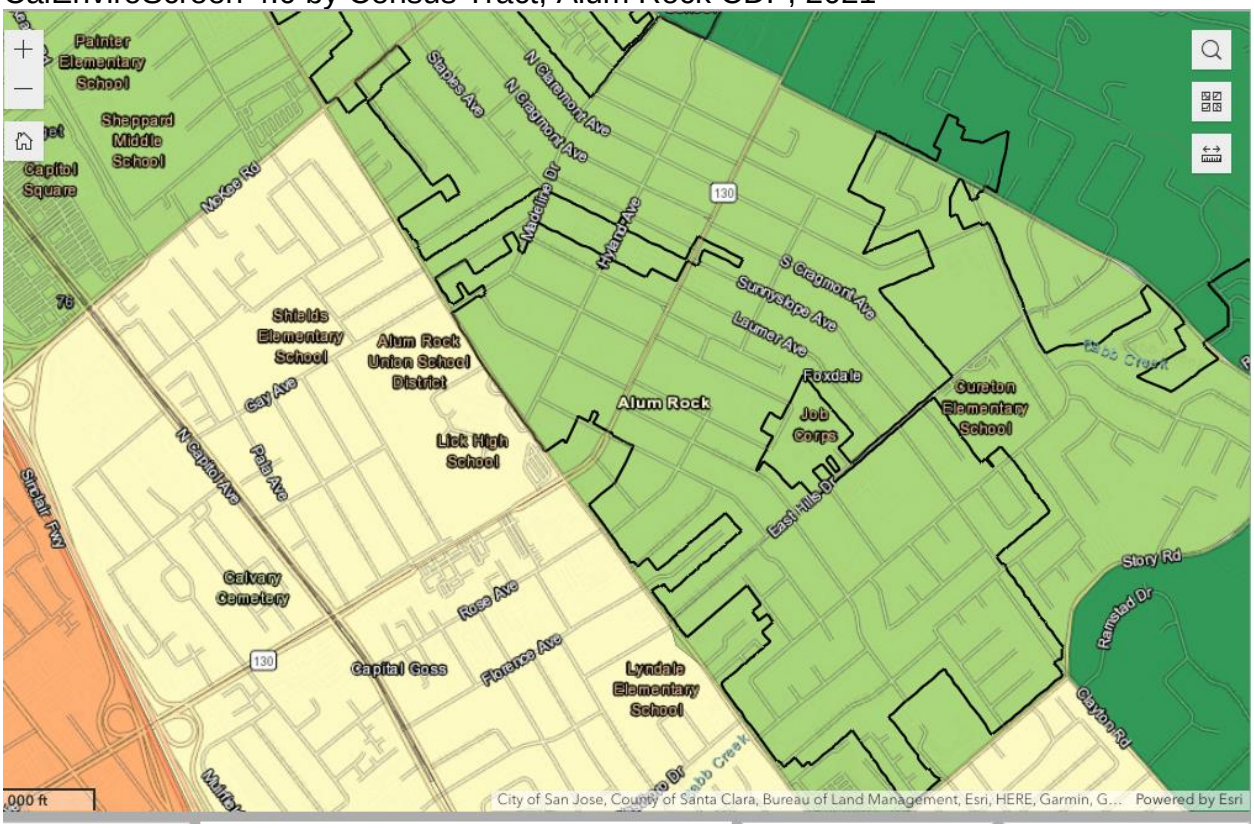


CalEnviroScreen 4.0 by Census Tract, Fruitdale and Burbank, 2021

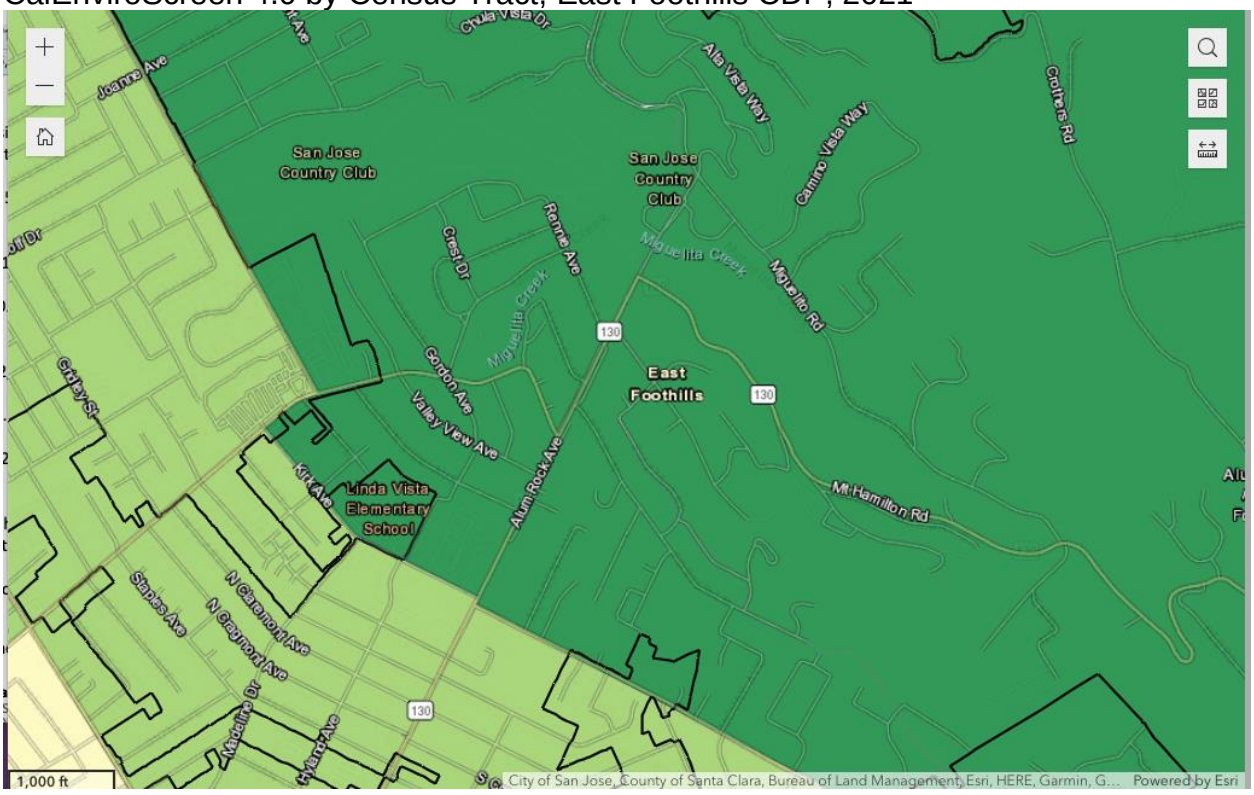




CalEnviroScreen 4.0 by Census Tract, Alum Rock CDP, 2021



CalEnviroScreen 4.0 by Census Tract, East Foothills CDP, 2021



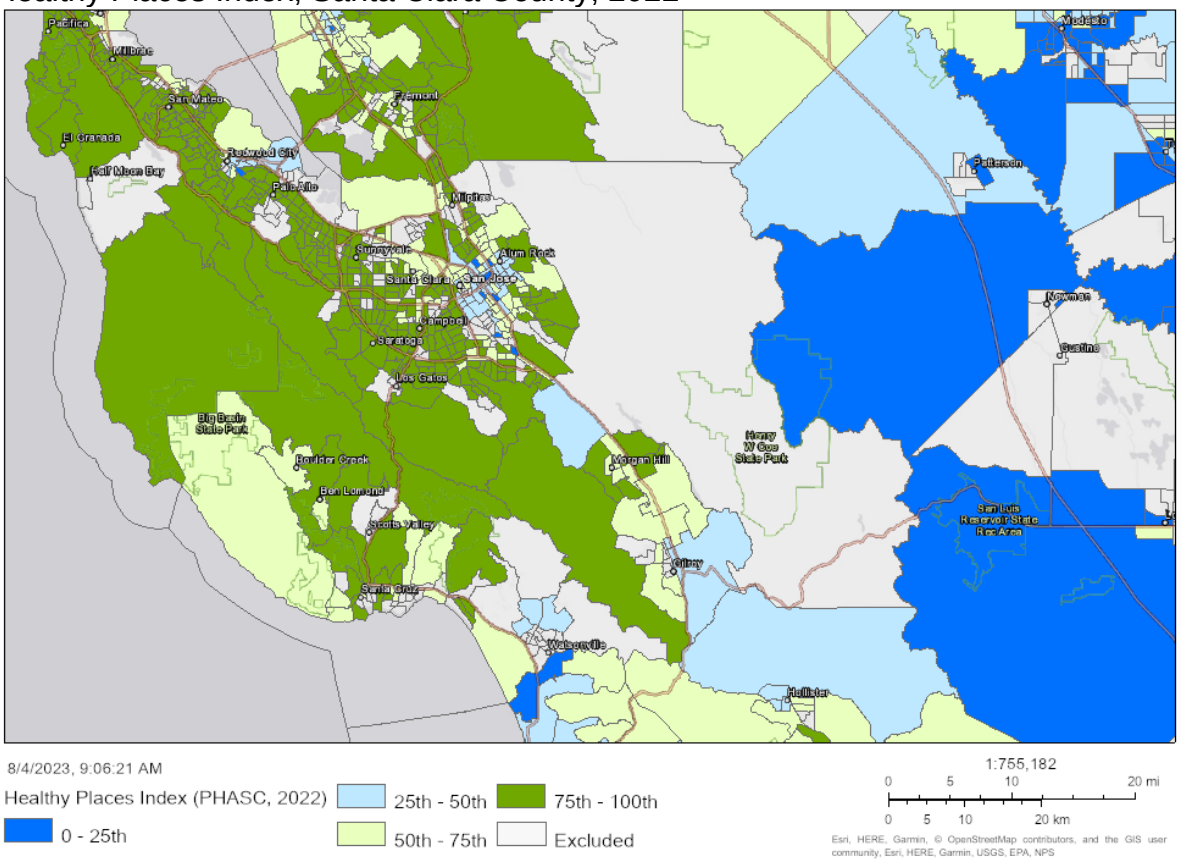
CalEnviroScreen 4.0 by Census Tract, San Martin CDP, 2021

As part of the Public Health Alliance of Southern California project, the Healthy Places Index (HPI)—a policy platform to advance health equity through open and accessible data—maps data on the social conditions that drive health including education and job opportunities, clean air and water, and other indicators positively associated with life expectancy at birth.[142] The HPI for Santa Clara County shows that:

- The majority of Santa Clara County and the CDPs have healthy community conditions with the exception of Census tracts in San José. There are a few Census tracts in the city with the lowest index score while others were scored between 25 and 50. Gilroy, however, has comparatively lower healthy conditions.
- Tracts with the least healthy community conditions overlap with concentrations of low-income households.

[142] https://www.healthyplacesindex.org/learning-center.

Healthy Places Index, Santa Clara County, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

iv: Special Needs Populations

Primary findings.

- Certain groups have special housing needs. This includes low-income families, large households, female-headed households, seniors, people with disabilities, people experiencing homelessness, farmworkers, and non-English speakers. This section explores the needs beyond cost of housing for these populations.
- Large households (with five or more people) that rent are susceptible to overcrowding. While a majority of 0-, 1-, and 2-bedroom residential units in the Unincorporated County are available for rent, only 14.5% of residential units with three or more bedrooms are available for rent.
- Single-parent households are susceptible to housing insecurity, particularly female-headed households, due to pervasive gender inequality resulting in lower wages for women in the workforce.
- Seniors face challenges including fixed incomes, disabilities, chronic health conditions, and/or reduced mobility.
- People with disabilities, whether they are living with physical, cognitive, or sensory impairments, are more likely to live on fixed-incomes and to need specialized care. They are impacted by both the cost of housing and the design of housing, People with disabilities may be more reliant on public transit, family members, or care givers for transportation.
- People experiencing homelessness face pressures from vast income disparities and extreme housing costs. Additionally, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them. Many people experiencing homelessness are also dealing with severe issues such as mental illness, substance abuse, or domestic violence.
- Farmworkers are vital to the agricultural community, however, generally receive wages that are considerably lower than other jobs. They may also have temporary housing needs if they relocate from one area to another with the changing seasons.
- Non-English Speakers face challenges when engaging in the housing market, including a lack of understanding of their rights when it comes to housing law, including evictions.

Households with Special Needs

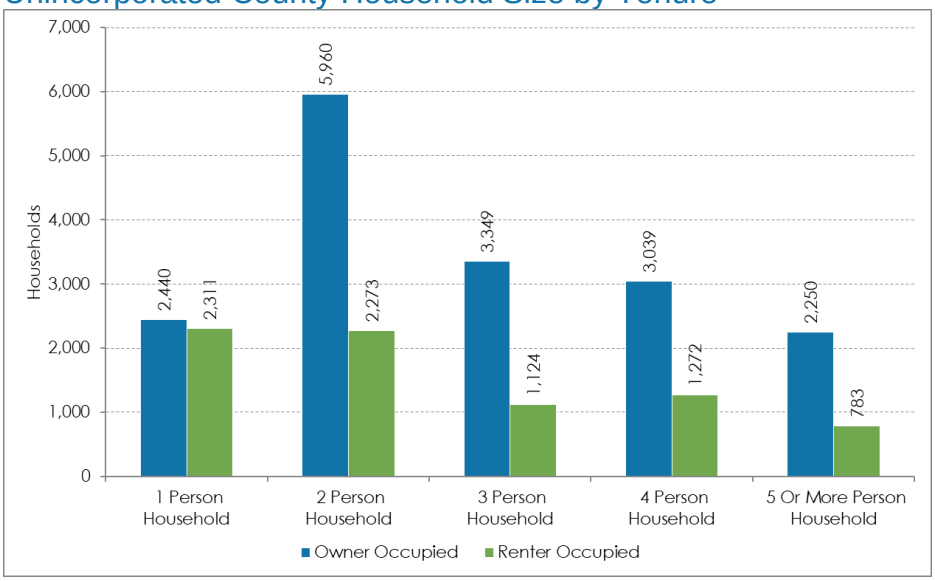
"Housing Element Law inherently promote(s) more inclusive communities, such as by addressing the disproportionate housing needs of lower income households, and households with special needs (e.g., persons with disabilities, elderly, large households, single-parent households, farmworkers, and people experiencing homelessness). For example, Housing Element Law requires local governments to make diligent efforts to include all segments of the community in public participation. Housing Element Law requires specific analysis of persons and households with special needs and commensurate development of policies and programs."

Source: California Department of Housing and Community Development Guidance, 2021, pages 9 and 10.

Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In the Unincorporated County, for large households with 5 or more persons, most units (74.2%) are owner occupied. In 2017, 18.0% of large households were very low-income, earning less than 50% of the area median income (AMI).

Unincorporated County Household Size by Tenure



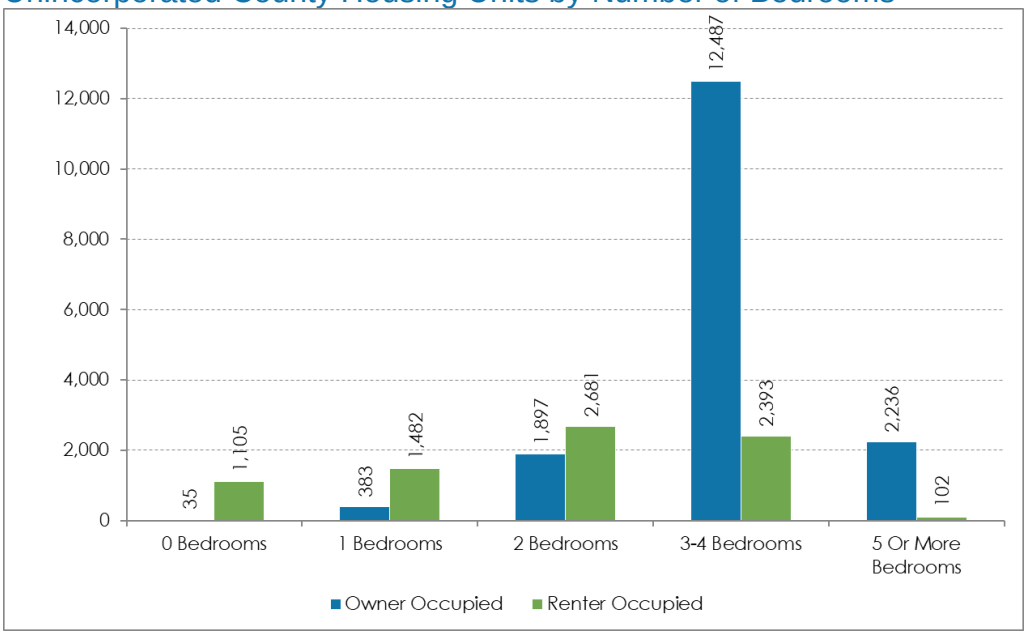
Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

Existing Resources and Gaps in Resources

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 17,218 units in the Unincorporated County. Among these large units with 3 or more bedrooms, 14.5% are renter-occupied and 85.5% are owner occupied.

In the Unincorporated County, out of the 24,801 occupied housing units 3,033 were large households made up of 5 or more household members, making approximately 12% of all households. In addition, 18% (544 large family household) were very low income, earning less than 50% of the AMI. For large households with 5 or more people (3.033 households) most units (74% or 2,250 units) are owner occupied. Large families are generally served by housing units with 3 or more bedrooms.

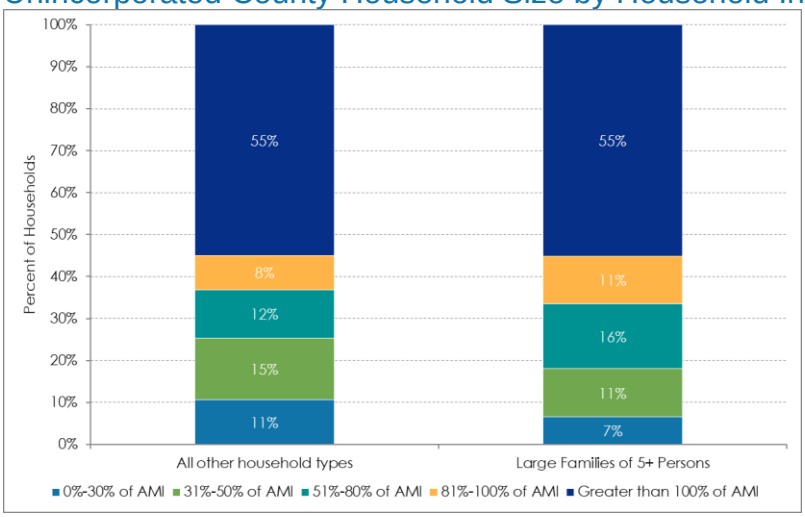
Unincorporated County Housing Units by Number of Bedrooms



Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

Large family households often have special needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing security. In the Unincorporated County, twenty-one percent of large family households experience a cost burden of 30-50% while 12% of households spend more than half of their income on housing. Some twenty percent of households earning between 30-50% with 18% spending more than 50% of their income on housing.

Unincorporated County Household Size by Household Income Level

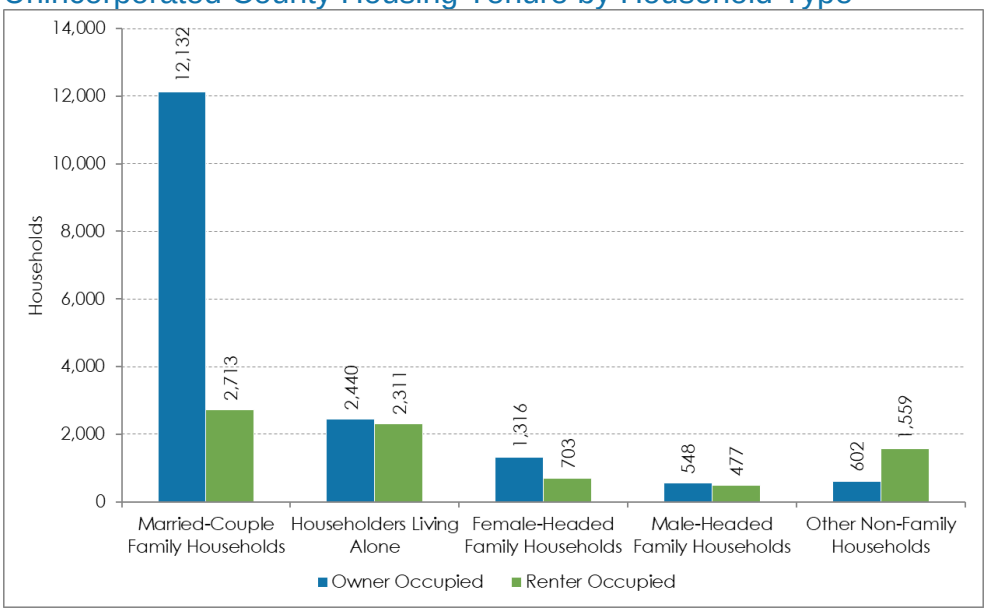


Universe: Occupied housing unit
U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 releases

Proposed Policies, Program and Funding to Help Address Gap
As with other special needs groups, large families would benefit from multi-family housing development that includes three or more bedrooms. The County through implementation of *Program 1.1, "Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA)"* aims at increasing housing for families. New affordable housing for families funded by the County through Program 1.1 requires that at least 25% of the units in the project be three-bedroom or larger units. In addition, through program 1.21, *"Homelessness Prevention System"* the County provides financial assistance, legal services, and case management for households who are at risk of homelessness due to displacement.

Female-Headed Households
Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In the Unincorporated County, the largest proportion of households is Married-couple Family Households at 59.9% of total, while Female-Headed Households make up 8.1% of all households.

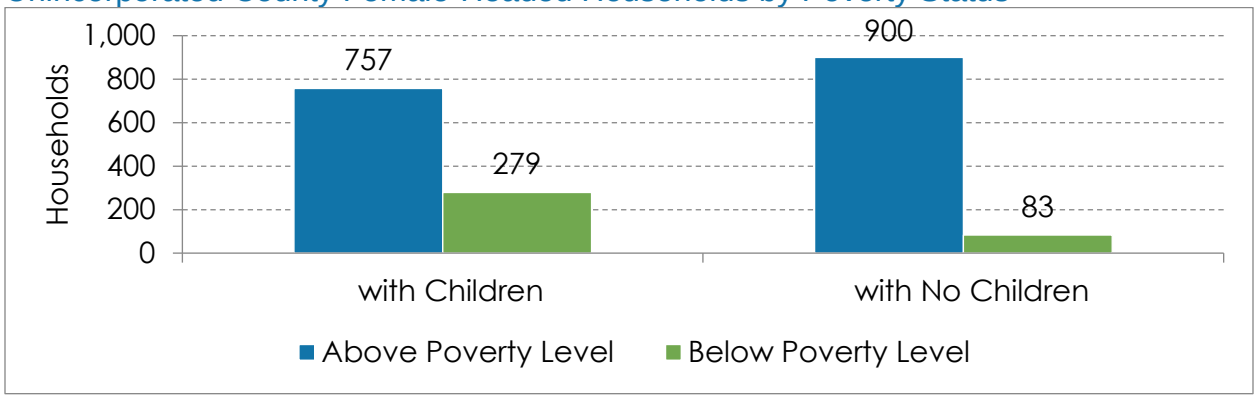
Unincorporated County Housing Tenure by Household Type



Universe: Occupied housing units
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In the Unincorporated County, 26.9% of female-headed households with children fall below the Federal Poverty Line, while 8.4% of female-headed households without children live in poverty.

Unincorporated County Female-Headed Households by Poverty Status



Universe: Female Households
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

Proposed Policies, Program and Funding to Help Address Gap

As mentioned under Large Households, the County provides financial assistance, legal services, and case management through program 1.21, *"Homelessness Prevention System"* for households who are at risk of homelessness due to displacement. Approximately 70% of households served in Fiscal Year 2023 were female-headed households.

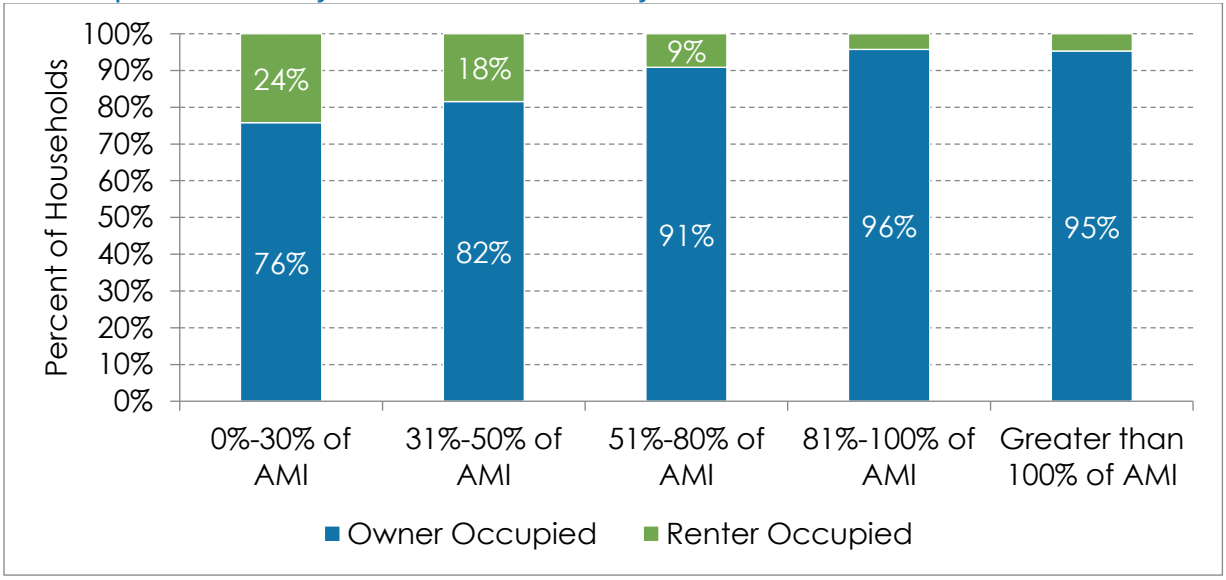
Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

Gaps in Resources

The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI.

Unincorporated County Senior Households by Income and Tenure

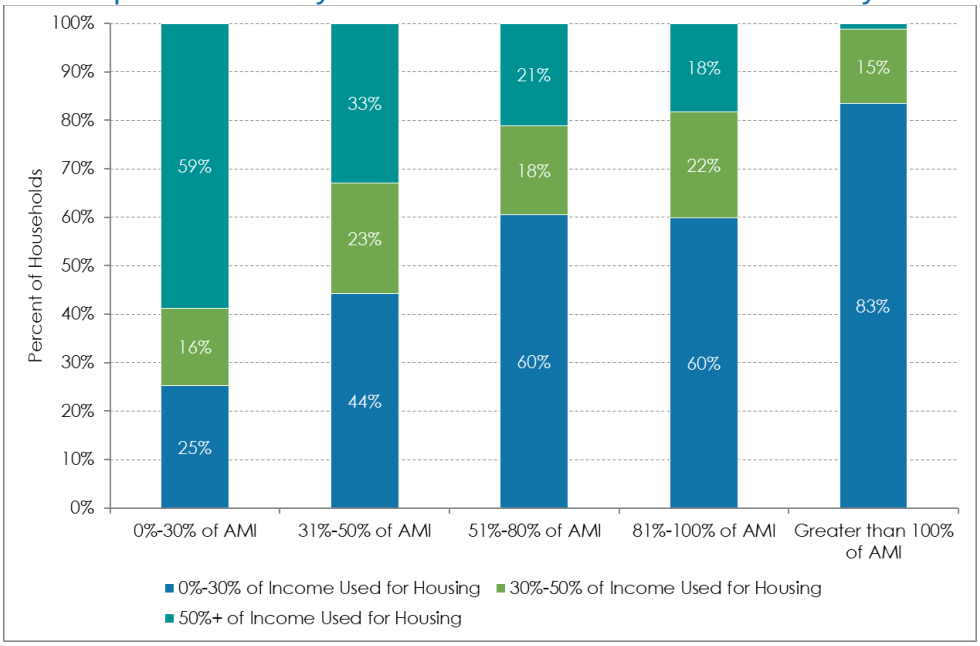


Universe: Senior households
U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

There are 2,788 senior households in the Unincorporated County that earn less than 80 percent of AMI. When cost-burdened seniors are no longer able to make mortgage or rent payments, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular important due to their special housing needs, particularly for low-income seniors. In the Unincorporated County, 59 percent of seniors making less than 30 percent of AMI are spending the

majority of their income on housing. For seniors making more than 100 percent of AMI, 83 percent are not cost-burdened and spend less than 30 percent of their income on housing.

Unincorporated County Cost-Burdened Senior Households by Income Level



Universe: Senior households
U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Proposed Policies, Programs, and Funding to Help Address Gap
To address the needs of lower-income seniors in the future, *Program 1.1," Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA)"* is meant to incentivize the construction of ELI housing units including special needs populations like seniors, previously unhoused individuals, transitioned-aged youth, families, farmworkers, and housing for people with disabilities including developmental disabilities. *Program 1.11*, "*Internal Coordination of Housing Funds and Services"* includes working with the Department of Aging and Adult Services to assist older adults and adults with disabilities, and their families, to maximize self-sufficiency, safety, health, and independence so that they can remain living in the community for as long as possible and maintain the highest quality of life. Finally, through the implementation of *Program 1.31 "Minor Home Repair and Maintenance Program",* lower income seniors are providing with home safety repairs, fall prevention, accessibility and mobility and other similar repairs that help seniors age in place.

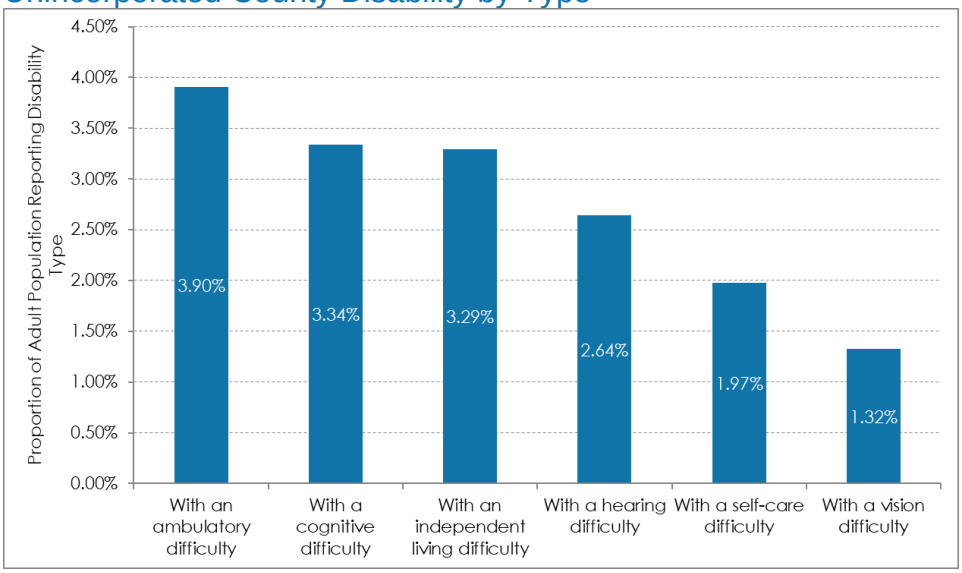
People With Disabilities
People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care,

yet often rely on family members for assistance due to the high cost of care. Many individuals with disabilities live on a small, fixed income, limiting their ability to pay for housing. Some adults with developmental disabilities depend on monthly income of around $1,000 from the Supplemental Security Income (SSI) program, limiting the options to find an affordable housing unit. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units that may be available for rent in the Unincorporated County. Most adults with developmental disabilities also do not drive or own a car and many rely on public transit to access services in the community. Many people with disabilities experience severe rent burden, housing instability and displacement. Such disparities are attributable to the lack of housing affordable to ELI households.

Existing Resources and Gaps in Resources

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. The rates at which different disabilities are present among residents of Unincorporated Santa Clara County. Overall, 8.3% of people in the Unincorporated County have a disability of any kind.

Unincorporated County Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over
U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on

Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.
In the Unincorporated County, of the population with a developmental disability, children under the age of 18 make up 48.3%, while adults account for 51.7%.

The most common living arrangement for individuals with disabilities in the Unincorporated County is the home of parent /family /guardian.

Unincorporated County Population with Developmental Disabilities By Age

Age Group	No. of Persons
Age 18+	878
Age Under 18	820
Totals	**1,698**

Universe: Population with developmental disabilities
California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020).

Unincorporated County Population with Developmental Disabilities by Residence

Residence Type	No. of Persons
Home of Parent /Family /Guardian	1,424
Community Care Facility	145
Independent /Supported Living	89
Other	21
Foster /Family Home	15
Intermediate Care Facility	10
Totals	**1,704**

Universe: Population with developmental disabilities
California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

Proposed Policies, Programs, and Funding to Help Address Gap
To address the needs of lower-income people with disabilities in the future, *Program 1.1, "Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA)"* is meant to incentivize the construction of ELI housing units including housing for people with disabilities including developmental disabilities. Implementation of *Program 1.20*, "*San Andreas Regional Center (SARC)"* will help those experiencing homeless or who formerly experienced homelessness and who have reported an intellectual and developmental disability to access SARC's services, help SARC's clients who are experiencing or are at-risk of homelessness to access supportive housing or homelessness prevention services and ensure that individuals or families who move into County-funded housing units for individuals with an intellectual or development disability receive the services they need to obtain and maintain their housing, and live as independently as possible. One of the contributing factors to fair housing issues is access to publicly supported housing for persons with disabilities. This

partnership aims to remove housing barriers and provide households with access to affordable, integrated housing.

Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

In Santa Clara County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 87.1% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter.

Homelessness by Household Type and Shelter Status, Santa Clara County 2019

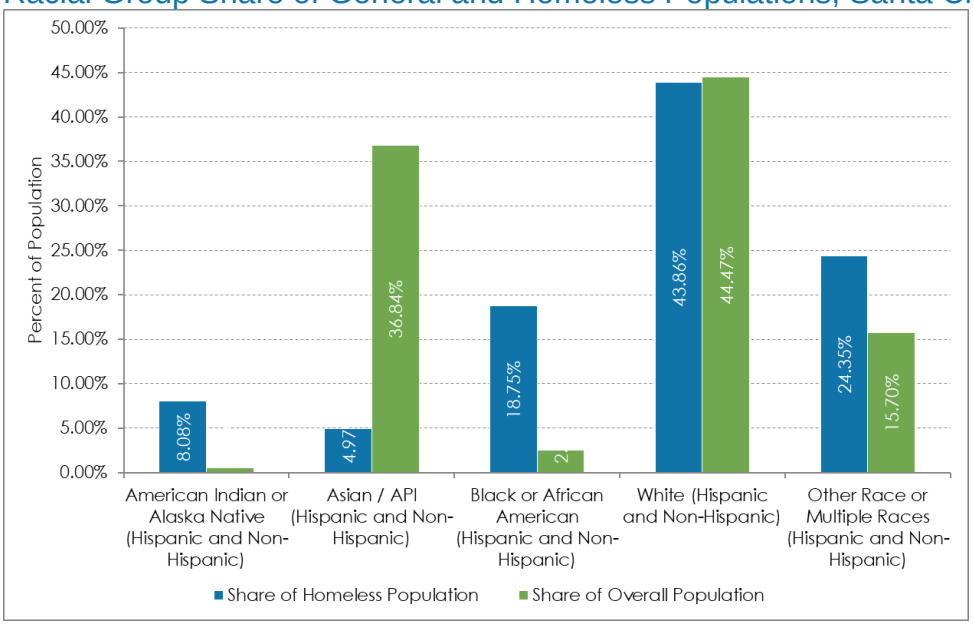
	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered - Emergency Shelter	7	377	696
Sheltered - Transitional Housing	3	301	400
Unsheltered	266	243	7,413

U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Santa Clara County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 43.9% of the homeless population, while making up 44.5% of the overall population.

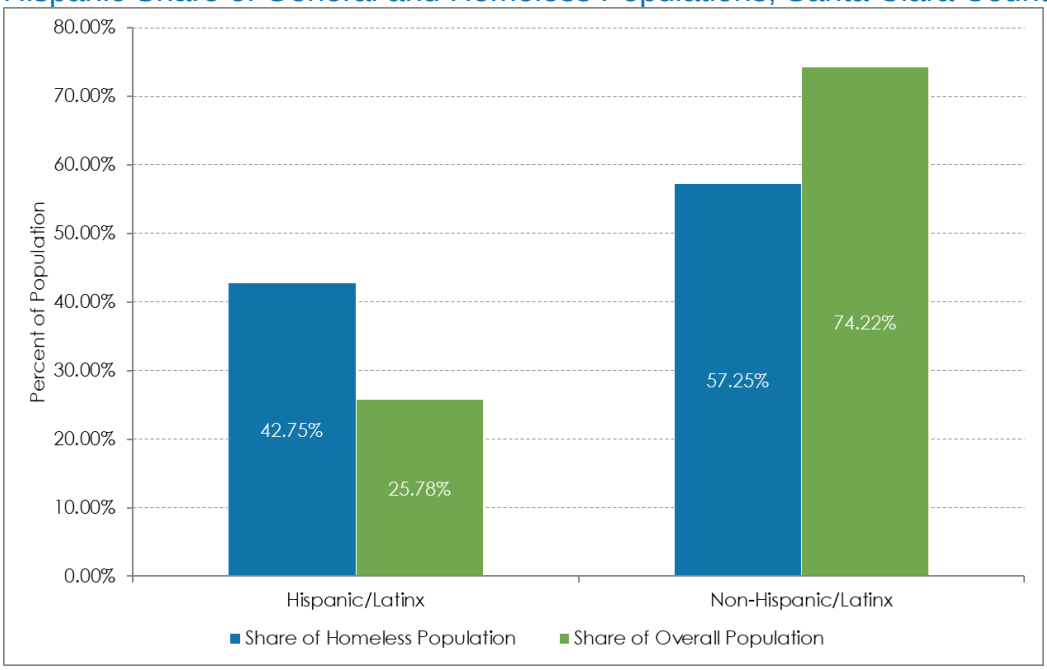
In Santa Clara County, Latinx residents represent 42.7% of the population experiencing homelessness, while Latinx residents comprise 25.8% of the general population.

Racial Group Share of General and Homeless Populations, Santa Clara County



Universe: Population experiencing homelessness
U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

Hispanic Share of General and Homeless Populations, Santa Clara County



Universe: Population experiencing homelessness
U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Santa Clara County, homeless individuals are commonly challenged by severe mental illness, with 2,659 reporting this condition. Of those, some 87.6% are unsheltered, further adding to the challenge of handling the issue.

Characteristics for the Population Experiencing Homelessness

Unhoused Status	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	128	5	201	79	52
Sheltered - Transitional Housing	153	11	130	129	20
Unsheltered	1,668	65	2,328	445	383

Although the sheltered homeless count has varied over time (including changes in HUD definition), the unsheltered count has the greatest influence on the overall number of homeless people in the county and is the most visible manifestation of this challenge for the broader community. The County conducts a Point in Time Count of people experiencing unsheltered homelessness as required by HUD.

Point-in Time Count

JURISDICTION	UNSHELTERED			SHELTERED			TOTAL			2019-2023
	2019	2022	2023	2019	2022	2023	2019	2022	2023	% CHANGE
Total Incorporated	7,640	7,454	7,169	1,594	2,230	2,438	9,234	9,684	9,607	4%
Campbell	74	216	92	0	0	0	74	216	92	24%
Cupertino	159	102	48	0	0	0	159	102	48	-70%
Gilroy	345	606	817	359	208	231	704	814	1,048	49%
Los Altos	76	65	0	0	0	0	76	65	0	-100%
Los Altos Hills	0	0	0	0	0	0	0	0	0	*
Los Gatos	16	58	81	0	0	0	16	58	81	406%
Milpitas	125	249	142	0	25	0	125	274	142	14%
Monte Sereno	0	0	0	0	0	0	0	0	0	*
Morgan Hill	114	60	230	0	0	0	114	60	230	102%
Mountain View	574	206	424	32	140	138	606	346	562	-7%
Palo Alto	299	263	187	14	11	19	313	274	206	-34%
San José	5,117	4,975	4,411	980	1,675	1,855	6,097	6,650	6,266	3%
Santa Clara	264	375	417	62	65	44	326	440	461	41%
Saratoga	0	0	0	0	0	0	0	0	0	*
Sunnyvale	477	279	320	147	106	151	624	385	471	-25%
Total Unincorporated	282	254	232	89	27	2	371	281	234	-37%
Confidential Locations	NA	NA	NA	101	63	62	101	63	62	-39%
Total	**7,922**	**7,708**	**7,401**	**1,784**	**2,320**	**2,502**	**9,706**	**10,028**	**9,903**	**2%**

* Cities with unsheltered or sheltered populations <11 in a given year were moved to Unincorporated due to small sample size

In 2015, the Santa Clara County community came together to create a roadmap to guide the collective efforts to end homelessness. Coordinated by the Office of

Supportive Housing and nonprofit partner Destination: Home, the resulting 2015-2020 Community Plan set ambitious goals and identified strategies to help the community achieve this shared vision. Despite ending homelessness for over 14,000 people between 2015 and 2019, thousands of people became homeless for the first time as a result of vast income disparities and extreme housing costs in the county. In 2020, the community again came together to evaluate progress since 2015 and set new, ambitious targets towards ending and preventing homelessness.

In the Unincorporated County, the student population experiencing homelessness totaled 299 during the 2019-20 school year and increased by 27.2% since the 2016-17 school year. By comparison, Santa Clara County has seen a 3.5% increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects. The number of students in the Unincorporated County experiencing homelessness in 2019 represents 13.0% of the Santa Clara County total and 2.2% of the Bay Area total.

Student in Local Public Schools Experiencing Homelessness

Geography	2016-17	2017-18	2018-19	2019-20
Unincorporated County	235	320	327	299
Santa Clara County	2,219	2,189	2,405	2,297
Bay Area	14,990	15,142	15,427	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020

Proposed Policies, Programs, and Funding to Help Address Gap

Implementation of *Program 1.24,"2020-2025 Community Plan to End Homelessness"* will serve as our roadmap for ending homelessness in Santa Clara County and is organized around three main strategies: (1) Address the root causes of homelessness through system and policy change, (2) Expand homelessness prevention and housing programs to meet the need, and (3) Improve quality of life for unsheltered individuals and create healthy neighborhoods for all. The strategies included in this plan are grounded in evidence-based practices, lessons learned over the past five years, and robust conversations and input from more than 8,000 members of our community, including people with lived experience of homelessness, subject matter experts, key stakeholders, and community members. In addition, this plan sets aggressive targets designed to reverse the current growth in homelessness we are experiencing and bring us one step closer to our collective goal of eliminating homelessness in our community.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market. Workers in the agricultural industry have disproportionate needs that will require strategic planning from the County and regional and local partnerships.

Trends, Characteristics, and Disproportionate Needs

The agricultural history of Santa Clara County stretches back centuries. Historically and to this day, the fertile valley floor has produced abundant fruits, vegetables, and nursery crops, with production often managed by local resident farmers. The most recent USDA Census of Agriculture reported that, as of 2017, there were 890 farms with over 288,000 acres of land in Santa Clara County, producing over $310 million of produce. Of these farms, 40% hire farm labor, and these farmworkers are an integral part of the agricultural industry.

According to the Santa Clara County 2021 Crop Report, there are approximately 8,000 farmworkers in the county, supporting a $340 million industry that provides food to local residents, the region, and beyond. As the County implements additional measures to preserve agricultural lands, the need for farmworker housing is unlikely to diminish.

The nature of commercial agriculture in Santa Clara County has evolved significantly over the decades since it was known primarily as an agricultural economy, nicknamed the “Valley of Heart’s Delight.” Santa Clara County, once the fruit capital of the world with over one hundred thousand acres planted in fruit and nut trees, has seen a significant loss of agricultural land since the 1940s. Recognizing the rapid conversion of prime farmland within the county over the past two decades, the County of Santa Clara developed the Santa Clara Valley Agricultural Plan to identify and prioritize key strategy areas, policies, and programs that support and encourage existing and future agricultural operations.

On January 9, 2018, the County Board of Supervisors formally adopted the Santa Clara Valley Agricultural Plan. This strategic action plan identified programs, policies, and tools essential for sustaining agricultural lands and growing the farming economy in Santa Clara County. Objective 3 within the plan is to “Encourage the Establishment of Infrastructure and Support Uses that facilitate the growth of the regional agricultural economy.” Within this Objective, an action is to pursue revisions to County Zoning Ordinance regulations and development standards to streamline development of farmworker housing.

The diversity of Santa Clara County’s crops, the labor-intensive nature of such crops, and the overall high cost of housing in the region compound the need for agricultural employee housing as a basis for maintaining agriculture within the county. Santa Clara County’s land values will continue to rise, encouraging high-value specialty crop production, which tends to favor crops that are highly perishable and need sufficient personnel to be harvested and moved to market in a timely manner. Such crops require

significant hand-scale labor for planting, pruning, weeding, and harvesting and are typically not well-suited to mechanization. As farms become more vertically integrated, with on-site value-added operations such as packing and shipping facilities, agricultural processing, and on-site sales, the need for agricultural labor may increase, becoming more stable and year-round rather than seasonal

Farmworkers typically have low incomes and high employment fluctuation by season, qualifying them as a special housing needs group. The U.S. Department of Agriculture estimates there were about 3,306 farm and ranch laborers in the county in 2022, a 22% decrease from 2012. However, local nonprofits report the actual farmworker population exceeds federal estimates as the farmworker population can include individuals that are hard-to-reach and undercounted. In 2022, approximately 37% of farm laborers (1,229 people) worked seasonally. From 2012 to 2022, the number of farms decreased from 453 to 303, while the average workers per farm increased slightly from 9 to 10. The following table provides statistics on the farmworker population within the County and the change in figures over the last decade.

Santa Clara County Farm Labor Estimates				
	2012	2017	2022	% change 2012-2022
Hired Farm Labor[143]	4,237	4,175	3,306	-22%
Annual Payroll ($0, unadjusted)	$68,224	$92,447	$78,498	15%
Payroll per Hired Worker (unadjusted)	$16,101	$22,142	$23,744	47.5%
Number of Farms	453	359	303	-33.11%
Average Workers per Farm	9	11	10	11%
Farms Using Migrant Labor[144]	48	21	48	0%
% of Total Farms Using Migrant Labor	10.5%	5.8%	15.8%	50.5%

Source: USDA 2007, 2012, 2017

Between 2012 and 2022, farmworker wages increased by 47.5% to $23,744. However, this average salary still places them in the ELI housing category. The following table presents hourly wage data estimates for various farmworker categories in the area.

[143] Data is for total hired farmworkers, including paid family members.
[144] Defined as a farmworker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence the same day.

Employment Type	Mean Hourly Wage (unadjusted)			
	2014	2017	2020	2023
Agricultural Inspectors	$26.85	$17.87	$24.94	$28.33
Farmworkers and Laborers, Crop and Nursery	$10.32	$11.78	$13.94	$20.61
Farmworkers, Farm, Ranch, and Aquacultural Animals	$13.51	$15.15	$20.73	$22.93
Workers working < 150 days (Seasonal)	1,994	1,757	1,229	-38.4%
% of Total Workers Working Seasonally	47%	42%	37%	-21.3%
Farms with 10 or more Workers	64	66	95	48.4%
% of Total Farms with 10 or more Workers	14.1%	18.3%	31.3%	122%

Source: California EDD 2024

The widening gap between farmworker incomes and housing costs has priced affordable housing out of reach for farmworkers with an average two-bedroom rental unit in Santa Clara County having a fair market monthly rent of $2,418. This would require an hourly wage of at least $46.50 (approximately $96,720 per year) to cover housing costs.

The 2023 Farmworker Health Study by UC Merced found that nearly all (92%) farmworkers in the state are renters who face a host of substandard housing issues. These include inadequate drinking water, plumbing, heating and cooling systems, or the need for major repairs due to problems like termite infestation or water damage. Over a quarter of farmworkers live in overcrowded conditions, with six or more people per house and three or more per room.

According to a policy brief on farmworker housing in Santa Clara County, most residents employed by the agricultural industry are living in areas near Gilroy, Morgan Hill, and south San Jose.[145] Most workers in the industry experience extreme housing insecurity due to the lack of available affordable housing, as well as the lack of seasonal units available for individuals that move as the seasons change.

In the Unincorporated County, the migrant worker student population totaled 126 during the 2019-20 school year and has decreased by 40.6% since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the

[145] https://s3-us-east-2.amazonaws.com/s3athome/2019/08/29093757/Farmworker-Housing-Policy-Brief.pdf

county level is a 49.7% decrease in the number of migrant worker students since the 2016-17 school year.

Migrant Worker Student Population

Geography	2016-17	2017-18	2018-19	2019-20
Unincorporated County	175	171	126	104
Santa Clara County	978	732	645	492
Bay Area	4,630	4,607	4,075	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

In 2018, through a series of surveys and roundtables, County Planning staff worked with local growers, ag-related businesses (namely processing, packing, and distribution facilities), the Santa Clara County Farm Bureau, and advocates for farmworkers including the California Rural Legal Assistance (CRLA) to determine available resources and shortfalls in serving the housing needs of farmworkers in the county. Through this effort, County Planning staff concluded that there was an estimated need for 700 new long-term housing units to meet the existing farmworker housing demand, and an estimated gap of 1,400 seasonal housing units for workers within the county's seasonal agricultural industries. Although several projects involving new farmworker housing units have been developed since 2018, this shortfall is likely similar today.

Existing Resources and Gap in Resources

Farmworker Housing Permitting

The State has set forth regulations relating to employee housing and labor camps in the California Health and Safety Code sections 17021.5, 17021.6, and 17021.8, which supersede any local ordinances and preclude a local government from requiring a conditional-use permit, zoning variance, and/ or other discretionary zoning clearance for certain agricultural employee housing. Housing that accommodates six or fewer employees must be treated as a single-family residence in terms of how they are permitted both in location and in processing. Medium-scale projects that include group quarters of up to 36 beds or up to 12 single-family units are classified as an agricultural use and cannot be subject to any requirements which other agricultural uses in the same zone would not be subject to.

The County makes special provision for agricultural employee housing, especially smaller-scale projects that do not qualify as employee housing under state law.

On October 20, 2020, the County Board of Supervisors updated the Zoning Ordinance in a proactive effort to reduce the cost of producing housing for farmworkers through decreased regulations and processing times. These amendments are consistent with Health and Safety Code sections 17021.5, 17021.6, and 17021.8, and streamline the planning process.

Through the 2020 amendments, agricultural employee housing was re-classified as either Small-Scale Permanent, Seasonal, or Large-Scale Permanent. Small-scale permanent housing can include up to six family units or 18 beds in group housing. Large-scale permanent projects are those consisting of more units or beds than small-scale. Seasonal projects consist of multiple movable tiny homes and are onsite for no more than 180 days. The County also created a Temporary Agricultural Residence category, which allows for a single recreational vehicle or movable tiny home per property to provide temporary housing to a person engaged in an on-site agricultural operation, for up to five years. Small-Scale Permanent and Temporary Agricultural Residences are allowed subject to a non-discretionary Planning Clearance, with a cumulative cap of 100 units and 50 units, respectively. Large-Scale Permanent and Seasonal projects are allowed subject to a Special Permit. These changes in the County Zoning Ordinance provide farmers with more options and greater flexibility to produce housing for their farmworkers.

Agricultural employee housing is contingent on the owner of each parcel submitting an annual verification form to the Department of Planning and Development by January 31 of each year, to verify and provide substantial evidence that any permanent agricultural employee housing was occupied by agricultural employees for a majority of the year and verify that any seasonal units will be removed from the property outside of the designated occupancy dates. A deed restriction is recorded on any property for any permanent agricultural employee housing to provide notice to subsequent property owners that such housing is to be used only for agricultural employee housing. A property owner shall also affirmatively disclose the existence of any such deed restriction before transfer of ownership of such a property.

Outside of permitting private development of new units in unincorporated areas, the County Office of Supportive Housing (OSH) is providing resources to address the housing needs of farmworker families in several ways.

OSH Farmworker Housing Projects

OSH has engaged with the development community to ensure that every housing development proposed in South County considers the inclusion of units that can be set aside for farmworkers, as well as applying for the State's Joe Serna, Jr. Farmworker Housing Grant Program.

OSH is also evaluating County-owned properties with development potential and access to municipal services that could include set-aside units for farmworkers, including St. Louise Regional Hospital in Gilroy, Valley Health Center Morgan Hill (formerly DePaul Health Center), the San Martin Campus, and a site located at Eighth Street and Alexander in Gilroy.

To date, the County Board of Supervisors has approved funding for two housing developments that together will add 58 new affordable units for eligible farmworkers. Below is a summary of each project and the status.

- Royal Oak Village, Morgan Hill: On August 31, 2021, the Board approved a funding recommendation for Royal Oak Village—a new 73-unit affordable family development in Morgan Hill including 18 Rapid Rehousing (RRH) units to help individuals and families with special needs, 30 units for farmworker households, 24 units for very low-income households, and one manager's unit. The site is currently under construction, which is expected to complete by July 2024.
- The Magnolias, Morgan Hill: On June 28, 2022, the Board approved a funding recommendation for The Magnolias—a new 65-unit affordable family development in Morgan Hill including seven permanent supportive housing (PSH) units to help homeless veterans with special needs obtain and maintain permanent housing, 10 RRH units for homeless individuals and families with special needs, 28 units for farmworker households, and 20 units for households earning up to 60% of Area Median Income. The developer is working on securing all funding sources.

Homeownership Opportunities

On June 27, 2023, the Board approved a new Below Market Rate Partnership Program that will leverage a $5 million 2021 CalHome Program grant awarded to the County to promote affordable homeownership opportunities. Of this grant amount, $1 million is set aside for mobile homes and manufactured housing. OSH will work with Gilroy, Morgan Hill, and other stakeholders in South County to market the program to the farmworker community and set aside funds for farmworkers in accordance with these cities' projected pipelines.

FY2024 Community Project Funding Request

Staff has submitted a Community Project Funding Request to the Federal government to create a "Farmworker Housing Rehabilitation and Electrification Pilot Program" to improve existing substandard housing conditions for farmworkers. Through the proposed program, property owners who participate in the program and request and receive an inspection from DPD and DEH to identify building, water, and on-site wastewater treatment system improvements to meet health and safety standards would be eligible for funding to make improvements. Funding would be made available to:

1. Improve non-compliant farmworker housing for building, water, and on-site wastewater treatment systems, and
2. Upgrade farmworker housing to be energy efficient and all-electric through direct installation of building energy efficiency measures, heat pumps for space and water heating, induction cooking, and solar photovoltaic (PV) and battery systems.

Additional resources would be leveraged from the State Low-Income Weatherization Program's Farmworker Housing Component, which provides no-cost rooftop solar PV systems and energy efficiency upgrades to low-income farmworker households to reduce greenhouse gas emissions and lower energy costs for participants.

If funding is allocated, staff would identify the best approach to administer this program. The program design would consider (1) whether to establish a revolving loan fund that

provides no-cost/low-cost loans for upgrades or make grant awards, (2) the appropriate funding cap amount, and (3) the time limit for work to be completed and verification requirements.

Gap in Resources

One of the County's key challenges in processing farmworker housing permits in rural, unincorporated areas is a dwindling supply of easily buildable lots and significant environmental site constraints that implicate public health and safety. Development on hillsides, prime farmland, and areas with high groundwater levels that create additional obstacles for onsite wastewater treatment will always be a challenge. County permitting reform applicable exclusively to unincorporated areas can only do so much to meet the housing needs of the farmworker community. Multifamily development is therefore more often appropriate and encouraged to be located in urbanized areas with access to infrastructure and essential services that are lacking in unincorporated areas.

Given the County's recent and ongoing significant efforts to bolster resources and address the challenges of housing the farmworker community in Santa Clara County, much of the identified gap in resources is related to coordination and iterative assessment. There is a clear need to coordinate new and overlapping efforts, make strategic interventions, leverage existing resources, and build capacity within the county and larger region.

Proposed Policies, Programs, and Funding to Help Address Gap

On August 29, 2023, the County Board of Supervisors directed County staff to develop an Agricultural Worker Housing Workplan (Program 4.02), intended to create a comprehensive approach to addressing farmworker housing needs in the county. This effort is intended to consist of the following components:

- Process, Informational, and Funding Strategies – Including further research into the housing conditions and needs of farmworkers, engaging specialists, and establishing a stakeholder committee.
- Permitting Process Improvements – Including research and proposals to make the permitting process for farmworker housing more understandable and easier to undertake with more parcel-specific information to help developers make better informed business decisions.
- Strategies Utilizing County Land – Including exploration of partnerships to develop farmworker housing on County-owned land.
- Legislative and Partnership Strategies – Including work with the state, other jurisdictions, and agencies to explore funding and policy strategies for developing farmworker housing.

In coordination with the Agricultural Worker Housing Workplan, the Housing Element proposes Program 2.04 – *Assess Farmworker Housing Needs and Collaborate with Other Jurisdictions*, which will build upon past efforts to collect more local information,

share best practices with neighboring jurisdictions, and comprehensively assess the challenges and opportunities to address farmworker housing needs in Santa Clara County. This effort will aim to update prior assessments and gain a deeper understanding of farmworkers' housing needs today. This program will include the County annually identifying new opportunities for facilitating the development of farmworker housing in partnership with nonprofit developers (among others).

The County intends to work with ABAG and other regional jurisdictions to share best practices and build capacity to address farmworker housing needs by December 2024 and complete the Farmworker Housing Needs Assessment by December 2025.

In conjunction with the workplan and assessment programs, the County will coordinate other efforts to address farmworker housing needs across County agencies, including but not limited to the following related programs detailed in the Housing Element:

- Program 1.01 – Supportive Housing Development Fund Notice of Funding Availability: pursue approval of funding for new development proposals involving farmworker housing.
- Program 1.05 – Mortgage Credit Certificate (MCC) Program: prioritize remaining MCCs for farmworkers.
- Program 1.07 – County-Led Housing Development: pursue approval of new farmworker housing within County-led development.
- Program 1.29 – Farmworker Affordable Homeownership and Farmworker Housing Pilot Program: issue a total of 10 loans to farmworker households by 2031.
- Program 2.01 – Housing Suitability and Prioritization Tool for County-Owned Properties: pursue approval of new farmworker housing on County-owned properties
- Program 2.14 – Expanded Streamlining of Agricultural Employee Housing: pursue Zoning Ordinance amendments to further streamline the production of agricultural employee housing

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns. In the Unincorporated County, 5.0% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Santa Clara County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

v: Disproportionate Housing Needs

Primary findings.

- The most significant housing challenge in the Unincorporated County and the CDPs is cost burden. Concentrations of cost-burdened renters are most prevalent in San José, as well as unincorporated areas of San José including in and around Cambrian Park, Fruitdale and Burbank, Alum Rock, and East Foothills. The Unincorporated County's more rural and affluent areas, which are disproportionately non-Hispanic white, have relatively low rates of overpayment.
- Overall, cost burden is highest for renters and in areas where Hispanic and Latinx residents reside. These same areas offer some of the lowest rates of burden for owners—demonstrating the stabilizing force of ownership especially in ethnically diverse enclaves.
- Overcrowding is much less prevalent, although some areas have high rates of overcrowding. Overcrowded households in the Unincorporated County are concentrated in parts of incorporated San José and Alum Rock: overcrowded households in some neighborhoods in these areas account for more than 20% of all households. Most of the unincorporated areas show very low rates of overcrowding.
- Most racial and ethnic minority populations are disproportionately impacted by low household incomes, poverty, housing problems, and overcrowding, compared to non-Hispanic white and Asian residents in the Unincorporated County.
    - Housing cost burden disproportionately impacts Black or African American residents, Hispanic residents, and American Indian or Alaska Native residents.
    - Overcrowding is significantly higher for non-white households: the number of overcrowded non-white households is at least three times higher than the number of white residents experiencing overcrowding.
    - Census tracts with overcrowding overlap with segregation by race and have a high proportion of low-income, single mother families indicating that households could be doubling up in order to avoid displacement. Overcrowding is most prominent in San José and one Census tract in Campbell.
- In the urban Unincorporated County, Asian and Pacific Islander residents are overrepresented in Project-based Section 8 units, multifamily units, and are more likely to have a housing voucher. Black or African American and Hispanic residents are overrepresented in LIHTC units.
- Housing condition in the Unincorporated County is mostly an issue of age. There are notable concentrations of units built before 1960 in San José, Alum Rock, Campbell, and a few Census tracts in Los Gatos. The Unincorporated County has a small supply of units without complete kitchen facilities though there are notable concentrations located in Sunnyvale, San José, and Los Gatos. The Unincorporated

County has a very small number of units lacking plumbing: only two Census tracts show five to ten percent of units as lacking plumbing, all other tracts have less than five percent of units lacking plumbing.

- Mobile homes, which provide affordable, often family- or senior-oriented housing, although can be in poor condition, are rare in the Unincorporated County. There are no mobile home parks in the Unincorporated County.

Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

Table 1 shows disproportionate housing needs, including access to homeownership and rates of cost burden, for subpopulations of households in Santa Clara County for which data are available. As shown below, extremely low-income and very low-income households are significantly more likely to be cost burdened in the county than other income groups: 79% of extremely low-income households were cost burdened and 64% of very low-income households were cost burdened in 2020 compared to less than half (48%) of low to moderate income households and 33% of total households. Severe cost burden is notably higher for extremely low-income households at 62% compared to only 15% for total households in the county.

Cost burden disproportionately impacts extremely low and very low-income renters in Santa Clara County. This is largely because the county's rental market has fallen short in meeting the affordability needs of these households. According to a 2023 Affordable Housing Needs Report completed by the California Housing Partnership, nearly 52,600 low-income renter households in the county do not have access to an affordable home.[146]

Extremely low-income households have substantially lower rates of homeownership than overall households and other special needs households at only 36%, suggesting that these households likely face greater barriers accessing homeownership opportunities. Rates are also lower among households with very low incomes (45%) and single female headed households (45%)—this compares to Santa Clara County overall which had a homeownership rate of 56%.

[146] https://chpc.net/wp-content/uploads/2023/05/Santa-Clara-County_Housing-Report_2023.pdf

Table 1. Disproportionate Needs by Household Type in Santa Clara County

	Num./Pct. Owners	Num./Pct. Renters	Pct. Cost Burden	Pct. Severe Cost Burden	Total HHs
ELI Households	34,045 36%	59,935 64%	79%	62%	93,980
VLI Households	32,425 45%	39,020 55%	64%	32%	71,445
LMI Households	41,220 50%	40,495 50%	48%	11%	81,715
With a Disability	N/A	N/A	N/A	N/A	N/A
Single Female	28,662 45%	35,114 55%	N/A	N/A	N/A
Santa Clara County	56%	44%	33%	15%	635,315

Source: 2016-2020 CHAS, 2021 5-year ACS,

Table 2 shows disproportionate house needs by household type for the Unincorporated County only. Households with extremely low incomes are also disproportionately impacted by high housing costs in the Unincorporated County. Three in four (75%) with extremely low incomes are severely cost-burdened, a much higher rate than very low-income (37%), low- to moderate-income (16%), and total households (17%). With extremely low incomes in a high-cost housing market, households in the Unincorporated County are more likely to experience severe cost burden than cost burden (75% v. 11%).

Disproportionate housing needs are becoming more prominent for many special needs households. For example, since the County's 2020-2025 Consolidated Plan, rates of cost burden for low to moderate income households have increased (from 26% to 28%) while severely cost burdened households have slightly declined (from 15% to 12%).

Table 2. Disproportionate Needs by Household Type in the Unincorporated County

	Num./Pct. Owners	Num./Pct. Renters	Pct. Cost Burden	Pct. Severe Cost Burden	Total HHs
ELI Household	1,250 42%	1,692 58%	11%	75%	2,942
VLI Household	1,495 42%	2,037 58%	38%	37%	3,532
LMI Household	1,755 58%	1,281 42%	30%	16%	3,036
With a Disability	N/A	N/A	N/A	N/A	N/A
Single Female	N/A	N/A	N/A	N/A	N/A
Unincorporated County	17,455 68%	8,127 32%	21%	17%	25,582

Source: 2016-2020 CHAS, Santa Clara County Housing Element Update,

Policies & Programs to Address Needs

The Office of Supportive Housing (OSH) works to increase Santa Clara County's supply of affordable and supportive housing that is available to extremely low-income and special needs households countywide. OSH primarily focuses on supporting the County's efforts to prevent and end homelessness by organizing and operating homeless services including homelessness prevention, crisis response, and PSH and RRH programs (collectively, the Supportive Housing System). The agency also works to increase the county's supply of housing by providing funds and incentive affordable development of housing for extremely low-income households.

In partnership with OSH, the County has developed a set of policies and programs to holistically address the gaps identified in the table and narrative above. An overview of programs that target special needs households, including households with extremely low incomes, is provided below. Note that this does not represent a comprehensive overview of proposed policies and programs to address disproportionate needs; a complete inventory of programs is explored in Section 4.01 (Program Descriptions).

- ***Program 1.01—Supportive Housing Development Fund Notice of Funding Availability***, an ongoing effort to increase affordable housing opportunities for vulnerable and extremely low-income residents/households and to prevent and

reduce homelessness across Santa Clara County. The program intends to approve funding to support at least 18 new housing development sites which will result in 1,657 units of affordable and supportive housing for special needs populations by June 30, 2025.

- ***Program 1.03—Homeownership Projects*****,** promotes homeownership opportunities and supports the production of new for-sale homes through new projects. Proposed projects must sell a minimum 33% of homes to very low-income households, a maximum 33% to moderate income households, and the balance of the units for households at 80% AMI or below.
- ***Program 1.04—Empower Homebuyers SCC,*** created to increase homeownership opportunities for low-income households by helping first-time homebuyers purchase a home with down payment assistance. The program is being renewed with a focus on low-income families and special needs households to a secondary aim to eliminate lending discrimination that is prevalent among low-income households of color.
- ***Program 1.06—Below Market Partnership Program,*** intended to promote affordable homeownership for very low income and low-income households by providing deferred subordinate loans to eligible households purchasing a home in Santa Clara County. The program aims to issue 100 deferred subordinate loans to very low- and low-income households.
- ***Program 1.07—County-Led Housing Development,*** new affordable housing units to be developed on five county-owned sites in Palo Alto, San Jose, and Los Altos by 2023. For this planning period, the county is focused on sites in Cupertino, San Jose, and Gilroy—which could yield a minimum of 617 new affordable and workforce housing units by 2031.
- ***Program 1.11—Internal County Coordination of Housing Funds and Services,*** includes programs, services, and other supports targeted to persons experiencing or at risk of experiencing homelessness, persons with disabilities, families with children, and other special needs households.
- ***Program 1.13—Supportive Housing and Innovative Fund,*** local funds targeted to households with incomes below 30% AMI as well as special needs populations. The County intends to work with private sector partners to identify funding sources to incentivize the development of affordable and supportive housing in high opportunity areas.
- ***Program 1.29—Farmworker Affordable Homeownership and Farmworker Housing Pilot Program***, focuses on providing funds to help increase housing options for very low-income farmworkers by creating new housing, rehabilitating/repairing existing housing, or replacing existing dilapidated mobile home units that have been used as farmworker housing in the past. The County

intends to issue the first loan by December 2024 with a total of 10 loans (serving 10 households) by 2031.

- ***Program 2.05—Assess Farmworker Housing Needs and Collaborate with Other Jurisdictions***, intended to result in a comprehensive Farmworker Housing Needs Assessment for a deeper understanding of the housing needs of farmworkers in the county.
- ***Program 2.13—Monitor R/ECAP and Burdened Households Areas***, to continue collecting data on R/ECAPs and areas with cost-burdened households to assess opportunities for improvement. Improvements will be focused in the areas of increasing access to amenities and resources such as transit, parks, grocery stores, and health facilities.
- ***Program 2.15—Expanded Streamlining of Agricultural Employee Housing***, an ongoing effort since 2020 to streamline regulatory requirements and permitting processes for agricultural employee housing, particularly those outside of the planning-specific review of development applications (e.g., environmental health, fire safety, and road access). By June 2025, the County plans to solicit feedback from development application review agencies, development communities, the general public, and the agricultural community, on opportunities for improvement with feasible and appropriate amendments developed and presented to the Planning Commission and Board of Supervisors by December 2026.

Housing stock: Age and Condition. Housing units in Santa Clara County are older, with notable concentrations of units built before 1960 in San José, Alum Rock, Campbell, and a few Census tracts in Los Gatos; all of which show 80% of units or more built during this time.

In Santa Clara County, lower income households are more likely to live in older housing units. Low-income Census tracts in San José (less than $55,000) are concentrated in areas with older housing: in these areas, over 80% of total units were built before 1960. Residents living in poverty are also more likely to live in these areas.

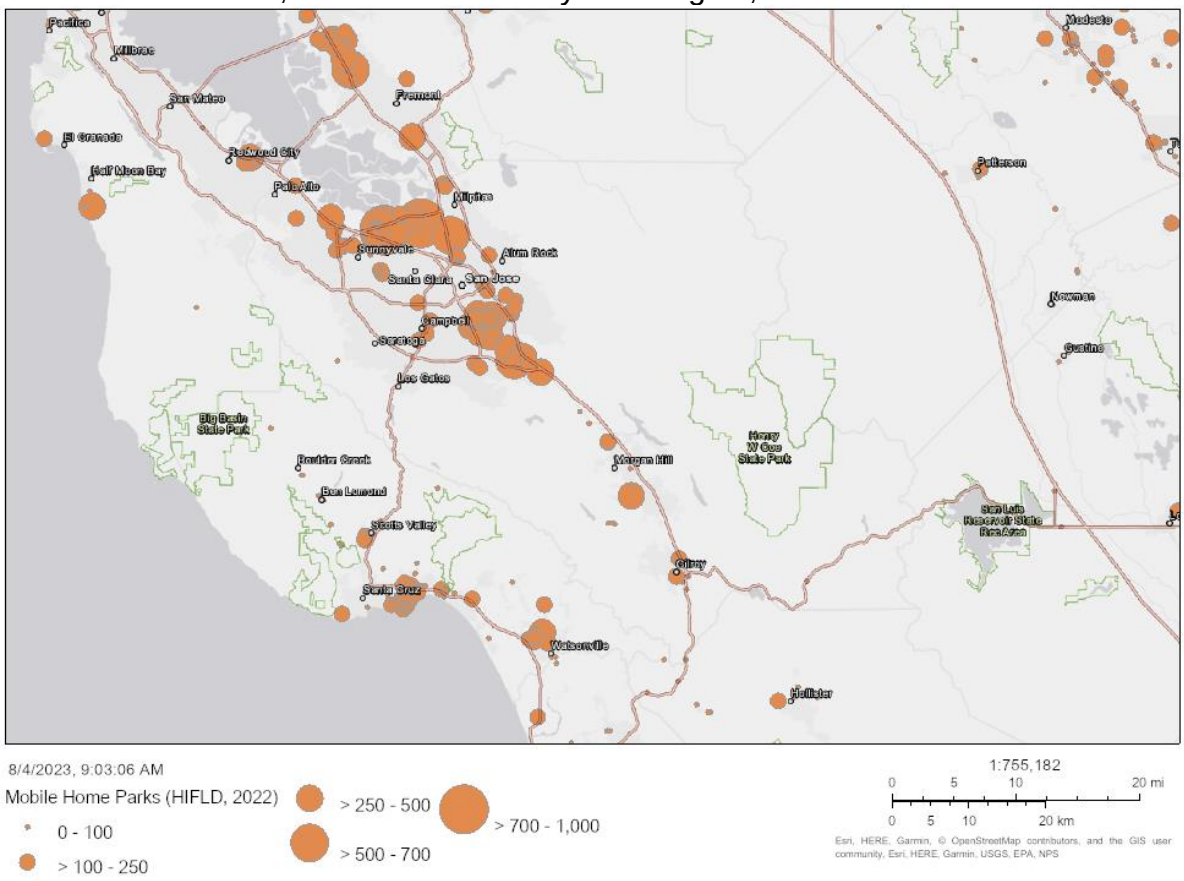
These patterns are similar for disabled residents in Santa Clara County: Census tracts with larger supplies of units built before 1960 have higher concentrations of disabled residents at 10% to 20% of the total population. San José has one Census tract where 20% to 30% of the population has a disability and up to 40% of units were built before this time.

Mobile and manufactured homes are especially at risk of being in poor condition. HCD's AFFH Data Viewer (version 2.0) was used to examine the location of the mobile home parks in the Santa Clara County.

As shown in the map below:

- Mobile home parks are concentrated near Sunnyvale, San José, and along the city boundaries of Campbell and Saratoga. Between 700 to 1,000 mobile home communities are located in Sunnyvale's Census tracts and up to 700 parks are located in San José.
- There are no mobile home parks in any of the unincorporated CDPs.

Mobile Home Parks, Santa Clara County and Region, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer.

Housing Needs—Overpayment. Households paying more than 30% of their incomes in housing costs—those facing cost burden—are located throughout the Unincorporated County. (Cost burden is also referred to as "overpayment.") The darkest red shading in the maps that follow indicate Census tracts where the highest shares of cost burdened renters are located. Concentrations of cost burden renters are most prevalent in San José, yet also are found around and in Cambrian Park, Fruitdale and Burbank, Alum Rock, and East Foothills.

The Unincorporated County's more rural and affluent areas, which are disproportionately non-Hispanic white, have relatively low rates of overpayment.

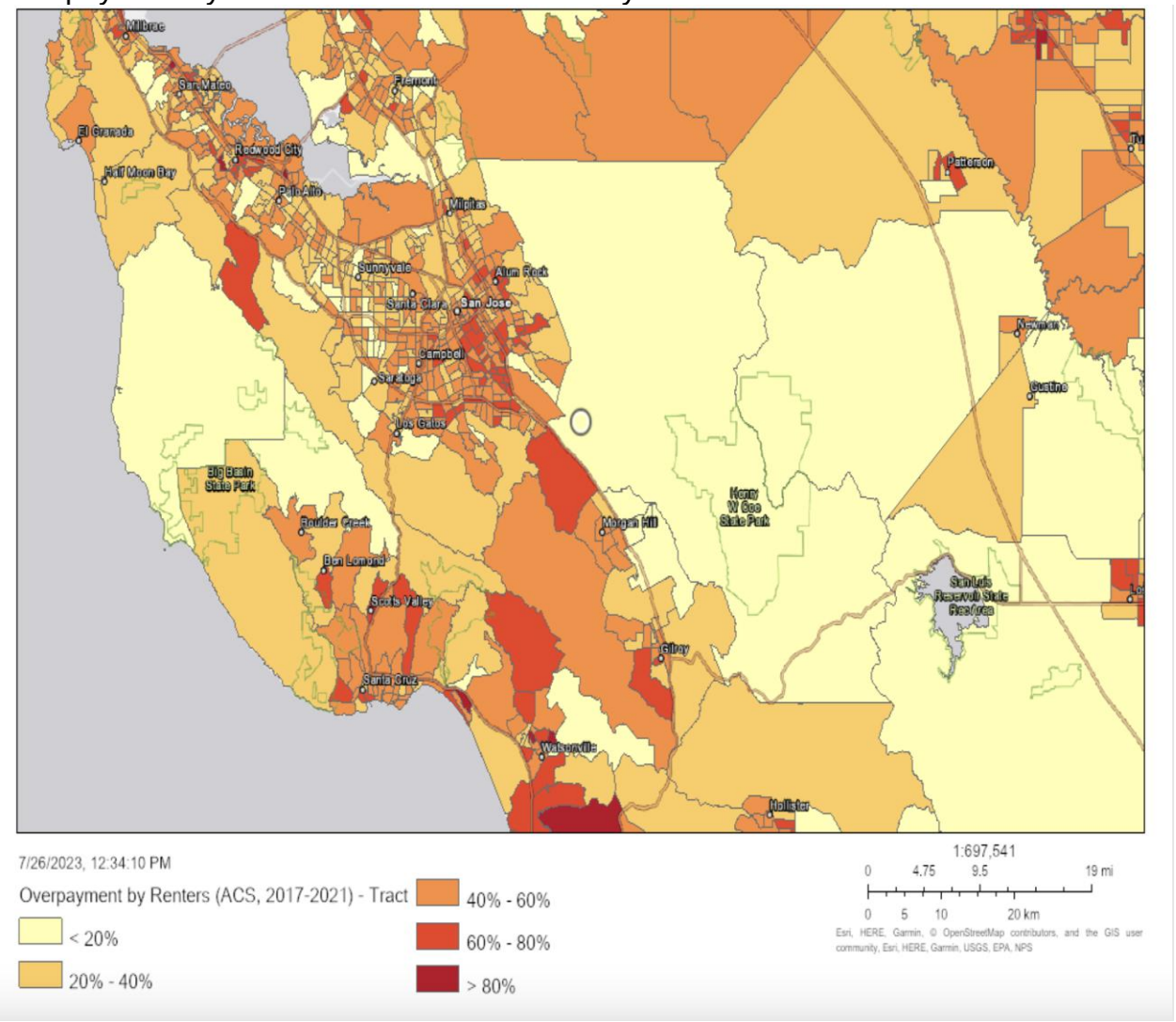
By CDP and Census tract, burden varies widely. Owner burden is highest in the Loyola, Fruitdale, and Burbank areas and relatively low in Lexington Hills, Cambrian Park, and the East Foothills. Alum Rock and San Martin have moderate shares of burden. Renter burden is highest in Stanford, Loyola, parts of Fruitdale and Burbank, and Alum Rock. Overall, displacement risk due to high rates of burden is higher for renters and in areas where Hispanic and Latinx residents reside. These same areas offer lower rates of burden for owners—demonstrating the stabilizing force of ownership, especially in ethnically diverse enclaves.

Cost Burden, CDP and Census Tract, 2022

CDP	Stanford			Loyola		Cambrian Park		San Martin	
Census Tract	5115.02	5130	5116.08	5117.02	5117.07	5028	5027.04	5124.02	5124.01
Owners with a Mortgage Burden	27%	N/A	N/A	18%	49%	7%	19%	23%	36%
Renter Burden	N/A	70%	68%	47%	62%	52%	34%	26%	37%

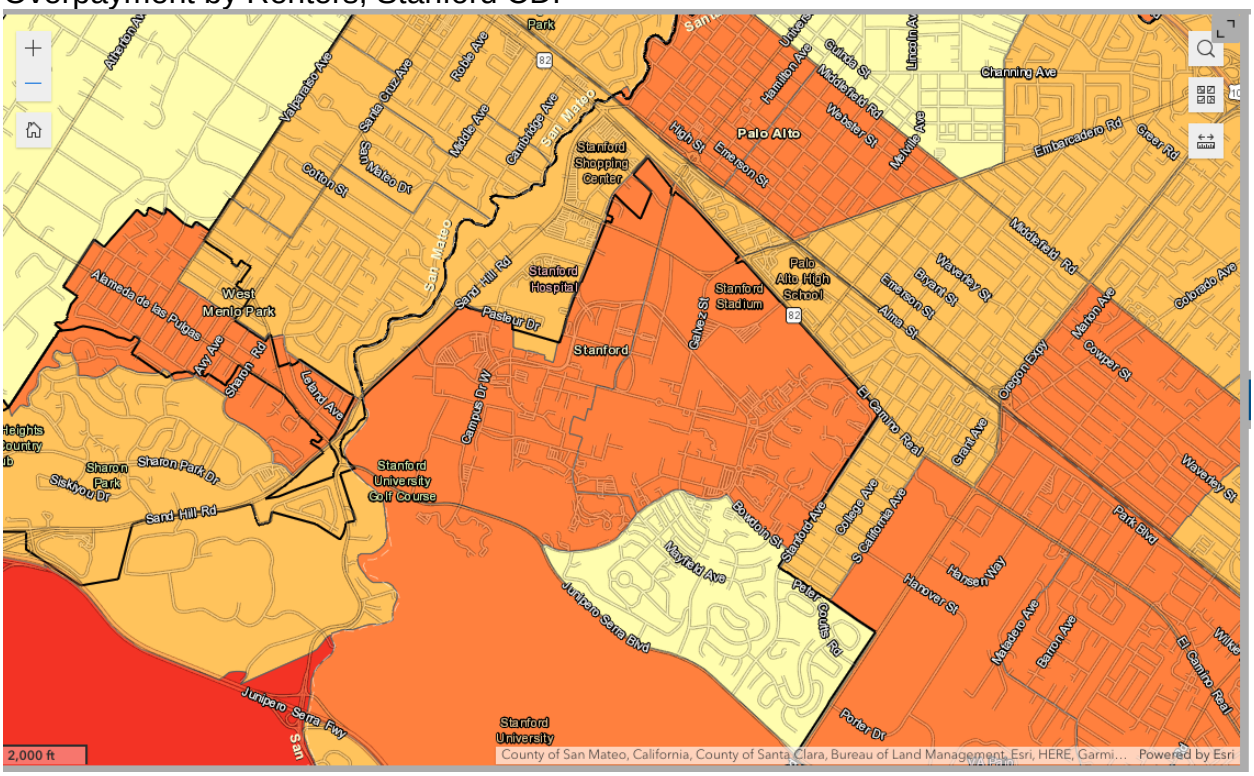
CDP	Fruitdale and Burbank				Alum Rock			East Foothills	Lexington Hills
Census Tract	5021.01	5020.01	5020.02	5021.03	5039.02	5041.01	5041.02	5042.01	5118
Owners with a Mortgage Burden	40%	38%	67%	73%	26%	19%	23%	5%	1%
Renter Burden	54%	52%	47%	66%	71%	75%	66%	48%	42%

Overpayment by Renters in Santa Clara County

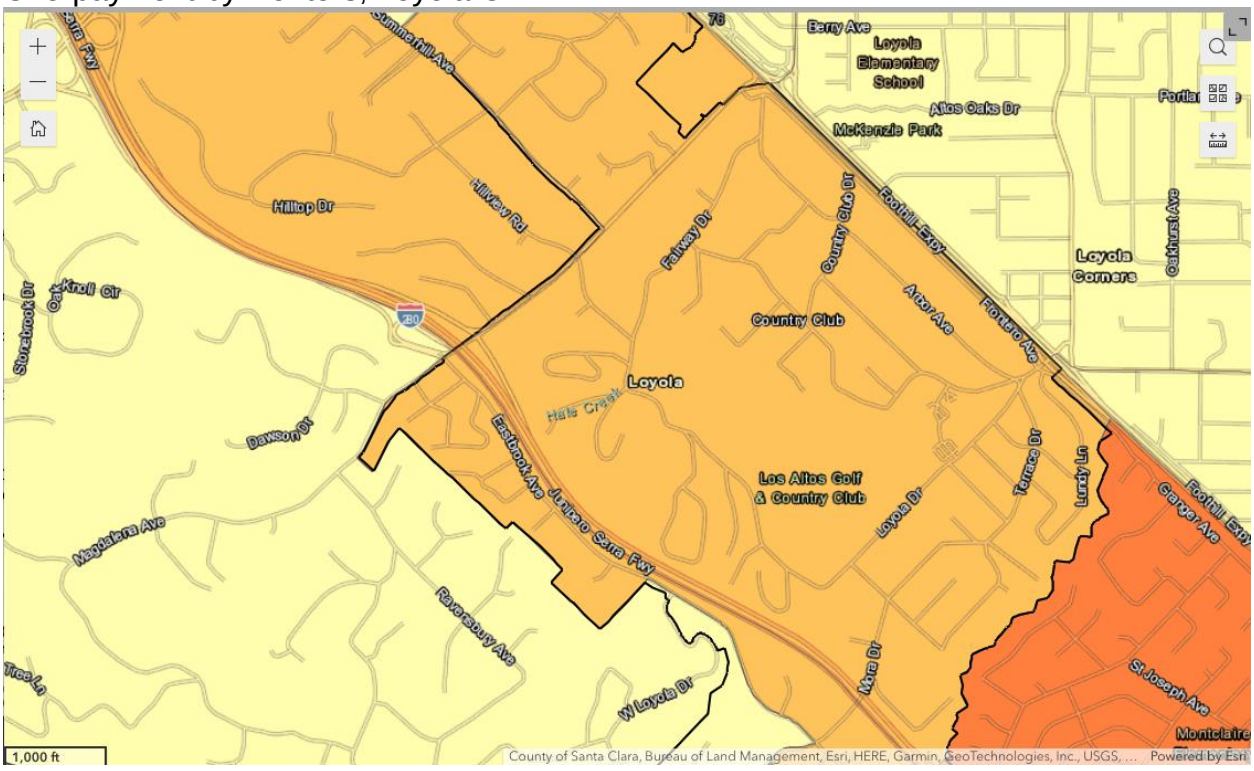


Source: California Department of Housing and Community Development AFFH Data Viewer.

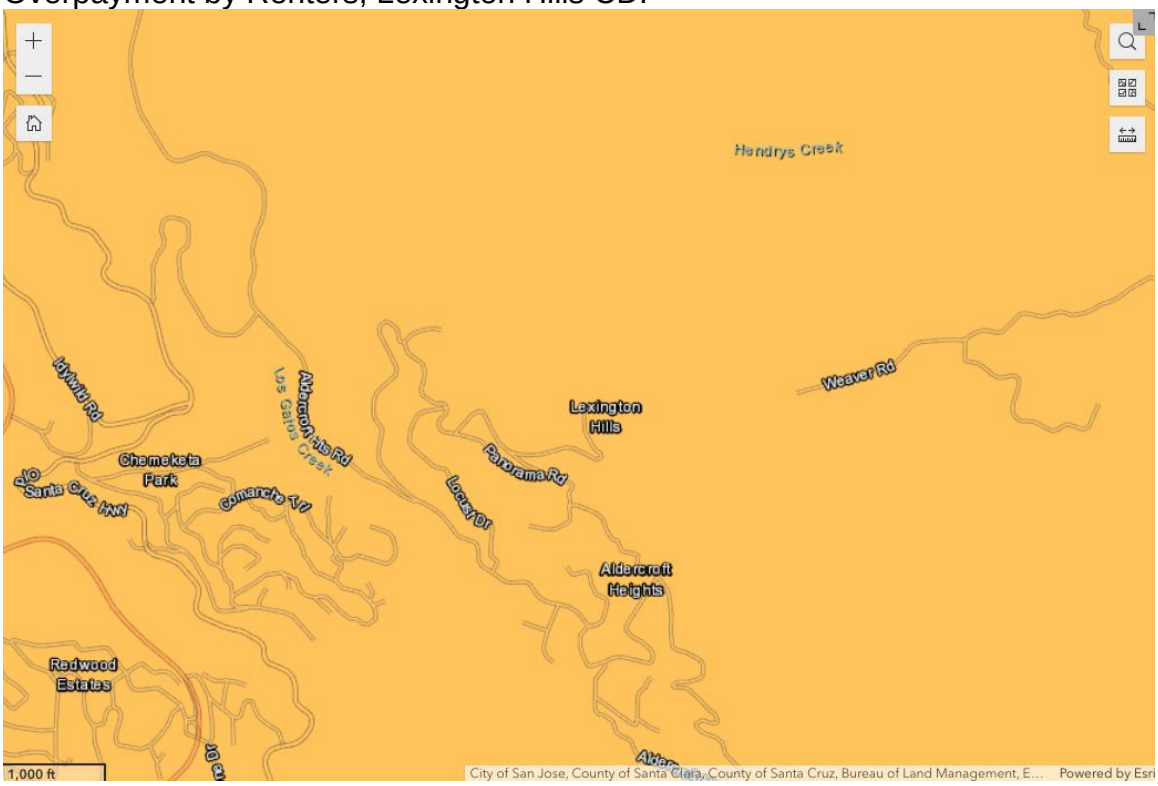
Overpayment by Renters, Stanford CDP



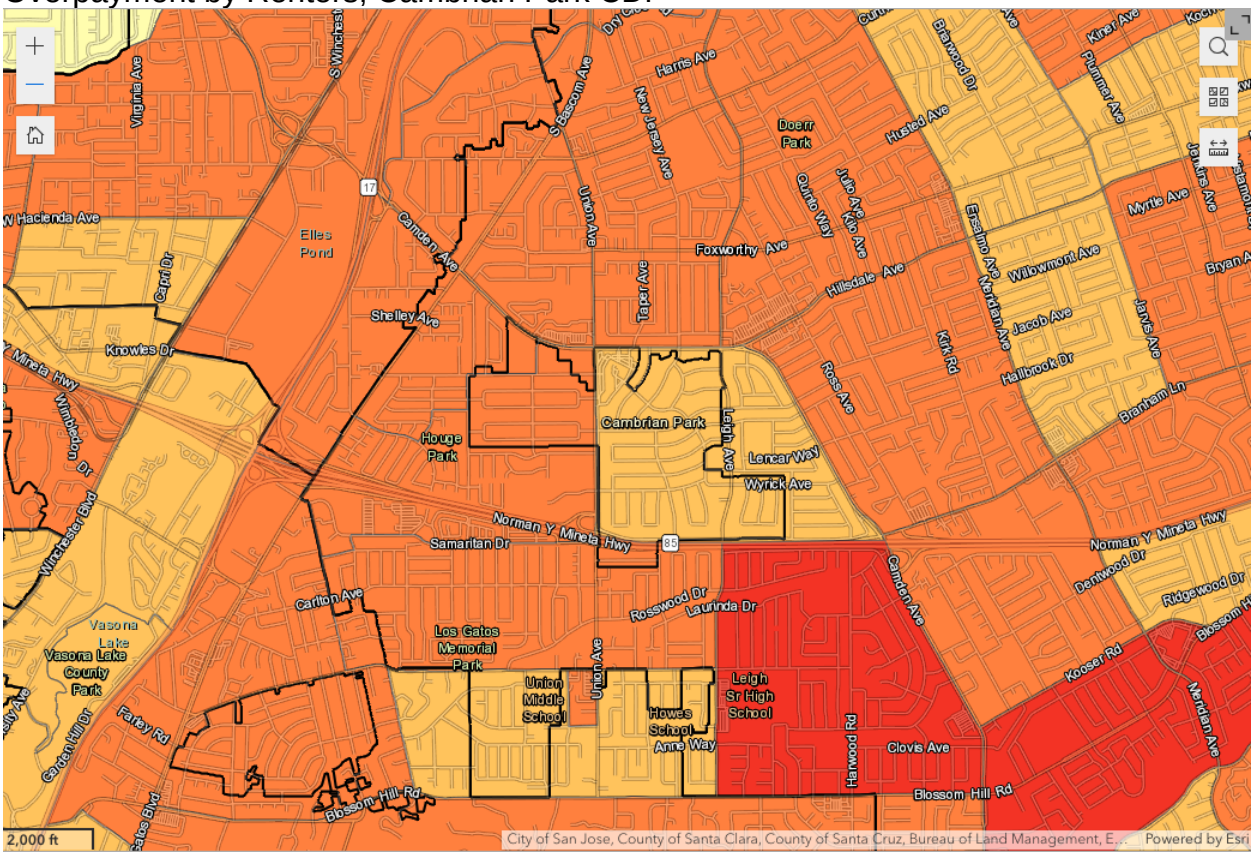
Overpayment by Renters, Loyola CDP



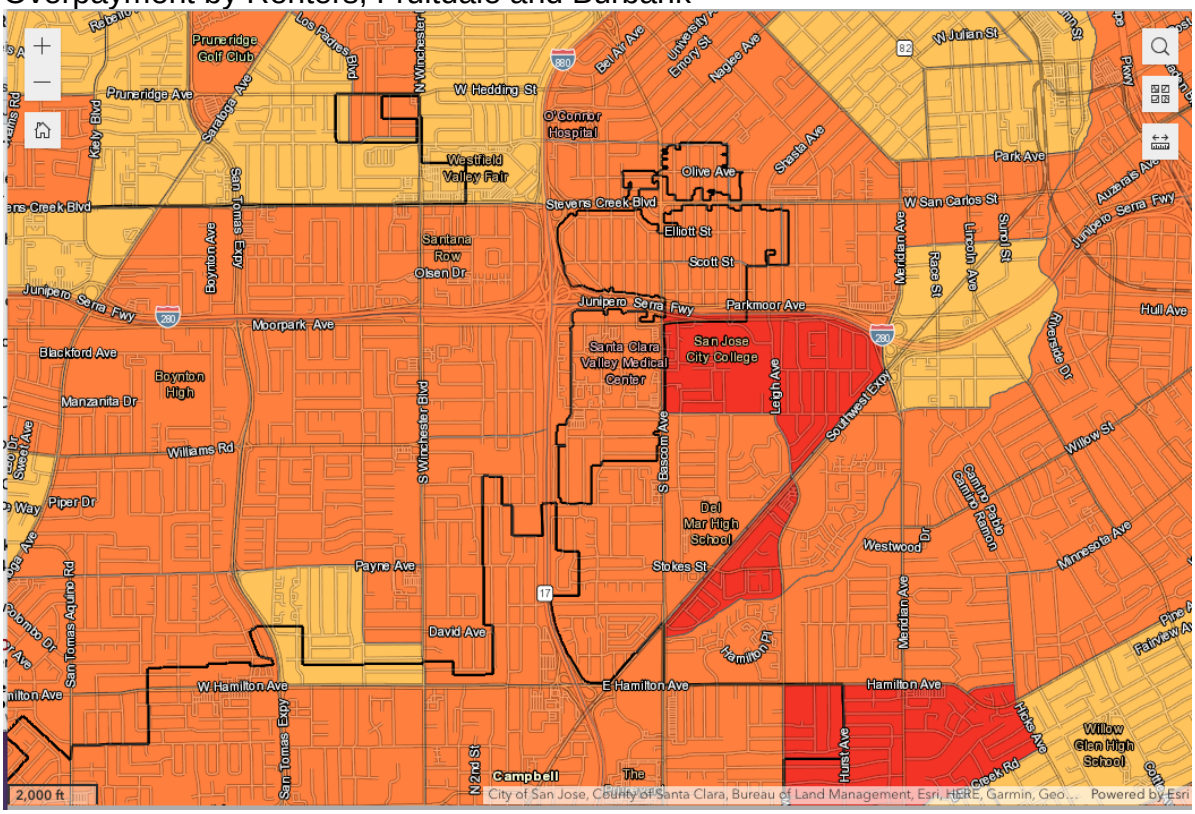
Overpayment by Renters, Lexington Hills CDP



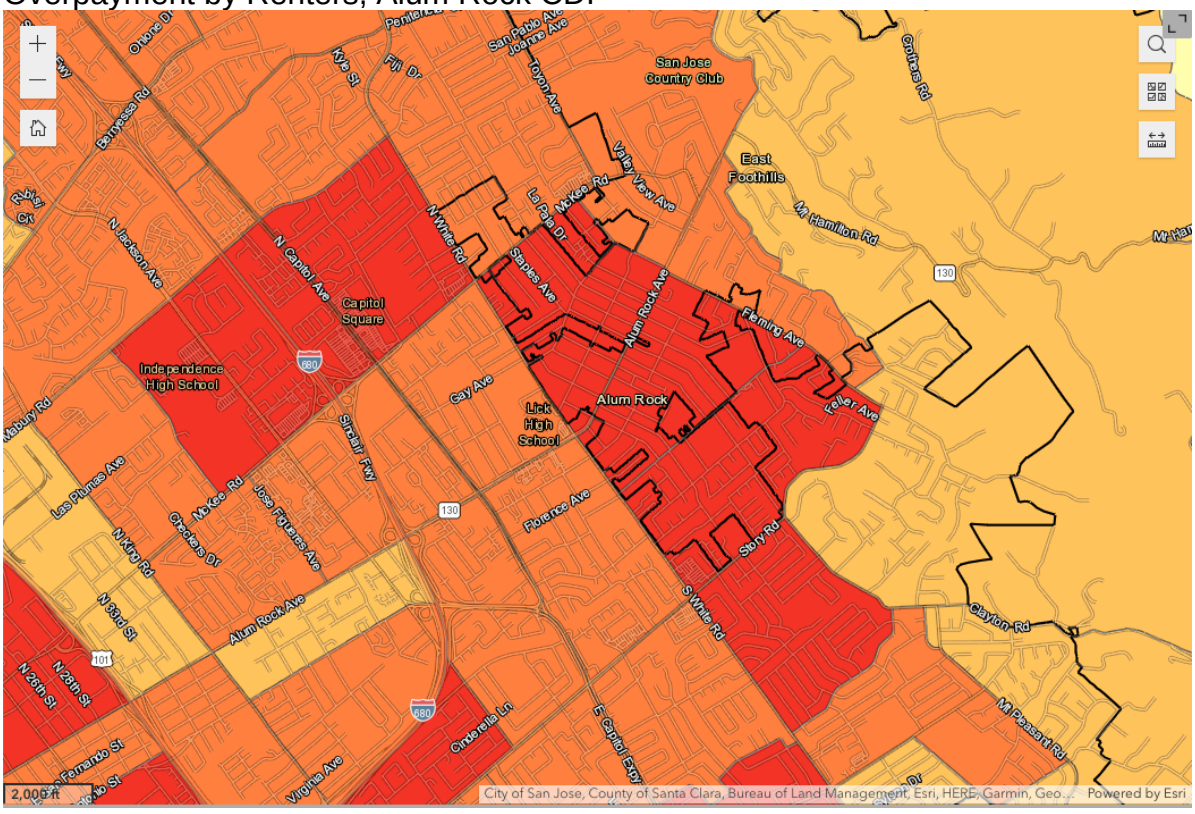
Overpayment by Renters, Cambrian Park CDP



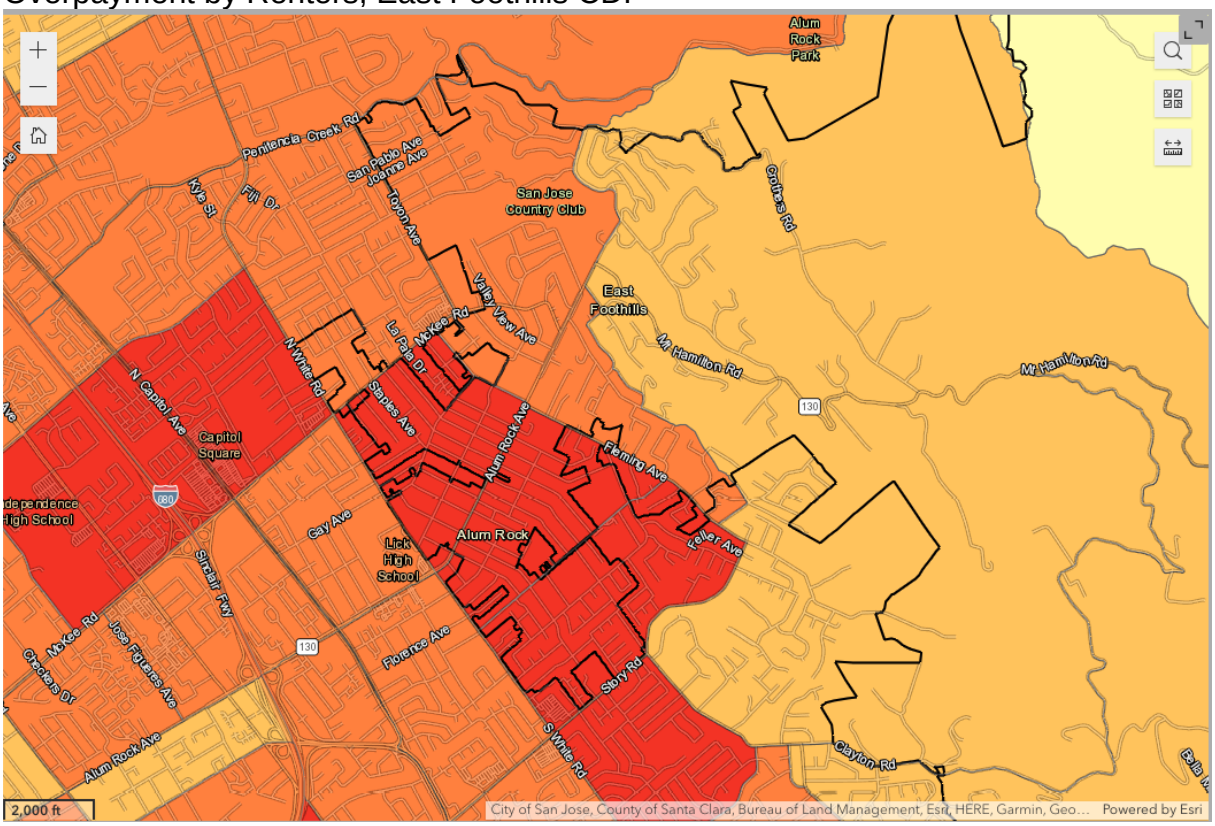
Overpayment by Renters, Fruitdale and Burbank



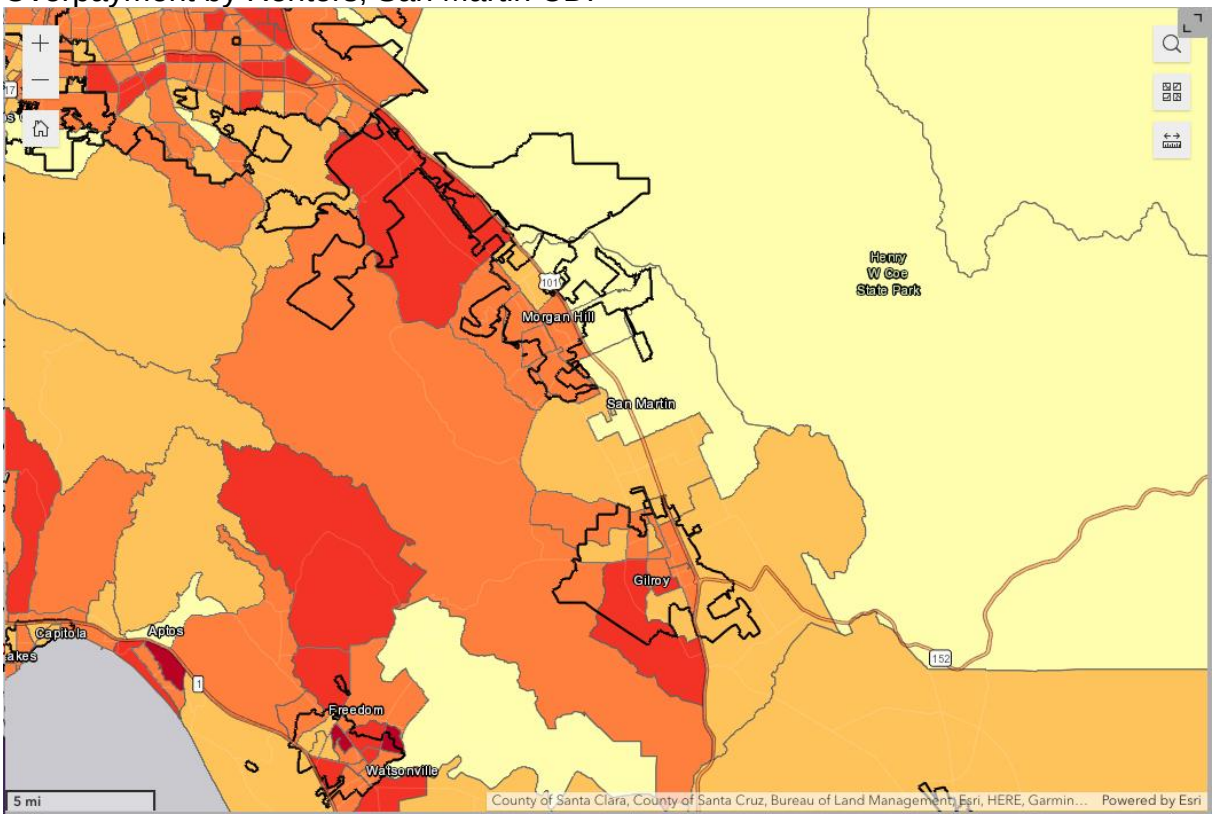
Overpayment by Renters, Alum Rock CDP



Overpayment by Renters, East Foothills CDP

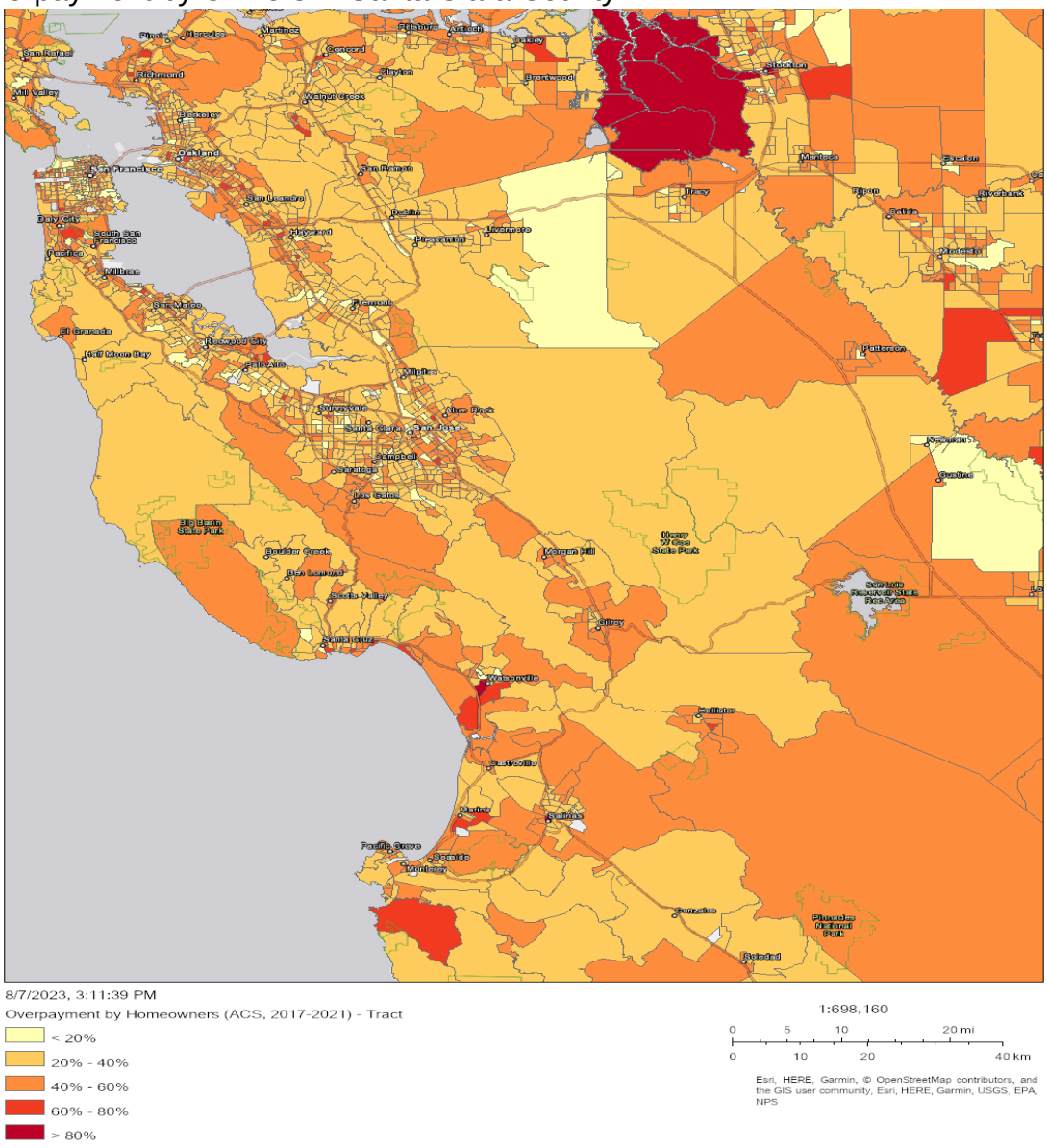


Overpayment by Renters, San Martin CDP



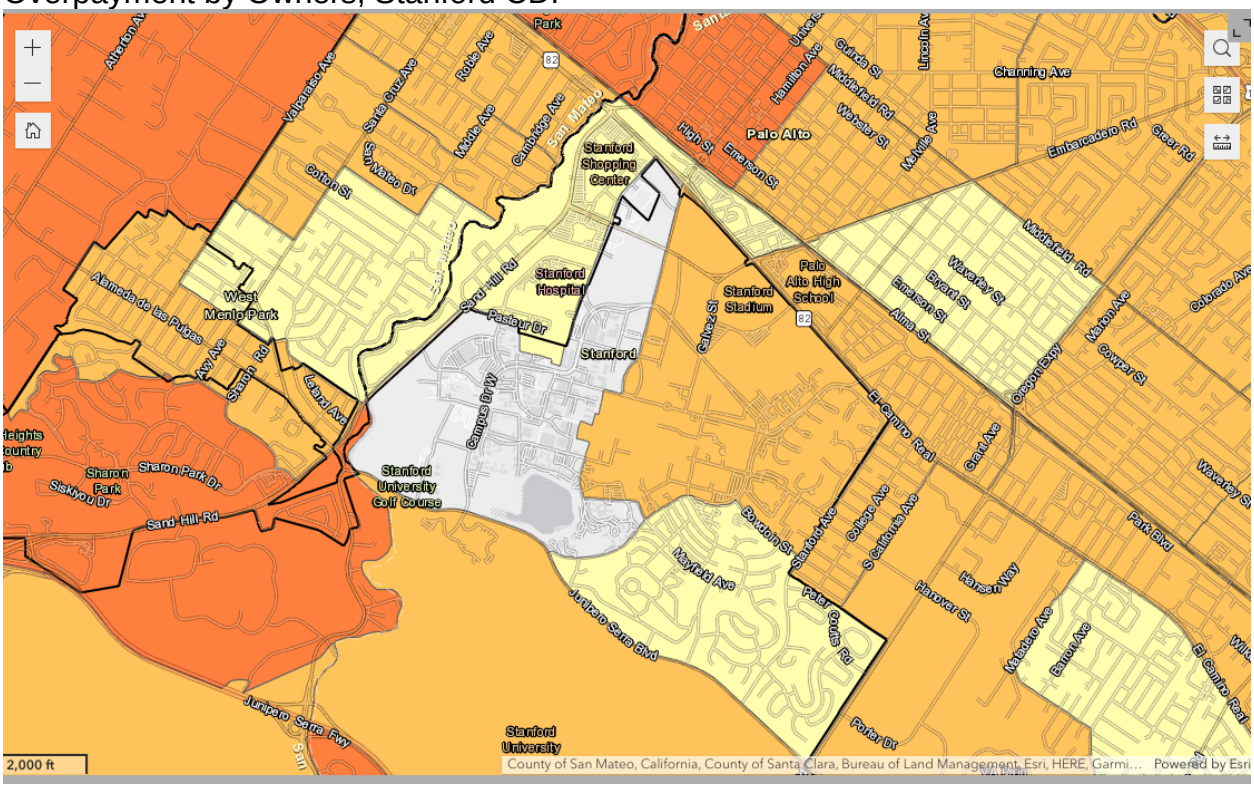
There are far fewer highly concentrated areas of cost burdened owners. Many Census tracts in the Unincorporated County have between 20% and 60% of owners facing cost burden, with every CDP having this share of burdened owners. Lexington Hills stands out in this regard, with a relatively high share of burdened owners compared to other CDPs.

Overpayment by Owners in Santa Clara County

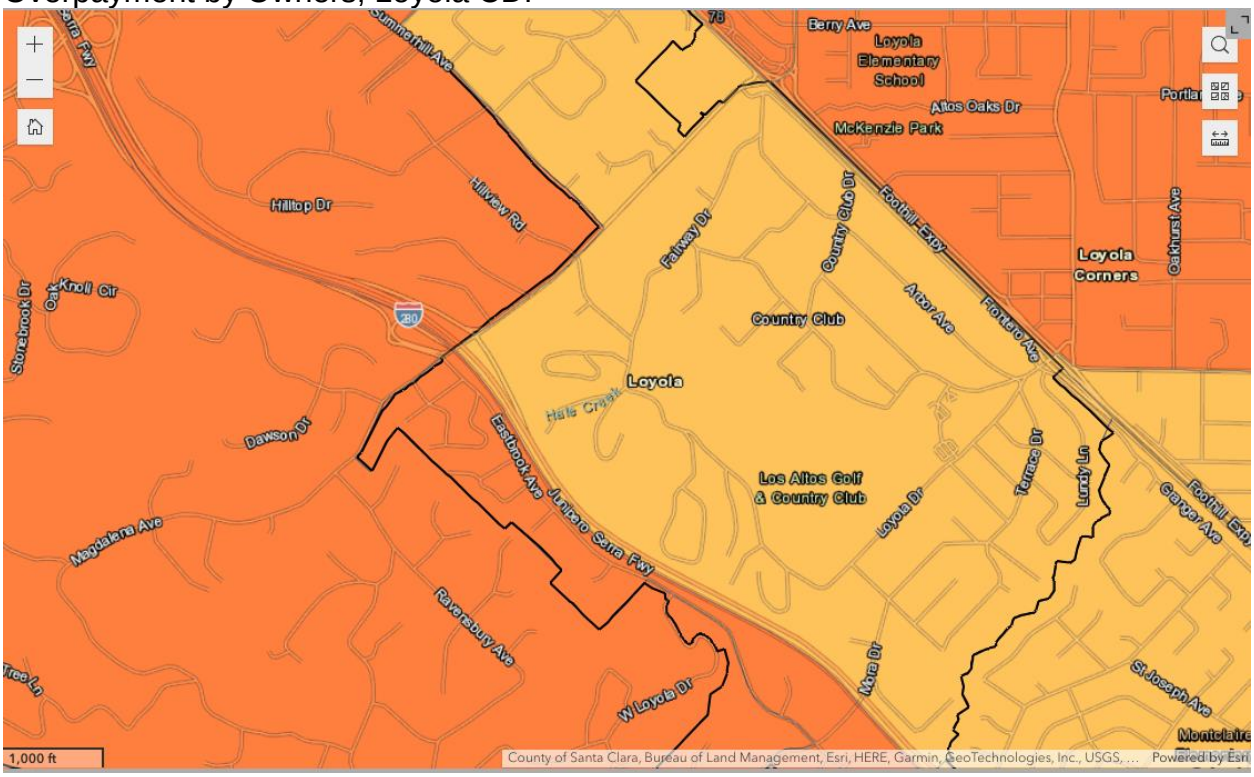


Source: California Department of Housing and Community Development AFFH Data Viewer.

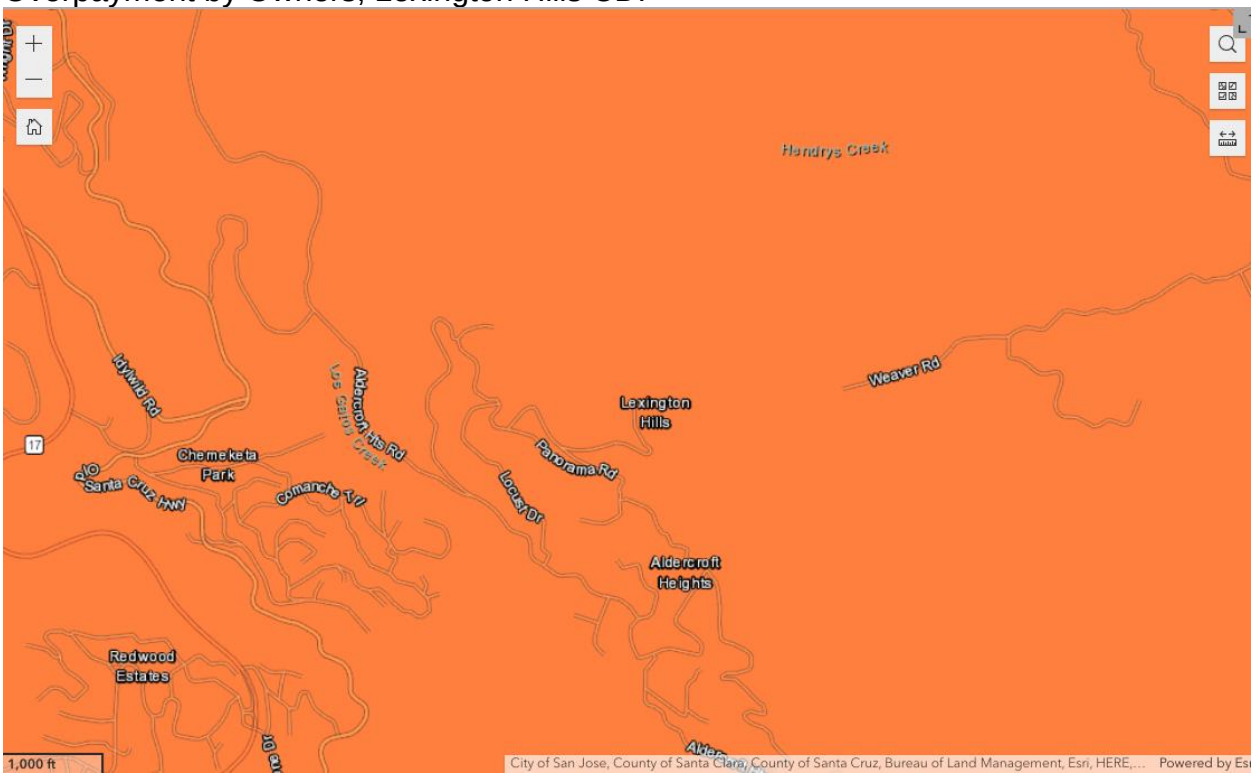
Overpayment by Owners, Stanford CDP



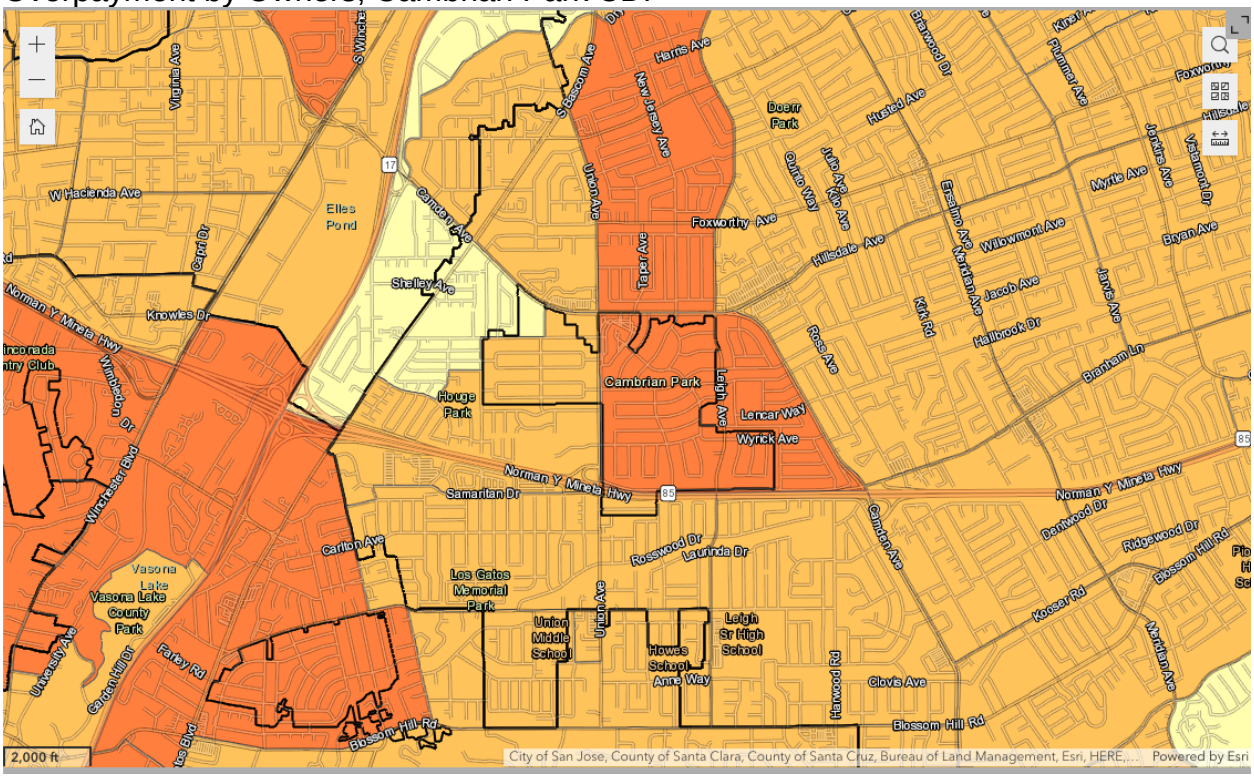
Overpayment by Owners, Loyola CDP



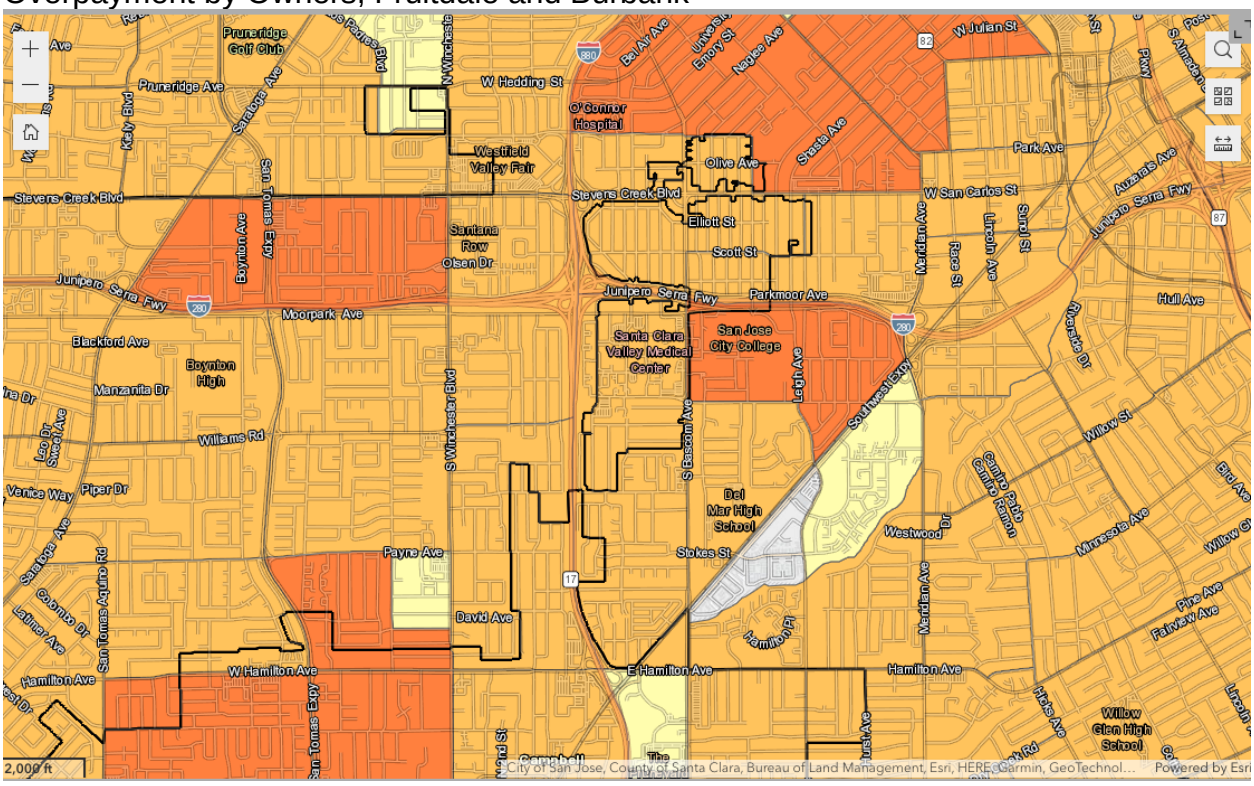
Overpayment by Owners, Lexington Hills CDP



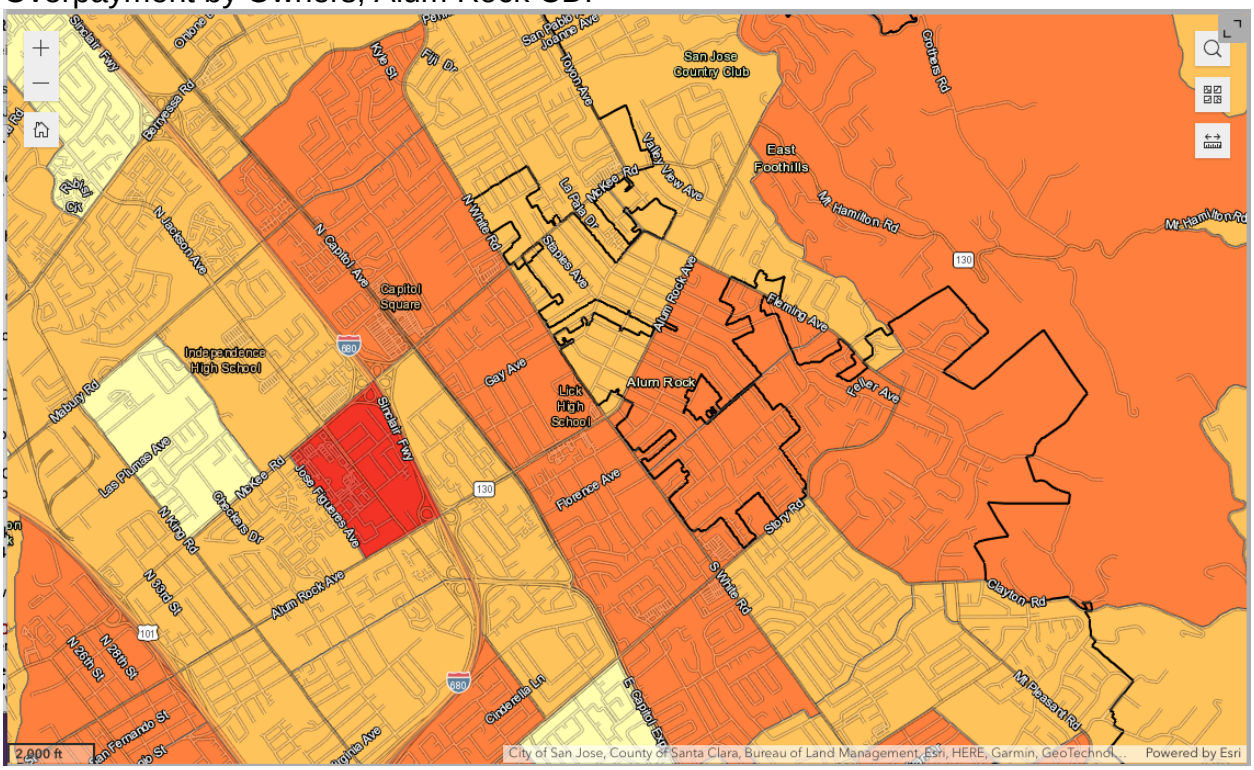
Overpayment by Owners, Cambrian Park CDP



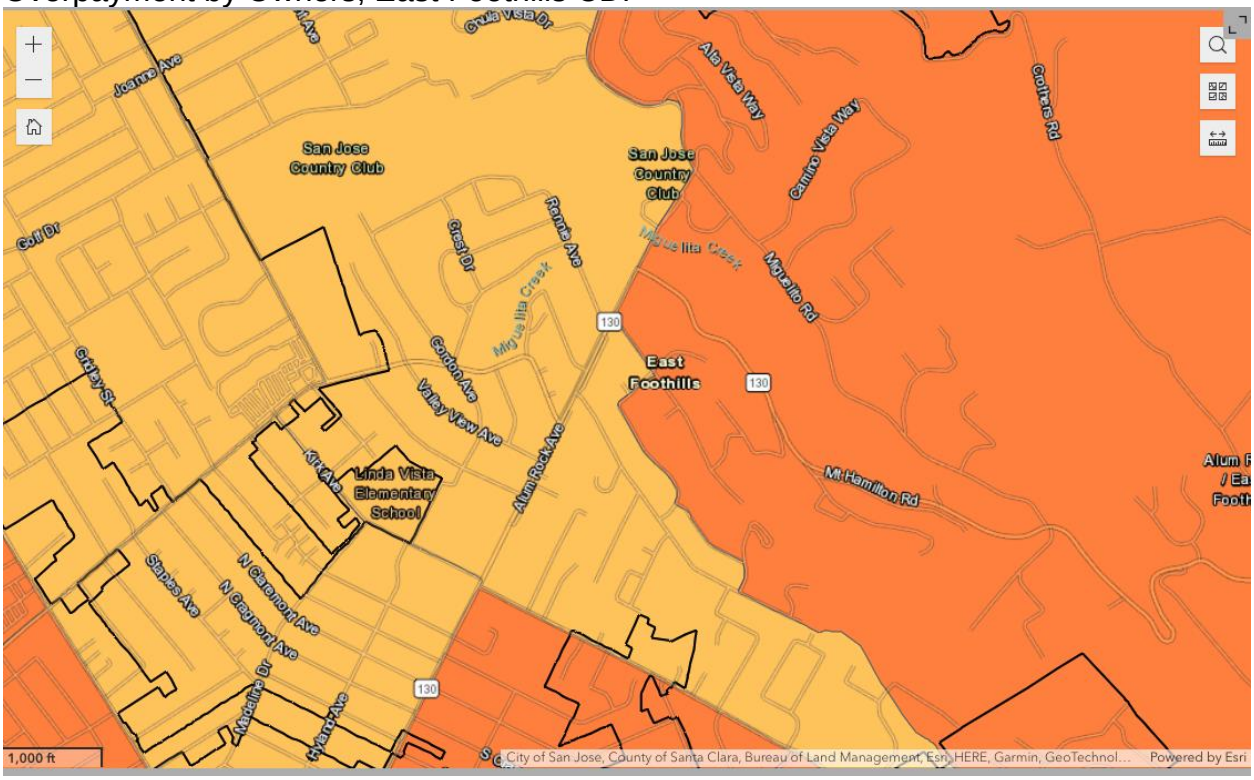
Overpayment by Owners, Fruitdale and Burbank



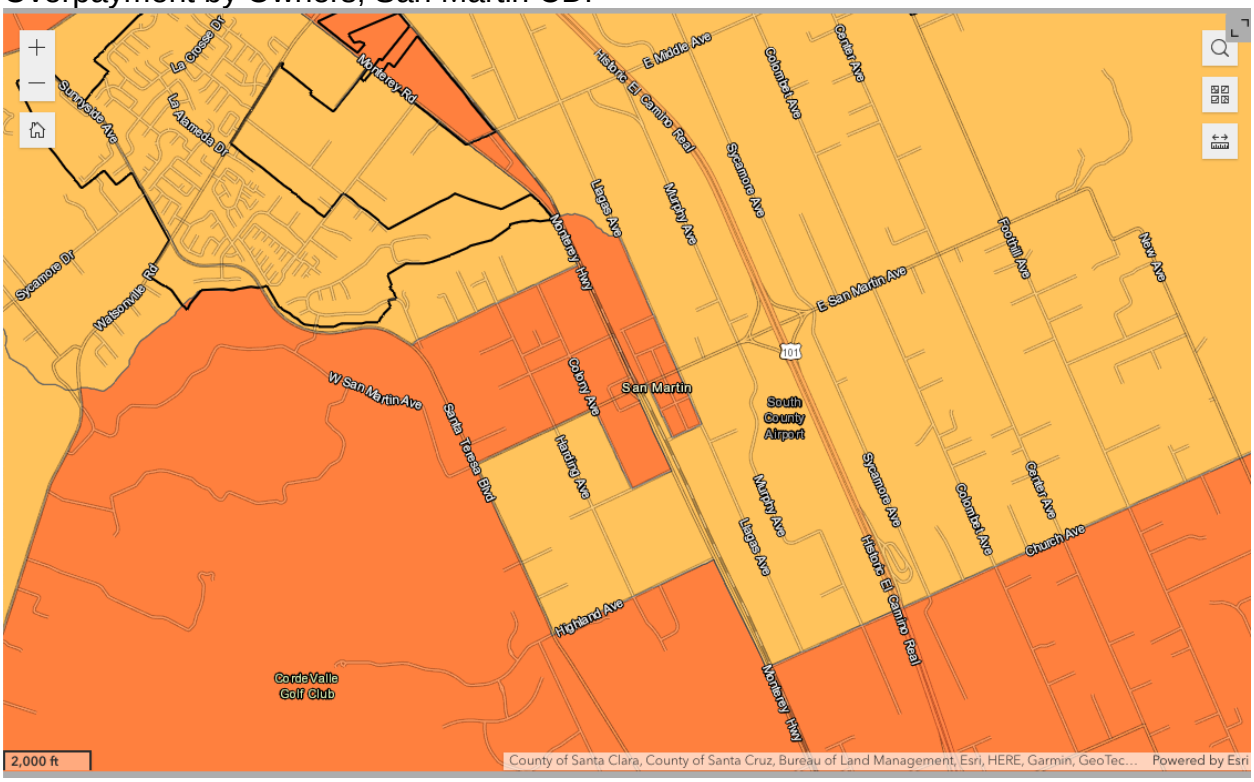
Overpayment by Owners, Alum Rock CDP



Overpayment by Owners, East Foothills CDP

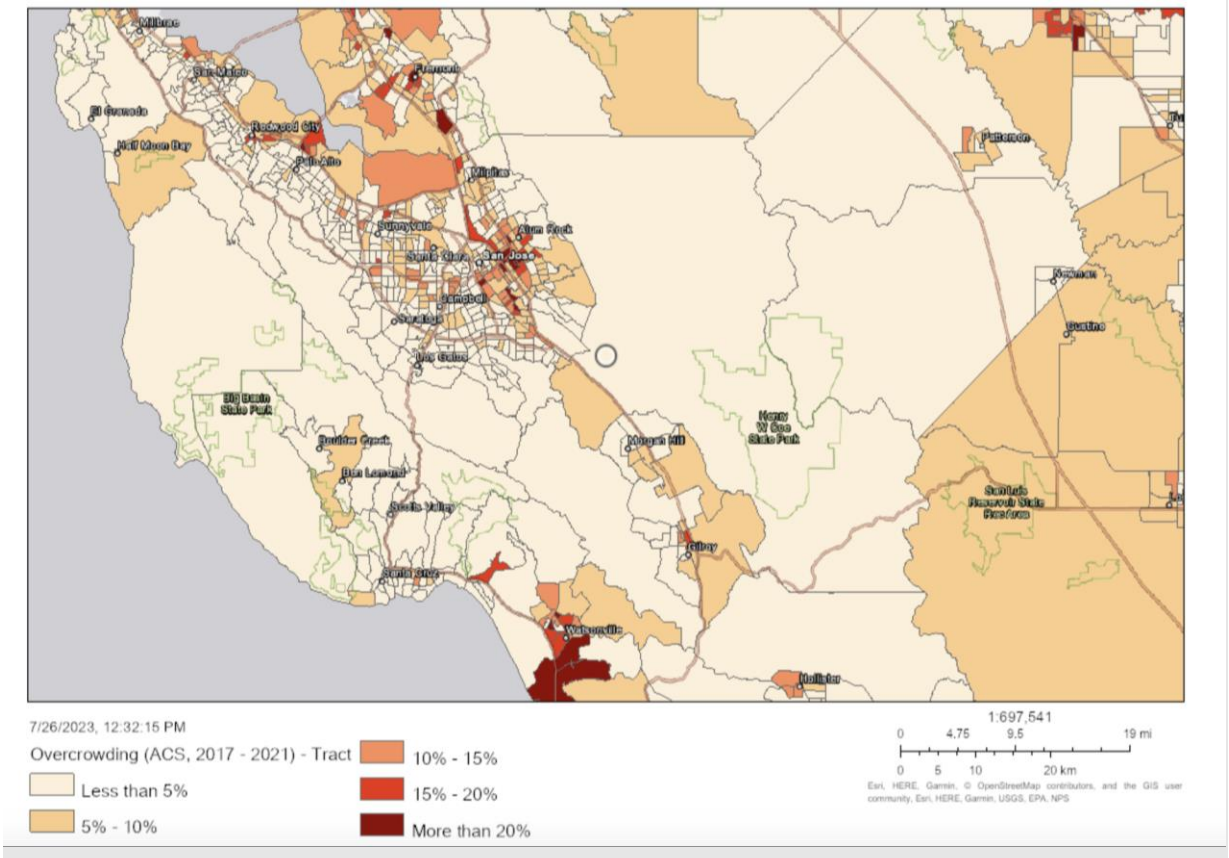


Overpayment by Owners, San Martin CDP



Housing Needs—Overcrowding. Patterns of overcrowding in the Unincorporated County and the broader region largely mirror patterns of overpayment with the caveat that overcrowding is subject to fewer extremes than overpayment. The same disproportionately Hispanic or Latino areas have more overcrowding, but the degree to which that is true is less extreme than with respect to renter overpayment.

Overcrowding by Census Tract, Santa Clara County, 2021

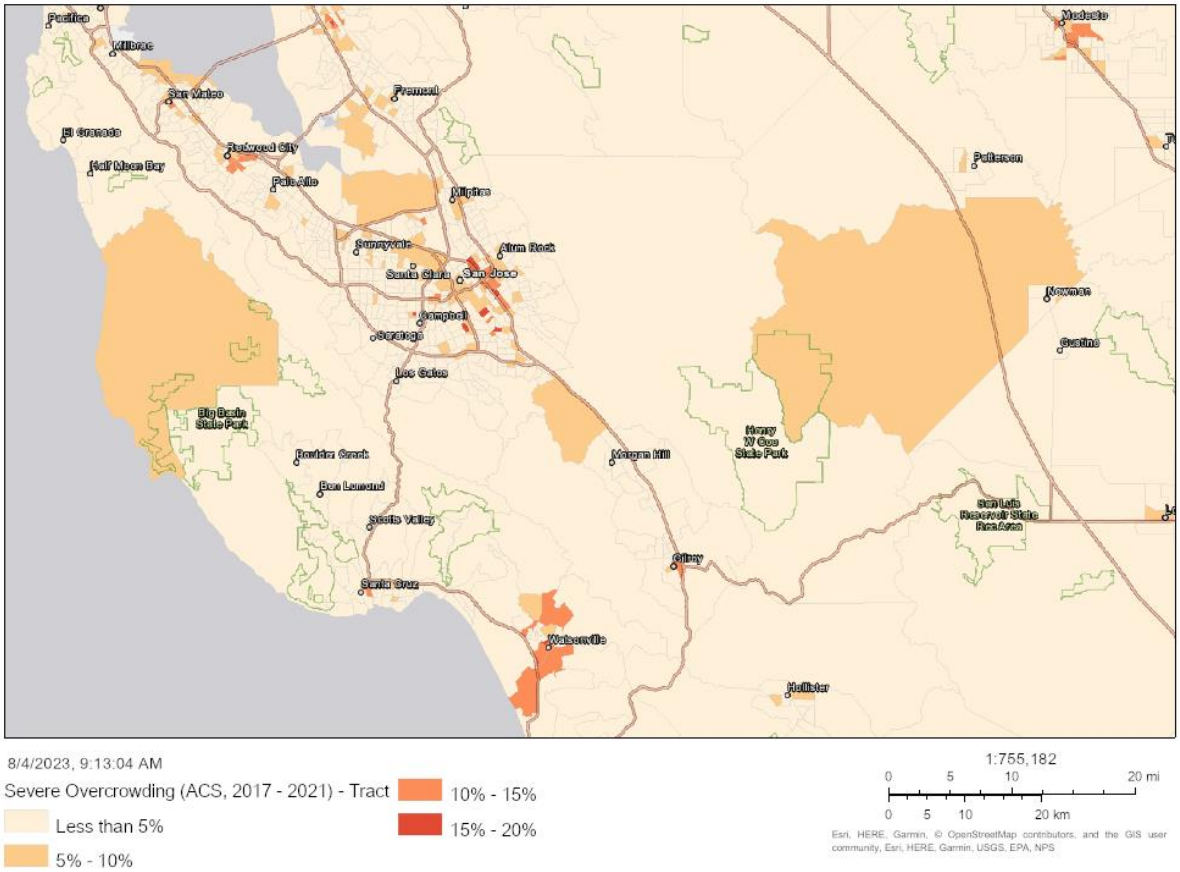


Source: California Department of Housing and Community Development AFFH Data Viewer.

Overcrowded households in Santa Clara County are concentrated in parts of San José and Alum Rock: overcrowded households in some neighborhoods in these areas account for more than 20% of all households. Sunnyvale has two Census tracts with comparatively higher rates of overcrowding at up to 20%.

Other parts of the Unincorporated County show lower rates of overcrowding (less than 10% of households living in crowded conditions) and most of the unincorporated areas show very low rates of severe overcrowding.

Severe Overcrowding by Census Tract, Santa Clara County, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer.

Housing Needs—Displacement Risk. High levels of displacement of low-income residents, who are disproportionately likely to be Black, Vietnamese, or Latinx or have disabilities, is occurring at a countywide level and in specific cities throughout Santa Clara County.

Countywide, as well as in four of the five cities with the highest concentrations of Latinx residents, the percentage of Latinx residents has fallen in recent years. Households who can no longer afford to live in the central and northern portions of Santa Clara County seek out areas like Gilroy and cities outside of Santa Clara County, for housing.

The Black population in Santa Clara County has historically been much lower than in other parts of the Bay Area. That is partially the product of a legacy of intentional discrimination in the housing market. Although there have been some areas, particularly in the east side of San José, that have had relative concentrations of Black residents, these neighborhoods (approximately 10-12% Black as of the 1990 Census) did not have the degree of concentration present in cultural enclaves in the region. Accordingly, the scale of displacement has been different from displacement of Santa Clara County's historically larger Latinx population than it has been for Black households. Nonetheless,

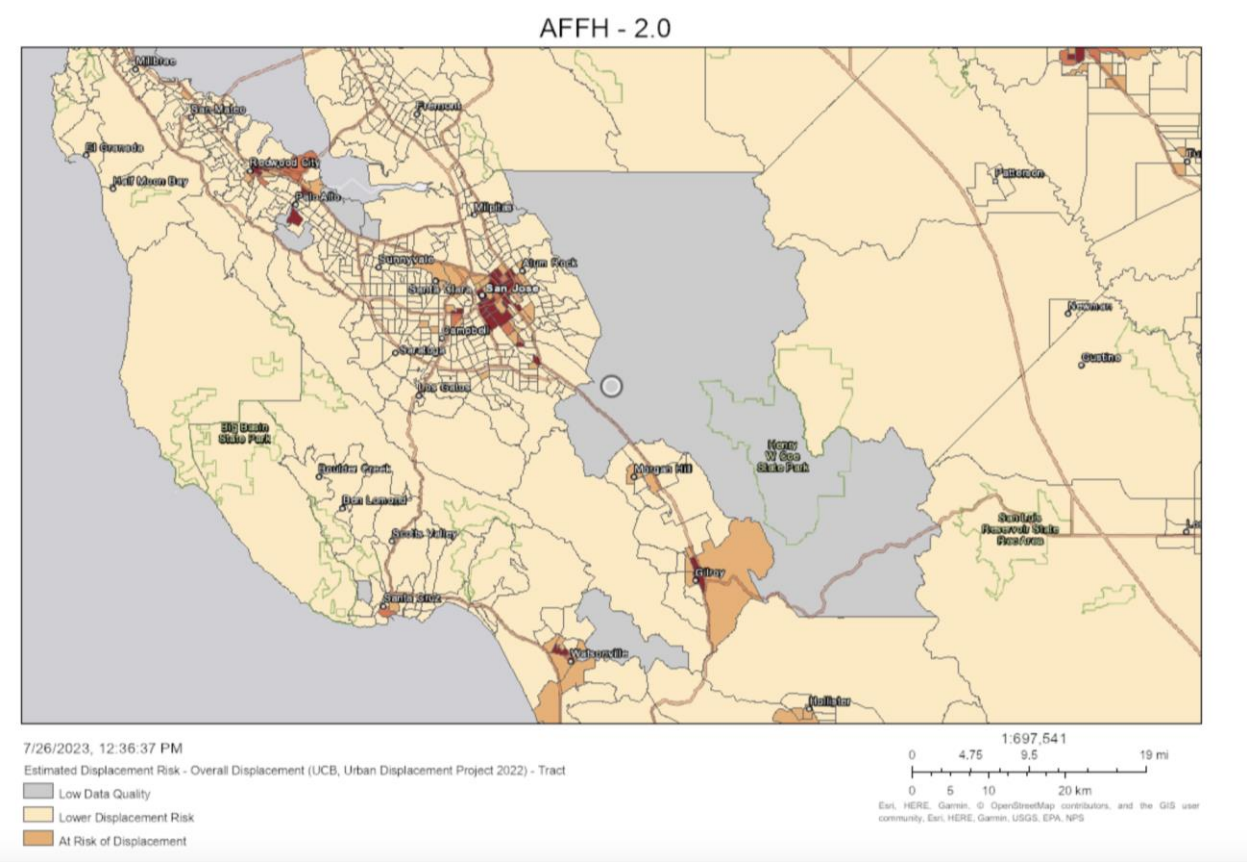
between 2010 and the 2013-2017 ACS, many cities saw decreases in Black population. Displacement of Black residents was more pronounced between 1990 and 2010 with the largest decreases in Mountain View, Palo Alto, San José, and Sunnyvale.

Data reflecting the Vietnamese population in Santa Clara County, which has the lowest income levels and therefore highest displacement risk among the four largest Asian ancestry groups in Santa Clara County (Chinese, Indian, and Filipino in addition to Vietnamese), is more ambiguous but does point towards the likelihood of some hyper-localized displacement as well as the future risk of more widespread displacement. Displacement of Vietnamese residents is most likely to be occurring in areas immediately to the north, east, and south of downtown San José. The farther a neighborhood in East San José is from downtown, the lower the displacement risk is.

The maps below are from the Urban Displacement Project, which is based at the University of California Berkeley. At a countywide scale, the map reflects displacement risk in urbanized Census tracts. The darker the shading is, the higher the risk of displacement. Displacement risk is highest in the cities of San José and Gilroy and suburban communities around south of San José.

No CDPs show high displacement risk. In contrast, most CDPs are indicative of advanced gentrification or ongoing gentrification and/or displacement.

Displacement Risk by Census Tract, Santa Clara County, 2021

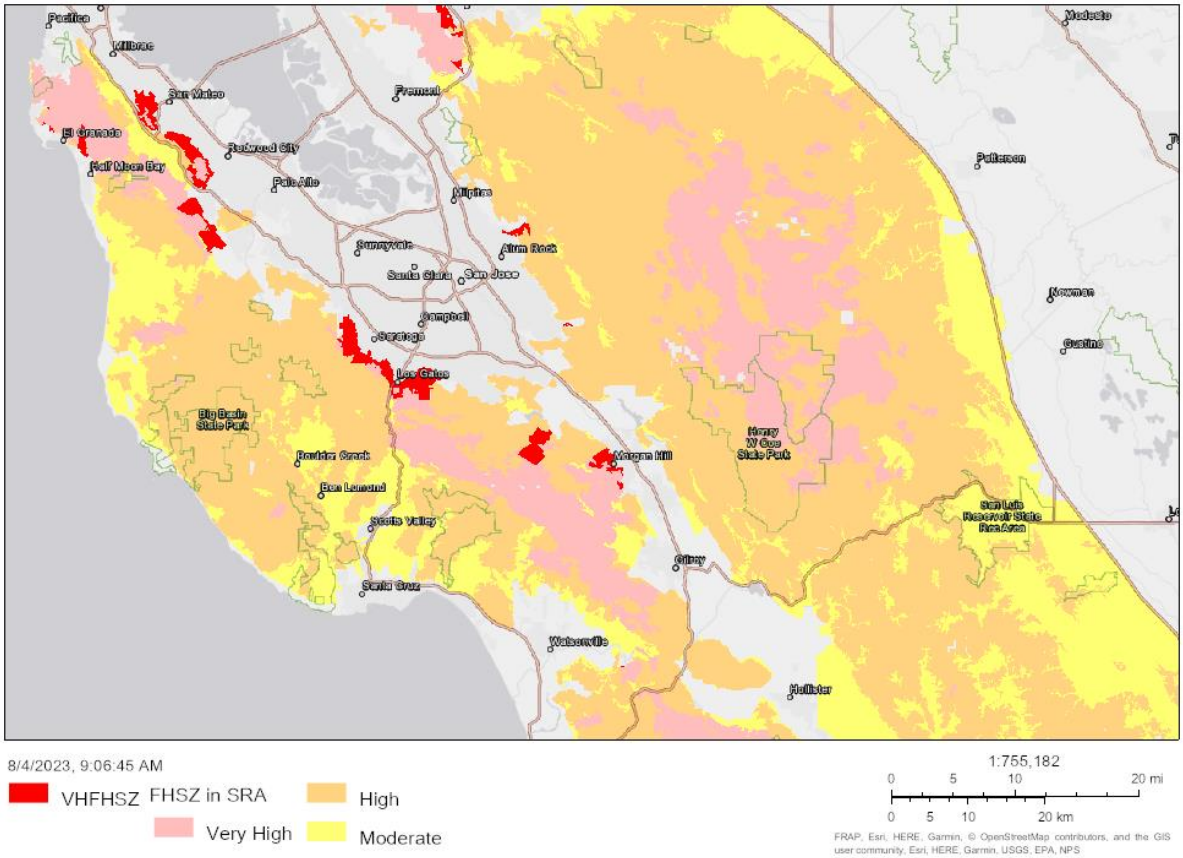


Disaster-driven displacement. Displacement can occur for a range of reasons. Given the dire consequences of climate change, it is critical that the Unincorporated County be prepared to prevent and reduce environmental hazards (e.g., floods, fires) and provide the necessary resources for households displaced by natural disasters.

As required by California law, the State Fire Marshal is mandated to classify lands within State Responsibility Areas into Fire Hazard Severity Zones (FHSZ) to better prepare for wildfires and other climate disasters.[147] FHSZs fall into three classifications: moderate, high, and very high.[148]

As shown in the maps, very high-risk areas are concentrated in communities surrounding Saratoga, Los Gatos, and Morgan Hill. Alum Rock and East Foothills are adjacent to high-risk areas.

Fire Severity Zones, Santa Clara County

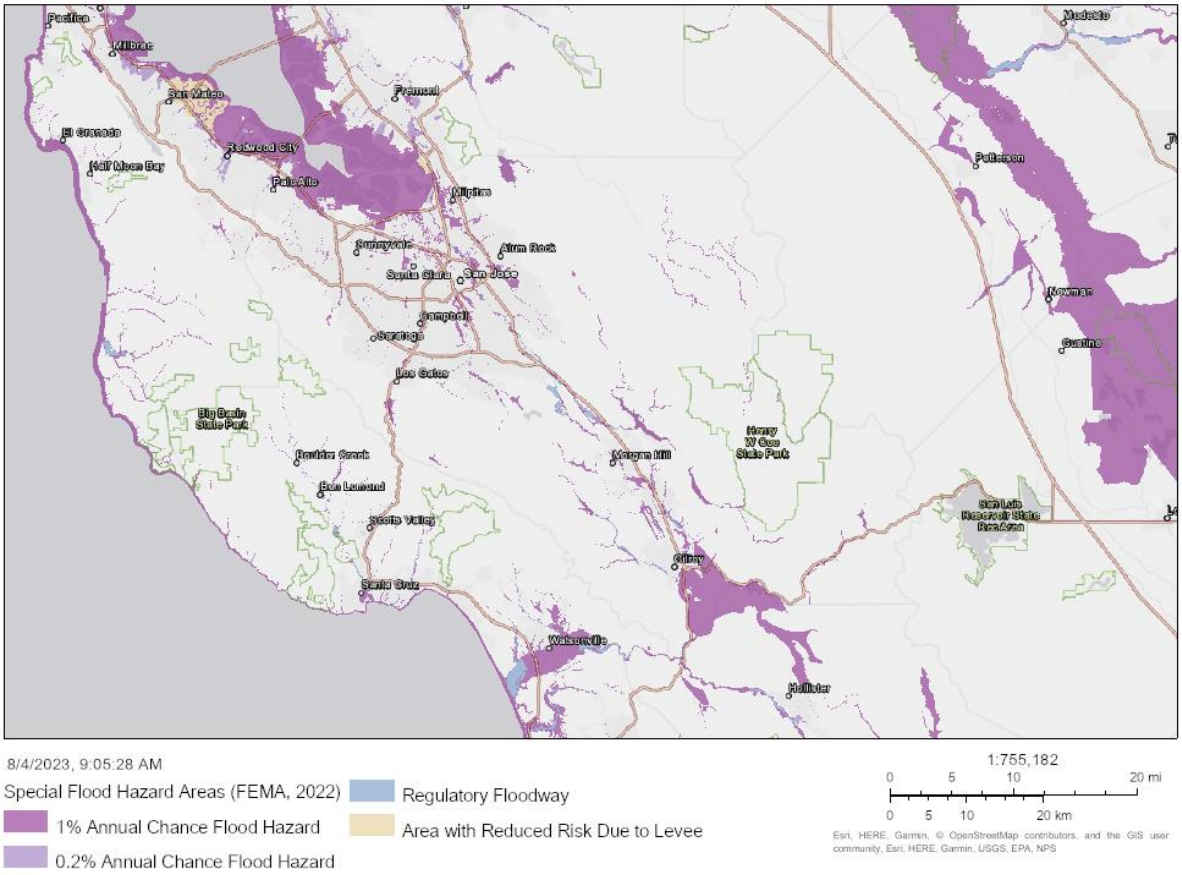


Source: California Department of Housing and Community Development AFFH Data Viewer.

[147] California laws include: California Public Resource code 4201-4204; California Code of Regulations Title 14, Section 1280; and California Government Code 51175-89.
[148] https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/.

As part of the National Flood Insurance Program's floodplain management plan, the Federal Emergency Management Agency (FEMA) provides Flood Insurance Rate maps to identify Special Flood Hazard Areas, which require all residents in these areas to purchase flood insurance. Of all areas within the Unincorporated County, residents in Gilroy and, to a lesser extent, San Martin, are most at risk of flooding.

Special Flood Hazard Areas, Santa Clara County, 2022

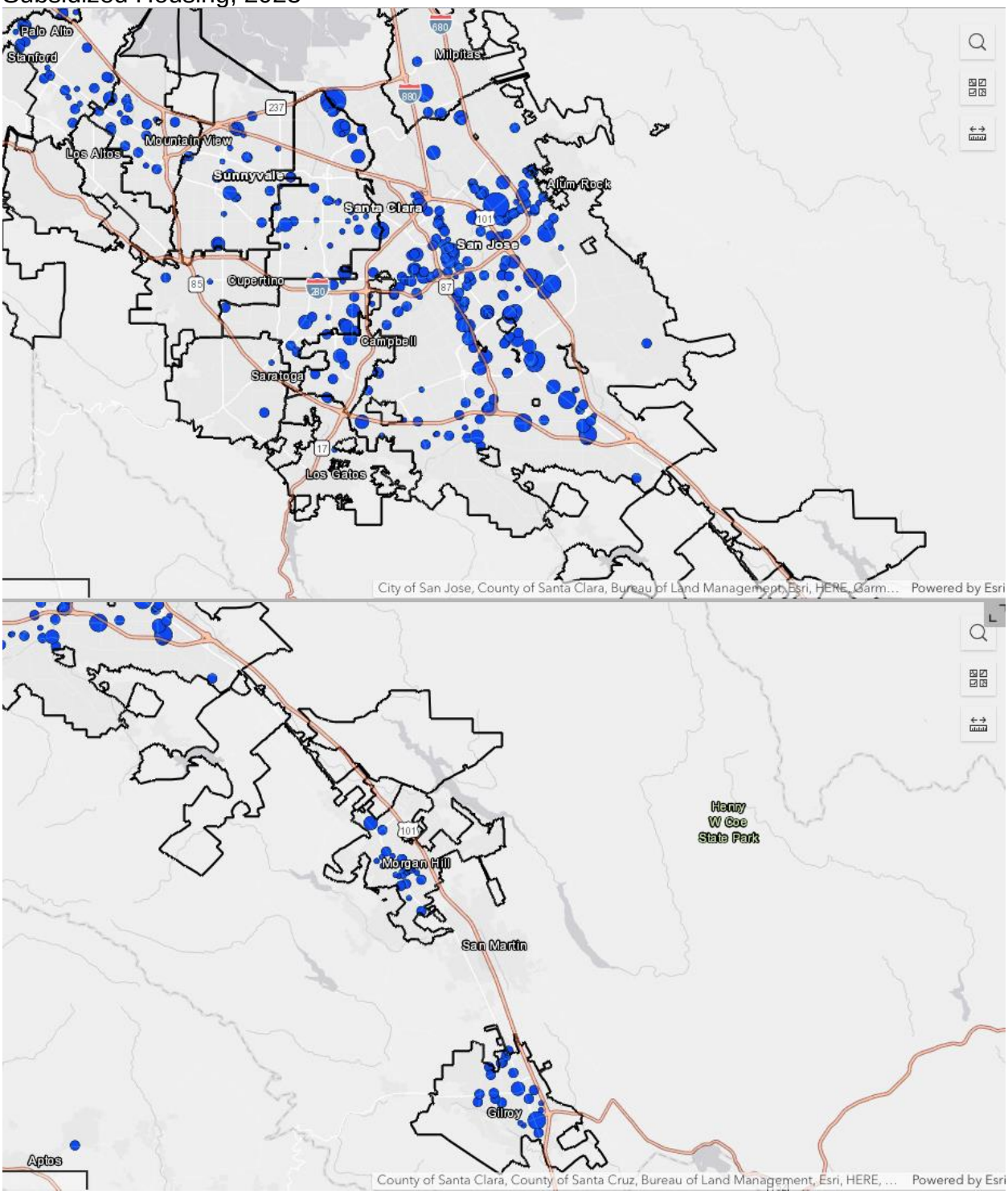


Source: California Department of Housing and Community Development AFFH Data Viewer and FEMA.

Housing Needs—Publicly supported housing. Publicly supported housing in the Unincorporated County is mostly located in and surrounding San José. The area southwest and west of Alum Rock has the largest concentration of subsidized housing according to HCD's Subsidized Housing maps. In the South County, all subsidized housing is located in incorporated Morgan Hill and Gilroy.

In Santa Clara County, emergency shelters for unhoused residents are highly concentrated in San José with other shelters located in smaller cities in the northern portion of Santa Clara County. There is a lack of emergency shelter capacity in unincorporated areas and in South County, in particular.

Subsidized Housing, 2023



Publicly subsidized housing (including LIHTC units) geared toward families are the most numerous. It follows a similar siting pattern to those reserved for seniors. Those located

on the eastern side of San José, in particular, are located in more diverse areas. Of particular note is the strong concentration of affordable family housing in Morgan Hill.

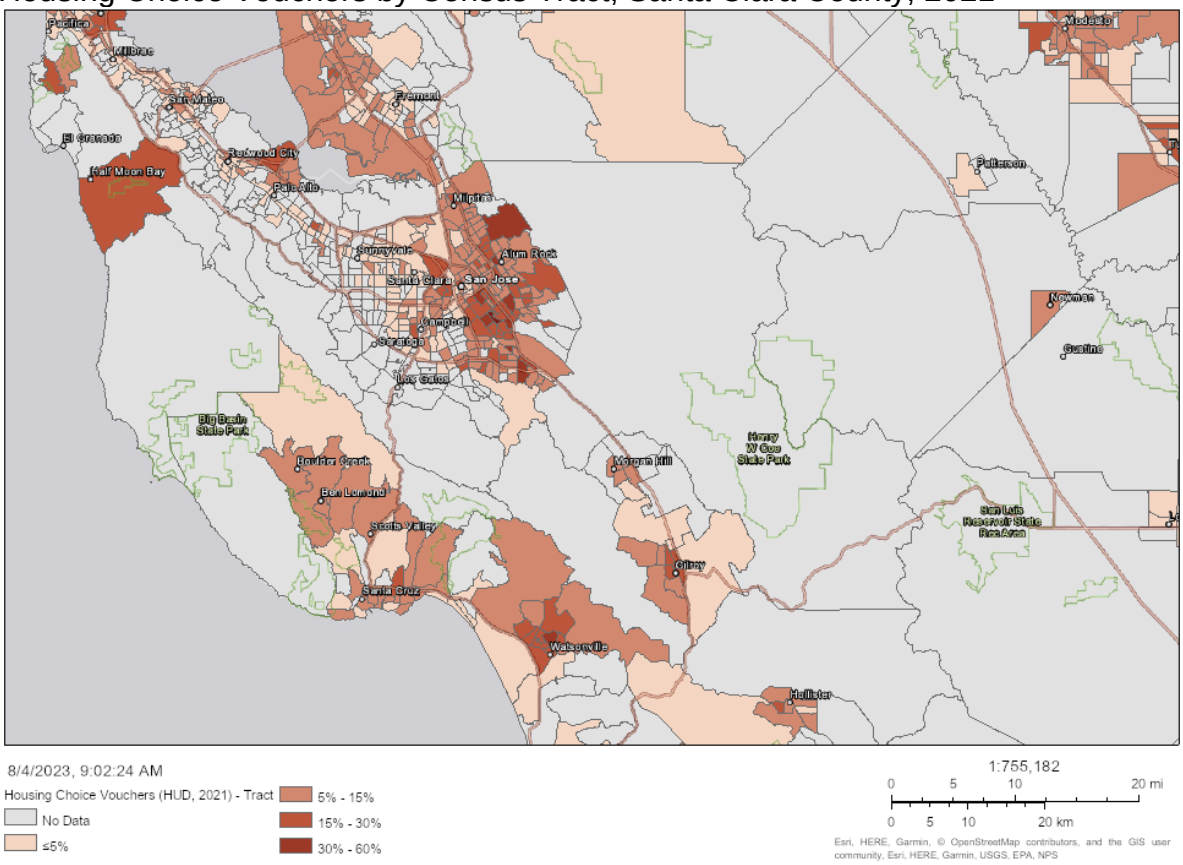
The vast majority of LIHTC developments are located in predominantly Latinx Census tracts. Most of the Large Family developments mirror that demographic trend. Meanwhile, five of the seven LIHTC developments reserved for seniors are majority-white, while the majority of the Census tracts where these developments are located have mainly Latinx or Asian populations.

Table 36: Publicly Supported Housing Demographics and Surrounding Census Tract Demographics, Santa Clara Urban County*

Program Type	Project Name	(Low Income) Units in Project	Property White (%)	Property Black (%)	Property Latinx (%)	Property Asian (%)	Households w/Children in Dev or Dev	Census Tract No.	Tract White %	Tract Black (%)	Tract Latinx (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Sycamore Glen	20	26%	n/a	63%	11%	N/A (Senior)	5123.13	33.10%	2.20%	54.40%	8.30%	11.70%
	Villa Vasona Apartments	107	76%	n/a	2%	22%	N/A (Senior)	5067.03	55.30%	5%	12.30%	21.50%	6%
	Vivente I	28	48%	15%	26%	11%	N/A (Senior)	5021.01	50.70%	3.60%	19%	20.40%	5.40%
	San Tomas Gardens Apartments	94	22%	12%	11%	55%	22%	5067.01	53.10%	0%	16.70%	25.20%	2.90%
	Saratoga Court	20	53%	n/a	11%	37%	N/A (Senior)	5074.02	57.30%	0.60%	7.60%	28.30%	8.90%
	Corinthian House	36	94%	n/a	6%	n/a	N/A (Senior)	5065.03	46.40%	1.90%	29.70%	17.50%	6.40%
	Wesley Manor	156	51%	1%	7%	42%	N/A (Senior)	5065.03	46.40%	1.90%	29.70%	17.50%	6.40%
	Village Avante Apartments	10	N/A	N/A	N/A	N/A	N/A	5123.13	33.10%	2.20%	54.40%	8.30%	11.70%
	Fellowship Plaza	150	43%	n/a	8%	44%	N/A (Senior)	5073.01	46.30%	0%	5.60%	43.40%	3.50%
LIHTC	Walden Glen Apartments		14.81%	8.83%	22.22%	9.40%			%	%	%	%	%
	El Parador Senior Apartments	124/125	7.58%	0.76%	0.00%	1.52%	Senior	5027.01	49.00%	5.00%	23.50%	17.30%	7.80%
	San Tomas Gardens	95/100	22.12%	23.56%	16.83%	40.87%	Non Targeted	5067.02	54.40%	2.30%	20.10%	18.80%	11.50%
	Sharmon Palms Lane	59/60	33.52%	26.37%	34.07%	4.40%	Non Targeted	5067.02	54.40%	2.30%	20.10%	18.80%	11.50%
	Open Doors	64/64	35.98%	34.39%	31.75%	13.76%	Large Family	5070.01	85.00%	1.00%	5.80%	6.10%	3.60%
	Villa Vasona Apartments	105/105	67.77%	0.00%	2.48%	27.27%	Senior	5067.03	55.30%	5.00%	12.30%	21.50%	6.00%
	Montevista Apartments	163/303	6.98%	12.97%	21.20%	37.66%	Non Targeted	5045.04	9.30%	4.70%	16.60%	64.30%	10.90%
	Aspen Apartments	100/101	1.28%	3.21%	20.51%	16.03%	Large Family	5045.05	11.10%	0.20%	10.20%	74.90%	5%
	DeVries Place	102/103	0.63%	0.63%	3.16%	86.71%	Senior	5045.07	12.00%	0.60%	21.30%	60.40%	9.50%
	Bella Terra Senior Apartments	39/39	34.69%	2.04%	16.33%	2.04%	Senior	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Cochrane Village	94/96	40.12%	1.52%	69.30%	3.04%	Large Family	5123.11	48.40%	2.60%	34.20%	10.90%	4.70%
	Crest Avenue Apartments	49/50	58.06%	0.00%	90.32%	1.94%	Large Family	5123.14	43.80%	0.90%	45.10%	7.40%	11.60%
	Crossings at Morgan Hill	24/24	58.76%	4.12%	88.66%	0.00%	Large Family	5123.14	43.80%	0.90%	45.10%	7.40%	11.60%
	Horizons at Morgan Hill	48/49	85.96%	3.51%	38.60%	1.75%	Senior	5123.14	43.80%	0.90%	45.10%	7.40%	11.60%
	Jasmine Square Apartments	71/72	78.90%	2.53%	79.75%	4.64%	Large Family	5123.13	33.10%	2.20%	54.40%	8.30%	11.70%
	Morgan Hill Retirement Residence	136/138	60.38%	12.58%	22.64%	11.95%	Senior	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Murphy Ranch I Townhomes	61/62	23.79%	0.88%	63.44%	9.25%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Murphy Ranch II	38/38	10.08%	8.40%	71.43%	4.20%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Park Place Apartments	110/112	74.64%	6.02%	89.78%	4.20%	Non Targeted	5123.13	33.10%	2.20%	54.40%	8.30%	11.70%
	Royal Court Apartments	54/55	88.94%	1.38%	91.24%	0.92%	Large Family	5123.14	43.80%	0.90%	45.10%	7.40%	11.60%
	San Pedro Gardens	17/20	83.33%	0.00%	83.33%	0.00%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	The Willows	20/20	84.62%	0.00%	93.59%	0.00%	Large Family	5123.07	59.40%	0.40%	25.70%	11.00%	2.60%
	Villa Ciolino	41/42	86.82%	0.00%	83.72%	2.33%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Terracina At Morgan Hill I	76/76	31.48%	1.85%	60.65%	3.24%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Terracina At Morgan Hill II	72/72	32.06%	5.26%	58.85%	3.35%	Large Family	5123.1	32.10%	0.70%	48.30%	15.90%	11.50%
	Rincon Gardens - A Senior Housing Dev	198/200	16.54%	4.23%	9.23%	66.15%	Senior	5065.03	46.40%	1.90%	29.70%	17.50%	6.40%

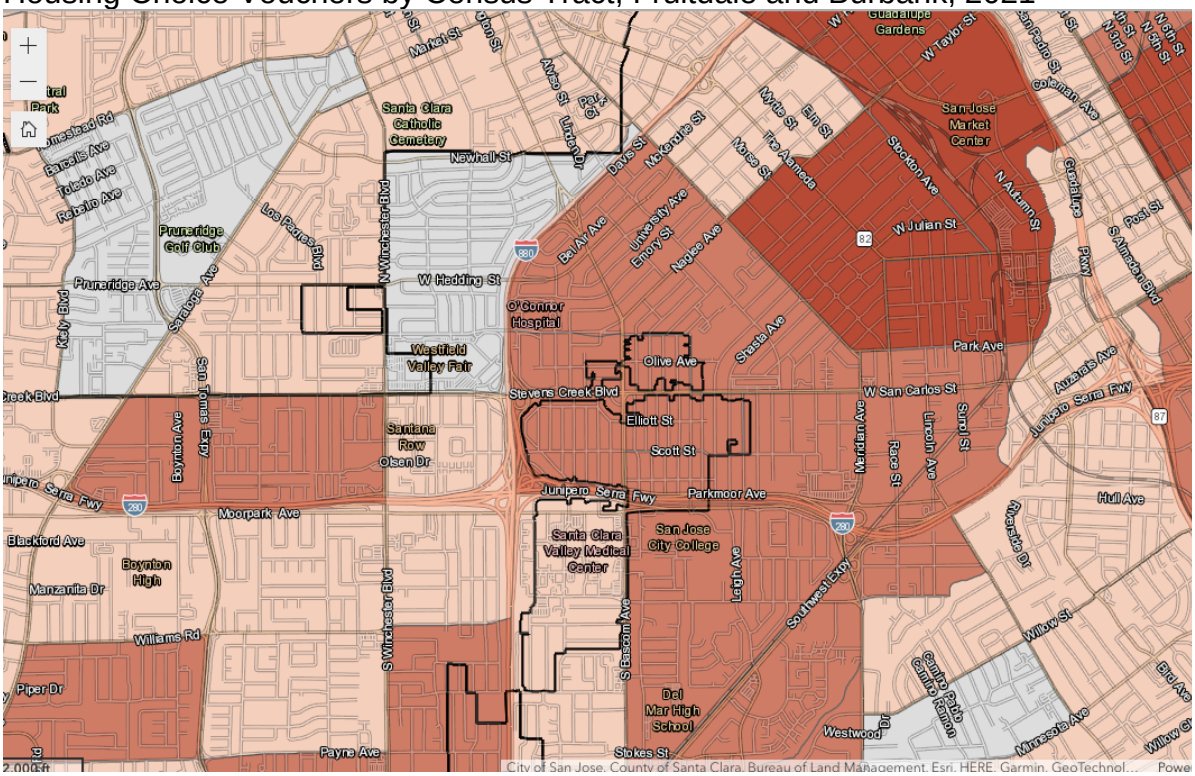
Voucher holders by Census tract are shown in the map below. In Santa Clara County, residents with vouchers are more likely to be living in San José, Milpitas, Santa Clara, Campbell, Gilroy, and Cupertino (in part). These findings are unsurprising as these areas have larger shares of lower income communities.

Housing Choice Vouchers by Census Tract, Santa Clara County, 2021

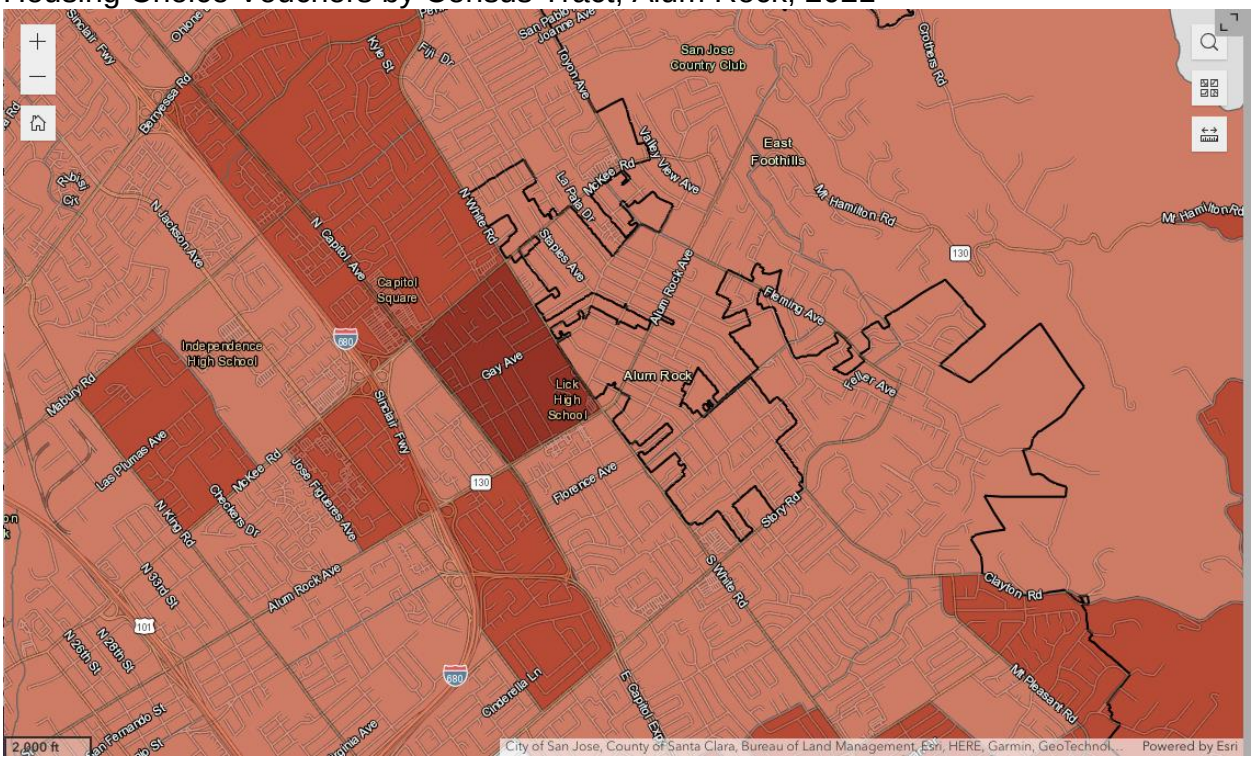


Source: California Department of Housing and Community Development AFFH Data Viewer.

Housing Choice Vouchers by Census Tract, Fruitdale and Burbank, 2021



Housing Choice Vouchers by Census Tract, Alum Rock, 2021



Appendix M

Affirmatively Furthering Fair Housing Sites Inventory Analysis

Affirmatively Furthering Fair Housing Sites Inventory Analysis

County of Santa Clara Housing Element Update (2023-2031)

AB 686 requires an analysis of sites identified by the County to meet RHNA obligations for their ability to affirmatively further fair housing (AFFH). The County's proposed RHNA sites can accommodate approximately **6,198 new units**—1,075 for very low-income households, 622 for low-income households, 636 for moderate-income households, and 3,865 for above moderate-income households.

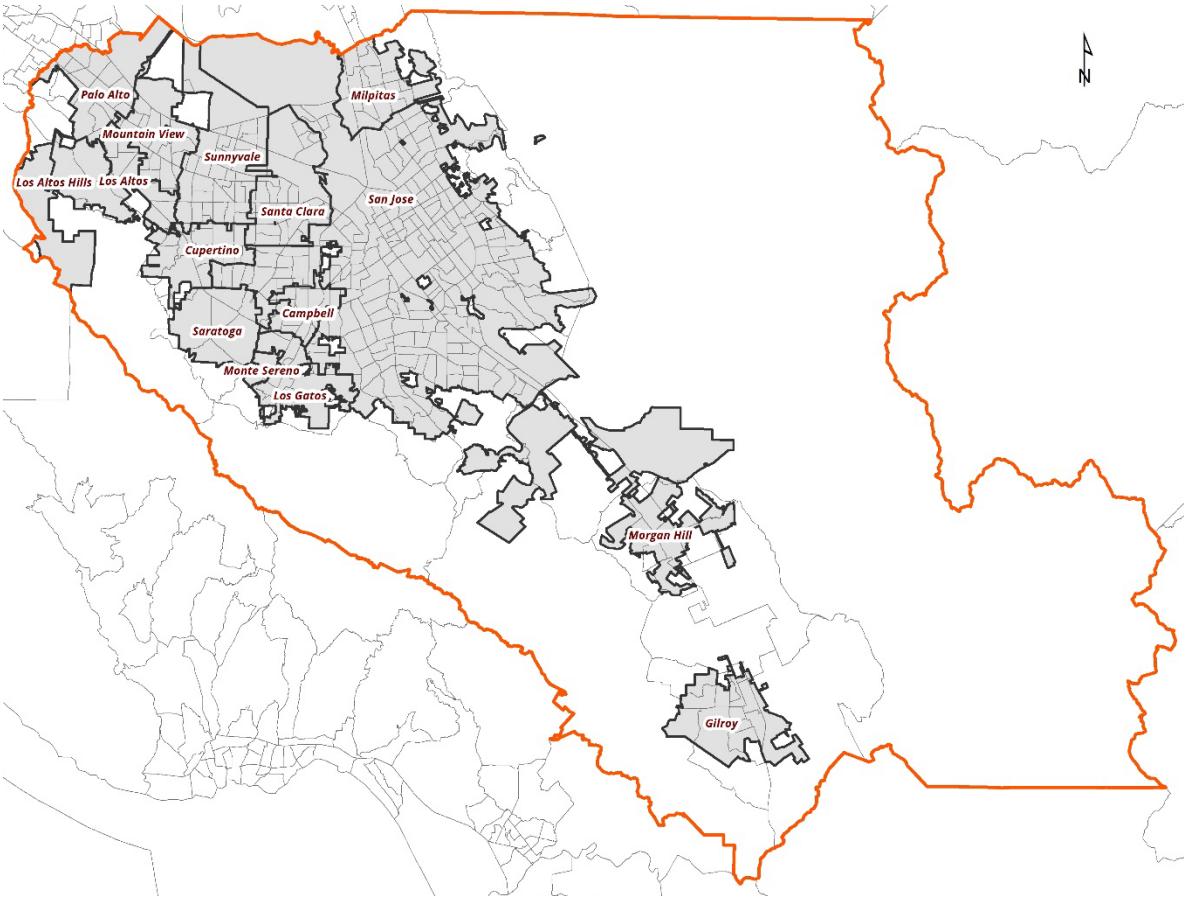
Figure A-1 shows the location of Census Tracts in unincorporated Santa Clara County, while Figure A-2 shows the geographic distribution of the proposed RHNA sites. The proposed RHNA sites are distributed throughout the most urban areas of the county (northwest portion of the county), which provides the most opportunities for new and infill development, as well as proximity to transportation options, amenities, and other services.

Figures A-3 and A-4 present the distribution of the County's proposed RHNA units by Census Tract, income level, and AFFH indicators. Figures A-5 through A-9 map the location of proposed RHNA units compared to several AFFH indicators.

The analysis of the RHNA unit location against these indicators demonstrates that:

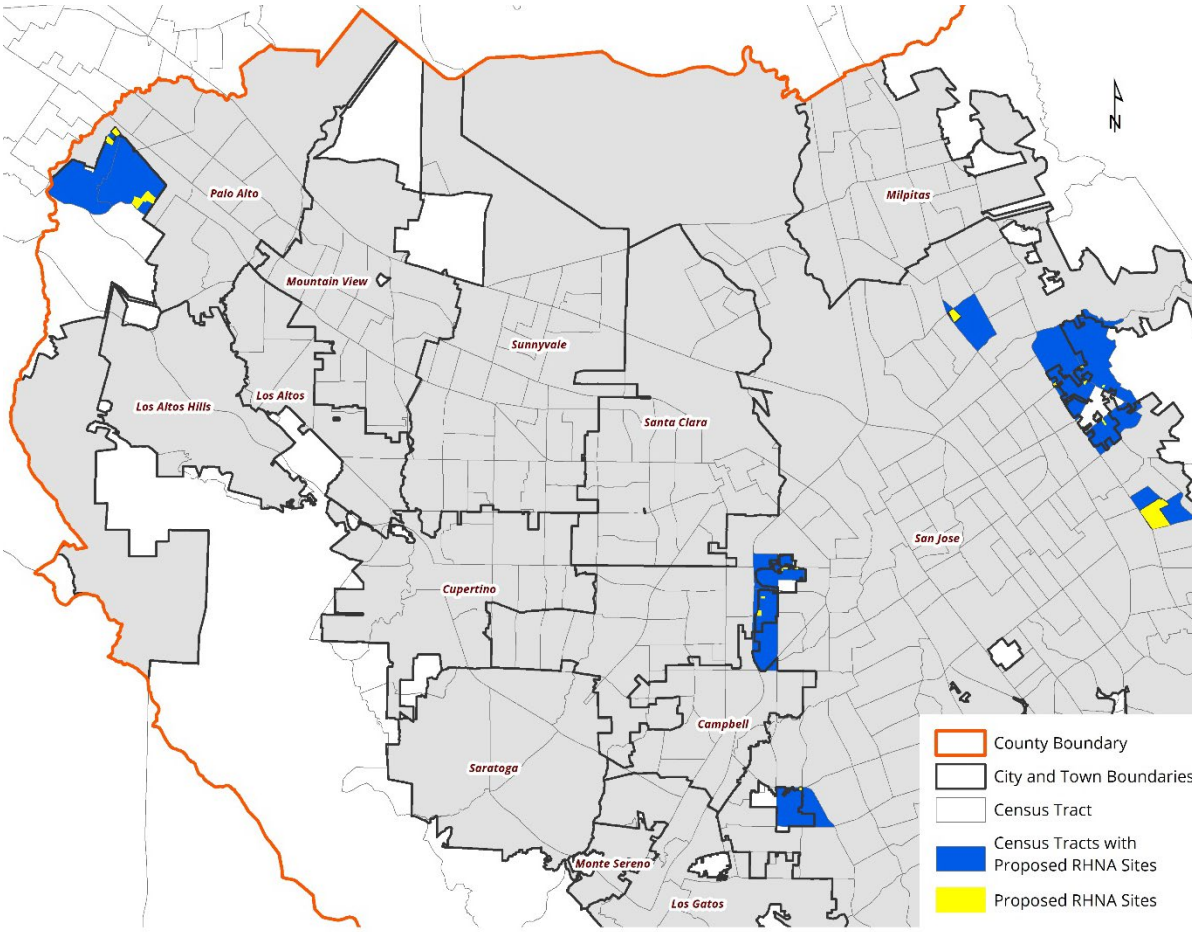
- There are four Census Tracts with populations of non-White residents at least ten percentage points higher than the county average. Of these Census Tracts, three are located in moderate and high-resource areas. The distribution of the proposed RHNA units within these Tracts will broaden housing choices for households of all income levels and not have the effect of increasing minority concentration in low-resource areas.
- There are 1,680 proposed RHNA units located in Census Tracts designated as R/ECAPs. However, due to their non-traditional demographic and socioeconomic conditions, these Census Tracts are designated as high-resource areas. The location of these units will offer more access to opportunity, particularly for very low- and low-income households in unincorporated Santa Clara County.
- Less than 1% of RHNA units are placed in low-resource areas (just 17 units out of approximately 6,200).
- RHNA units are well-distributed among income groups within high opportunity areas, particularly units for lower-income households (65% of all units proposed for very low- and low-income households are located in high-resource areas).

Figure A-1.
County of Santa Clara Census Tracts



Source: U.S. Census and Root Policy Research.

Figure A-2.
Geographic Distribution of Proposed RHNA Sites by Census Tract



Source: U.S. Census and Root Policy Research.

Figure A-3.
County of Santa Clara Proposed RHNA Units by Income and Census Tract

Census Tract	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Census Tract 5020.01	0	0	14	62	76
Census Tract 5021.01	186	69	45	0	300
Census Tract 5028	0	0	1	7	8
Census Tract 5033.22	228	114	114	2,394	2,850
Census Tract 5038.02	0	0	2	13	15
Census Tract 5039.02	0	0	1	6	7
Census Tract 5041.02	0	0	2	8	10
Census Tract 5042.01	0	0	5	21	26
Census Tract 5043.21	325	187	200	514	1,226
Census Tract 5116.08	196	147	147	490	980
Census Tract 5130	140	105	105	350	700
Total	**1,075**	**622**	**636**	**3,865**	**6,198**

Source: County of Santa Clara and Root Policy Research.

Figure A-4.
Proposed RHNA Sites by Census Tract, Income Level, and AFFH Indicators

Census Tract	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Percent Non-White Population	Median Household Income	TCAC Opportunity Area Category	Percent Overpayment by Renters	Percent Overcrowded Households	Displacment Risk
Census Tract 5020.01	0	0	14	62	51%	$ 101,250	Moderate Resource	49%	8%	At Risk of Displacement
Census Tract 5021.01	186	69	45	0	49%	$ 117,852	Moderate Resource	42%	4%	Lower Displacement Risk
Census Tract 5028	0	0	1	7	36%	$ 181,083	High Resource	33%	0%	Lower Displacement Risk
Census Tract 5033.22	228	114	114	2,394	76%	$ 99,821	Moderate Resource	41%	7%	Lower Displacement Risk
Census Tract 5038.02	0	0	2	13	79%	$ 120,278	Moderate Resource	55%	10%	Lower Displacement Risk
Census Tract 5039.02	0	0	1	6	72%	$ 94,583	Low Resource	77%	19%	At Risk of Displacement
Census Tract 5041.02	0	0	2	8	69%	$ 94,375	Low Resource	63%	20%	Lower Displacement Risk
Census Tract 5042.01	0	0	5	21	53%	$ 167,120	Moderate Resource	49%	3%	Lower Displacement Risk
Census Tract 5043.21	325	187	200	514	87%	$ 146,941	High Resource	54%	13%	Lower Displacement Risk
Census Tract 5116.08	196	147	147	490	49%	$ 42,279	High Resource	55%	4%	Low Data Quality
Census Tract 5130	140	105	105	350	49%	$ 48,507	High Resource	66%	9%	Two Income Groups At Risk of Displacement
Total Units	**1,075**	**622**	**636**	**3,865**						

Note: No 2021 5-year ACS median household income estimate for Census Tract 5116.08; the 2020 5-year ACS estimated is provided.

Source: HCD AFFH Data Viewer, 2020 and 2021 5-year ACS, County of Santa Clara, and Root Policy Research.

Segregation and Integration

According to 2021 5-year ACS data, the majority of residents in Santa Clara County identify as non-White (61%). Asian (38%) and Hispanic (25%) residents represent the greatest non-White populations in the county. Of the Census Tracts within unincorporated Santa Clara County with proposed RHNA sites, there are four Census Tracts with populations of non-White residents at least ten percentage points higher than the county average. The Census Tracts with the greatest concentrations of non-White populations are Census Tract 5043.21 (87%), Census Tract 5038.02 (79%), Census Tract 5033.22 (76%), and Census Tract 5039.02 (72%).

All four Census Tracts are located near the eastern area of San José. Specifically:

- Census Tract 5043.21 is located in the northern part of San José in the Berryessa neighborhood;
- Census Tract 5038.02 is located just east of the Berryessa neighborhood, and west of the San José Country Club;
- Census Tract 5033.22 is located directly east of Lake Cunningham and Reid-Hillview Airport and south of Mount Pleasant High School and August Boeger Junior High School; and
- Census Tract 5039.02 is located in Alum Rock, east of James Lick High School and west of Joseph George Middle School.

Within these four Census Tracts, the County's RHNA sites inventory proposes 553 units for very low-income households, 301 units for low-income households, 317 units for moderate-income households, and 2,927 units for above moderate-income households. This represents 51% of the County's proposed units for very low-income households, 48% of units for low-income households, 50% of units for moderate-income households, and 76% of units for above moderate-income households.

According to the TCAC opportunity area maps, one of the Census Tracts is designated as "high-resource", two tracts are designated as "moderate-resource" and one tract is designated as "low-resource" (Figure A-4). Of the total units proposed in these four Census Tracts (4,098 units), 59% of the units for very low-income households, 62% of the units for low-income households, 63% of the units for moderate-income households, and 18% of the units for above moderate-income households are located in high-resource areas. In the context of segregation and integration, the County's Sites Inventory prioritizes the location of units targeted at very low- and low-income households in high-resource areas of unincorporated Santa Clara County, which will help broaden housing choices in high opportunity areas.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

Per HUD's definition, there are three Census Tracts designated as racially and ethnically concentrated areas of poverty (R/ECAP) in unincorporated Santa Clara County. The three Census Tracts designated as R/ECAPs are located:

1. In south-central San José. This Census Tract includes the county fairgrounds, which is an unincorporated enclave with no population, along with the adjoining residential areas that are within city limits **(There are no proposed RHNA sites in this Census Tract)**;

2. Partially in Milpitas and partially covering parkland in an unincorporated area to the east of the city, with very few people residing there **(There are no proposed RHNA sites in this Census Tract)**; and

3. Stanford University's campus. This R/ECAP is the only one that includes a significant population in the Unincorporated County. However, the reasons for its race/ethnicity and socioeconomic demographics are very different from the vast majority of R/ECAPs. **(The Census Tracts with proposed RHNA sites are Census Tracts 5116.08 and 5130).**

According to 2021 5-year ACS data, the median household income in Santa Clara County is $140,258. Of the Census Tracts with proposed RHNA sites in unincorporated Santa Clara County, the two Census Tracts with significantly lower median household incomes than the county average — Census Tract 5116.08 ($42,279) and Census Tract 5130 ($48,507)—are R/ECAPs. Census Tract 5130 is also designated as vulnerable to displacement. As noted above, these Census Tracts do not reflect the conditions of a traditional R/ECAP. Specifically, Stanford has a comparatively larger student population than surrounding communities. Full-time students tend to have lower incomes and are more diverse than overall populations in Santa Clara County and unincorporated areas.

Within these two census tracts, the County's Sites Inventory proposes 336 units for very low-income households, 252 units for low-income households, 252 units for moderate-income households, and 840 units for above moderate-income households. These units account for 31% of very low-income units, 41% of low-income units, 40% of moderate-income units, and 22% of above moderate-income units in the County's overall Sites Inventory. This distribution of units not only allows lower-income households to access more affordable housing options but provides the opportunity for households of all incomes to have increased access to high-resource areas in the county.

Conversely, there is one Census Tract with proposed RHNA sites in unincorporated Santa Clara County that meets the definition of a Racially Concentrated Area of Affluence—Census Tract 5028. This Census Tract is located in the southwestern area of San José and falls mostly in the unincorporated census-designated place called Cambrian Park. The Census Tract is in close proximity to health care services, numerous parks and schools, and the West Valley Freeway.

The County's Sites Inventory proposes eight units for this Census Tract—one for moderate-income households and seven for above moderate-income households. While no units are designated for very low- and low-income households in this Census Tract, the majority of the County's proposed units for very low- and low-income households overall are located in high-resource areas throughout the county.

Disparities in Access to Opportunity

Of the 11 Census Tracts in unincorporated Santa Clara County with proposed RHNA sites, five Census Tracts are designated as “moderate-resource”, four Census Tracts are designated as “high-resource”, and two Census Tracts are designated as “low-resource” areas. The Census Tracts designated as “high-resource” are located throughout the county—Census Tracts 5116.08 and 5130 are located on Stanford University’s campus in Palo Alto in the northwest area of the county, Census Tract 5043.21 is located in the Berryessa neighborhood in the northern part of the county, and Census Tract 5028 is located in Cambrian Park in the southwestern part of the county. These Census Tracts provide robust access to transportation options, amenities, such as health facilities and schools, and other services.

The County’s RHNA Sites Inventory proposes 661 units for very low-income households, 439 units for low-income households, 453 units for moderate-income households, and 1,361 units for above moderate-income households in the County’s “high-resource” areas. Overall, these units account for 61% of very low-income units, 71% of low-income units, 71% of moderate-income units, and 35% of above moderate-income units in the County’s proposed Sites Inventory. When the units for very low-income and low-income households are combined, 65% of all units targeted at very low-income and low-income households are located in high-resource areas throughout unincorporated Santa Clara County.

Disproportionate Housing Needs

Cost burden, or households paying more than 30% of their household income on housing costs, is a significant challenge currently facing residents living in unincorporated Santa Clara County, particularly for renters and racial and ethnic minority populations. Of the 11 Census Tracts in unincorporated Santa Clara County with proposed RHNA sites, the majority of renter households in six Census Tracts experience cost burden. Only one Census Tract has less than 40% of their renter households that experiences cost burden (Census Tract 5028, 33%).

The six Census Tracts with more than half of their renter households experiencing cost burden include Census Tract 5039.02 (77% of renter households are cost burdened), Census Tract 5130 (66%), Census Tract 5041.02 (63%), Census Tracts 5038.02 and 5116.08 (55%), and Census Tract 5043.21 (54%).

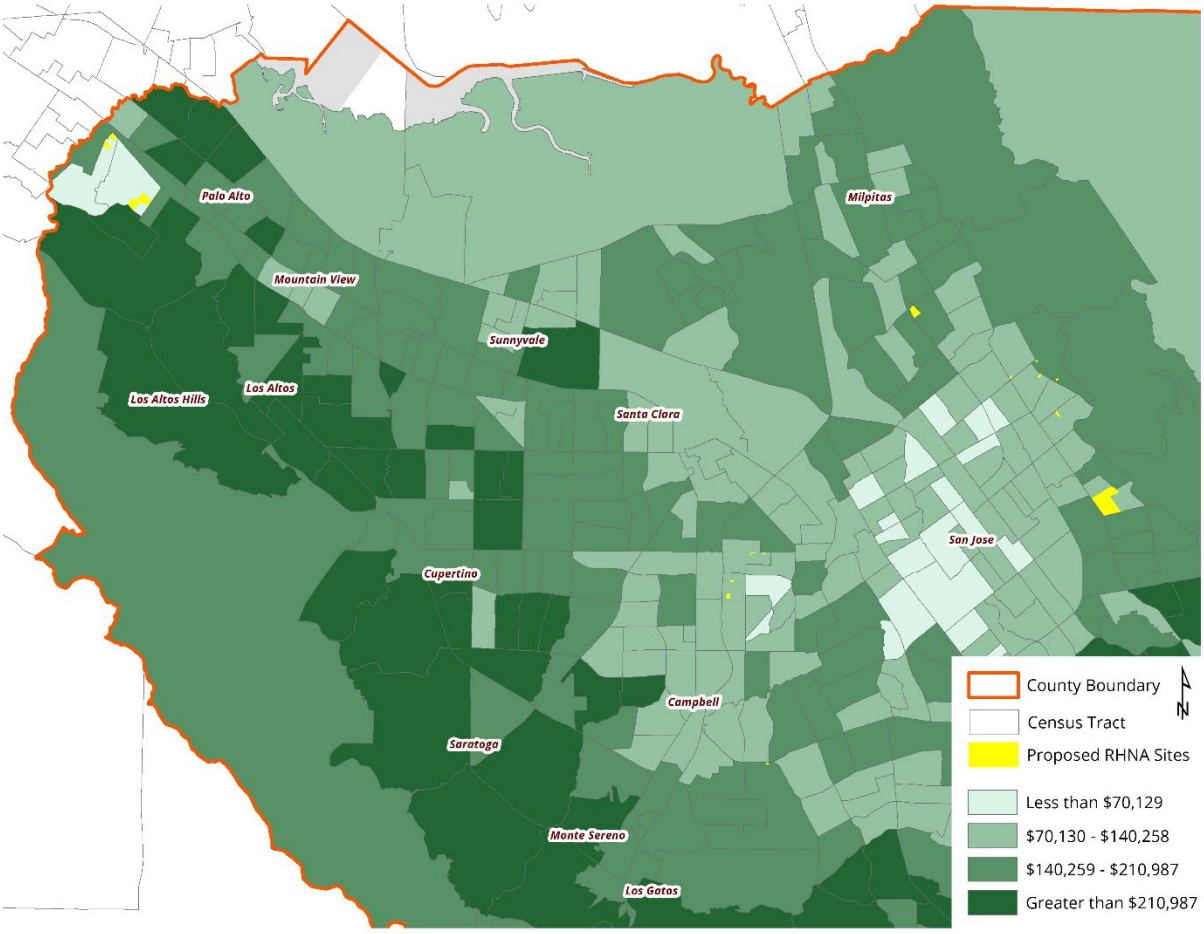
Within these six Census Tracts, the County proposes 661 units for very low-income households, 439 units for low-income households, 457 units for moderate-income households, and 1,381 units for above moderate-income households. This accounts for 61% of all proposed units for very low-income households, 71% of low-income units, 72% of moderate-income units, and 36% of above moderate-income units. Collectively, these units make up 47% of the County’s total RHNA Sites Inventory. Moreover, 65% of all proposed lower income units (very low-income + low-income) are located in these Census Tracts.

Three of the six Census Tracts—Census Tracts 5130, 5116.08, and 5043.21—are designated as high-resource areas. Of the proposed sites located within these six Census Tracts, 100% of the very low-income units (661) and low-income units (439), 99% of the moderate-income units (452), and 98% of the above moderate-income units are located in high-resource areas. The addition of these units should help provide more opportunities for low- and moderate-income households to find affordable housing options and lessen the number of households experiencing cost burden.

In addition to cost burden, overcrowded households can signify a mismatch between the types of housing needed by residents and the types of housing available and affordable to households. In 2021, 8% of the county's households were considered overcrowded, defined as more than one person per bedroom in a household. There are two Census Tracts in unincorporated Santa Clara County where there are at least 50% more households experiencing overcrowding compared to the county overall—Census Tract 5041.02 (20% of households are overcrowded and Census Tract 5039.02 (19%). The County's Sites Inventory proposes no units for very low-income or low-income households, three units for moderate-income households, and 14 units for above moderate-income households. Collectively, these units make up less than 1% of the County's proposed RHNA sites.

According to the UC Berkeley Urban Displacement Project, lower-income residents living in Census Tract 5039.02 are at risk of displacement. While the addition of the units in this Census Tract will not contribute to more affordable housing choices, the relatively low number of units will likely not exacerbate the risk of displacement faced by lower-income residents.

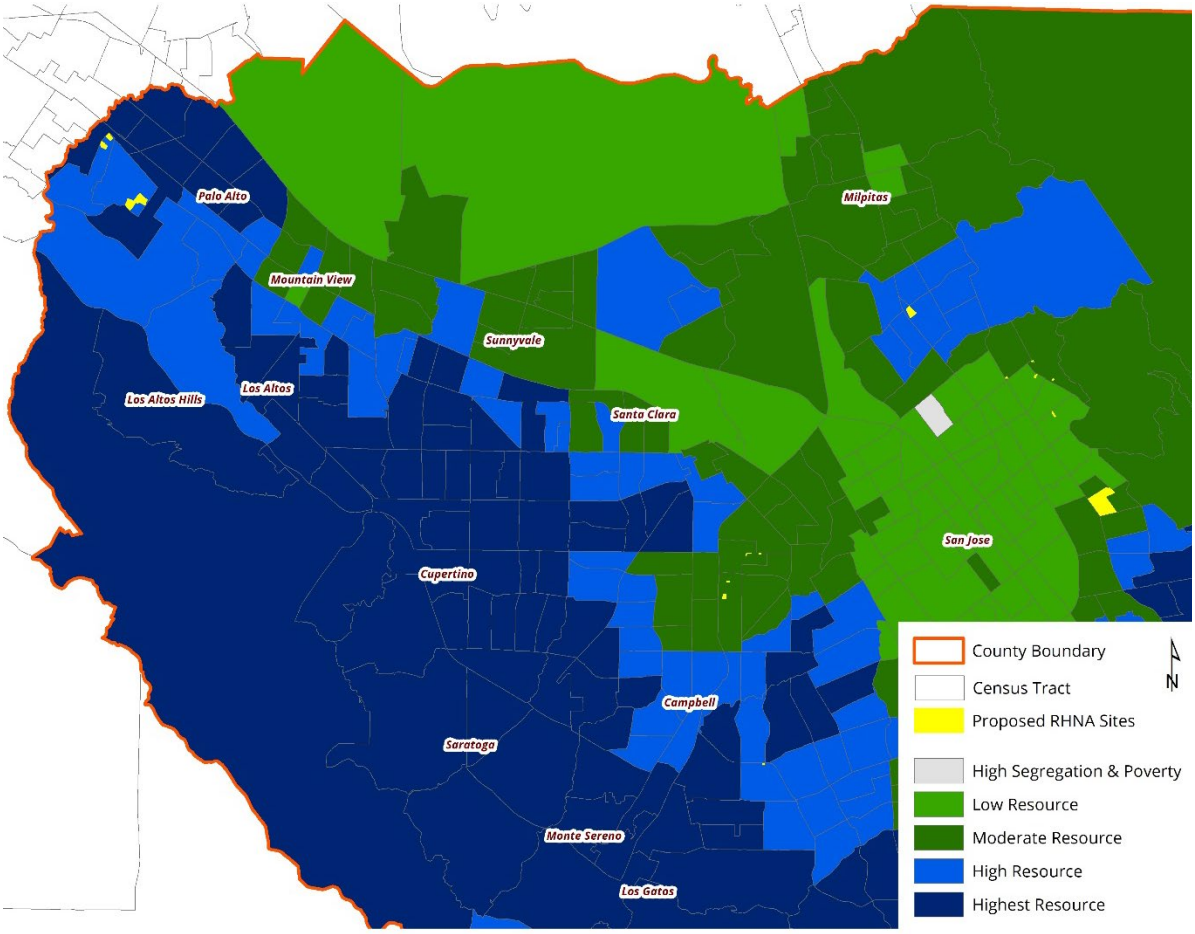
Figure A-5.
Proposed RHNA Sites by Median Household Income and Census Tract, 2021



Note: The category breaks are 50% and 150% of the County's median household income ($140,258) in 2021.

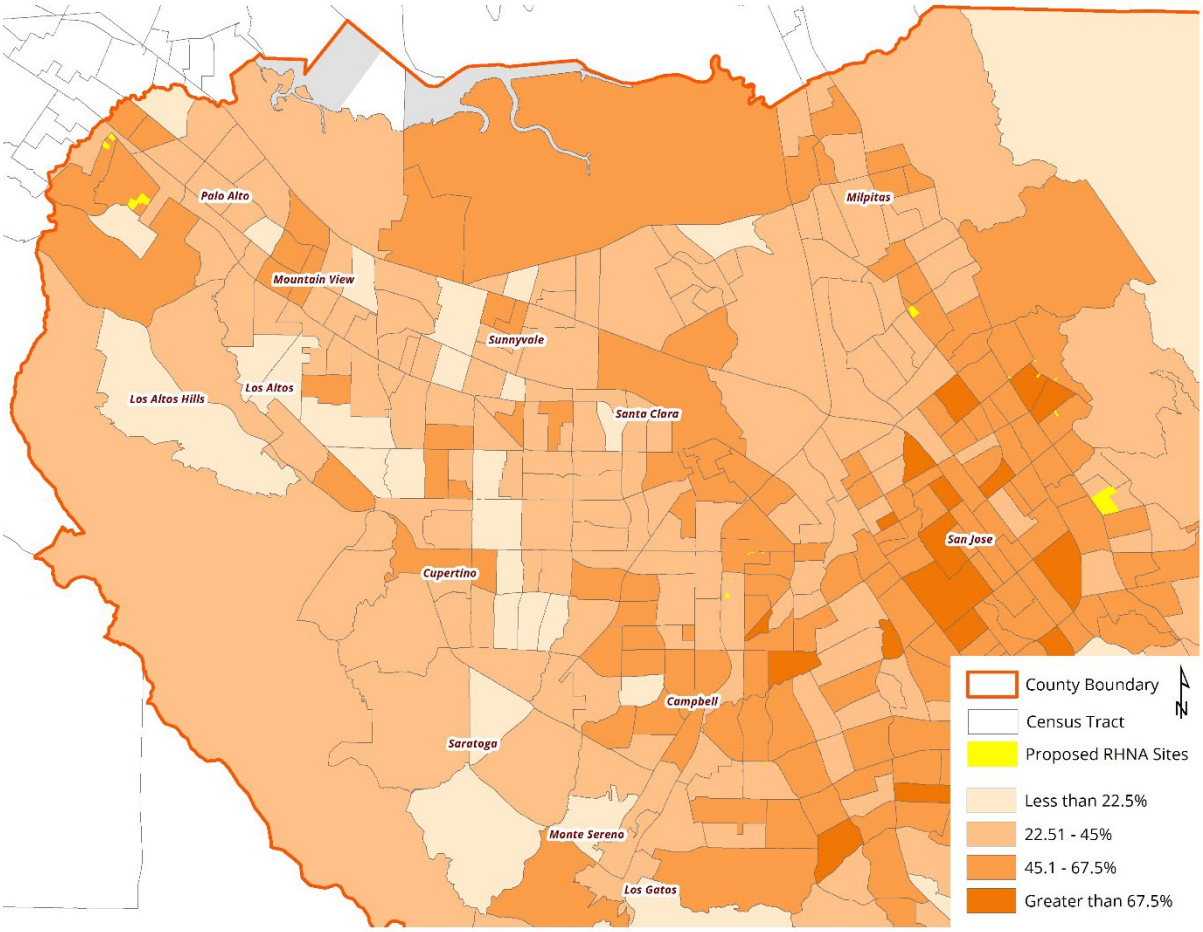
Source: 2021 5-year ACS and Root Policy Research.

Figure A-6.
Proposed RHNA Sites by TCAC Opportunity Resource Area Designation and Census Tract, 2022



Source: HCD AFFH Data Viewer (California's Tax Credit Allocation Committee) and Root Policy Research.

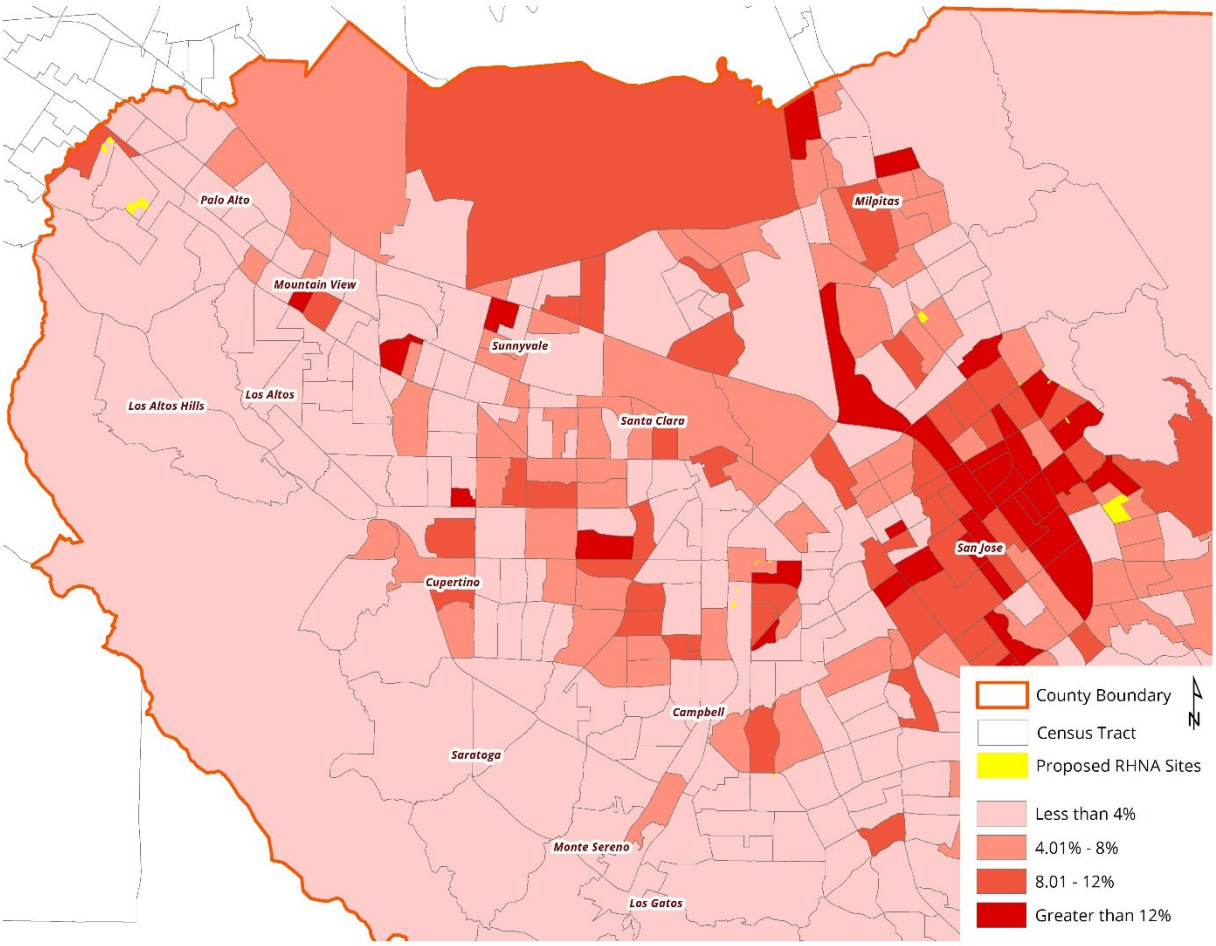
Figure A-7.
Proposed RHNA Sites by Percent of Renter Overpayment (Cost Burden) and Census Tract, 2021



Note: The category breaks are 50% and 150% of the County's percent of cost burdened renters (45%) in 2021.

Source: 2021 5-year ACS and Root Policy Research.

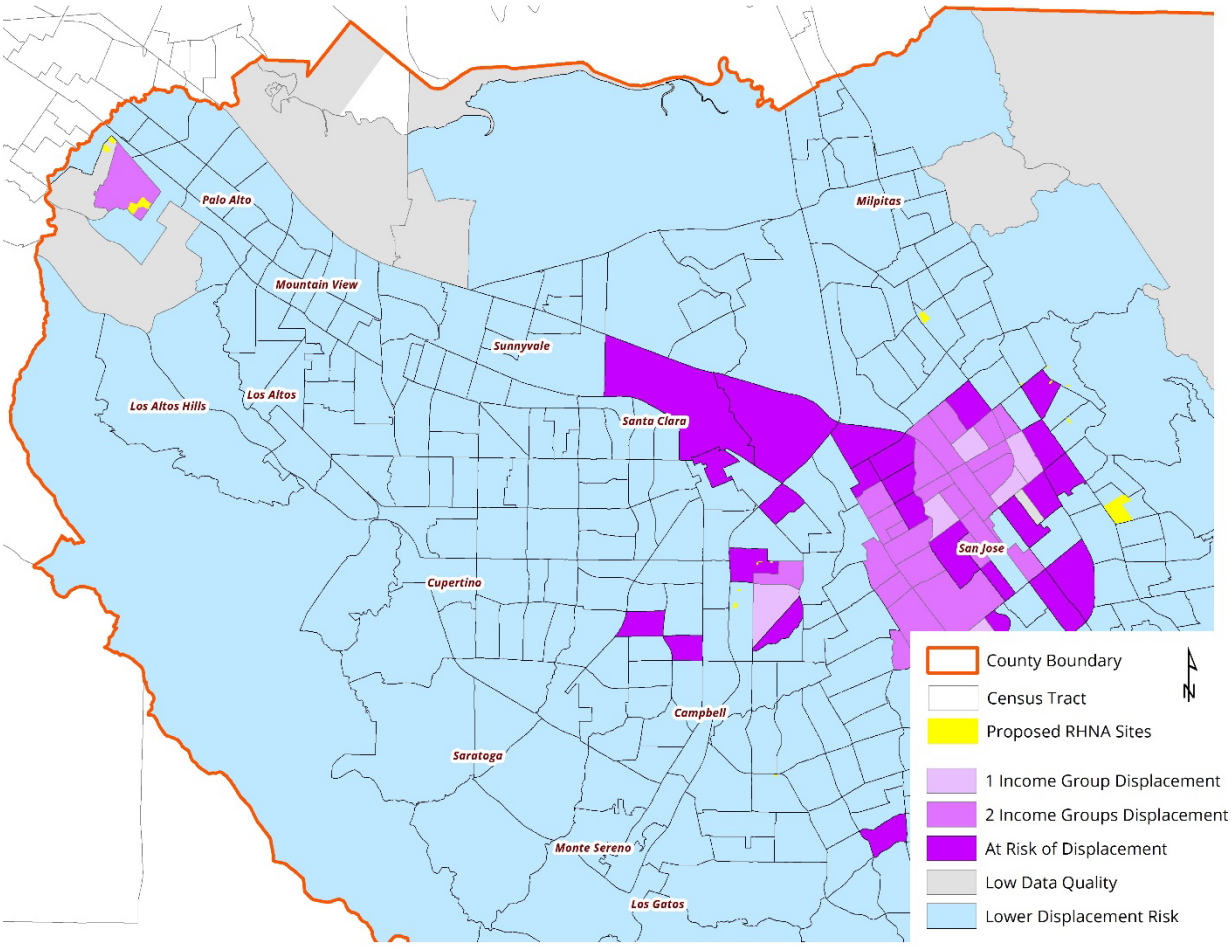
Figure A-8.
Proposed RHNA Sites by Percent of Overcrowded Households and Census Tract, 2021



Note: The category breaks are 50% and 150% of the County's overcrowding rate (8%) in 2021.

Source: 2021 5-year ACS and Root Policy Research.

Figure A-9.
Proposed RHNA Sites by Vulnerability to Displacement and Census Tract, 2022



Source: HCD AFFH Data Viewer (Sensitive Communities UCB, Urban Displacement Project) and Root Policy Research.

Appendix N:
Assessment of Fair Housing Proposed Goals and Actions and Corresponding Implementation Programs

Assessment of Fair Housing Proposed Goals and Actions and Corresponding Implementation Programs

To address the contributing factors described in the Assessment of Fair Housing (AFH), the following goals and strategies (left column) proposed for Santa Clara County are addressed by way of the following implementation programs (right column), which are discussed further in Chapter 4 of the 2023-2031 Housing Element Update.

Proposed Goal/Action	Implementation Program
I. Promote residential racial and ethnic integration and reduce displacement by increasing the supply of affordable housing in high opportunity areas, areas with ongoing displacement, and areas where residents are at risk of displacement.	
a. Advocate for flexible public funding that can speed up and create more affordable housing.	1.01– Supportive Housing Development Fund Notice of Funding Availability (SHDF NOFA) 1.06 – Below Market Rate Partnership Program 1.08 – Joint Development Memorandum of Understanding (MOU)
b. Expand private sector support for affordable housing.	1.09 – Housing Trust of Silicon Valley 1.13 – Supportive Housing and Innovation Fund 2.02 – Planning for Housing Development in Unincorporated USAs and Stanford University Lands 2.03 – In-Lieu Fee Program for State Density Bonus and Affordable Housing 2.06 – Streamline Accessory Dwelling Unit (ADU) processing 2.11 – Update Zoning Ordinance for Re-use of Non-Residential Buildings to Residential 2.14 – Expanded Streamlining of Agricultural Employee Housing

	2.19 – Streamline Multi-Family Housing Development 2.22 – Objective Standards for Multi-Family Housing 2.25 – Incentivize Lot Consolidation 2.30 – Housing Mobility and Opportunities in the RCAA 4.02 – Agricultural Worker Housing Workplan
c. Accelerate affordable housing development by leveraging County resources, including geographic information mapping tools, and others to identify, prioritize, and develop publicly owned sites that are suitable for development with an emphasis on parcels in high opportunity areas.	1.07 – County-Led Housing Development 1.08 – Joint Development Memorandum of Understanding (MOU) 2.01 – Housing Suitability and Prioritization for County-Owned Properties 2.07 – Housing Adjacent to Transit 2.24 – Apply for Pro-Housing Designation
d. Support and provide technical assistance to Santa Clara County cities to help expand inclusionary housing and commercial linkage fee policies for development of affordable housing.	1.10 – Santa Clara County CDBG and Housing Coordinators' Convenings 2.08 – Santa Clara County Association of Planning Officials
e. Facilitate the production of farmworker housing through the actions outlined in the 2018 Santa Clara Valley Agricultural Plan, including through grant funding opportunities.	1.29 – Farmworker Affordable Homeownership and Farmworker Housing Pilot Program 2.04 – Assess Farmworker Housing Needs and Collaborate with Other Jurisdictions 2.14 – Expanded Streamlining of Agricultural Employee Housing 4.02 – Agricultural Worker Housing Workplan

f. Collaborate with cities to apply for and secure funding to implement plans to increase rental and ownership housing that is affordable for low-income households and assist persons who are experiencing homelessness.	1.04 – Empower Homebuyers SCC 1.06 – Below Market Rate Partnership Program 2.24 – Apply for Pro-Housing Designation
g. Help community-based organizations form or increase their activities as Community Development Corporations, with the primary goal of increasing affordable housing.	1.32 – Community Development Corporations Grant Program
II. Reduce zoning and land use barriers to affordable housing development.	
a. Provide support to cities considering zoning changes to County-owned parcels in high opportunity areas to foster the development of affordable housing.	1.10 – Santa Clara County CDBG and Housing Coordinators' Convenings 1.08 – Joint Development Memorandum of Understanding (MOU)
III. Protect tenants from displacement by increasing tenant protection and housing preservation strategies and access to resources before and during eviction proceeding.	
a. Explore expanding funding for tenants in landlord-tenant proceedings.	1.19 – Eviction Diversion Program 4.01 – Dispute Resolution Program
b. Support education for tenants, landlords, and other housing providers regarding tenants' rights laws.	1.14 –Fair Housing Consortium 1.18 – Tenant/Landlord Dispute Mediation Services 4.01 – Dispute Resolution Program

c. Facilitate discussion of tenant protection strategies among cities.	1.10 – Santa Clara County CDBG and Housing Coordinators' Convenings 4.01 – Dispute Resolution Program
d. Track and collaborate to preserve affordable housing developments with expiring subsidy contracts countywide.	1.30 – Asset Management Portfolio Expansion
e. Collaborate with Santa Clara County Superior Court and other partners to facilitate access to resources for vulnerable tenants engaged in eviction proceedings.	1.19 – Eviction Diversion Program 4.01 – Dispute Resolution Program
IV. Increase access to opportunity for residents of historically disinvested low-income communities.	
a. Increase the number of free public transit passes and other transportation options for people who are unhoused to access services.	1.33 – Expand Access to UPLIFT Program
b. Study increasing access to services in South County.	4.02 – Agricultural Worker Housing Workplan
V. Promote racial equity in homeless services and permanent housing supportive services.	
a. Provide demographic data, including race and ethnicity, in all reports on homelessness to highlight and address inequities.	1.24 – Community Plan to End Homelessness

b. Provide trauma-informed care and racial equity/anti-racism training, as well as training on providing services that are accessible to persons with limited English proficiency and to persons with disabilities, to all staff working with people experiencing homelessness.	1.24 – Community Plan to End Homelessness
c. Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County.	1.24 – Community Plan to End Homelessness
VI. Continue support for fair housing enforcement, education, and outreach.	
	1.14 – Housing Assistance Program 2.08 – Santa Clara County Association of Planning Officials 2.17 – Training and Support to Homeowners Aging in Place 2.23 – Tracking Housing Conditions 4.02 – Agricultural Worker Housing Workplan