

**County of Santa Clara
Housing Element Update
2009-2014**

Adopted by the Board of Supervisors

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California State Department of
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Chapter 1: Overview of Housing Element Update, 2009-2014, Santa Clara County

1.01 Introduction and Organizational Overview

This document serves as the Housing Element Technical Update to the Santa Clara County General Plan for the planning period 2009-2014 (2009 Update). The Housing Element is one of seven mandated elements of a jurisdiction's general plan, and its content requirements are more detailed, extensive, and complex than other elements, in order to address the subject matter required under state law regarding housing.

The 2009 Update, (which is Appendix #4 of the General Plan), is organized into four chapters:

- Chapter 1: Overview of Housing Element Update, 2009-2014, Santa Clara County
- Chapter 2: Review of the 2001 Housing Element Update and County Policies
- Chapter 3: Housing Needs, Capacity Analysis, and Production
- Chapter 4: County Housing Programs, Projects, Studies, and Activities

The 2009 Update uses an organizational structure similar to that of the 2001 Housing Element Update (2001 Update), an approach consistent with State Department of Housing and Community Development (HCD) preferences and guidelines. This technique facilitates 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 Housing Element Update is also 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 to meet projected needs; and,
- A summary of housing programs and a five-year schedule of implementation actions.

The 2009 Update serves three additional important purposes:

- To document local housing needs in the context of existing County land use and growth management policies;
- To explain important differences between Santa Clara County and (a) the cities within Santa Clara County and (b) other counties, with regard to urban growth management policies that guide urban housing development to within cities and conserve 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, in 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 Santa Clara County Housing Element Update for 2009-2014 (referred to as the 2009 Update). The 2009 Update is based on the organization and content of the prior update. The 2009 Update is due for adoption June 30, 2009, and the prior Housing Element Update remains in effect and in compliance with housing element law through June 30, 2009.

Dwelling units produced during 2007-2008 are credited towards meeting the Regional Housing Needs Allocation (RHNA) for the 2009 Update.

County Produced Housing In Excess of Need Allocation for the 2001 Update

Based on a review of the housing production that occurred during the past Housing Element cycle, the County produced 1,716 housing units. This production exceeded the 1,446 units projected as needed by the previous RHNA. In the 2001 Update, the County forecast that permits would be issued for 2,043 units. Most of the difference between the 1,716 units produced and the 2,043 forecasted is attributable to approximately 200 units located within the County's Fairgrounds development projects that were approved and issued permits in 2008, after the planning period of the 2001 Update.

The County's ability to demonstrate that its production met or exceeded projected need from previous updates helps provide a basis for future review and approval of the 2009 Update by the State HCD. See Chapter 2 for more detailed information.

No New Policy Directions or Strategies Proposed in 2009 Update

The Housing Element Update is a part of and is required to be consistent with the General Plan, including its countywide growth management policies, housing policy chapters, and all other relevant portions of the other elements. The goals, strategies, policies, and implementation measures described in the 2009 Update are consistent with and promote the goals and policies of the overall General Plan. No new policy directions or strategies are considered necessary as an outcome of the 2009 Update. The existing housing strategies and policies are deemed adequate, and they provide a broad and comprehensive framework to guide planning and decision-making related to housing issues. See Chapter 2 for more detailed information.

Regional Housing Needs Allocation Description

The central focus of a housing element update is the Regional Housing Needs Allocation (RHNA), although there are many other areas of content that are equally important from the standpoint of complying with state law. The County’s RHNA is based on a model and assumptions about projected growth in housing need determined by the regional Council of Government, ABAG. The RHNA for the County’s 2009 Update includes three main components:

- a general allocation,
- an allocation related to Stanford University lands, and
- an allocation for potential development within the federally-owned lands of NASA/Ames Research Center.

Table 1.01 below provides an overview of the projected regional housing need allocated to the County of Santa Clara, by affordability categories:

Projected Need by Area	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Unincorporated County Outside SOIs	35	27	34	69	165
Stanford University	156	123	145	221	645
NASA / Ames	62	42	53	123	280
Total RHNA 2009-2014 Update	253	192	232	413	1,090

Note:
Household income categories are based on those established by the U.S. Department of Housing and Urban Development for use in its Section 8 Housing Choice Voucher Program. Area Median Income (AMI) for Santa Clara County is \$105,500 for a family of four.

- Very Low Income: 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

For additional information regarding the Stanford and NASA/Ames allocations, refer to the section below summarizing the allocations.

County Can Demonstrate Capacity to Meet RHNA and Accommodate Necessary Housing

The 2009 Update includes detailed information and analysis to determine whether housing capacity exists within the existing General Plan and Zoning Ordinance to accommodate projected needs defined in the RHNA. Based on the evaluation of general housing capacity within urban and rural unincorporated areas, combined with capacity on Stanford University lands as defined under the Stanford Community Plan and 2000 General Use Permit, the County has sufficient

capacity to accommodate the projected housing need as set by the RHNA, whether or not the NASA/Ames allocation and capacity are included in the analysis. Refer to Chapter 3, Section 3.03 for more information on RHNA and Projected Housing Need.

Table 1.02: Summary of Capacity to Meet RHNA

Source of Capacity	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Permitted Units 2007-2008	(1)	288	11	136	434
Development-linked Capacity (Stanford, NASA/Ames ¹)	350	350	-	2,958	3,658
Remaining Unincorporated County Capacity	-	-	-	1,201	1,201
Total Ability to Meet RHNA	350	638	11	4,295	5,293
RHNA	253	192	232	413	1,090
Surplus Capacity ²	97	446	(221)	3,882	

Notes:
 1/ Capacity associated with NASA/Ames is attributed to the Above Moderate category until NASA/Ames completes subsequent stages of the planning process for the NASA/Ames Research Park.
 2/ Negative numbers represent a deficit of capacity at that income level. However, surplus capacity at lower income levels can be used to satisfy need at higher income levels.

The County’s RHNA resulted from an initial general allocation of 165 units, and two transfers of allocation. The first transfer involved housing need related to academic campus growth and development within Stanford University lands under the County’s long range planning and permitting authority, which ABAG had originally allocated to Palo Alto. The second transfer involved an allocation of need based on future development on federally owned NASA/Ames lands that has been under consideration for years, but for which definitive agreements and planning have not been finalized. ABAG originally allocated the NASA/Ames housing need to Mountain View, which could not obtain credit for housing produced there under State and regional procedural requirements.

The County agreed to accept the NASA/Ames allocation transfer, based on two factors: (a) that the future development would occur during this housing element update cycle (2009-2014), and (b) the State’s acknowledgement that the County would receive credit for the housing units planned and produced within the NASA/Ames development, even though permits would not be issued by the County of Santa Clara. The 2002 NASA / Ames Development Plan Environmental Impact Statement and subsequent review documents indicate there will be at least 1,900 units of housing as part of the proposed development. This amount of housing would likely more than suffice to meet the RHNA allocation related to NASA/Ames. However, if the planning and

development of the NASA/Ames project does not come to fruition during this housing element period, there is need of further discussion to resolve the County's responsibility for the additional NASA/Ames allocation.

Housing element law requires that cities and counties have responsibility to plan for housing on lands under their planning authority and regulatory control. The County of Santa Clara has no control over land use planning and development within federally-owned lands such as NASA/Ames, and no ability to control the timing of possible development.

Existing and Special Needs Housing

Chapter 3 provides detailed demographic and other statistical information required by housing element law and the State's Building Block 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 from and not to be confused with the RHNA of projected needs based on projected population and economic growth.

Section 3.02 documents unincorporated area housing needs through a series of tables and analyses based on available population, demographic, and housing data. Section 3.03 provides detailed analysis of housing capacity related to the RHNA of projected needs. Section 3.04 documents recent unincorporated housing development, and Section 3.05 further describes issues relating to housing development potential for the unincorporated area. The conclusion of Section 3.05 is that the County has the capacity to accommodate its projected housing need as established through the RHNA process.

Governmental and Non-Governmental Factors/Constraints Evaluation

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, secondary dwelling 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 do not pose an undue burden or constraint on housing development.

However, several possibilities are identified and discussed for helping to further streamline development review or simplify procedures, including, but not limited to:

- consideration of an exemption or simplified approval process for single building site ap-

proval in urban areas if all necessary road dedication and improvements have been met, utilities and public infrastructure are available to the site, and no other requirements that would be conditions of site approval are outstanding;

- improvements in the building permit screening and application processes to ensure that necessary land use approvals have been already identified and/or secured prior to building permit application submittal;
- further review of land use and building permit processes to reduce processing times, reduce the number of resubmittals, and improve communication with applicants, including the Applicant's Roundtable, an ongoing communication and information sharing forum instituted in 2009.

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 particular 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. This compilation is contained in Chapter 4 of the 2009 Update, and it has been extensively updated and improved based on the 2001 Update. It has also been organized according to more intuitive and logical categories relating to the primary purposes of each program or activity. Two of the more comprehensive programs, such as the Community Development Block Grant (CDBG) program and the HOME programs are described independently, due to the great diversity of purposes and objectives involved in each.

The housing programs chapter further documents that the County's role in providing housing, especially affordable housing, is significant, even though the vast majority of urban housing development does not occur under County land use jurisdiction. 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, meeting needs of both incorporated and unincorporated residents.

1.03 Terminology Used in the 2009 Update

For purposes of the 2009 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” are defined to be the area under the land use authority of the County of Santa Clara. The terms “Santa Clara County” and “county” include the geographic region that consists of unincorporated areas of Santa Clara together with the 15 cities located within Santa Clara County. “Countywide”, “countywide”, and “county as a whole” are synonymous with the term “Santa Clara County.”

Lastly, the term “Urban County” consists of the unincorporated area 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.

Terms and Acronyms

- HCD: The State Department of Housing and Community Development. HCD reviews jurisdictions’ housing elements for compliance with State housing law.
- ABAG: The Association of Bay Area Governments. ABAG is the regional planning organization for the jurisdictions in the nine counties of the San Francisco Bay Area.
- RHNA: The Regional Housing Needs Allocation. The RHNA is the projected housing need for jurisdictions, as allocated to each jurisdiction by ABAG.
- DoF: State Department of Finance. The DoF provides population estimates and projections by city and by County.
- ACS: American Community Survey. The ACS is a new Census Bureau product that provides yearly demographic information, to supplement the decennial Census. ACS data are not yet available for jurisdictions with less than 65,000 people.
- 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.
- USA: Urban Service Area.
- SOI: Sphere of Influence.
- N/A: “Not Applicable”

1.04 Housing Policy and Development in Relation to “Smart Growth” Policies of the General Plan

Housing-related policies of the County’s General Plan reflect the County’s “smart growth” land use policies. The cities, County, and Local Agency Formation Commission (LAFCO) have developed and implemented a system of urban growth management that has been in place since the early 1970s. Cities are responsible for planning for and accommodating urban growth and development, including housing, within cities and their Urban Service Areas (USAs). Outside the USAs, the rural areas are to remain in open space, natural resource, and low-density land uses. In rural areas outside USAs, where urban services are not provided, allowed density of development is low and minimum lot sizes for subdivision are typically 20 acres or more.

Within the USAs, the urban unincorporated islands or “pockets” are to be annexed into their surrounding cities. This policy reinforces the role of cities to plan for and accommodate new urban development within USAs. Consequently, as the islands are annexed, unincorporated population has decreased by 30% from 1970-2000, while the total County population has increased by nearly 60%. As a result, cities are accorded the opportunities and responsibilities for new housing or infill redevelopment. Proposals for redevelopment of individual parcels also trigger the opportunity for annexation to the city.

1.05 The County’s Special Roles in Housing Production

In the context of the County’s long-standing growth management policy, the County’s primary role in housing development is providing assistance to create more affordable, below-market rate housing and special needs housing, though not through permit issuance or development, per se. Even though the County’s role in approving new housing development is limited, it makes a significant contribution in a variety of ways to housing affordability and preservation, including, but not limited to:

- 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.

The County works in concert with local agencies, such as the Housing Authority of the County of Santa Clara, and non-profit organizations to actively provide a wide variety of housing assistance countywide, not just within unincorporated areas. These efforts include funding for non-profit builders and local agencies such as the Housing Authority to construct affordable housing, maintain affordable rents, and loans for rehabilitation. The County is also a significant funder of housing for special needs persons, such as seniors, the mentally ill, substance abusers, and those with HIV/AIDS conditions that receive supportive services from the County. The County funds and provides emergency shelters, transitional and supportive housing, and housing for other special needs populations countywide.

1.06 ABAG Allocation Methodology, Relation to Unique Aspects of County Planning and Jurisdictional Matters/Geographic Area Addressed in 2009 Update

ABAG’s housing allocation methodology and procedures apply to all nine Bay Area counties and approximately 100 cities. In general, the housing allocations to cities include that which would occur within the cities’ Sphere-of-Influence, or SOI, even if the SOI includes unincorporated

areas. This model generally assumes that urban growth within a city SOI will be through annexation to the city. However, there are a number of differences between the cities and counties in the region that need to be taken into account. For example, cities may plan for and annex for urban development only those lands within their Urban Service Areas. This is unique to Santa Clara County.

The general rule of allocating growth and housing need within a city's SOI to the city accounts for the initial low RHNA of 165 new dwelling units apportioned to the County. This low allocation is appropriate given the County's limited role in actually approving and issuing permits for new housing development. Over time, ABAG has adjusted its methodology to better reflect the countywide urban growth management policies of Santa Clara County, its cities, and its LAFCO.

Stanford University's unincorporated campus lands are located within Palo Alto's SOI and within Palo Alto's USA for the most part, but are not intended to be annexed to Palo Alto. Special land use agreements between the Palo Alto, the County, and Stanford University have been in place for many years to that effect, resulting in the County having the long-range planning and permitting authority for the academic campus lands. Consequently, the portion of the RHNA relating to growth and development on Stanford's academic campus lands appropriately resides with the County.

Housing element law requires that cities and counties have responsibility to plan for housing on lands under their planning authority and regulatory control. The 2009 Housing Element Update for Santa Clara County therefore focuses on the unincorporated areas, in terms of population and demographic data, and in terms of housing capacity and development potential. However, the County of Santa Clara has long recognized that housing needs and issues are regional in nature, not simply matters of concern for unincorporated areas. It administers most of its housing programs, activities, and projects on a countywide basis, not just for the unincorporated areas.

1.07 Community Participation and Outreach

An important component of any housing element update is public outreach and participation. Special efforts have been made to include and engage the public, governmental agencies and staff, non-governmental agencies and service providers, advocacy groups, and others involved in a myriad of housing-related issues.

Six distinct public meetings were held. Each was publicized on the County Planning Office's website, through newspaper advertisements, use of existing agenda mailing lists, and community-based newsletters and meeting agendas, depending on the location and audience. All meetings were open to the public; some were hosted by local community organizations and others on behalf of particular organizations and service providers, special segments of the population, or regions of the County. For example, a July 2009 meeting targeted stakeholders representing the interests of low and moderate households (known as the Santa Clara County Collaborative on

Affordable Housing and Homeless Issues, or the “Collaborative”). Other public meetings were geared to a specific geographic area, such as the meetings for central San Jose area residents, west valley area residents (in Los Altos), and South County residents (in San Martin). Special outreach was also conducted to the Santa Clara County Farm Bureau.

Issues of significance most often identified by those attending the outreach meetings included:

- the need 1) for better and more effective code enforcement to ensure safe housing, 2) to encourage citizens to become better informed of housing and zoning regulations, and 3) to encourage compliance as a general rule;
- the importance of acknowledging the general lack of affordable housing in high-priced areas of the County;
- the problems of the homeless, the need for homeless counts and the quality of those counts; and,
- the ability of individuals and service providers to readily be able to find out about programs and services related to housing.

The County’s responses to these inquiries and comments as they pertain to the Housing Element update are as follows:

- a. The County is proactively engaged in various efforts to improve code enforcement activities and abatement of violations. The Board has identified this as an important issue for the County and the Departments involved, and is in the processes of strengthening existing ordinances and policies and adopting further policies, fines, and fees to assist in code enforcement. In addition, Staff has been reassigned to better implement code enforcement, and an Administrative Hearing process has been adopted to enforce significant fines and fees for those unwilling or unable to voluntarily abate existing violations.
- b. Many County programs are designed to provide low income housing, and the County’s contributions to many housing projects often makes the critical difference in project affordability.
- c. The County and cities have a very progressive approach to meeting the needs and challenges of ending homelessness. A permanent “Housing First” philosophy that combines permanent housing solutions with the services and employment training needed to end the cycle of homelessness rather than the mere provision of overnight shelters does not adequately address.
- d. The County previously published in hard copy a directory of housing-related services and agencies, which has now been provided through a 211 information service. The County will better promote awareness of the 211 service, similar to other phone service directories, through its housing element, website, handouts, newspapers, press releases, and other means of disseminating information.

As with all housing element updates, adequate notice of public hearings to adopt the housing element and obtain certification will effectuates the public outreach and participation process.

1.08 Ongoing Reporting, Referral Requirements, and Program Maintenance

A State process developing additional State requirements for annual reporting regarding housing development and programs is ongoing in 2009. Future housing element updates will also be tied with implementation of SB 375 regarding regional planning for greenhouse gas emission reductions. Housing agencies and staff of local governments will be more engaged with monitoring and reporting requirements in the time between the traditional five-year mandatory updating processes.

Chapter 2: Review of the 2001 Update

2.01 Review of Housing Production, 2001 Update

The purpose of this section is to document how actual housing production from 1999-2006 exceeded the RHNA for that timeperiod, and approached the amount of housing forecasted to be produced during the same time period.

Table 2.1 summarizes the County’s RHNA targets, projected development, and actual production from 1999-2006. ABAG’s RHNA process for the 2001 Update allocated a housing need of 1,446 units to Unincorporated Santa Clara County for the 1999-2006 allocation period. The 2001 Update projected the probable creation of 2,043 units over the 1999-2006 allocation period. A total of 1,716 units were permitted for construction over the 1999-2006 allocation period.

	Income Category				Totals
	Very Low	Low	Moderate	Above Moderate	
Projected					
Stanford Apartments	171	34	478		683
Stanford SFDs			84	250	334
Remaining Unincorporated	12		68	387	467
Fairgrounds	228	229	60	42	559
Projected Total	411	263	690	679	2043
Achieved					
Stanford Apartments /1	806				806
Remaining Unincorporated (includes Stanford SFDs)		33	58	476	567
Fairgrounds	300			43	343
Achieved Total	1106	33	58	519	1716
RHNA Allocation	312	651	158	325	1446
Note: At the time these units were built in 1999-2001, and at the time of reporting in the 2001 Update, the rents for these units were affordable to households with Very Low Incomes. For the 2009 Update, rents for Stanford Apartments have risen slightly, are now considered affordable to Low Income households. Reference Table 3.52 for details of current rents for Stanford Apartments.					

The 1,716 units permitted consisted of 1,373 units permitted by the County of Santa Clara and another 343 units of housing created on the County Fairgrounds site, as described in more detail below in section 2.01a. Together, 1,716 of the 2,043 units projected to be created were actually

permitted during the 1999-2006 allocation period. 200 more of the projected units were built in 2007. In conclusion, the County's forecast was reliable. Minor differences are to be expected over an eight year time period.

2.01a Development of County-Owned Properties

In the 2001 Update, the County of Santa Clara explored opportunities to make surplus, County-owned properties available for the development of affordable housing. During the 2001 Update timeframe, the County Fairgrounds site and the Elmwood property were both successfully developed.

The County Fairgrounds Site

The County Fairgrounds site was county-owned land in unincorporated Santa Clara County, and its development was included in the County's projection of dwelling units probably to be created. This site was successfully developed with 343 units of housing from 2005 through 2007. 300 of the units are affordable to low income families. A subsequent phase of that same project began in 2008. It resulted in 199 units of senior housing affordable to households of very low income. In each case, the County-owned land was annexed to the City of San Jose, and development was permitted under City of San Jose planning and development requirements.

Elmwood Property

The Elmwood Property includes a 47 acre site and an adjacent 9 acre site (for a total of 56 acres) that is owned by the County and located within the City of Milpitas. A portion of the property was sold to KB homes and was developed in 2006. The site now contains 315 condominiums, 203 townhomes, and 165 single-family homes. 85 of the condos and 25 of the townhomes are affordable to moderate income households. The development was permitted by the City of Milpitas.

2.01b County Contributions to Housing Programs

Not only did the County issue permits for its fair share of housing, but it also directly contributed and continues to contribute to funding of programs and distributes federal funding through a variety of housing programs. Please see Chapter 4 of this document for a detailed summary of the many housing programs the County offers. The unincorporated County areas will not be a major source of new housing development. However, the County's many programs promote housing provision, particularly affordable housing, countywide.

2.02 Review of Housing-Related Strategies and Policies

This section lists and reviews the strategies and policies of the Santa Clara County General Plan related to housing. They are contained within the Housing Chapters for countywide issues and policies (Book A) and for the rural unincorporated areas (Book B).

The policies are organized according to overall strategies or topics that provide a broad policy direction. Some strategies are further articulated through sub-strategies to provide an adequate understanding of the components of each strategy and planning priority.

The strategies and policies have been reviewed in accordance with state requirements as part of the 2009 Update. They are broad and comprehensive enough to address the full scope of planning efforts, regulations, and programs included within the 2009 Update and to provide understanding of the extent of the County's efforts to meet housing needs. They also correlate with the State's "Building Blocks for Effective Housing Elements." No changes are deemed necessary or recommended as part of the 2009 Update.

2.02a Countywide Strategies and Policies

The countywide strategies and policies listed below reflect the County's emphasis on regional planning and implementation efforts to address issues such as housing that are regional in scope.

Strategy #1: Increase the Supply of Affordable Housing

Sub-Strategy A: Plan for a Balanced Housing Supply

Policy C-HG 1 : The supply and diversity of housing in each part of the urban county shall be increased to a level consistent with:

- a. existing and expected employment and household needs
- b. the capacity of constructed or planned public systems and services, and
- c. adopted standards for the protection of the natural environment in each area of the county.

Policy C-HG 2: Housing at urban densities shall be built within the cities, not in unincorporated areas.

Strategy #1: Increase the Supply of Affordable Housing

Sub-Strategy B: Promote Residential Development

Policy C-HG 3: The County and the cities shall work cooperatively to ensure that there is a balanced housing supply sufficient to achieve countywide economic, social, and environmental objectives.

Policy C-HG 4: The County and the cities should continually review their respective land use and development procedures for opportunities to remove unnecessary constraints to the construction of affordable housing.

Policy C-HG 5: The County and the cities should seek every feasible opportunity to raise public awareness of the importance of a balanced housing supply to the well-being of all Santa Clara County residents.

Policy C-HG 6: Intergovernmental and public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing that meets changing demographic needs.

Strategy #1: Increase the Supply of Affordable Housing

Sub-Strategy C: Provide Financial Assistance for Low and Moderate Income Housing

Policy C-HG 7: Affordable housing for low and moderate income households not satisfied through the private housing market shall be provided by local government by:

- a. maximizing the use of federal and state financial assistance programs; and
- b. creation of local programs which could provide financial assistance or increased incentives for constructing low and moderate income housing, such as tax exempt revenue bonds and land banking.

Policy C-HG 8: Funds generated from local programs for housing shall be targeted to households earning less than 80% of the county median income for all households, with emphasis on those earning under 50%.

Strategy #1: Increase the Supply of Affordable Housing

Sub-Strategy D: Remove Fiscal Barriers to Housing

Policy C-HG 9: The way municipal services and facilities are financed should be reformed so as to adequately and equitably fund services and facilities to existing and planned development.

Strategy #2: Ensure Equal Access to Housing

Policy C-HG 10: Housing discrimination based on race, religion, ethnicity, gender, sexual orientation, familial status, age, or physical characteristics shall be eliminated throughout Santa Clara County.

Policy C-HG 11: Fair housing laws shall be augmented and enforced to protect against arbitrary and unwarranted housing discrimination.

Policy C-HG 12: Fair housing services shall be available in all parts of the county.

Policy C-HG 13: The rights of tenants and landlords shall be recognized and protected, and opportunities for mediation of disputes shall be provided.

Strategy #3: Provide for Special Needs Housing

Policy C-HG 14: The provision of affordable housing which is suitable for a variety of special needs households shall be given the highest priority in housing assistance programs.

Policy C-HG 15: The supply of short term shelter for persons in need of emergency housing due to personal crises shall be expanded throughout the county.

Policy C-HG 16: An adequate quantity of housing which is suitable for families with children shall be made available throughout the County.

Policy C-HG 17: An adequate supply of affordable housing suitable for individuals at all stages of life should be available in every community.

Strategy #4 Conserve the Existing Housing Stock

Policy C-HG 18: Each community shall act to preserve a sufficient amount of rental housing from conversion to ownership housing according to its needs.

Policy C-HG 19: The public and private sector should work together to provide replacement housing for habitable low and moderate income housing lost through demolition, conversion to market-rate, or conversion to non-residential use.

Policy C-HG 20: The County and cities should strive, through careful planning, to achieve in each community an optimal balance between:

- a. preservation of historic resources;
- b. maintenance of existing housing stock and affordability options for existing residents; and,
- c. provision of development potential for new affordable housing.

Policy C-HG 21: The conservation and rehabilitation of the existing housing supply shall be encouraged and facilitated.

Policy C-HG 22: Publicly assisted housing rehabilitation should not have the effect of reducing the available supply of housing for low and moderate income households.

2.02b Rural Areas Strategies and Policies

The strategies and policies for rural areas outside cities reflect the County's overall urban development policies limiting urban land uses and densities of development to lands within city Urban Service Areas. Housing appropriate for rural areas includes allowance for one single-family

residence per legal lot as a primary dwelling, opportunities for secondary dwellings on lots of 1 acre or greater, opportunities for agricultural-employee housing, and caretaker units associated with conditional uses.

Strategy #1: Maintain and Expand Special Needs Housing

Policy R-HG 1: To ensure the availability of housing affordable to households at all income levels, the County shall maintain and, where feasible, expand the supply of special needs housing.

Strategy #2: Maintain and Expand the Supply of Farm Worker Housing

Policy R-HG 2: In order to contribute to the long-term viability of agriculture, the County shall promote and support programs which maintain and expand appropriately located housing suitable for and affordable to farm worker households.

Chapter 3: Housing Needs and Production

3.01 Overview

The following chapter describes the County's existing and projected housing needs. Section 3.02 focuses on existing housing needs, including those of groups with special housing needs. Section 3.03 contains the projected need as determined by ABAG, along with a description of how the projected needs are determined. Section 3.04 discusses recent housing development activity in the unincorporated County, and Section 3.05 contains a description of unincorporated County housing development capacity and potential. Sections 3.06 and 3.07 cover governmental and non-governmental constraints to housing development.

Acronyms and terminology used frequently in this section, particularly with reference to data sources in the tables:

ABAG:	Association of Bay Area Governments
ACS:	American Community Survey (a Census Bureau publication)
CHAS:	Comprehensive Housing Affordability Strategy (a Census Bureau publication)
DoF:	State Department of Finance
NDA:	No Data Available
AMI:	Area Median Income. For jurisdictions in Santa Clara County, including the unincorporated County, the Area Median Income is \$105,500 for a household of four.

Household income categories are based on those established by the U.S. Department of Housing and Urban Development for use in its Section 8 Housing Choice Voucher Program.

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

3.02 Unincorporated County Housing Needs

This section identifies a variety of statistical and demographic data that provides a foundation for documenting and analyzing housing needs.

3.02a Population Trends

State Department of Finance data from 2009 estimate the unincorporated County population to be 93,874 people. Census data shows a steady decrease in population from 1970 to 2009, even as Countywide population has increased. The difference is partially due to annexations of County pockets by the cities, and partially due to growth management policies that focus urban-style

growth and densities in cities, instead of in the rural unincorporated County. The unincorporated County population is expected to decrease slightly for the duration of the 2009-2014 planning period, as annexations are expected to continue throughout that time period.

Table 3.1: Population		
	SCC	Unincorporated SCC
2009	1,857,621	93,874
2000	1,682,585	100,300
1990	1,497,577	106,193
1980	1,295,071	126,823
1970	1,065,313	142,415
Sources: 1970 - 2000: Census, 2009: DoF Table E5		

Table 3.2 below provides changes in population both in the unincorporated County and County-wide. The changes in population in the unincorporated areas from decade to decade are largely due to annexations.

Table 3.2: Population Growth Trends				
	SCC Change		Unincorporated SCC Change	
	Absolute	Percent	Absolute	Percent
2000-2009 (9 yrs)	175,036	10.4%	-6,426	-6.4%
1990-2000	185,008	12.4%	-5,893	-5.5%
1980-1990	202,506	15.6%	-20,630	-16.3%
1970-1980	229,758	21.6%	-15,592	-10.9%
From 1970-2000				
Population Change	617,272	57.9%	-42,115	-29.6%
Sources: 1970 - 2000: Census, 2009: DoF Table E5				

As shown in Table 3.3, the populations of unincorporated areas of neighboring counties are growing, not shrinking.

Table 3.3: Neighboring Jurisdiction Population Trends				
Jurisdiction	1990	2000	Change	
			Number	Percent
Unincorporated Santa Clara County	106,193	100,300	-5,893	-5.5%
Unincorporated San Mateo County	57,413	61,277	3,864	6.7%
Unincorporated Alameda County	120,020	135,770	15,750	13.1%
Source: ABAG Projections				
1990: ABAG Projections 2000 Total Population Jurisdictional Boundary (SCC figure adjusted to match 1990 Census)				
2000: ABAG Projections 2007 Total Population Jurisdictional Boundary				

Table 3.4 below shows that both the unincorporated County and the County as a whole have slightly more men than women in the population.

Table 3.4: Gender of Residents					
		SCC		Unincorporated	
		Number	Percent	Number	Percent
2000 Census	Male	852,974	51%	51,476	51%
	Female	829,611	49%	48,824	49%
1990 Census	Male	759,503	51%	55,717	52%
	Female	738,074	49%	50,476	48%
Sources: 2000 Census Table P12, 1990 Census Table P005					

Table 3.5 below shows that the age distribution of the population of the unincorporated County as of 2000 matched that of the county as a whole.

Table 3.5: Age of Residents					
		SCC	Uninc.	SCC	Uninc.
		Number		Percent	
2000	<= 14	351,586	19,812	20.9%	19.8%
	15-64	1,170,472	70,667	69.6%	70.5%
	65+	160,527	9,821	9.5%	9.8%
	Total	1,682,585	100,300		
1990	<= 14	304,192	19,450	20.3%	18.3%
	15-64	1,063,067	76,732	71.0%	72.3%
	65+	130,318	10,011	8.7%	9.4%
	Total	1,497,577	106,193		
Sources: 2000 Census Table P12, 1990 Census Table P011					

There is a higher percentage of white residents in unincorporated County population than in the County as a whole. For both areas the percentage of white residents declined from 1990-2000. For the County as a whole, the decline in percentage of white residents is matched by a corresponding increase in the percentage of Asian / Pacific Islander residents.

Table 3.6: Racial Composition					
		SCC		Unincorporated SCC	
		Population	Percent	Population	Percent
2000 Census	White	905,660	53.8%	66912	66.7%
	Asian / Pacific Islander	435868	25.9%	11362	11.3%
	Black	47,182	2.8%	2144	2.1%
	American Indian	11,350	0.7%	990	1.0%
	Other	204,088	12.1%	14128	14.1%
	More than One Race	78,437	4.7%	4764	4.7%
	Total	1,682,585		100300	
1990 Census	White	1,032,190	68.9%	82139	77.3%
	Asian	261,466	17.5%	10302	9.7%
	Black	56,211	3.8%	2698	2.5%
	American Indian	9,269	0.6%	784	0.7%
	Other	138,441	9.2%	10270	9.7%
	Total	1,497,577		106193	

Sources: 1990 Census Table P6, 2000 Census Table P7

Table 3.7 shows that both the unincorporated County and the County as a whole had a higher percentage of Hispanics in 2000 than in 1990.

Table 3.7: Ethnicity					
		SCC		Unincorporated SCC	
		Population	Percent	Population	Percent
2000 Census	Hispanic	403,401	24.0%	28,444	28.4%
	Not Hispanic	1,279,184	76.0%	71,856	71.6%
		1,682,585		100300	
1990 Census	Hispanic	314,564	21.0%	23678	22.3%
	Not Hispanic	1,183,013	79.0%	82515	77.7%
		1,497,577		106193	

Sources: 1990 Census Table P10, 2000 Census Table P4

Table 3.8 shows that marital status profile of residents of the unincorporated County is similar to the Countywide profile.

Table 3.8: Marital Status Profile					
		SCC		Unincorporated SCC	
		Population	Percent	Population	Percent
2000 Census	Never Married	401,293	30.2%	26,767	33.0%
	Married	667,676	50.2%	38,727	47.8%
	Sep/Wid/Div	199,371	15.0%	11,498	14.2%
	Other	61,310	4.6%	4,077	5.0%
	Total	1,329,650		81,069	
1990 Census	Never Married	367,319	30.8%	31,035	35.8%
	Married	596,147	50.0%	41,902	48.3%
	Sep/Wid/Div	194,274	16.3%	11,431	13.2%
	Other	34,957	2.9%	2,320	2.7%
	Total	1,192,697		86,688	
Sources: 1990 Census Table P27, 2000 Census Table P18					

3.02b Employment and Job Growth Trends

Table 3.9 provides year 2000 Census Bureau information on employment by industry sector in the unincorporated County and Countywide. It shows that the Education, Health, and Social Services industry is the largest employer in the unincorporated County, followed by Manufacturing. The Agriculture, Forestry, Fishing and Hunting, and Mining Industry is the smallest employer in the unincorporated County.

Industry Type	Countywide		Unincorporated	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining:	3,175	0.4%	1,189	2.5%
Construction	38,783	4.9%	3,449	7.1%
Manufacturing	223,395	28.1%	8,389	17.4%
Wholesale trade	23,900	3.0%	1,615	3.3%
Retail trade	78,358	9.8%	5,011	10.4%
Transportation and warehousing, and utilities:	22,234	2.8%	1,312	2.7%
Information	37,369	4.7%	1,729	3.6%
Finance, insurance, real estate and rental and leasing:	36,771	4.6%	1,944	4.0%
Professional, scientific, management, administrative:	124,473	15.6%	6,542	13.5%
Educational, health and social services:	112,872	14.2%	11,018	22.8%
Arts, entertainment, recreation, and services:	46,423	5.8%	2,763	5.7%
Other services (except public administration)	28,100	3.5%	1,887	3.9%
Public administration	19,738	2.5%	1,473	3.0%
Total:	795,591		48,321	

Source: 2000 Census SF3 P49

Table 3.10 shows job growth trends from ABAG’s Projections 2007. It projects that during the 2005 to 2015 period, Santa Clara County will add 144,200 jobs, growing an average of 1.5 percent annually. The projections for the unincorporated County also forecast an increase in employment of approximately 25% from 2005 to 2015. However, these projections and ABAG’s methodology do not adequately take into account annexation of urban islands into the cities over time. For example, most of the islands with non-residential use patterns have been annexed into San Jose over the last several decades. Annexations are expected to continue.

Furthermore, recent events in the Housing, Credit, and other Financial markets reduce the value of forecasts developed before 2008, and are likely to push employment numbers lower. However, the total number of jobs projected by ABAG for 2015, at 1,017,060, is still less than the number of jobs in the year 2000, due to changes in the regional economy from 2000 to 2005.

Job Growth Projections	2000	2005	2010	2015
Santa Clara County	1,044,130	872,860	938,330	1,017,060
Unincorporated	51,900	48,660	54,430	64,000

Source: ABAG Projections 2007

Table 3.11 below provides labor force, employment, and unemployment statistics Countywide. These Employment Development Department numbers for 1990-2008 show unemployment rates Countywide have ranged from as low as 2.9% to as high as 6.0% annual average for 2008. However, the year 2008 ended with a spike in unemployment, reaching 9.9% in February 2009 (EDD).

Table 3.11: Labor Force Statistics Countywide				
	1990	2000	2005	2008
Labor Force	852,800	940,300	824,200	879,883
Employed	818,900	911,100	780,100	827,192
Unemployed	33,900	29,200	44,200	52,692
Unemployment	4.0%	3.1%	5.4%	6.0%
Source: State Employment Development Department				
Annual Averages (for 2008, figures are average from 10/07-9/08)				

Job / Housing Balance

The term Jobs / Housing Balance refers to the ratio of jobs to housing units in a particular jurisdiction. It has been an issue of increasing concern for housing supply and affordability since the earliest days of Silicon Valley. The County’s General Plan has identified the imbalances between job and housing growth as an important regional issue since the adoption of the 1980 General Plan. The fact that significant Job / Housing imbalances remain, in particular for the most job-rich cities, has implications for housing affordability Countywide.

Table 3.12 shows that between 1990 and 1999, Santa Clara County employment increased by almost 140,000 while only 32,000 housing units were produced. However, in the subsequent time period from 1999 to 2006, employment decreased by almost 100,000 while 40,000 housing units were created. The Jobs/Housing ratio for the County as of January 1, 2008 was 1.45, down from 1.67 in 1999 and even below the 1.51 ratio of 1990. Although there are minor fluctuations in the ratio from decade to decade, the overall imbalance persists.

Table 3.12: Santa Clara County Job / Housing Balance			
Year	Employment	Housing Units	Job / Housing Ratio
1990	817,000	540,240	1.51
1999	955,200	572,011	1.67
2006	860,700	612,129	1.41
2008	905,100	622,779	1.45
Sources:			
Employment: Economic Development Department, Industry Employment table			
Housing Units: Department of Finance, Tables E-5 and E-8			
Note: Month for 1990 data is April. Month for 2008 Employment data is December 2007. January was used for all other years.			

Employers

Table 3.13 below provides a list of selected large employers located in the unincorporated County. Stanford is located in the far northwest portion of the County. Valley Medical Center is located in central San Jose. The other employers are located across the rural portions of the County. The purpose of this section is to provide an indication of the range and size of employers that affect both unincorporated County and Countywide housing needs. The two employers with the highest number of employees are Stanford University and Valley Medical Center, which is consistent with the Employment by Industry data in Table 3.9 above that shows that Education, Health, and Social Services is the top industry in the unincorporated County.

Table 3.13: Selected Large Employers by Nearby Community			
Business	Description	Nearby Community	Number of Employees (Range)
Stanford	University	near Palo Alto	5,000-9,999
Valley Medical Center	Hospital	near San Jose	5,000-9,999
Lehigh Hanson Inc	Cement Manufacturing and Mining	near Cupertino	100-249
Chiala Farms	Farms and Agricultural Processing	near Morgan Hill	100-249
Cordevalle	Golf Courses / Private Club	near San Martin	250-499
Christopher Ranch	Food Processing / Farming	near Gilroy	1,000-4,999
Source: State Employment Development Department, 2009			

Table 3.14 below shows typical occupations and associated wages range from General Practitioners at over \$145,600 / year to Farmworkers and Laborers earning \$18,351 / year.

Occupation	Average Annual Wage
Education, Training, and Library Positions	\$57,119
Healthcare Practitioners and Technical Occupations	\$90,713
Building / Grounds Maintenance & Cleaning	\$26,980
Farming, Fishing, and Forestry Occupations	\$20,540
Production Occupations	\$37,123

Source: California Labor Market Information Occupational Statistics Survey

Wages tend to be higher for occupations associated with businesses in the more urban unincorporated areas, and lower for those in more rural areas. At the same time, the higher density and more affordable housing that the lower wage earners would need also tends to be in the urban areas.

3.02c Household Characteristics

Number and Growth / Decline in Existing Households

Table 3.15 below shows the number and change in the number of households, by tenure (“Tenure”, as defined by the Census Bureau in this context, indicates whether the household owns or rents the home they occupy). The Census data for the year 2000 shows there are 30,889 households in the unincorporated County, approximately 3,000 fewer than in 1990. 21,295 of these units were owner occupied and 9,594 were renter occupied housing units. Both of these numbers are lower than in 1990, with the number of renter-occupied units decreasing faster in both relative and absolute terms than the number of owner-occupied households.

	1990		2000		2007	
	SCC	Uninc	SCC	Uninc	SCC	Uninc
Owner Occupied	307,324	22,063	338,636	21,295	354,395	NDA
Renter Occupied	212,856	11,881	227,227	9,594	227,777	NDA
Total	520,180	33,944	565,863	30,889	582,172	NDA

Sources: 1990 Census SF3 H004, 2000 Census SF3 H6, H7, 2007 ACS B25002, B25003

Ongoing annexations can explain both the overall decrease in number of households in the county and the relatively greater decrease in the number of renter-occupied households. The unincorporated pockets are being annexed, and those pockets annexed to date are more likely to have renter-occupied apartments than the rest of the unincorporated County. For example, the number of multifamily units in the unincorporated area dropped from 6,171 in 1990 to 4,479 in 2000. These trends show that the needs of renters and the need for multifamily units are being met by cities, and that cities annex such areas where they already exist, in the urban unincorporated pockets.

Table 3.16 below shows that owners live overwhelmingly in single family dwellings.

Table 3.16: Tenure by Units in Structure - Unincorporated County							
	Single Family		Multifamily		Other		Total
Tenure	Number	Percent	Number	Percent	Number	Percent	
Renter	5448	56.8%	3869	40.3%	277	2.9%	9594
Owner	20638	96.9%	303	1.4%	354	1.7%	21295
Source: 2000 Census H32 - Tenure by Units in Structure							

Median Income

Table 3.17 shows that median household income in the unincorporated County and Countywide were similar in 1990, but median income Countywide increased faster than unincorporated County median incomes by 2000.

Table 3.17: Median Household Income			
		SCC	Uninc
2007		\$84,360	NDA
2000		\$74,335	\$57,875
1990		\$48,115	\$43,699
Change 1999-2000 \$		\$26,220	\$14,175
Change 1999-2000 %		54%	32%

Median Income as reflected in table 3.17 is distinct from the Area Median Income (AMI) figure used by HCD and HUD for determining eligibility for Section 8 Voucher and other housing programs. The AMI figure is formula based, and does not always precisely reflect a jurisdiction’s actual Median Household Income.

3.02d Overpayment

A household is considered to be overpaying for housing if it spends more than 30% of its income on housing. Table 3.18 shows the number of households overpaying for housing both Countywide and in the unincorporated area, in the year 2000.

Table 3.18: Households Overpaying for Housing						
	Countywide			Unincorporated		
	Total Households	% Paying over 30%	% Paying over 50%	Total Households	Paying over 30%	Paying over 50%
Renter	227,109	36.1%	16.3%	9,839	36%	18%
Owner	338,646	27.9%	10%	21,562	29%	12%
Percentage of Low-Income Households Overpaying for Housing						
	Countywide			Unincorporated		
	Households with Incomes <80% AMI	Paying 30% or More of HH Income	Percent	Households with Incomes <80% AMI	Paying 30% or More of HH Income	Percent
Renter	101,087	68,250	67.5%	5,539	3,253	58.7%
Owner	71,244	39,932	56.0%	5,134	2,990	58.2%
Source: Comprehensive Housing Affordability Strategy (CHAS) (year 2000 data)						
Note 1: "AMI" stands for "Area Median Income". "HH" stands for "Household".						

The comparison shows a slightly higher percentage of households paying over 50% of their income for housing in the unincorporated area than Countywide. It also shows that renters are more likely to be overpaying for housing than are homeowners.

Through the Housing Trust of Santa Clara County, and the Urban County and Community Development Block Grant and Home Investment Partnership Act funding, the County has contributed to numerous projects creating housing affordable to lower income households, including Extremely Low Income (ELI) households (see sections 4.05.01, 4.05.04 and 4.05.05 for details). The Housing Authority of the County of Santa Clara also has a Section 8 Homeownership program and a Family Self-Sufficiency Program, both of which make home ownership more affordable to eligible families. The County Office of Affordable Housing manages the Santa Clara County 40K Downpayment Assistance Program and the American Dream Downpayment Initiative program, both of which make homeownership more affordable.

3.02e Overcrowded Households

A household can be considered overcrowded when there is more than one person per room¹. Severe overcrowding is considered to be the case when there are more than 1.5 persons per room. Table 3.19 uses Census 2000 data on number of occupants per room to show the number of unincorporated area households that live in what could be considered overcrowded conditions.

¹ The U.S. Census Bureau definition of room includes spaces such as bedrooms, living rooms, and kitchens, and excludes spaces such as bathrooms, halls, and unfinished basements.

	Owner	Renter	Total
Occupied Units	21,295	9,594	30,889
Overcrowded Units	1,452	1,854	3,306
(of which) Severely Overcrowded	708	1,093	1,801

Source: 2000 U.S. Census Table H20

The previous table indicates that 3,306 (11%) of unincorporated Santa Clara County's 30,889 households live in what could be considered overcrowded conditions. Although renters make up less than a third of all households, over half of all overcrowded households are renter-occupied. 19% of renter-occupied households are overcrowded, compared to only 6% for owner-occupied households. The disparity is even greater when looking at severely overcrowded households. Severely overcrowded households make up over half of all overcrowded renter-occupied units.

Since the unincorporated County housing stock is comprised mostly of single family dwellings, programs that can address overcrowding in the unincorporated area are those that make single family dwellings more affordable, such as the Mortgage Credit Certificate (MCC) program, and those that assist homeowners to add extra rooms to their homes, such as the Office of Affordable Housing's Housing Rehabilitation Program or the Economic and Social Opportunities (ESO) Energy and Emergency Home Repair Program. Both rehabilitation programs assist in funding dozens of rehabilitation projects per year.

3.02f Extremely Low Income Households

Existing ELI Households

A household is considered to be an ELI household if its income is less than 30% of the Area Median Income for households. For Santa Clara County, the Area Median Income for a household of four people is \$105,500, and the threshold income for an ELI household of four is \$31,850. The following table shows the number of ELI renter and owner households, both in the unincorporated area and Countywide.

	Renter	Owner	Total ELI	Total Households	ELI Households as Percent of all Households
Existing, unincorporated County	2,298	1,511	3,809	31,401	12%
Existing, Countywide	40,840	20,849	61,689	565,755	11%

Sources: CHAS year 2000 data

The table shows that as of 2000, there were 3,809 existing extremely low income (ELI) households in the unincorporated area of the County, comprising 12% of all households in the unincorporated area. This percentage is slightly higher than the Countywide figure of 11%. In both the unincorporated area and Countywide, renter ELI households outnumber owner ELI households.

Projected Growth in ELI Households

State housing law requires an estimate of the growth in the number of ELI households projected for the planning period of the Housing Element. Jurisdictions may either assume that 50% of the RHNA projection for Very Low Income (VLI) households is for ELI households, or that the ratio between existing VLI and ELI households also applies to the RHNA projection for VLI and ELI households. In the unincorporated County, according to CHAS 2000 data, 50.5% of VLI households are ELI households. Applying that percentage to the unincorporated County's RHNA for VLI households of 253 results in a projection of an increase in ELI households of 127 by the end of the planning period in 2014.

Typical housing solutions for ELI households include single-room occupancy housing and supportive housing. The unincorporated County Zoning Ordinance classifies single-room occupancy units as Rooming Houses, Fraternities & Sororities, allowed with a use permit in R1, R1E, and R2 zones, and through an Architecture and Site Approval process in R3 zones. Supportive housing is classified as a Residence, and is allowed by right in most residential zones.

Through the County's participation in the Urban County and the federal CDBG and HOME funds administered by the County's Office of Affordable Housing, the County contributes to the creation and maintenance of a number of programs for very low and extremely low income households, such as a Habitat for Humanity project constructing four single family homes for ELI households, and a South County Housing 20 unit project in Morgan Hill.

The Housing Authority of the County of Santa Clara operates a Low-Income Housing Tax Credit program that results in units being offered at rents considered affordable to ELI households, and also manages a Section 8 Housing Choice Voucher Program. The Stanford Affordable Housing Fund, funded by affordable housing in-lieu fees made in conjunction with academic development on campus, also supports development of housing for ELI households. (see section 4.05.03 for details).

3.02g Housing Stock Characteristics

Housing Conditions and Historical Trends

The County of Santa Clara Consolidated Plan² 2005-2010 states that most homes begin to require major repairs or have significant rehabilitation needs at 30 or 40 years of age. The table below shows the decade of construction of the unincorporated County and Countywide housing stock.

	Unincorporated		Countywide		Unincorporated As % of All County
	Number	% of Existing	Number	% of Existing	
Total	32,098		579,329		5.5%
1990- March 2000	2,566	8.0%	66,868	11.5%	3.8%
Built 1980 to 1989	3,141	9.8%	77,749	13.4%	4.0%
Built 1970 to 1979	5,193	16.2%	145,718	25.2%	3.6%
Built 1960 to 1969	4,430	13.8%	132,161	22.8%	3.4%
Built 1950 to 1959	8,676	27.0%	96,285	16.6%	9.0%
Built 1940 to 1949	4,571	14.2%	30,002	5.2%	15.2%
Built 1939 or earlier	3,521	11.0%	30,546	5.3%	11.5%

Source: 2000 Census SF3 Table H34

The table shows that unincorporated County housing stock is older than the housing stock Countywide, with a higher percentage of units built before 1960. It also that the 1950s represent a peak in housing development for the unincorporated County, that starting in the 1960s development has been focusing more and more in the cities, and that the 1970s were a peak for housing construction Countywide.

The relatively small amount of housing constructed recently in the unincorporated County is also evident in the chart. Overall trends in housing stock development reflect the “smart growth” philosophy to which Santa Clara County subscribes. The slowing construction of housing units on unincorporated County lands reflects the Countywide insistence on compact growth occurring within city boundaries near urban infrastructure, as well as ongoing annexations.

As 75% of the unincorporated County housing stock is over 30 years old, there is high potential for the need for maintenance and rehabilitation.

² The County of Santa Clara Consolidated Plan 2005-2010 is the Urban County’s comprehensive planning document that identifies the Urban County’s overall needs for affordable and supportive housing and outlines a strategy to address those needs. Having a Consolidated Plan approved by the federal Department of Housing and Urban Development (HUD) is a requirement for jurisdictions such as the Urban County that apply for direct assistance under certain HUD programs.

In May 2009, 11 teams of County Staff conducted a day-long survey of nine neighborhoods containing 8,233 parcels within the established urban and built up rural unincorporated County. The purpose was to provide a documented windshield survey of housing conditions and evaluate the impacts of foreclosed properties on neighborhoods.

Property conditions included broken and boarded windows, dilapidated exteriors, deteriorated roof conditions, and evidence of structural damage. In addition, Staff observed evidence of excessive trash and refuse, graffiti, unkempt vegetation, and abandoned vehicles. Staff also cross-referenced public information on homes for sale or in foreclosure in the area, and signage indicating properties for sale and in foreclosure. Approximately 150 (or 1.8% of all parcels surveyed) were identified as having one or more of the conditions noted above.

Staff further evaluated a subset of neighborhoods and their survey results to identify properties in most need of attention and identified 3,751 properties. Of those 3,751 properties, 46 of the properties (1.2% of the subset) were selected to receive a letter sent to the property and the property owner. The letter stated that a windshield survey had been done and that the property had been noted as showing signs of deterioration or neglect. The letter also identified resources available to homeowners to repair or rehabilitate their homes, or otherwise remedy conditions of deterioration. In addition, where discernable violations were identified, letters were sent to affected property owners. The County directly engaged in towing and removal of unauthorized vehicles.

As a result of this survey, Staff determined that foreclosed properties were not necessarily correlated with conditions of deterioration or neglect. In fact, most of the properties identified as foreclosed properties were generally in good condition.

Housing Cost Statistics

The purpose of this section is to show what prices householders face as they seek to rent or own housing. The first table shows Median Rents.

Table 3.22: Current Median Rents	
Bedrooms	Median Market Rents
Studio	\$965
One	\$1,225
Two	\$1,595
Three	\$2,200
Four +	\$2,595
Source: Craigslist April 11, 2009 postings - All South Bay - 573 entries	

The Craigslist data³ shows that the median Countywide rent for studios, and one and two bedroom apartments, is affordable to lower income households. The median rent for larger rental housing is only affordable to moderate income households.

The following table shows Median home prices in January of every year since 2000.

Year	Price
2009	\$400,000
2008	\$639,000
2007	\$660,000
2006	\$648,000
2005	\$565,000
2004	\$473,000
2003	\$447,000
2002	\$426,000
2001	\$505,000
2000	\$408,000

Source: Dataquick Releases, January 2000 - January 2009 Data

Since 2002, Median home prices have risen then dropped back to levels not seen since the year 2000. However, lower median prices do not always translate directly to better affordability, since median prices can reflect changes in the mix of housing on offer as well as the availability and types of financing.

Housing Stock Characteristics

Table 3.24 shows the mix of housing unit types in the Unincorporated County and Countywide housing stock.

³ The Craigslist housing classified ad location category “South Bay” corresponds roughly to the cities and unincorporated area of Santa Clara County, but is ultimately determined by the poster of each classified ad, and can include places outside the County boundary, just as Santa Clara County housing can be found under other location categories.

		1990	2000
Countywide	Total	540,240	579,329
	Single Family	350,629	376,659
	Multifamily	168,712	183,568
	Mobile Homes	20,899	19,102
Unincorporated County	Total	35,153	32,098
	Single Family	28,211	26,974
	Multifamily	6,171	4,479
	Mobile Homes	771	645

Sources: 1990 U.S. Census STF3 Tables H001, H020; 2000 U.S. Census STF3 Tables H1, H30

Of the 32,098 housing units in the unincorporated area, 84% are single family dwellings, a much higher percentage than the 65% found in the County as a whole. The proportion of multifamily housing units and mobile homes in the unincorporated County declined from 1990 to 2000.

Recent Development Trends

The following table shows housing development in the unincorporated County for the RHNA period of the 2001 Update (1999-2006), plus the first two years (2007-2008) of the RHNA period for the 2009 Update.

Year	Units Permitted: Stanford Apartments	Units Permitted: All Other Units	Total
1999	272	108	380
2000	236	99	335
2001	298	41	339
2002	0	59	59
2003	0	60	60
2004	0	56	56
2005	0	70	70
2006	0	74	74
Total 1999-2006	806	567	1373
2007	231	47	285
2008	126	29	149
Total 2007-2008	357	76	434

Note: 'All Other Units' numbers account for demolitions and rebuilds in the unincorporated County, as well as single family dwellings on Stanford land. 'Stanford Apartments' includes only apartment-style units.

Source: County of Santa Clara Planning Office

Total housing starts in the unincorporated County reached 1,373 for the eight years of the previous RHNA period. Single family dwelling (SFD) starts averaged 71 units annually, with a high of 108 units in 1999.

The development trends of the past ten years in the unincorporated County show an average housing production level of about 63 units annually, including SFDs at Stanford but excluding Stanford apartment-style units. The average from 2009 through 2014 is likely to be less than the average for the previous ten years, because of the downturn in the housing market and in the broader economy. Evidence for this can be found in the drop in the number of permits issued in 2008 for housing units, and also in the 33% drop in permits issued nationally in 2008 compared to 2007 (per Census Bureau report of January 22, 2009 on New Residential Construction in December 2008).

At Stanford University, 806 apartment-style dwelling units were created from 1999-2006, and another 357 were created between 2007-2008. Building permits for 64 SFDs units on Stanford lands are likely to be issued in 2009.

Stanford University has also contributed \$8,355,567 as of 2008 to the Stanford Affordable Housing Fund as required by conditions of the Stanford University General Use Permit (GUP), for which the University received approval from the County in 2000. The Stanford Affordable Housing Fund is administered by the County Office of Affordable Housing, for the purpose of funding affordable housing projects near the University. See Chapter 4 for further details on the Stanford Affordable Housing Fund.

In addition to apartment-style and single family dwellings, Stanford has also built dormitory-style undergraduate student housing, which would not meet the Census Bureau's definition of "housing units" and cannot be counted toward meeting the County's RHNA. Although these dormitory-style units cannot be counted for purposes of meeting the RHNA, they will nonetheless make an important contribution to the housing supply at Stanford University, and reduce potential pressures on the housing demand in nearby communities.

From 2010 through 2014, the timing and type of housing development at Stanford University is uncertain, and depends in part on the condition of the regional housing market and the broader economy.

Vacancy Rates

The following table shows what percentage of housing units are owner-occupied, renter-occupied, or vacant, for both the unincorporated County and Countywide.

Table 3.26: Occupancy Status and Vacancy Rates						
	1990		2000		2007	
	SCC	Uninc	SCC	Uninc	SCC	Uninc
Owner Occupied	57%	63%	58%	66%	58%	NDA
Renter Occupied	39%	34%	39%	30%	37%	NDA
Vacant	4%	3%	2%	4%	5%	NDA
2000						
Reason for Vacancy, year 2000:			SCC	Uninc		
For rent			33%	27%		
For sale only			16%	20%		
Rented or sold, not occupied			17%	11%		
For seasonal, recreational, or occasional use			21%	15%		
For migrant workers			2%	2%		
Other vacant			11%	25%		
Sources: 1990 Census STF3 H004, 2000 Census SF3 H6, 2007 ACS B25002, B25003						

The Census data shows that vacancy rates Countywide have varied over time, reaching a low of 2% in 2000. The vacancy rates for the unincorporated County ranged from 3% to 4%. In 2000, the main reason for a unit to be vacant was that it was for rent. In 2007, the top reason was “other vacant” (“other” reasons can include units held vacant for a caretaker or janitor, or units held vacant for personal reasons of the owner).

3.02h Publicly-Assisted Housing Stock

According to a March 16, 2009 printout from the risk assessment database of the California Housing Partnership Corporation (CHPC), 13 projects consisting of 1,496 Section 8 units in Santa Clara County are at high risk of converting to market-rate housing in the next 10 years. None of the projects are in the unincorporated area. See sections 4.04.06, 4.04.08, and 4.05.06 for information about the Housing Authority of the County of Santa Clara’s efforts to convert some of its tenant-based section 8 vouchers to project-based vouchers.

3.02i Special Housing Needs Facilities

The table below shows the number and capacity of Licensed Community Care Facilities in Santa Clara County. The purpose of this table is to provide some background information to later discussions on particular special needs populations.

Table 3.27: Licensed Community Care Facilities Countywide		
Type	Number	Capacity
Small Family Home	3	18
Group Home	52	375
Adult Residential	270	2,106
Elderly Residential	371	8,261
Social Rehabilitation	5	70
Adult Day Care	33	2,003
Total	734	12,833
Source: State of California Department of Social Services Community Care		

3.02j Disabled Persons Housing Needs

The following tables show the number of unincorporated County residents that have some type of disability, by age and employment status.

Table 3.28: Persons with Disability, By Employment Status, in the Unincorporated County		
	Unincorporated County	
	Number	Percent
Age 16-64, Employed Persons with a Disability	5,366	6%
Age 16-64, Not Employed Persons with a Disability	3,641	4%
Persons Age 65+ with a Disability	3,718	4%
Total Persons with a Disability	13,455	14%
Total Unincorporated Population (Civilian Non-Institutional)	94,428	
Source: U.S. Census 2000: Table P42		

Table 3.29: Number of Disabilities by Disability Type, in the Unincorporated County		
	Number (of Disabilities)	Percent (of all Disabilities)
Total Disabilities (people may have more than one)	23,164	100%
Total Disabilities for Ages 5-64	15,682	68%
Sensory	1,269	5%
Physical	2,579	11%
Mental	2,187	9%
Self-Care	882	4%
Go-Outside-Home	3,101	13%
Employment	5,664	24%
Total Disabilities for Ages 65+	7,482	32%
Sensory	1,400	6%
Physical	2,368	10%
Mental	1,107	5%
Self-Care	839	4%
Go-Outside-Home	1,768	8%
Source: Census 2000 Table P41.		

The 2000 Census indicates that 14% of unincorporated Santa Clara County residents have some type of disability. Disabilities vary in type, noticeably by age, and have varying impacts on an individual’s ability to work and on their housing need. They include the inability to fully take care of oneself (Self-Care) or difficulty in leaving one’s residence without assistance (Go-Out-side-Home).

The County of Santa Clara Consolidated Plan 2005-2010 reports that typical housing problems faced by disabled people include low income, housing accessibility for the physically disabled, and lack of capacity to provide case management and other services to those with mental illnesses.

The following information is intended to give an overview of some of the programs, agencies, activities, and projects that are available to address the housing needs of disabled persons. See Chapter 4 for a comprehensive accounting of such programs.

Organizations and programs serving disabled persons housing needs include but are not limited to:

- the Housing Choices Coalition, serving over 10,000 developmentally disabled adults in Santa Clara, Santa Cruz, and Monterey Counties, and
- the Santa Clara County Mental Health Department.

The County has also contributed to:

- Catholic Charities projects for the developmentally disabled,
- a Pacific Autism Center for Education (PACE) project to acquire a single family dwelling to provide housing for six autistic youth,
- an Eden Housing special needs housing project in San Jose for 14 disabled persons, and
- to the Silicon Valley Independent Living Center, which provides housing referral and placement services to those with disabilities.

Through the Urban County and Home Investment Partnership Act funding, the County has contributed to a Combined Addicts and Professional Services housing program for those recovering from substance abuse. The County Department of Alcohol and Drug Services also provides beds for clients attending drug and alcohol rehabilitation programs.

The County Mental Health Department provides mental health services through the Mental Health Services Act and the Mental Health Department’s Community Services and Supports program. Jointly with the County Office of Affordable Housing, the Mental Health Department also manage the Housing Plus fund, which assists in the acquisition or development of permanent housing units for the mentally ill homeless.

3.02k Elderly

Census Bureau data shows that there are 6,858 households with 10,795 seniors in the unincorporated County. The number of seniors and households with seniors is slightly higher in the unincorporated County than Countywide.

The table below also shows that the number of households with seniors as a percentage of all households has increased slightly from 1990 to 2007. This trend will increase in the future as the baby boom generation ages and medical technology improves.

Table 3.30: Households with Seniors						
Persons 65 and Over: Population	1990		2000		2007	
	Persons	Percent of Total	Households	Percent of Total	Households	Percent of Total
Santa Clara County	130,318	9%	160,527	10%	186,747	11%
Unincorporated County	10,011	9%	10,795	11%	NDA	NDA
Households with Persons 65+	1990		2000		2007	
Santa Clara County	NDA	NDA	113,316	20%	123,210	21%
Unincorporated	NDA	NDA	6,858	22%	NDA	NDA
Sources: 1990 Census STF1 P011, 2000 Census STF1 P12 & P23, 2007 ACS B01001 & N11007						

Aspects of housing that are especially relevant for households with elderly persons have to do with housing costs, physical layout of the housing unit, and location of the site relative to health care and other services.

Tables 3.31 and 3.32 below presents data on seniors and incomes. For the unincorporated County, seniors are less likely to be living in poverty than the Countywide population (The Federal Poverty Threshold in 2004 for a family of four was \$19,307). One reason for this might be that seniors living in the unincorporated County are more likely to own their home than seniors Countywide. For those for whom affordability is an issue, programs to which the County contributes such as the Senior Shared Housing Program run by Project Match and the Senior Housing Solutions housing projects can be of assistance by providing shared affordable housing and other housing services.

	Countywide			Unincorporated		
	All	% in Poverty		All	% in Poverty	
		All	Seniors		All	Seniors
Population for whom poverty status is determined	1,653,531	7.5%		93,538	8.5%	
Population in poverty	124,470			7,950		
Seniors for whom poverty status is determined	154,328		6.4%	9,593		6.1%
Seniors in poverty	9,840			583		

Source: 2000 Census SF3 P87 - Poverty Status by Age

Householder Age	Countywide			Unincorporated		
	Owner-Occupied	Renter-Occupied	Total	Owner-Occupied	Renter-Occupied	Total
65-74 years	38,404	9,944	48,348	2,534	311	2,845
75+ years	31,874	11,541	43,415	2,671	228	2,899
Total	70,278	21,485	91,763	5,205	539	5,744
Percent	77%			91%		

Source: 2000 Census SF3 H14 - Tenure by Age of Householder

An advantage that may come with the higher percentage of home ownership among households with seniors in the unincorporated County is that the homeowners are more likely to be able to make physical changes to the homes they live in as their needs change over time. Larger lot sizes in the rural unincorporated County may also make it easier for senior homeowners to add living space or secondary units so that the site can house an extended family or caretakers. The County’s Rehabilitation Loan Program and similar home rehabilitation programs can assist senior homeowners to make needed changes to their homes.

Being located in the rural unincorporated County may present challenges to seniors who need easy or local access to medical or other services, or even to carry out basic tasks like shopping or making social visits. A subcategory of elderly with special needs is the “frail Elderly”. As previously shown in Table 3.29 on Disabilities by Disability Type, almost 1/3 of people with disabilities were people over 65 years of age.

3.021 Large Households

Large Households are those with five or more persons. Table 3.33 below shows that Large Family Households increased as a percentage of all households in both the unincorporated County and Countywide from 1990 to 2000.

Large Family Households	1990		2000	
	Households	Percent of Total	Households	Percent of Total
Santa Clara County	72,853	14%	87,746	16%
Unincorporated	4,455	13%	5,007	16%

Sources: 1990 Census STF3 P016, 2000 Census SF1 P26

Table 3.34 below shows the relationship between Large Families, home ownership, and household income. Large families that are renters tend to have very low incomes (below 50% AMI). Only 507 of 1,510 (33%) have at least moderate incomes (above 80% AMI). In contrast, 2,632 of 3,432 (almost 75%) of large families that own the home they live in have at least moderate incomes.

Income	Renter			Owner			Total		
	Large	All	Percent of All	Large	All	Percent of All	Large	All	Percent of All
Below 50% AMI	704	4,142	17%	498	3,405	15%	1,202	7,547	16%
50% to 80% AMI	299	1,397	21%	302	1,729	17%	601	3,126	19%
Above 80% AMI	507	4,300	12%	2,632	16,428	16%	3,139	20,728	15%
Total	1,510	9,839	15%	3,432	21,562	16%	4,942	31,401	16%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2000 data

Table 3.35, Housing Stock by Bedroom, shows that there are more than enough three bedroom or larger housing units in the unincorporated County for both renters and for owners, and even enough four-plus bedroom units to cover the number of large families in the unincorporated County.

Bedrooms	Renter		Owner		Total	
	Number	Percent	Number	Percent	Number	Percent
0 BR	839	9%	86	0.4%	925	3.0%
1 BR	2,817	29%	938	4.4%	3,755	12.2%
2 BR	3,329	35%	3,789	17.8%	7,118	23.0%
3 BR	2,023	21%	9,244	43.4%	11,267	36.5%
4 BR	439	5%	5,420	25.5%	5,859	19.0%
5+ BR	147	2%	1,818	8.5%	1,965	6.4%
Total	9,594		21,295		30,889	

Source: 2000 Census SF3 H42

A large family could end up living in overcrowded conditions for reasons of affordability and insufficient units large enough for large families.

3.02m Female-Headed Households

Table 3.36 below shows data on the number of Female-Headed Households in the unincorporated County and Countywide. The unincorporated County has a slightly lower percentage of female-headed households than does the county as a whole. The percentages in both regions have remained essentially the same since 1990.

	1990	2000	2007
Santa Clara County	53,598	56,793	59,522
(Percent of Total)	10.3%	10.0%	10.2%
Unincorporated	2,808	2,646	
(Percent of Total)	8.3%	8.6%	

Source: 2000 Census SF1 P18

Table 3.37 shows that half of female-headed households include children under 18 years old. The percentage of female-headed households with children in poverty is much lower in the unincorporated County than Countywide. In both the unincorporated County and Countywide, a female-headed household with children under 18 is much more likely to be in poverty than other household types.

Household Type	Countywide		Unincorporated	
	Number	Percent	Number	Percent
Total Households	566,485		31,332	
Female Headed Households	54,317	9.6%	2,660	8.5%
Female Headed Households with Children under 18	27,397	4.8%	1,255	4.0%
Families in Poverty	19,624		1,143	
Female Headed Households with Children under 18 in Poverty	6,308	32.1%	244	21.3%

Source: 2000 Census SF3 P10, P90
 Note: Includes only households for which poverty status is determined.

One program that helps single mothers share the cost of housing is the Shared Housing Program operated by Catholic Charities. The Shared Housing Program places single mothers in housing which they share with other families, along with support services including childcare. The County is an annual contributor to the Shared Housing Program.

3.02n Agricultural Worker Housing Needs

The south Santa Clara County communities of Morgan Hill, Gilroy, and the unincorporated areas of Coyote Valley and San Martin, have traditionally been the home of many agriculturally related industries, and as a consequence, have become the locations of a concentration of both permanent and seasonal agricultural worker households. Several statistics indicate that the need for Agricultural Worker Housing is decreasing in Santa Clara County. One such indicator is the ABAG Projections data.

Table 3.38 compares ABAG’s Projections 2000 and Projections 2007 for Agriculture, Mining, and Natural Resources Industry employment, both Countywide and in unincorporated areas outside city Spheres Of Influence (SOI). The more recent forecast show a much lower employment level than prior forecast, and also shows employment decreasing over time.

	1990	1995	2000	2005	2010	2015	2020	2025	2030
Projections 2000: Countywide	7,210	7,210	7,430	7,400	7,320	7,180	7,010	NDA	NDA
Projections 2007: Countywide	NDA	NDA	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Projections 2000: Outside SOI	330	390	300	350	420	450	440	NDA	NDA
Projections 2007: Outside SOI	NDA	NDA	330	280	270	260	250	240	230

Source: ABAG Projections 2000 and 2007

In Table 3.39 below, Agricultural Census data from 1992, 1997, and 2002 shows a general decrease in the number of hired farm labor-workers Countywide.

Table 3.39: Number of Farmworkers and Farms, Santa Clara County						
	1992		1997		2002	
	Farmworkers	Farms	Farmworkers	Farms	Farmworkers	Farms
Farm Operations With Less than 10 Employees		321		406		368
Worked 150 days or more	497		574		447	
Worked less than 150 days	2130		1168		611	
Farm Operations With 10 or more employees		117		88		116
Worked 150 days or more	779		1707		1249	
Worked less than 150 days	3415		2330		3149	
Total: Worked 150 days or more	1276		2281		1696	
Total: Worked less than 150 days	5545		3498		3760	
Total: Farms and farm labor-workers	6821	438	5779	494	5456	484

Sources: Agricultural Census 1992, 1997: Table 5; 2002: Table 7

Tables 3.40 and 3.41 show State Employment Development Department (EDD) data for the San Jose - Sunnyvale - Santa Clara Metropolitan Statistical Area (MSA), which includes both Santa Clara County and San Benito County. The data show overall declines from 1990 to 2007 in employment in the Farm Industry and in their 2004-2014 forecast for the occupation of “Farmworkers and Laborers, Crop, Nursery, and Greenhouse”.

Table 3.40: Farm Industry Employment,					
	1990	1995	2000	2005	2007
Farm Industry Employment	4,900	4,500	5,000	3,800	3,700

Source: EDD: Industry Employment & Labor Force - by Annual Average

Table 3.41: Farmworker Occupation Employment		
	2004 forecast base	2014 forecast
Farmworker Occupation Employment	4,360	4,140

Source: EDD: Occupational Employment Projections 2004-2014

The next table of EDD data shows a seasonal change in employment from January to August of almost 40% in the monthly averages of the 2000-2007 employment levels.

Table 3.42: Seasonal Employment Patterns												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Employment	4,100	4,143	4,286	4,486	4,643	5,000	5,357	5,714	5,686	5,557	4,729	4,300
Source: EDD: Industry Employment & Labor Force - by MONTH averages 2000-2007												

Estimates of the hourly wages of these agricultural workers are \$8.40 / hr for Q1 2006 according to the EDD Occupational Employment Projections 2004-2014.

One of the best examples of agricultural worker housing in the unincorporated County is the Arturo Ochoa migrant center. The Ochoa Center provides 100 units of migrant farmworker housing during the growing season. However, this facility, originally approved in 1970, relies on the public sewer and water services of the City of Gilroy. Facilities of similar size and density would also need to be located in cities to receive such services.

Further analysis of housing types for agricultural workers, appropriate zones including by-right zones, development standards, consistency between Zoning and Health & Safety codes, and local government’s role in development of agricultural worker housing can be found in sections 3.05e and 3.06s.

3.02o Homeless Persons and Emergency Shelter Housing Needs

The most recent examination of the needs of homeless persons in Santa Clara County is the 2007 Santa Clara County Homeless Census and Survey. The two-day point-in-time Census took place in early morning hours of January 29th and 30th, 2007. The Census counted 7,202 homeless persons countywide. The previous Census from 2005 counted 7,491 homeless persons.

The Census count of homeless persons was supplemented by a Survey of the homeless. Data from the Survey was combined with the results of the Census to generate an estimate of the number of people that experience homelessness over the course of a year. For the 2007 Census and Survey, the estimate was 18,056 people.

Table 3.43 shows the 2007 Census and Survey results including a breakdown of homelessness by jurisdiction. It shows 374 homeless people found in the unincorporated County, of which 259 were unsheltered on the day of the count.

Table 3.43: Homeless Survey Counts				
	Countywide		Unincorporated Point-In-Time Count	
	Point-In-Time Count	Annual Estimate ¹	Total	Unsheltered
2007 Census and Survey	7,202	18,056	374	259
2005 Census	7,491	20,338	531	435
1999 Homeless Survey		20,000		
Sources:				
2007: 2007 Santa Clara County Homeless Census and Survey (by Applied Survey Research)				
2005: 2004 Santa Clara County Homeless Census and Survey (by Applied Survey Research)				
1999: 1999 Santa Clara County Homeless Survey (by San Jose State University).				
/1 Note: Annual Estimates figures represent episodes of homelessness, including multiple episodes by a single person.				

Table 3.44 below shows that the most frequent reasons given for why individuals were homeless were unemployment and alcohol or drug abuse.

Table 3.44: Primary Reason For Homelessness Given by Homeless			
2007		2005	
Reason Given	Percent	Reason Given	Percent
Unemployment	29%	Alcohol or Drug Abuse	20.5%
Alcohol or Drug Abuse	20%	Unemployment	17.5%
Incarceration	5%	Unable to Pay Rent/Mortgage	14.7%
Family / Domestic Violence	5%	Argument with Family / Friends	12.7%
Illness	5%	Incarceration	10.5%

The County works closely with the cities and with non-profit agencies that serve the needs of the homeless population in order to maximize all forms of assistance. In addition to the survey of the homeless that takes place every two years, there are also several programs that address the need for emergency shelters and transitional housing including the Emergency Housing Consortium’s (EHC) Transitional Housing Program, and a EHC and South County Housing project creating a 140 bed transitional shelter in Gilroy. For further details on county homeless shelter programs please refer to section 4.08.15 “County Homeless Shelter Programs”.

More detailed information regarding zoning for a variety of housing types, including emergency shelters and transitional housing, is provided in section 3.05e.

3.03 Projected Housing Need

California State Government Code, Section 65584 (a), directs the State Department of Housing and Community Development (HCD) in conjunction with the Department of Finance to “determine the regional share of the statewide housing need” for each region of the state. These housing needs calculations are then forwarded to the councils of government in each region of the state.

3.03a Regional Housing Need Plan Numbers Supplied by State HCD

The regional numbers supplied by the State Department of Housing and Community Development (HCD) are projections, and will vary from actual growth in housing units. The regional numbers are developed with considerations including household size and growth, rate of household formation, and both existing and optimal vacancy rates⁴. The numbers produced by HCD are given to ABAG in the form of a regional target number. ABAG is responsible for allocating the regional target number to cities and counties in the Bay Area.

The Association of Bay Area Governments, the Bay Area’s regional council of governments, determines the projected housing need for each jurisdiction in the region through its Regional Housing Needs Allocation (RHNA) process. The RHNA numbers are based on HCD’s regional growth forecasts. The RHNA figures are derived from the most current assessment of future housing needs, ABAG’s San Francisco Bay Area Housing Needs Plan 2007-2014, and its companion report, Projections 2007.

3.03b ABAG’s Forecast of Housing Needs

The ABAG Housing Needs Determinations Report, released in June 2008, forecast the 2007-2014 regional housing needs for each jurisdiction in the Bay Area. The primary components used to allocate the housing need between the jurisdictions were household and employment growth (both in total and near transit), and existing employment. The RHNA for each jurisdiction was also allocated by income category.

Table 3.45 below shows the total RHNA for the unincorporated County by income category.

	Total	Very Low	Low	Moderate	Above Moderate
RHNA Units	1,090	253	192	232	413
Percentage	100%	23%	18%	21%	38%

Unincorporated Santa Clara County will satisfy its housing requirement through a combination of apartment-style graduate student, faculty, and staff housing at Stanford University, and primary and secondary dwellings built in other unincorporated areas. For detailed explanation of the County’s capacity to meet its RHNA, see section 3.05.

⁴ Govt Code Section 65584.01 (c) (1) (A)

3.04 Recent Unincorporated County Housing Development Activity

The purpose of this section is to document that portion of the County’s RHNA that has already been met by permits issued in the first two years of the RHNA period, 2007-2008.

3.04a Overview of Recent Housing Development Activity

Table 3.46 shows that between January 1, 2007 and December 31, 2008 the following numbers and types of units were permitted in Unincorporated Santa Clara County:

Table 3.46: Dwelling Units Permitted, 2007-2008, in the unincorporated County					
Dwelling Type	Total	Very Low	Low	Moderate	Above Moderate
Single Family Dwelling	65				65
Two-Family Dwelling Units	2			2	
Apartment-Style Units at Stanford	357		286		71
Secondary Units	11		2	9	
Agricultural Worker Units	-1	-1			
Total	434	-1	288	11	136

Source: County of Santa Clara Planning Office

The following subsections describe details of development activity for each dwelling type.

3.04b Single Family Housing Development

All 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. The statistic provided for single family dwellings is a ‘net’ figure, that takes replacement units into account.

3.04c Two-Family and Multi-Family Dwellings

There was one permit for a duplex approved during the specified time-frame. There were no Multi-Family units approved during the specified time-frame, other than units at Stanford discussed in the next section.

Within the urban unincorporated area, the County provides opportunity for new multi-family dwellings in R3 zoning districts. The vast majority of the R3 zones have been developed since the 1960s and 1970s, and most have been annexed over time into the nearby cities as redevelopment has occurred.

3.04d Graduate Student Housing Development at Stanford University

Stanford University currently provides graduate student housing for 60% of its graduate students and the majority of graduate students occupy their apartments year-round for multiple years while they obtain their degrees. Approximately 75% of graduate student residents are single students, while the remainder are couples or students with children. Additionally, in 2006, the University housed approximately 95 percent of its undergraduates on campus.

Between January 2007 and December 2008, 357 graduate student apartments have been constructed at Stanford University. Monthly rents for apartments at Stanford range from \$1,051 to \$3,420 a month, depending on the number of bedrooms in the apartment and the size of the household sharing the apartment. According to the determination of affordability categories in the HCD Official State Income Limits for 2009, the 286 studios, one bedroom, and two bedroom graduate student apartments built since January 2007 would be affordable to Low Income households. The remaining 71 units are four bedroom apartments, and would be affordable only to Above Moderate Income households.

3.04e Secondary Dwelling Unit Development

Secondary units are dwelling units that provide complete living facilities and are subordinate and ancillary to a primary dwelling on the same lot. For purposes of the 2009 Update, the analysis assumes that all secondary units were rental units that are affordable to lower income households, based on a December 2, 2008 survey of rents for similar units as advertised on Craigslist.

From 1999-2006, a net 94 secondary units were built, for an average of 12 per year. From January 2007 through December 2008, another 9 secondary units were built, less than in previous years but consistent with the recent housing downturn. The average number of secondary units built from 1999 to present is almost 11 units per year, and the County anticipates that creation rate to continue through 2014.

3.04f Agricultural Worker Housing Development and Related Activities

From 1999-2006, there was a net loss of two agricultural worker housing units, and since 2007 there has been a loss of one agricultural worker housing unit. This amount of agricultural worker housing development is close to the forecast in the 2001 Update of one unit per year, and is consistent with Agricultural Census evidence that the number of farmworkers in the County has been declining since 1992.

3.04g Additional Units Needed, by Income Category

The County has revised the projected housing need to reflect the housing development that has already occurred in the unincorporated area since January 1, 2007.

Table 3.47 below shows the adjusted housing need by affordability category. The RHNA numbers have been adjusted to reflect housing permits issued between January 2007 and December 2008. The remaining need shows the number of additional housing units for which the County must show capacity.

Table 3.47: Adjusted Housing Units Needed By Affordability Category Unincorporated Santa Clara County; January 2007 - June 2014					
	Total	Very Low	Low	Moderate	Above Moderate
RHNA Need	1090	253	192	232	413
Permitted ¹ 2007-2008	434	-1	288	11	136
Remaining Need (Over)		254	(96)	221	277
Source: ABAG and County of Santa Clara Department of Planning and Development					
1: Based on an analysis of rents currently charged at Stanford University for graduate student housing, most of the graduate student units built at Stanford have been allocated to the "Low" income category.					

3.05 Unincorporated County Housing Development Capacity

3.05a Overview

Section 3.05 first describes how the County has the capacity to meet the RHNA allocated to it by ABAG, followed by an analysis of the probable development that may occur through the end of the planning period in 2014.

The table below shows capacity by source and by income category.

Table 3.48: Summary of Capacity to Meet RHNA					
Source of Capacity	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
Permitted Units 2007-2008	(1)	288	11	136	434
Development-linked Capacity (Stanford, NASA/Ames ¹)	350	350	-	2,958	3,658
Remaining Unincorporated County Capacity	-	-	-	1,201	1,201
Total Ability to Meet RHNA	350	638	11	4,295	5,293
RHNA	253	192	232	413	1,090
Surplus Capacity ^{2 3}	97	446	(232)	3,882	

Notes:

1/ Capacity associated with NASA/Ames is attributed to the Above Moderate category until NASA/Ames completes subsequent stages of the planning process for the NASA/Ames Research Park.

2/ Negative numbers represent a deficit of capacity at that income level.

3/ Surplus capacity at lower income levels can be used to satisfy need at higher income levels.

The sections below describe how capacity was determined, by source of capacity.

3.05b Residential Development Capacity and Site Inventory

Residential uses are permitted in all residentially zoned areas of unincorporated Santa Clara County. The amount of development capacity, however, fluctuates greatly by subarea. The primary distinction between the subareas is related to the availability of urban services and intent of nearby cities to annex the areas.

The County has jurisdiction over two very different types of subareas: 1) rural unincorporated areas, and 2) urban unincorporated areas. In accordance with the County’s General Plan and the County’s longstanding commitment to concentrate development in the urban areas, only the urban unincorporated areas are intended to receive urban services and infrastructure. These

areas will also be annexed to their surrounding city. The urban unincorporated areas are in the County's jurisdiction. However, these areas are governed by the relevant cities' General Plans, and therefore they are under the cities' long range planning authority.

Although the urban unincorporated areas possess the necessary infrastructure to support higher-density residential housing, proposals for higher density housing which may likely be affordable would be referred to the relevant city for a determination of general plan conformance and likely annexation. Any proposal to create or expand higher-density residential zoning in urban unincorporated areas is subject to conformance with city general plans and annexation by the cities. Therefore, it is not realistic to expect high-density affordable housing to be both proposed for and developed in the urban unincorporated areas. Stanford University is the one exception to this rule.

The discussion of development capacity and site inventory is organized by subareas:

- Urban Unincorporated Areas not including Stanford University Lands
- Stanford University Lands
- Rural Unincorporated Areas

Urban Unincorporated Areas

Most of the land within urban unincorporated areas has been developed at single family residential densities, and has been built out over the decades since the 1950s. The capacity analysis identified vacant parcels within residentially zoned areas within cities' Urban Service Areas (USA). The capacity analysis identified 202 parcels in zones that allow residential development by right. The vast majority of parcels in USAs have full complement of urban services, including water, sewer, fire protection, and developed roads. Most of these parcels are not subject to environmental constraints that would preclude residential use.

Furthermore, as annexations continue, opportunities for new residential development permitted by the County are reduced. Since 2005, through the State's streamlined annexation process, the cities in Santa Clara County have annexed land in urban pockets that are estimated to contain over 3,000 housing units.

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 are under the land use jurisdiction and regulatory authority of the County. Stanford lands on which residential development may occur have full access to urban services and infrastructure. Further, through the 2000 General Use Permit (GUP), Stanford gained approval to construct additional housing of various sizes and types for 3,018 students and their

families. Since the year 2000, Stanford has constructed 700 housing units with the capacity to house 942 students. While this housing is directly accessible only to Stanford students, faculty, staff, and their families, it benefits the wider community by augmenting the local housing supply.

Stanford lands are the only areas in the unincorporated County for which the County retains long range planning authority and that has the infrastructure to support higher-density residential uses.

Rural Unincorporated Areas

The rural unincorporated areas consist of valley agricultural lands, and the mountainous areas of the Diablo Range and Santa Cruz Mountains. These areas are outside USAs and do not have full access to most urban services and infrastructure, such as municipal water and sewer. These areas also include those most commonly subject to environmental constraints and natural hazards. General Plan policies coordinated between the County and the cities encourage urban-style growth to occur in the cities, not the rural county. ABAG encourages this policy through their RHNA methodology⁵, as does the State through recent legislation addressing Climate Change.

Therefore, the housing capacity of rural unincorporated areas is limited to single family development. Affordable, higher density multi-family development is not an option in the rural unincorporated areas; to encourage this type of development is inconsistent with the County's and cities General Plan and long-standing growth management policies that encourage higher density development in cities.

The capacity analysis identified a large number of vacant, potentially developable existing parcels. Almost 1,000 parcels met the selection criteria, which were intended to identify the parcels that were least constrained by physical and other factors.

3.05c Development Capacity Analysis

The site inventory analysis focused on documenting the capacity for the following types of housing units in unincorporated Santa Clara County:

- single family dwellings
- secondary units
- agricultural worker units
- multi-family units
- mobile homes

The data in Table 3.49 is organized according to the above housing unit types.

Capacity Analysis for all Unincorporated Areas, Excluding Stanford University Lands and NASA/Ames

The selection criteria for identifying the most available and developable parcels were:

- Improvement value of \$0

⁵ ABAG "San Francisco Bay Area Housing Needs Plan 2007-2014" of June 2008, pgs 23-24

Figure 1: Stanford University Housing Capacity Map

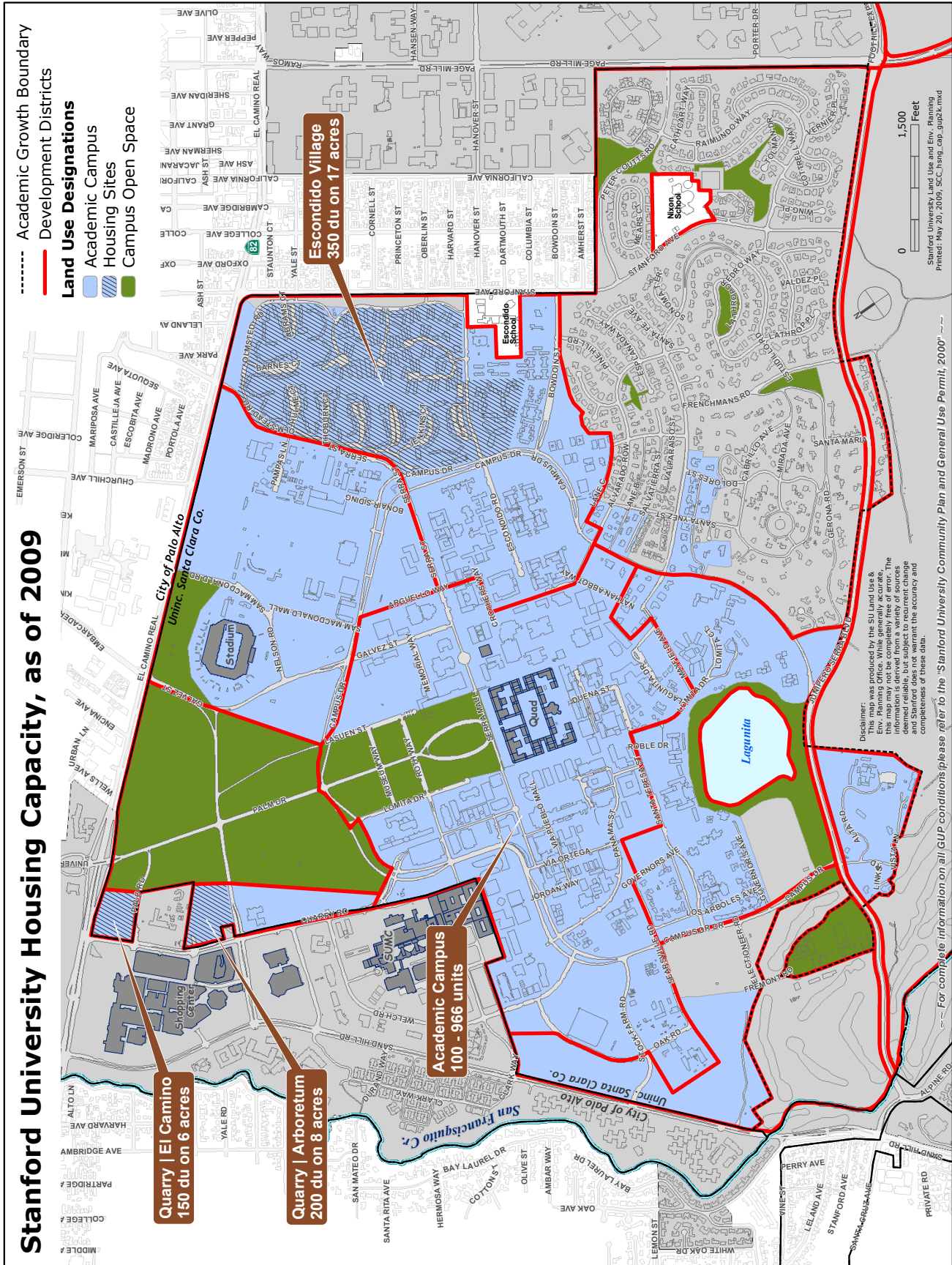


Figure 2: Stanford University Housing Capacity Table

Stanford University Housing Capacity: 2009						
Project Site	Type of Resident	GUP Housing Units^a	Dwelling Units	Type	Site	Density
2000 GUP Housing (2000-2009)	varies	1352	704 ^b	varies	varies	varies
Quarry Arboretum	Post doc	200	200 ^c	apts	8 acres	25 du/ac
Quarry El Camino	Post doc	150	150 ^c	apts	6 acres	25 du/ac
Academic Campus, Escondido	Grad Students	350	350 ^c	studio	varies	varies
Academic Campus	Faculty/Students	368-966	100-966 ^d	varies	varies	varies
Total Capacity		2420-3018	1504-2370			
Remaining Capacity		1666				

Footnotes:

- a) 2000 General Use Permit (GUP), requirement is 2,420 units/2,035,000 square feet or up to 3,018 units.
- b) affordability breakdown to be provided by County of Santa Clara Planning Office.
- c) affordability category 'low' based on planned densities.
- d) affordability category and number of dwelling units will vary depending on project and user.

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- Not in Williamson Act Contract
- Slope of lot is less than 30%
- Not publicly owned land
- Minimum lot size of 3,750 square feet for urban areas, and 1 acre for rural areas.

This selection identified 1,201 sites with potential for housing development of different types. Table 3.49 shows how the sites correlate with dwelling types.

Table 3.49: Housing Development Capacity Under County's General Plan 1995 – 2010 (Does not include Stanford University Lands)					
Parcels/Dwellings	Zoning	Within USAs	Outside USAs	Total	Conditions
Total Parcels Available		202	999	1201	
Single Family Dwellings	R1, R1E, HS, A, AR, RR, A1	202	999	1201	By Right
Secondary Dwellings (Excludes RR in San Martin <5ac)	R1, R1E, HS, A, AR, A1, RR	201	771	972	By Right
Agricultural Worker Housing	AR	0	71	71	By Right (Long Term)
	A1, A, HS, RR	38	818	856	Permit
Mobile Home Park		0	0	0	
Notes: 1) The figures for Secondary and Agricultural Worker units are conservative, since this analysis only considers parcels with improvement values of zero. There are thousands of other parcels with existing residential development that may have capacity for development of additional types of housing. An example would be the potential for Secondary Unit development on sites with existing homes. 2) Manufactured housing is allowed in all single-family zones without additional permitting procedures. 3) No parcels with Multi-family zoning were identified as vacant.					

For a description of Zoning districts and housing types, refer to section 3.05e.

Capacity Analysis for Stanford University Lands

Stanford University has the most capacity and potential, and the highest likelihood of development of affordable housing. Stanford University development is governed by a Community Plan, appropriate zoning, a General Use Permit, and policies that link academic development with housing development.

Table 3.50 describes the development capacity at Stanford University, based on the analysis in Figure 3.1 and Figure 3.2 on the following pages.

Table 3.50: Housing Development Capacity on Stanford University Lands				
Site / Project	Type of Resident	Number of Dwelling Units	Site Size	Development Density
Quarry / Arboretum	Post-Doc	200	8	25 du / ac
Quarry / El Camino	Post-Doc	150	6.2	24 du / ac
Escondido	Grad Student	350	variable	variable
Other Academic Campus	Various	966	variable	variable
Total Dwelling Units		1,666		
Source: Stanford Planning Office				

Development densities at certain designated sites on Stanford University lands meet the 20 units per acre Default Density threshold for affordable housing. Therefore, this component of development capacity meets State requirements to provide sufficient sites for lower income households.

The planning and development of housing at Stanford University follows a highly programmatic and integrated approach established by the County and Stanford University through the Stanford Community Plan and General Use Permit. Housing post-doctorate students and medical school residents at the Quarry sites reflects the University's desire to house these populations at a location in close proximity to Stanford University Hospital, where they work and study. This practice is consistent with the University's policy to locate housing close to the programs and facilities it serves, which reduces trip generation and promotes efficient land use. However, the Quarry sites are not necessarily confined to post doctorate students and medical residents. If Stanford housing needs dictate, the Quarry sites could also house different populations. Currently, Stanford housing needs for different populations are met in other ways and elsewhere on Stanford lands.

For example, the Stanford University General Use Permit allows Stanford to create hundreds of dormitory-style housing units, which do not count as housing units under the Census Bureau definition⁶. These dormitory units, however, address a specific type of housing need and significantly reduce demand on the local housing markets.

In addition to constructing housing, Stanford also sponsors the Stanford Affordable Housing Fund. The Fund recently assisted 55 units of senior housing (30 of which are affordable to Extremely Low Income households), 49 units of family housing (29 of which are affordable to Extremely Low Income households), and 35 single room occupancy units for seniors, adults, and

⁶ The full Census Bureau definition of Housing Unit can be found in Technical Documentation for Summary File 1, 2000 Census of Population and Housing, at Appendix B. The most often cited portion of the Census Bureau's definition of Housing Unit follows: "A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall".

transitioning youth (8 of which are affordable to Extremely Low Income households). Although the Stanford Affordable Housing Fund is a program of the unincorporated County County (see Program 4.05.03, Chapter 4, of the Housing Element), these assisted units are located in the City of Palo Alto, and are not included in the Unincorporated County's demonstration of zoning and programs for a variety of housing types.

While housing sites at Stanford are intended to house Stanford students, faculty, and their families, the housing benefits all members of the community, and not just those affiliated with Stanford. 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.

Together with development capacity in the other unincorporated County lands, there are sufficient developable parcels and sites to meet the projected RHNA for all income categories.

Capacity Analysis for NASA/Ames

The County's RHNA includes 280 units of projected housing need associated with future development at NASA/Ames. The potential for both residential and non-residential development is indicated in an Environmental Impact Statement NASA/Ames completed in 2002 and further preparation and analysis by NASA/Ames in 2007. It includes development of over 1,900 apartments and townhomes. In early 2009 NASA/Ames announced a partnership with a University-based non-profit to lead the development effort. Evaluation and planning studies, including CEQA analysis, and selection of a "Master Developer" are the next steps for the project. However, according to NASA/Ames, development is not likely to begin before 2013. Until further planning is completed, there is no additional information by which the County can determine affordability categories for the potential housing units. Therefore, for the purposes the capacity analysis, all housing units in the NASA/Ames project are placed in the above moderate income category.

3.05d Probable Housing Development

The purpose of this section is identify the probable development expected to occur over the planning period of the 2009 Update, which ends in 2014. The analysis is distinct from the previous capacity analysis, which indicates potential for housing development without regard to the probability of development.

The unincorporated area probable housing development analysis relies upon historical development trends to determine development potential, rather than merely counting vacant parcels. Over the last several years in unincorporated areas, the County has approved an average of about 12 secondary dwellings per year, 1 agricultural worker housing unit per year, and 70 primary dwelling units per year.

Table 3.51 shows both historical permits issued for housing in 2007-2008, and also the probable number of permits to be issued through 2014 based on historical trends.

Table 3.51: Total Permitted and Probable Units in Unincorporated Areas, 2007-2014 (Does not include Stanford University Lands)					
Unit Type	Total Units	Very Low	Low	Moderate	Above Moderate
Permitted 2007-08					
Single Family Dwellings / Primary	65				65
Secondary Dwellings	11		2	9	
Agricultural Worker Units	-1	-1			
Total Permitted 2007-2008	75	-1	2	9	65
Probable 2009-2014					
Primary Dwellings	365				365
Secondary Dwellings	72		29	43	
Agricultural Units					
Total Probable 2009-2014	437		29	43	365
Total Permitted & Probable 2007-2014	512	-1	31	52	430
Source: County of Santa Clara Building Permits Database. Note: Affordability for Secondary Dwellings is based on whether the dwelling is attached (Low) or detached (Moderate).					

Based on the above information, the County expects to produce more housing than that portion of the RHNA initially assigned to it before the reallocation of Stanford and NASA/Ames RHNA.

Probable Housing Development on Stanford University Lands

Stanford University received approval from the County in 2000 for increased compact development of its academic core campus area. As a residential campus, the University offers important opportunities in the County to improve the balance between jobs, housing, and transportation. The Stanford Community Plan (SCP) and 2000 General Use Permit (2000 GUP) conditions link development of academic facilities and housing, as a means to mitigate the potential impacts of growth on the nearby cities’ housing markets.

The GUP requires the University to develop housing for at least 2,420 students and staff by the time the University completes development of 2,000,035 square feet of academic space as allowed in the GUP. In May of 2009, the University reached the halfway point in development of both academic space and housing for students and staff. Over half of that housing developed so far was in the form of apartments and studios for graduate students. Half of the remaining 1,200 housing spaces to be developed under the GUP are also expected to be apartments and studios for graduate and post-doctorate students, and medical residents.

Affordability categories for apartments at Stanford were determined through an analysis of rents charged. Current rents for student housing at the University indicate that most graduate student housing is affordable to low income households.

Table 3.52: Total Permitted and Probable Housing Development at Stanford University, 2007-2014 (including graduate student apartments, and faculty and staff units)					
Stanford Unit Development	Total	Very Low	Low	Moderate	Above Moderate
Units Permitted 2007-2008					
Munger	357		286		71
Units Probable 2009-2014					
Stanford Ave & Olmsted	64				64
Total Permitted and Probable 2007-2014	421		286		135
Notes: 1) Based on analysis of rents currently charged by Stanford University for graduate student housing, nearly all of the graduate student units have been allocated to the "Low" income category. 2) Munger is a development of apartment-style units. Stanford Ave & Olmsted are single-family dwellings (attached and detached).					

The table above shows that the timing of future housing development at Stanford is uncertain, even though the capacity for housing development exists now. At such time as academic development triggers additional housing need, the GUP conditions allow and require it.

3.05e Quantified Objectives

State housing law requires each jurisdiction's housing element to include a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. To satisfy this requirement, Table 3.53 below summarizes the total permitted and probable dwelling units to be developed over the 2007-2014 allocation period. It also includes the probable number of dwelling units to undergo rehabilitation during the same timeframe.

The estimate for the number of probable dwelling units to be developed is conservative. It does not include any new apartment-style housing development at Stanford University, even though past development trends indicate that another 200 to 300 apartment-style units would be built at Stanford University over the next five years. Also, the affordability category for all rehabilitated

units is assumed to be Low, even though there is a likelihood that some of the units rehabilitated are affordable to households with Very Low and Extremely Low incomes. Similarly, the affordability categories for secondary units are assumed to be Low and Moderate, based on whether the unit is attached or detached, even though surveys of secondary unit rents from nearby jurisdictions indicate that many secondary units are rented at no cost by family members or caretakers.

Table 3.53 on the next page includes objectives of programs and funding contributions that the County of Santa Clara makes to projects located in cities or that serve populations within cities. See Chapter 4 for a comprehensive discussion of the full range of contributions the County makes to projects and programs to jurisdictions that, like the County, participate in the Urban County, and Countywide through County agencies and departments.

Table 3.53: Quantified Objectives: Total Permitted and Probable Dwelling Unit Development, 2007-2014, Unincorporated County, and Projects Funded by County									
	Nature of Involvement	Funding From County	Leveraged Funding, Other Sources and Years	Income Category					Total
				Extremely Low	Very Low	Low	Moderate	Above Moderate	
Permitted 2007-2008	Permitting Agency			0	288	11	136	435	
Probable 2009-2014	Permitting Agency			0	29	43	365	437	
Rehabilitation	Permitting Agency	\$651,087		77				77	
Conservation / Preservation	Agency Funding							0	
Subtotal Permitted Projects		\$651,087		0	394	54	501	949	
Stanford Affordable Housing Fund 2007-2008	New Construction Funding	\$2,280,000	\$56,778,428	50		196		246	
Stanford Affordable Housing Fund 2009-2014 ²	New Construction Funding	\$960,000	\$12,824,383	12		23			
Affordable Housing Fund, Housing Plus Fund 2007-2008	New Construction Funding		\$2,150,000	42				42	
Affordable Housing Fund, Housing Plus Fund 2009-2014 ³	Rehab & Construction Funding							0	
Subtotal Funded Projects			\$71,752,811	104	0	219	0	288	
Total				104	0	394	273	501	1,237

1/ Legend for Nature of County Involvement:
 "Location": The structure/project is or will be located in the Unincorporated County.
 "Funding": The structure/project is funded in part with County funds (% contribution and source in parentheses).
 2/ Estimate based on fund remaining from initial \$5,000,000 Notice of Funding Availability of 2008.

3.05f Zoning for a Variety of Housing Types

Table 3.54 outlines that the County has zoning districts to accommodate the variety of housing types described in State law.

Table 3.54: 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	ASA
Multi-family rental housing	Residences - Multi-family	CN, CG, OA	UP, UP/ASA for mixed use projects
Agricultural Employee (seasonal)	Ag-Employee Housing - Short Term (temporary)	A, AR, HS, RR, rural A1	SP, with time limits, 4.10.040 Suppl. Use Regs.
Agricultural Employee (permanent)	Ag-Employee Housing – Long Term (permanent)	A, AR, HS, RR, A1 in rural areas	UP, additional SFR by right in AR
Group quarters up to 36 beds	Ag-Employee Housing – Long Term (permanent)	A, AR, HS, RR, A1 in rural areas	UP, additional SFR by right in AR
Single-family/HH units up to 12 units	Ag-Employee Housing – Long Term (permanent)	A, AR, HS, RR, A1 in rural areas	UP, additional SFR by right in AR
Emergency shelters	Residences – Single Family, Two-Family, or Multi-Family	R1, R2, R3	By right, or ASA in applicable urban zoning districts
Transitional housing	Residences – Single Family, Two-Family, or Multi-Family	R1, R2, R3	By right, or ASA in applicable urban zoning districts
	Residential – Communal Institutional	R1, R1E, RHS, R2, R3	UP
Supportive housing	Residences – Single Family, Two-Family, or Multi-Family	R1, R2, R3	By right, or ASA in applicable urban zoning districts
	Residential – Communal Institutional	R1, R1E, RHS, R2, R3	UP
Single-room occupancy	Rooming Houses, Fraternities & Sororities	R1, R1E, R2, R3	UP, except in R3 ASA in R3
Mobilehomes/ Factory-built housing	Residences –Single Family	All where permitted	By right
Second dwellings	Secondary Dwellings	A, AR, HS, RR, RS, & A1 in rural areas; R1, R1E, RHS, R1S, A1 urban zones.	By right, or by Special permit under particular circumstances per Suppl. Use Regs., 4.10.340

The following sections elaborate on each of the housing types specified in the first column of Table 3.54.

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. Multi-family residences are allowed in R1S, R3S, and R3 zones with an architecture and site approval permit.

Agricultural Worker Housing

Agricultural employee housing use classifications of the Zoning Ordinance define two sub-categories of use: Short Term housing, to be in the form of mobile homes or manufactured housing, and Long Term, which may be either in the form of a site-built Single Family Dwelling, duplex, multi-family dwelling, or group quarters. 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. In particular, Section 17021.5 requires such employee housing to be permitted by right.

This requirement is satisfied by the County's Zoning Ordinance because it allows for one single family residence per legal lot in all zoning districts other than industrial and commercial districts, and does not define, limit, or restrict the term "family" to preclude occupancy by six or fewer unrelated employees. The term 'family' is defined in Chapter 1.30 of the Zoning Ordinance as "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". Consequently, the Zoning Ordinance does not distinguish a single family residence occupied by six or fewer employees from one occupied by a different type of household or family composition. Discretionary review, (such as a Special Permit for temporary agricultural employee housing) would occur only when there is an existing or proposed primary dwelling on a parcel, and the proposed agricultural employee housing would be in addition to the primary residence.

Pursuant to Section 17021.6(a), housing for up to 36 beds in group quarters are to be permitted according to permit requirements applicable to other forms of agricultural uses. Agricultural uses range from row crops, vineyards, to greenhouses, fish farms and intensive agriculture such as mushroom or poultry farms. Vertical integration of packaging and processing is also permitted as an agricultural use. Depending on the intensity of the use, and whether site improvements and structures are involved, the permitting requirements include uses allowed by matter of right (row crops), others by ASA (processing, sales), and more intensive agriculture by Use Permit.

In general, the type of employee housing uses defined in the Employee Housing Act involve significant on-site improvements and buildings more similar to agricultural processing, greenhouse cultivation, and intensive agricultural uses, than to row crops or orchards. Staff's analysis of comparable agricultural uses concludes that a group quarters development for up to 36 beds, in a farm labor camp setting, for example, would be comparable to uses subject to a Use Permit. Consequently, the requirement for a Use Permit for long term agricultural employee housing is consistent with the permit requirements for similar agricultural uses permitted in rural base zoning districts, and is not in conflict with the purposes and requirements of the Employee Housing Act.

Emergency Shelters

Emergency shelter is defined as housing with minimal support services (or none) for homeless persons that is limited to occupancies of six months or less. Emergency shelter housing may take many forms. It may occupy a single-family residence in an R1 zone for limited numbers of occupants, or a duplex, or multi-family dwelling, such as an apartment managed and provided by a non-profit or governmental agency. It may also utilize armories or other special institutional buildings designed or converted specifically for emergency shelter housing, such as a former hotel, apartment building, or boarding home.

In Santa Clara County, the policy in local housing for homeless persons has been to provide housing first, in the form of permanent housing rather than temporary or emergency housing, and to pair housing with services to treat the causes of homelessness rather than its symptoms (see sections below on Transitional Housing and Supportive Housing). Short term shelter may also be intended to meet the needs of homeless persons lacking shelter due to a variety of reasons, family violence, crime, fire, condemnation or eviction. The County's Housing First approach, however, promotes transitional and permanent supportive housing because this is the most effective way to address homelessness.

The County's Zoning Ordinance facilitates the operation of emergency shelters by right. Emergency shelters operating within an existing or proposed single-family residence in an R1, R1E, RHS, R1S, R2, or R3 zone are permitted by right. An emergency shelter operated by an emergency housing provider in an existing or proposed two-family residence (duplex) is allowed by right in the R1S, R2, and R3 zones. Emergency shelters operating within an existing multi-family dwelling are also allowed as a matter of right in R3 and R3S zones, and are not subject to additional land use regulations.

To demonstrate that the urban unincorporated areas of Santa Clara County have sufficient and realistic capacity for emergency housing in existing single-family and multi-family areas, the County has conducted an analysis of the number of parcels and acreage within urban unincorporated areas. The analysis has focused on those urban unincorporated areas that centrally-located within the urbanized area, rather than those located at the periphery or in foothills locations. The

latter areas tend to be those with the highest residential property values and least likely to be utilized for any form of emergency, transitional, or supportive housing. The analysis further narrowed the results of this survey of parcels based on proximity to transit lines (0.25 miles or less) and those located in areas of relative affordability (Census data indicates that household incomes for the island are 80% or less of County median income). These criteria are deemed most likely to correlate with location characteristics of interest to emergency housing providers and those who seek their services, due to the need for access to transit services (para-transit, bus, and rail lines) and relatively affordable rental prices.

The following table summarizes the results of the analysis.

Capacity analysis for use of existing residential parcels/areas for Emergency Housing					
	Parcel Count	Acres	Parcels in Single Family Zones	Parcels in Multifamily Zones	Parcels in Other Zones
All centrally-located urban island parcels	11,602	3,890	10,963	110	466
Parcels meeting additional transit and affordability criteria	4,544	931	4,206	96	242

There are over 11,000 parcels, mostly developed, on nearly 3,900 acres of urban unincorporated lands in centrally located islands that might serve as emergency housing by a non-profit provider. Of those, over 4,500 parcels on 931 acres are located near transit lines and in more affordable neighborhoods. Consequently, there is an adequate number of parcels where emergency housing might be provided in existing dwelling units within the urban unincorporated areas.

New multi-family residential development for emergency shelter use is allowed in the R1S, R3S, and R3 zones, with Architecture and Site Approval (ASA). The ASA process is designed to ensure that development standards for setbacks, parking, fire, water, sewer, and other site requirements are met. Although ASA is not a ministerial approval process (such as the building permit application process), it is similar to an administrative review when applied to new multi-family developments in R3 zones. Where new multi-family development is concerned, ASA is used objectively to ensure proper site development, and is not used to deny or prevent a multi-family residential use proposal consistent with applicable city general plans, the County’s General Plan, and R3 zoning regulations.

The County has zoning districts that accommodate emergency shelters in various types of dwelling units on a year round basis without a conditional use permit or other discretionary action. The County will also pursue amendments to its Zoning Ordinance to allow emergency shelters

within existing, permitted Religious Institutions, Non-profit Institutions, and Community Care – Expanded facilities as an ancillary use, allowed by right without additional discretionary land use approvals, subject to certain maximum occupancy and minimum management standards/requirements appropriate to each use and facility type. Staff analysis has identified at least 13 institutional uses that may be eligible for such a use.

To understand the County’s approach to emergency, transitional, and supportive housing, it is critical to explain the geographic and policy context for the County. In Santa Clara County there is limited urban unincorporated land within the County islands (unincorporated areas within city Urban Service Areas) where municipal services and urban infrastructure are provided, such as sewer services. Rural unincorporated lands outside city Urban Service Areas are not eligible for urban density/intensity uses, and lack urban services and sewer infrastructure. In light of these facts, the County’s contributions to emergency shelters and the needs of the homeless population continue to be significant and considerable.

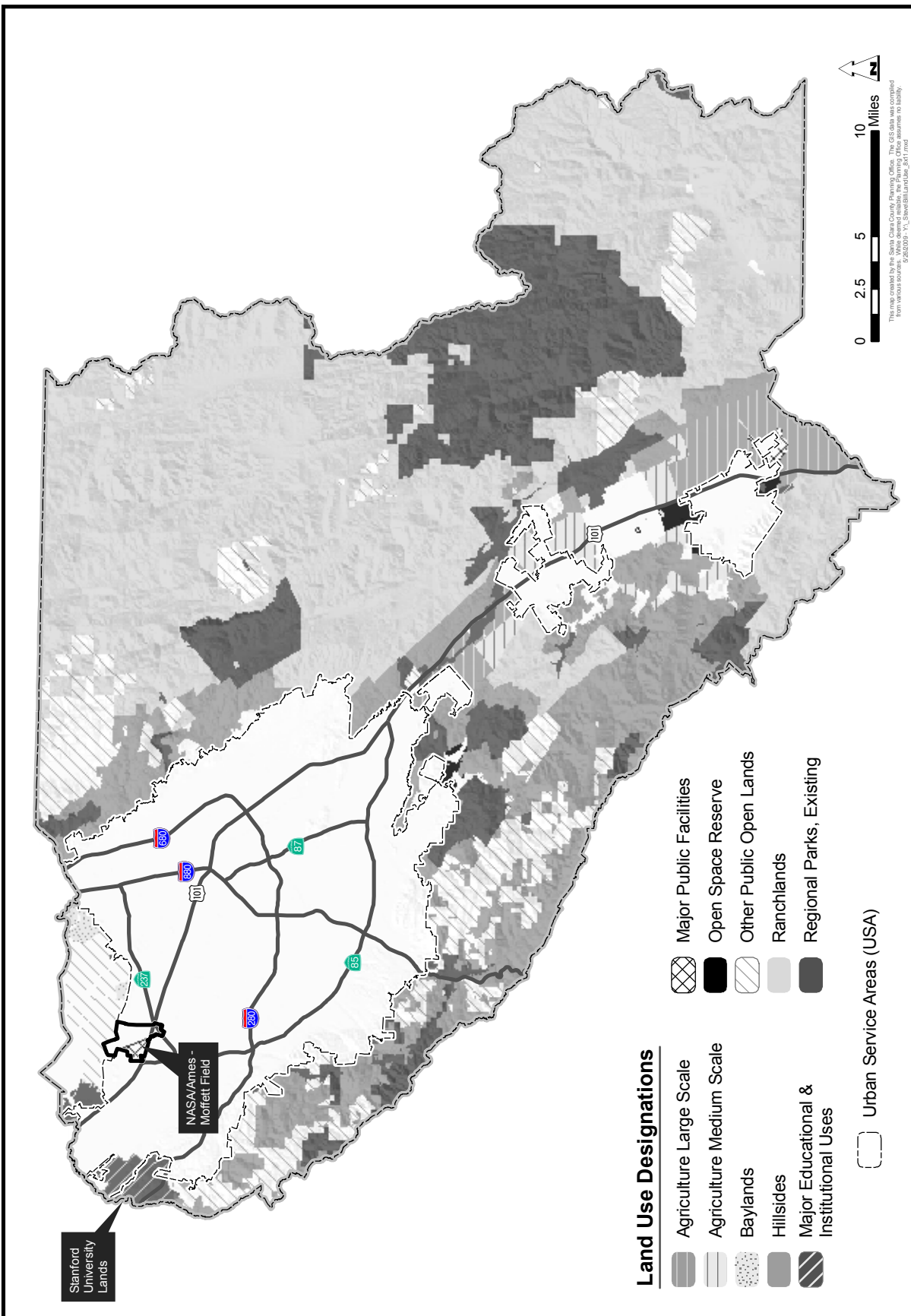
For example, the County participates in and contributes funding to a myriad of programs that assist and house the homeless. The Santa Clara County Collaborative on Affordable Housing and Homeless Issues (Collaborative) is the lead entity for the County’s Continuum of Care process and the official forum for planning and implementing a response to end homelessness in the County. Collaborative membership is drawn from the County, key cities, service and shelter providers, affordable housing developers, employment and training agencies, business interests, and other interested parties. The program “Destination: Home” was created in 2008 to act as a facilitator and collaborator between the agencies, providers, and other stakeholders working to end homelessness. The Shelter Plus Care program provides tenant-based rental assistance linked to supportive services for those with long-term disabling conditions. Details on these programs and many more are in Chapter 4 of the County’s Housing Element.

Overall, the County’s approach to providing housing opportunities to the homeless, those especially at risk of becoming homeless, and other special needs populations includes, but is not limited to, the following:

- Countywide programs and funding including, but not limited to, the Urban County CDBG and HOME Programs, Mental Health Services Act Housing Program, McKinney-Vento Homeless Program, Cold Weather Shelter Program, and support for one-stop homeless prevention centers. The County’s homeless need will be addressed in part by planned, programmed and/or funded eligible housing units within the Housing Element planning period (2009-2014).
- The County’s Keys to Housing: A 10 Year Plan to End Chronic Homelessness, the Blue Ribbon Commission on Homelessness, the Collaborative, and Destination: Home represent significant past, present, and ongoing County initiatives and commitments designed to end homelessness.

Figure 3: Santa Clara County Land Use Plan - Selected Areas

Santa Clara County Land Use Plan: Resource Conservation Areas and Selected Other Land Uses



- The Cold Weather Shelter program operating at three locations that has been supported by the County since 1987. In 2008 the County funded enhanced services through the pilot Shelter Outreach Center Program.
- The County request in 2009 for \$19.25 million dollars from the County Mental Health Services Act Housing Program to build housing (an estimated 120 units) for persons with serious mental illness who are homeless or at risk of homelessness.
- The County allocation of \$2 million dollars toward purchase of property known as the former Korean Baptist Church site in San Jose, as part of a land exchange with the former Armory site (Ritchey property). It is anticipated that the sale of the Church site to Charities Housing will create 100 housing units targeted for County and San Jose very low income households, including the homeless.
- The Housing Authority of the County of Santa Clara in 2006 and 2007 setting aside 100 Section 8 Housing Choice Vouchers for the chronically homeless. That number was increased to 200 in 2008. Vouchers can be used throughout the County to obtain affordable rental housing.
- The Board of Supervisors approving an allocation of \$750,000 for 2007-2010 to the Housing Trust of Santa Clara County, with emphasis on funding projects in the County's 10 Year Plan to End Homelessness. One of the Trust's three program priorities is the Homeless With Special Needs Housing Program. Consistent with that priority, and through the contribution of the County, the Trust was able to increase funding to local non-profit agencies for homeless prevention by \$87,500 in 2009.
- The Collaborative on Affordable Housing and Homeless Issues will be applying for approximately \$9 million in McKinney-Vento Homeless Program funding for housing and services for homeless individuals and families. This amount is consistent with funding levels awarded the Collaborative by HUD in 2007 and 2008.
- A new program using the scattered sites approach to serve single adults who are mentally ill and chronically homeless has been created by Catholic Charities of Santa Clara County. The program will pay 30% of the AMI towards rent and will provide intensive supportive services for eligible participants. The program targets those individuals who have been served by emergency shelters to promote permanent housing solutions.

Transitional Housing

Transitional housing is defined as buildings configured as rental housing, operated under program requirements that call for termination of assistance and recirculation of units to another assistance after a defined period of time, no less than six months. Transitional housing may occupy all classifications of residential use defined in the Zoning Ordinance, depending on the program and/or service provider, and on the intended number of occupants. The "Residential – Communal Institutional" use classification also specifically includes larger communal residential settings with shared dining and cooking facilities, shared living spaces, and support services for residents, which would apply to either Transitional Housing or Supportive Housing. It is distinct

from “Community Care” facilities, which may include either day-care or residential facilities for developmentally disabled, handicapped, or incompetent individuals whose placement within such facilities is required or involuntary.

Transitional shelters operating like single-family or two-family residences are allowed by right in all residential zones except R3S, where they are allowed with architecture and site approval. Architecture and site approval is also required for transitional shelters operating as a multi-family residence in R1S, R3S, and R3 zones. Transitional housing operating as Residential -Communal Institutional housing are allowed with a use permit in the R1, R1E, RHS, R2, and R3 zones.

Supportive Housing

Supportive housing is defined as housing similar to transitional housing, except that it has no length of stay limits, and it is occupied by a target population as defined in Section 53260(d) of the State’s Health and Safety Code. Supportive housing is linked to provision of on-site or off-site services to assist occupants in retaining such housing, improving health status, and maximizing occupants’ ability to live and work in the community. These types of services may go beyond basic services provided in transitional housing. The use classifications of the Zoning Ordinance in which Supportive Housing may occur include all single family dwellings, duplex, multi-family dwellings, and Residential – Communal Institutional.

Single-Room Occupancy

Single room occupancy 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 R1, R1E, and R2 zones, and with architecture and site approval in R3 zones.

Mobilehomes and Factory-Built Housing

Mobilehomes and factory built housing are recognized as a form of single-family residential housing under the Residences – Single Family use classification. They are permitted forms of housing wherever that use classification is permitted.

Secondary Dwellings

Second dwellings are defined under the use classification “Secondary Dwellings” 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, except for R2 and R3 zones. In the R3S zone, secondary dwellings require ASA.

3.05g 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.

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 that effort, by not acting as a competitor or promoter of urban sprawl and by restricting land use and development outside urban areas and 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 overall well in conserving energy and reducing carbon footprint, which reduces global warming.

County policies also strongly support increasing the proximity of housing to jobs, by promoting infill development, or "compact" urban development as urban areas redevelop. As a consequence, there has been relatively little need for urban expansion to accommodate population and housing growth.

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, many underutilized lands, parking lots, and other properties exist within the cores of cities. These areas, particularly those that can support and utilize transit, should be redeveloped to the most appropriate and efficient densities of residential or mixed use possible.

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

- transit-oriented land use and densities (e.g.: San Jose has transit corridor and urban core minimum density policies, as opposed to maximum density limits);
- use of "new urbanist" or smart growth principles to promote alternatives to single-occupancy vehicles for commuting; and
- streetscape and similar policies of the County, cities, and the Valley Transportation Authority (VTA), to 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.

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—natural resources, trees, land, energy, and open space. Energy saving incentives are primarily the domain of the utilities, such as PG&E, which provides a significant rebate program for energy efficiency appliances, insulation, and related activities.

Increasingly, the focus on energy conservation in the building industry is shifting from retrofitting to green building. The County promotes energy efficiency improvements in older housing stock in terms of policy and the financial assistance programs it provides to support lower income housing. However, the area where the County is making greatest strides is in the area of mandatory green building standards, due to the fact that it can directly affect building standards through its own codes and ordinances.

Promoting Green Building and Greater Efficiency Standards

The County of Santa Clara began efforts to promote green building several years ago, culminating with the adoption of significant new requirements for green building in residential construction in 2008. Those new standards become mandatory for new residences and rebuilds in August 2009. The County is also developing green building requirements for non-residential building such as commercial, institutional, and office construction in 2009. An ordinance is expected to be adopted by late Fall 2009.

The County's green building requirements for residential development require at least 50 Build It Green points to certify a new home as a green building. Point requirements increase as house size increases. Alternatively, builders can choose to use LEED for Homes as the measure of achieving a green building. All of the following are options for achieving certification:

- 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 and cool roofs, and wind energy;
- efficient building framing design to reduce waste and incorporate framing concepts with other efficiency standards and methods;
- recycling of construction waste;
- 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 fact, all the aforementioned concepts and standards have become integral components of “green building” in the last several years. The County promotes green building information through handouts, displays, and its websites, in addition to its building ordinance requirements.

The State is currently in the process of finalizing its Model Water-Efficient Landscape Ordinance. It will increase requirements for water use efficiency in irrigated landscapes, and cities and counties will have a role in implementing the new standards either through the State’s ordinance or through locally adopted ordinances.

In addition, the County has updated and significantly expanded its landscaping guidelines and requirements, through adoption and publication of an Integrated Landscape Guidelines document. It provides direction and suggestions for improving energy efficiency and conservation in a variety of related ways, including water conservation, energy efficiency, and use of native plants. The Integrated Landscape Guidelines apply to new residential development for which landscape plans are a conditional requirement.

Additional information regarding green building requirements is provided under the section 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. However, its long term advantages significantly outweigh costs over the life of a building, and contribute significantly to reduce the County’s carbon footprint.

For additional information see section 3.06j, on building codes and green building requirements.

3.06 Governmental Factors Influencing Housing

3.06a 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. The 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 controls 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 which may unduly restrict housing potential within the jurisdiction, the better to assess in what 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, among others.

3.06b 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 single building sites, 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. Any complete discussion of all such subjects would be quite extensive and lengthy. The following provides an overview of the principal land use control mechanisms adopted by Santa Clara County regarding residential development.

3.06c Santa Clara County General Plan: Charting a Course for Santa Clara County's Future, 1995-2010

The Santa Clara County 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 be located within cities' or their Urban Service Areas (USAs). Outside the USAs of the 15 cities, 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 focus 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 mid-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.

Within the urban unincorporated areas, inside cities' USAs, the County's General Plan policies promote eventual annexation of unincorporated islands and pockets. The General Plan also requires new unincorporated development in USAs to conform to the general plan of each city, by deferring to the controls over allowable uses and densities of development stipulated by each city's General Plan to determine residential use intensity within USAs. For example, where a city's general plan land use element allows high density, multi-family housing, unincorporated parcels may be annexed and redeveloped to residential development densities permitted in that city land use designation, through city approval processes.

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

Case 1: Capitol Corner

The first example of how the County’s policies and procedures streamline and facilitate development of urban unincorporated areas is a 15 acre site within the City of San Jose’s Urban Service Area. This under-developed, unincorporated parcel is bounded on the west by I-680, on the north by a major arterial, Hostetter Road, and on the east by Capitol Avenue and a Capital Avenue Light Rail Station. Its City of San Jose General Plan designation is Transit Corridor Residential 20+DU/Ac. The property would yield approximately 630 new dwellings at 45 dwelling units per acre, with a variety of dwelling types (per the Site Inventory, Section 3 C7, San Jose Housing Element for 2007-2014, adopted June 16, 2009). According to the San Jose 2020 General Plan descriptions of Transit-Oriented Development Corridors and the Transit Corridor Residential designation, the purpose of such designations for sites like this one is “to expand the potential for residential development in proximity to major public transit” (pg 160) and “to acknowledge the natural tendency toward development intensification in prime urban areas and to channel that development into areas where the intensified uses and public transit will be mutually supportive and will help create vibrant pedestrian oriented neighborhoods.” (pg 147)

Figure 4: Urban Islands - Capitol Corner

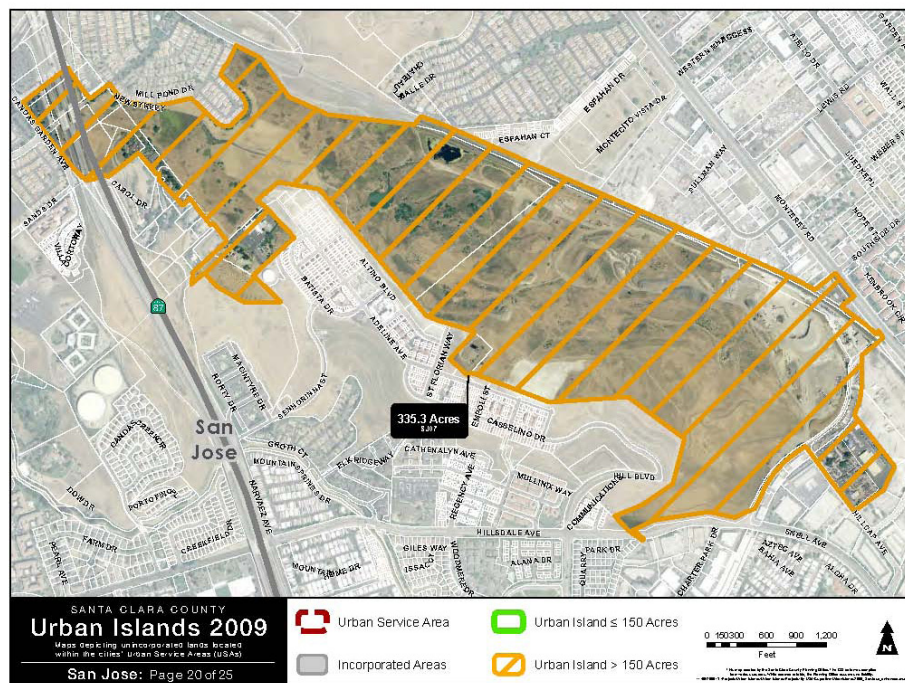


Case 2: Communications Hill

The City Council of the City of San Jose 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 Jose’s Housing Element for 2007-2014 update credits the site as having a total capacity of 5,421 housing units, of which 1,590 have already been constructed. About 1/3 of the site’s original 500+ acres have already been annexed. The majority of the remaining 335 acres of the site is vacant.

As development is proposed for unincorporated areas of the site, more land will be annexed into the City and developed in accordance with the adopted Specific Plan.

Figure 5: Urban Islands - Communications Hill



Case 3: Fairgrounds

The Fairgrounds site has been undergoing development for approximately five years. Twelve acres of land on the site have been annexed into the City of San Jose and were used to develop almost 550 below-market-rate rental homes in three phases, as a joint action by the Housing Authority of the County of Santa Clara, ROEM Development Corporation, the County of Santa Clara (as owner of the land), and the City of San Jose (as the land use authority). The City of San Jose prepared all plans for the development, and processed all permits.

The County continues to consider options for potential reuse and development of the site. If future development occurs at the site, it could possibly follow a course similar to that of the first 12 acres, in which the City of San Jose exercised planning and permitting authority and the land is annexed into the City upon completion of the project.

Figure 6: Urban Islands - Fairgrounds



Case Studies Conclusion

As illustrated by the above case studies, the County’s policies and procedures help streamline and facilitate development of such sites. This is accomplished by requiring new development to conform to city general plans, mandating referrals to the city to enable annexation prior to any development, and in the case of whole island annexations, subsidizing mapping and state filing fees, among 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 take into account 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 General Plan. The SCP and the 2000 General Use Permit (2000 GUP) guide future use and development of Stanford lands in a manner that incorporates key Santa Clara County General Plan principles. Through the SCP and 2000 GUP, housing development is linked with academic land use (see Section 3.06u for full discussion). The SCP and 2000 GUP allow for housing development in the following land use designations:

- Campus Residential – Low Density (up to 8 units per acre)
- Campus Residential – Medium Density (between 8 to 15 units per acre)
- Academic Campus (High density Housing for faculty, staff, and students, among various other uses)

Constraint Analysis:

The fundamental policies of the General Plan governing rural area land use and densities do not unduly constrain residential development in rural unincorporated areas. The vast majority of new residential development in rural areas occurs on existing lots of record, not on lots created by subdivision pursuant to the current 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 lot sizes described above) solely on the basis of being substandard. The generally low densities of development prescribed for rural areas are also 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, 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 do not hinder the County's ability to accommodate needed housing development for a growing urban area population. The vast majority of new housing occurs in cities and city Urban Service Areas, where municipal water, sewer, and related city services are already provided. Whereas the County's growth management poli-

cies prescribe low densities for rural areas, to protect valuable natural resources, those policies also prescribe utilizing higher density, transit-oriented development within cities to meet growing housing needs.

Recommendation:

No changes are recommended or necessary to the County's urban growth management policies or rural land use and development policies to accommodate projected housing demand.

3.06d Santa Clara County Zoning Ordinance

The Zoning Ordinance was most recently 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.

Inside 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 city USAs. It is also a single-family district. There are also two zones specifically for residential use on Stanford University lands, the R1S and R3S zones, which are single-family and multi-family zones, respectively.

The vast majority of urban areas zoned for residential use have base zoning districts of R1 and R1E. The County assigns a lot size combining zoning district to an area's base zoning district to reflect the general pattern of lot sizes found. The lot size combining zones most commonly applied to single family zones (R1 and R1E) are the -6 (6,000 square feet minimum lot size), -8 (8,000 s.f. lot size), -10 (10,000 s.f. lot size), and -20 (20,000 s.f. lot size) combining zones. R2 allows standard duplex or two-family residences with a 5,000 s.f. 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 not allowed.

Most all residential areas within USAs are already subdivided and built out to maximum allowed densities. However, urban infill subdivisions do occur on lots from 0.25 acres to several acres in size as opportunities arise. The number approved by the County is typically 2-5 such urban infill subdivisions per year, governed by city general plan densities.

The majority of Santa Clara County's urban unincorporated area is zoned for single family use, which allows one primary dwelling unit per lot by matter of right. In unincorporated rural zoning districts, the base zoning districts also permit one primary dwelling per matter of right. Only the 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 agricultural use of the property. Secondary dwelling regulations are addressed in a separate section of the ordinance. Residential accessory structures are also permitted by matter of right in residential zoning districts, but occupancy or habitation is prohibited within accessory structures.

Rural area base zoning districts include the "HS, Hillside," "A, Exclusive Agriculture," "AR, Agricultural Ranchlands," "RR, Rural Residential," and the "A1, General Use" zoning districts. Density of development 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.

Permanent agricultural worker housing is further permitted in most such districts by means of a conditional use permit. Short term agricultural housing is permitted by means of a Special Permit with a fixed time duration. Manufactured housing, or mobile homes, are permitted as a form of either single family residential construction or secondary dwelling.

Constraint Analysis:

The Zoning Ordinance implements the General Plan in terms of allowable uses and minimum lot sizes. Single-family residences are permitted by matter of 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.

Recommendation:

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 provisions for secondary dwellings are under review, the County evaluates possible ordinance revisions and standards to ensure they are practical, necessary, and appropriate. Where possible, revisions are

considered which would reduce regulatory requirements and facilitate establishment of second dwellings. For example, the County could consider lessening restrictions on multiple driveways for corner lots where all other standards for secondary dwellings can be met.

3.06e Regulation of Single Building Site Approval

Single building site approval (BSA) is generally required as a pre-requisite to the issuance of a building permit for new 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 the land development application process used by the County to determine whether or not, and under what specific conditions, a parcel of land may be improved for residential use. Single building site approval 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 and constructed. 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.

Constraint Analysis:

Single building site approval ensures 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 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, without such improvement conditions, no residential development for unapproved sites would actually be feasible. In summary, the site approval process functions as a means of ensuring that a building permit can be issued in conformance with all applicable standards and codes, to facilitate housing production.

Recommendation:

Single building site approval fees for applications within city Urban Service Areas were significantly reduced by 30% in 1998 to more reasonably relate to actual processing costs and to reduce permit costs to property owners. Site approval applications within USAs are typically less time-

consuming to evaluate and process than rural site approvals applications. In some cases, where an unapproved building site in an urban area may be eligible for all municipal services and does not require further road right-of-way dedication or improvements, staff recommends the County further explore the possibility of an exemption from urban single building site approval, as a possible means of further reducing costs of fees and application processing. For rural areas, no change to procedures or requirements is necessary or appropriate to accommodate projected need for housing development.

3.06f Specified Development Standards

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

The Zoning Ordinance provides for Floor Area Ratio (FAR) Requirements in limited zoning districts. The purpose of FAR is to limit house size or mass. Generally, the amount of floor area possible is defined by the setbacks, height, and story limitations. There is also no standard lot coverage, or impervious surface limits in residential zones, other than limits on coverage of rear yards by accessory buildings. Whereas most cities typically require design review or architectural approvals for new residences, the County does not require Design Review in most circumstances in urban residential zones, reducing costs to applicants.

There are two combining zones used in the urban areas that contain a floor area ratio or FAR, the –n1 in Los Altos, and the –n2 in the older Burbank neighborhood of San Jose. In the –n1 Neighborhood Preservation Combining District within the Los Altos and Los Altos Hills Urban Service Areas, FAR requirements fall into 2 categories:

- Lots of 10,000 square feet (net) or less: 35%
- Lots larger than 10,000 square feet: 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.

In the –n2 zone in Burbank, the FAR is 50% for the primary dwelling, and does not include accessory structures. This FAR permits redevelopment of new homes of moderate size without overwhelming the area with larger homes not in keeping with the more traditional one or two story homes historically built in the area during the 1920s-40s. Maximum building height in most zoning districts is 35 feet, 2 stories, except in certain rural districts such as the “HS, Hillside” and “AR, Agricultural Ranchlands” zoning districts, which permits 3 stories to take into account the need to design houses and buildings to follow natural sloping terrain.

The following table sets forth the most basic development standards for each zoning district.

Table 3.55: Residential Development Standards						
Zoning District	Lot Size	Setback (Min)			Bldg Height (Max)	
		Front	Side	Rear	Dwelling	Accessory Buildings
A	Per city GP in USAs, 20 Ac in Rural	30'	30'	30'	35' (2 Stories)	In rural districts (generally) 35' if greater than or equal to 2.5 Ac., otherwise 12'.
AR	20 to 160 Ac.	30'	30'	30'	35 (3 Stories)	In rural districts (generally) 35' if greater than or equal to 2.5 Ac., otherwise 12'.
HS	160 Ac unless clustered, in which case it is 20-160 Ac 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'.
RR	5 to 20 Ac.	30'	30'	30'	35 (3 Stories)	In rural districts (generally) 35' if greater than or equal to 2.5 Ac., otherwise 12'.
RHS	1 to 10 Ac.	30'	20'	25'	35 (3 Stories)	In urban districts (generally) 12' (plus gable allowance)
A1, R1E, R2, R1, R1S	5,000 Sq. Ft. or by combining zone	25'	5'	25'	35 (3 Stories)	In urban districts (generally) 12' (plus gable allowance)

Note: In HS where cluster subdivision is proposed, minimum lot size is 2 acres: density based on 20-160 slope-density.

Handicapped parking requirements are required to be addressed by the State HCD Building Block for Effective Housing Elements. The parking standards apply typically to non-residential and multi-family residential projects, of which few are approved through the County's zoning and permitting authority. Handicapped parking requirements typically do not affect single family residential development.

Table 3.56: Handicapped Parking Requirements	
Total Number of Parking Spaces	Number of Handicapped 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 following table describes standard parking space requirements for residential uses. Despite trends towards increasing size of residential development and vehicle ownership per household, minimum parking space requirements have not been increased, thereby minimizing development limitations.

Table 3.57: Parking Requirements	
Housing Type	Minimum Parking Requirement
Single Family Homes	2 spaces / dwelling unit
Duplexes	2 spaces / dwelling unit
Triplexes	5 spaces / triplex
Multiple Family Dwelling Unit	1.5 spaces / dwelling unit
Secondary Dwelling Units	1 space / dwelling unit plus 1 space / additional bedroom
Rooming Houses, Fraternities, and Sororities	1 space / guest room, plus 1 space / employee

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 with a density equivalent to A, A1, R1E, R1, and R2 residential zoning districts, the street dedication is typically for a thirty (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.

- Local Streets shall have a right-of-way (ROW) width of sixty (60) feet.
- Urban area streets with dedicated ROW of 40 feet will not require additional dedication and improvements for ROW.
- Private driveways serving a single residence may be 12 feet in width with one 3 foot shoulder. Driveways serving more than one residence 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 for excellence of development and to minimize improvement requirements.
- All dwellings in rural areas must have approved water sources and sanitary waste water treatment and disposal systems. All dwellings in urban areas must typically connect to sanitary sewer and public water, if available.

All dwellings in rural areas 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. Roads and longer driveways over 150 feet must meet minimum width and clearance standards so as to be accessible to emergency vehicles.

Constraints Analysis:

The basic development standards applicable to residential use and development are consistent with those applied by most local jurisdictions 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.

Recommendation:

No changes are recommended or necessary to the County’s basic development standards to facilitate or accommodate projected housing demand.

3.06g 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 time period. Within that time 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. Santa Clara County does not employ any growth control measures which place numerical limits upon the number or type of building permits that may be issued in a given time period.

3.06h Secondary Dwelling Regulations

Secondary dwelling units, defined as “second” dwellings in state law, are an important part of providing adequate housing supply. The County recognizes that secondary dwelling units 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 secondary dwelling units are set forth in Section 4.10.340 of the County Zoning Ordinance. The regulations and size limits for secondary dwellings vary depending on whether the location is within an urban zoning district or a rural zoning district.

In urban areas, secondary dwellings are permitted in the R1, R1E, R1S, R3S, A1, and RHS zoning districts within a city’s Urban Service Area. In the past, all such dwellings were permitted subject to issuance of a Special Permit and the particular standards that apply, based upon lot size. However, since the last Housing Element update, Zoning regulations have been revised to permit conforming secondary dwellings as a matter of right, reducing the regulatory burden on property owners and streamlining the approval process in terms of both cost and time.

The following table summarizes the County’s basic secondary dwelling regulations.

Table 3.58: Urban Zoning District Secondary Dwelling Regulations		
Standards	Lot Size	
	10,000 sq. ft. or less	Over 10,000 sq. ft.
Floor Area Allowed	640 sq. ft.	800 sq. ft.
Attachment to Primary Dwelling Unit	Must be attached	May be attached or detached

On urban area lots of less than 10,000 square feet, units are limited to 640 square feet of floor area and must be attached to the primary dwelling. On lots of 10,000 square feet or more, units may be 800 square feet, and may be either attached or detached. For lots of 10,000 square feet or more, there is more flexibility in design, but all dwellings, primary and secondary, must conform with the standard residential setbacks of the zoning district. These setback regulations help ensure that off-site impacts of the additional secondary dwelling are not more significant than that which would result from the placement of a primary dwelling within the setback and yard requirements.

In rural areas, secondary dwellings are also allowed generally as a matter of right, with some exceptions requiring a Special Permit (e.g.: secondary units attached to or in the same building as an accessory structure, such as a garage, storage building, or barn). The allowed size of a secondary dwelling in rural areas is tiered according to the size of the lot on which it will be built. Larger lots are allowed to accommodate slightly larger secondary dwellings, due to less likelihood of impacts to adjoining properties. On lots of 1 acre but less than 2.5 acres gross, floor area is limited to 640 square feet, and the unit must be attached to the primary residence. On lots of 2.5 acres but less than 20 acres gross, floor area allowed is 1,000 square feet, and units may be attached or detached from the primary dwelling. On lots of 20 acres or more, 1,200 square feet of floor area is allowed, attached or detached from the primary dwelling.

Special permit requirements apply when certain proximity requirements between the primary and secondary units is necessary, multiple driveways are proposed, or the secondary dwelling is proposed to be attached to an accessory structure such as a barn or storage building not intended for habitation.

Owner-occupancy of at least one of the two dwellings on site is also required for all properties containing a secondary unit. Owner-occupancy of one of the two units promotes proper maintenance, and it helps prevent over-occupancy and nuisance situations impacting adjacent residents and the neighborhood.

As part of ongoing maintenance to improve the Zoning Ordinance, the County approved Zoning Ordinance amendments effective as of March 12, 2010 that reduce certain regulatory requirements for secondary dwellings. These include:

- Removing restrictions that required secondary dwellings to be located only within rear yards in urban zoning districts, provided that the secondary dwelling meets setbacks applicable to the primary dwelling;
- Removing discretionary Special Permit and public hearing requirements for secondary dwellings on corner and double-frontage lots in urban districts where driveway access is taken from a different street than that which provides access to the primary dwelling; and,

- Providing greater flexibility in locating secondary dwellings when the location of the second unit relative to the primary dwelling exceeds the maximum distance standards of the Zoning Ordinance.

Of these, removing the requirement for location of second units only in rear yards will provide new opportunities for secondary dwellings on lots where the rear yard is inaccessible, where the setbacks for dwellings would not allow use of a rear yard for a secondary dwelling, and other situations where side or front yards are the more practical or only available locations on a lot large enough for a second unit.

Constraints Analysis:

The County recognizes the need for and importance of secondary dwellings as part of the solution to ever-increasing housing demand, particularly for housing of aging or disabled family members and for generally lower cost rental housing. The County's regulations have been modified in conformance with state laws and provide an appropriate balance between responsibly allowing subordinate secondary dwellings and avoiding negative impacts to neighborhoods, such as excess noise, inadequate parking, loss of privacy, and similar issues. Sizes are appropriate to provide for typical efficiency-sized apartments (640 sq. ft.) to two-bedroom units (800 sq. ft.) in urban zones. Size limits are more liberal in rural zoning districts, reflecting typically larger lot sizes and household needs.

Recommendation:

No changes to County regulations governing secondary dwellings are necessary to accommodate projected housing demand. However, the County will consider minor modifications to certain standards for secondary dwellings to provide greater flexibility and facilitate additional units as part of routine Zoning Ordinance review.

3.06i Density Bonuses

State Government Code Sections 65915-65918 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. In essence, state law requires in certain instances that a city or county grant a density bonus of at least 25% over the otherwise maximum allowable residential density specified by the general plan and/or zoning district, if certain affordability provisions are met. The developer is entitled to such bonus density and additional incentives or concessions when a specified percentage of affordable housing is proposed that will be maintained as affordable housing for a period of 30 years. In addition, the local government must make a finding that the bonuses and related incentives were necessary to providing the affordable housing.

The County's Zoning Ordinance makes provision for a density bonus in accordance with state laws, per Section 4.20.030. The County's regulations refer to and rely upon existing state laws, rather than adopting extensive and complex provisions in the County's Zoning Ordinance. The current regulations were adopted as part of the County's comprehensive Zoning Ordinance revision project completed in 2003, which both simplified density bonus provisions and brought them into compliance with state laws.

Constraints Analysis:

Use of the density bonus provisions of the Zoning Ordinance in urban unincorporated area projects has been very limited historically. Most urban residential areas were fully subdivided and developed by the 1960s to 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 that might take advantage of density bonus provisions, the typical development process involves annexation to a city prior to such redevelopment applications, where the property is contiguous for annexation purposes. Consequently, the remaining urban unincorporated areas, which are predominantly single-family tracts, do not produce development proposals capable of utilizing density bonus provisions. Where there have been recent approvals for new single-family residential subdivisions of between 10-20 parcels, developers have not elected to pursue density bonus opportunities, because the number of units involved does not provide the economies of scale necessary to incorporate more affordable units or benefit from density bonuses sufficiently to be profitable.

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. For example, there have been two or three subdivisions of 10 to 40 lots in the last twenty years. Those most capable of theoretically utilizing density bonus in terms of numbers of lots were cluster subdivisions, which expressly allow for certain economies of infrastructure, road design, and lot configuration to maximize open space preservation. However, given the allowable densities in rural areas, minimum lot sizes, and lack of public services, new residential development is typically for above-moderate income households, and developers of such subdivisions prefer to design them to provide opportunity for secondary dwellings, rather than additional density that might be available through density bonus.

Recommendation:

No changes to the County's density bonus provisions of the Zoning Ordinance are recommended to facilitate housing development.

3.06j Building Codes and Enforcement/Green Building Requirements

Currently, the County’s Ordinance Code incorporates and requires conformance with the State of California’s 2007 Building Code, Mechanical Code, Plumbing Code, Electrical Code and Energy Code. These codes were adopted and effective January 1, 2008. 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 fairly short time period.

The County of Santa Clara recently enacted new regulations in 2008 to require minimum green building standards for single-family residential development, in particular new homes and rebuilds, effective August 2009. It will be also considering and adopting green building standards for multi-family residential and non-residential construction by late fall 2009.

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 & Sustainability program. The County is committed to energy efficiency, resource conservation, waste reduction, and the health and productivity of building occupants.

Presently, green building requirements for residential construction are advisory until July 1, 2009, when the requirements become mandatory. The current requirements for residential uses are summarized in the table below, and may utilize either “Build it Green” or LEED checklists and standards.

Table 3.59: Green Building Standards	
Type of Project	Minimum Standard
Additions of 500 s.f. or more and remodels with valuation > \$100,000	Prepare and submit a GreenPoint Rated Existing Home Checklist v1.0 (no points actually required)
New residences and rebuilds, duplex units, 1,201 s.f. to 3,000 s.f. (excludes secondary dwellings)	GreenPoint Rated for 50 points or LEED Certification (points based on size of residence)
New residences and rebuilds, > 3,000 s.f.	GreenPoint Rated for 50 points, plus 1 additional point per 100 s.f. of floor area over 3,000 s.f. or LEED Certification
Notes: LEED: Leadership in Energy and Environmental Design, U.S. Green Building Council Build It Green: a non-profit organization that promotes green building practices that had its origins in northern California, now state-wide.	

Compliance requires that the owner or developer obtain the services of qualified professionals associated with either program, Build It Green, or LEED, prior to and during traditional design phases. The professional advises and consults with other design professionals, including architects, designers, landscaping professionals, and others, to ensure the proposed project meets both

state and local building codes, zoning codes, and green building standards as set forth by the applicable green building organization. Based on that work, a checklist is prepared and submitted to the County's Development Services, Building Inspection division as part of the building permit process. During construction and at final inspections, the green building consultant must approve certain aspects of construction, per the green building requirements of the plans. Those inspections and approvals are in addition to the role of the building inspectors in reviewing and approving the various stages of construction, up to and including final inspections for occupancy.

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 up front costs to housing production, both in terms of services and design, there are a variety of ways green building requirements actually reduce the overall cost of construction and maintenance over the life of a building, in many cases, significantly. For example, in terms of energy efficiency requirements alone, super high efficiency heating and appliance choices can pay off in terms of 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 also improve indoor air quality, quality of life, and benefit the environment. In fact, green building has become an integral, mainstream aspect of development in recent years, due to its environmental benefits and marketing benefits. 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.

Recommendation:

No changes in existing building codes or green building standards are recommended to facilitate housing construction to meet projected demand. However, the County is continuing to develop its regulations to promote energy conservation and green building in both the private sector and in County Government buildings.

3.06k Site Improvement Requirements

Site improvement requirements include such as matters as street and driveways, parking and turnaround requirements, road construction standards, undergrounding of utilities, water service connections or on-site water wells and storage tanks, and similar requirements. It also includes providing sewer connections where necessary. Such site improvements are typically addressed and imposed as components of either subdivisions or single 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 are already existing, there may not be significant on-site improvements required on a 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 a substantial when development of remote, rural hillside parcels is involved. For example, a private driveway must be 12 feet wide, with one 3-foot shoulder. Common driveways serving 2 lots must be 18 feet with two 3-foot shoulders for a total of 24 feet of pavement surface. Grade limitations are also imposed, for the purpose of ensuring that emergency vehicles can gain access to a given site. 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.

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.

Recommendation:

No changes or lessening of site improvement standards is proposed for purposes of alleviating a governmental constraint to housing production.

3.061 Fees and Exactions

Fees imposed by local jurisdictions are of two basic types, (1) permit processing fees, including violations-related fees, and (2) development impact fees and/or exactions. This section will address first the cost of permit processing fees most applicable to residential development, and secondly, impact fees and exactions.

The County has since the mid-1990s adopted a full cost recovery policy pertaining to fees imposed for direct services to customers. Such fees include building permit application and inspection fees, as well as land use and development application fees, (subdivisions, grading permits, etc.). This policy reflects perspective that development should not be subsidized by General Fund monies, and the fact that fees cannot exceed the cost of services.

Constraints Analysis:

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 downwards as necessary to reflect processing costs. Recommendations, if any, regarding fees and exactions are discussed under each subcategory below.

3.06m Building Permit and Inspection Fees

The County's current building code was adopted December 2007, effective January 1, 2008. The building code of the County is the 2007 California Building Code, which is based on Volumes I and II of the 2006 International Building Code, as compiled and published by the International Code Council ("2006 IBC"), as modified by the California Building Standards Commission, and as further modified by the additions, deletions and amendments set forth in the County's Ordinance Code.

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. The current per square foot valuation for single-family residential is \$125⁷. Most new residential development in the unincorporated County is single family residences and secondary dwellings; very few new multi-family housing developments are approved in the unincorporated County other than at Stanford University. A typical single-family residence scenario might include a 3,500 square foot residence with a 500 square foot attached finished garage, which is approximately the median size of new homes constructed in urban areas over the last ten years. For a residence having a valuation of approximately \$462,500, the \$8,215 in building permit-related fees represents approximately 1.75% of the proposed construction cost of the structure. Although multifamily housing projects are infrequent, a residential complex of four attached housing units of 800 square feet each (four-plex) will have a valuation of \$420,000, and fees of \$7,804. The fees are approximately 1.85% of the valuation of the structure. Fees for other types of multifamily housing projects would have roughly the same proportion to the project valuation. Permit cost data for sample residential construction is shown in Table 3.60, based on fees adopted and effective as of July 1, 2009. A comprehensive fee study is underway, and expected to be adopted in Spring 2010.

7 The \$125 / sf valuation is based on a conservative estimate of construction costs for low-rise residential structures

Table 3.60: Development Services Fees		
Permit / Inspection Fee Types	3,500 sf SFR with 500 sf att. garage	4x800 sf fourplex with 1000 sf carport
Project Valuation	\$462,500	\$420,000
Building	\$3,485	\$3,213
Plan Check	\$2,614	\$2,410
Fire Marshal / LDE	\$70	\$70
Planning Review	\$872	\$1,032
CPF ¹	\$379	\$344
Electrical	\$265	\$244
Mechanical	\$160	\$148
Plumbing	\$265	\$244
CBSC ²	\$19	\$17
SMIP ³ Cat 1	\$46	\$42
Scanning	\$40	\$40
TOTAL	\$8,215	\$7,804
1) The CPF, Comprehensive Planning Fee is a surcharge covering partial costs of updating long range plans that serve as a basis for all permitting, such as the General Plan.		
2) The CBSC is a fee related to the services of the California Building Standards Commission.		
3) SMIP stands for Strong Motion Instrumentation Program, having to do with seismographic data collection.		

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 extraordinary costs of permitting, inspecting and administering permits for violations of building and housing codes when citations or notices of violations are involved.

Comprehensive Planning Fee Surcharge

In 2006, the County adopted a Comprehensive Planning Fee (CPF) surcharge on building permits of \$25,000 valuation or greater at the rate of \$0.00082 per dollar valuation of a project, with a maximum fee per permit of \$6,700.00, regardless of valuation. The fee is not excessive and indirectly benefits individual project applicants by enabling the County to maintain a legally adequate general plan, without which, permit issuance may not be possible.

Building Permit Review and Processing Times

Typical building permit review and processing times can vary depending on the size and complexity of the project. For a typical single family residence that is not subject to a pre-requisite building site approval process, standard plan check and review time is approximately 4-8 weeks, depending on the number and extent of revisions required to comply with current code. Express

plan check and permit issuance is available for small projects that are typically additions of 500 square feet or less. Express plan check service enables the applicant to submit a building permit application and obtain 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 1% of costs.

Recommendation:

The County's Department of Planning and Development recommends no changes to current fees for building permit plan check, review, and inspection. However, the Department is in the process of reviewing procedures and will continue to implement procedural improvements as appropriate that may enable applicants to obtain services faster and with fewer complications. For example, for new homes that require single building site approval as a pre-requisite, the Department will implement new procedures 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. These changes will potentially reduce 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.

3.06n Land Use and Development Application Fees

The land use and development application fees described 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 3.61: Land Use and Development Application Fees	
Application Type	Fee as of 1/07/09
Architecture & Site Approval (Res.)	\$7,879*
Building Site Approval (inside USA)	\$3,521*
Building Site Approval (outside USA)	\$7,809*
Certificate of Compliance	\$1,070
Design Review	\$1,700
Design Review Exemption	\$590
Environmental Assessment	\$2,380*
EIR	\$9,558*
Geologic Report review (letter report)	\$640
Geologic Report review (in-depth report)	\$1,280
Grading Approval	\$2,750
Grading Approval filed concurrently w/ other land development permit	\$1,670
Septic Tank Permit (slopes = or < 20%)	\$1,872
Special Permit (agricultural and temporary; second dwelling unit)	\$4,519*
Subdivision (minor, 4 lots or fewer)	\$10,739
Subdivision (major, 5 lots or more)	\$13,069
*Use Permit (standard)	\$7,082
Variance (standard)	\$7,082
Zone Change	\$5,900
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 single building site approval and a grading approval and permit. Combined fees for these typical land use applications are \$9,479.00. 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.

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 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, 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 culminates in an administrative-level public hearing by the Zoning Administration Hearing Officer following project review and completeness determination. Decisions of the Zoning Administration Hearing Officer may be appealed to the Planning Commission. Companion land use actions (i.e., Grading or Building Site Approval) are completed concurrent with Design Review. 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 modifications, architectural refinements/limits, landscape requirements and protection of existing vegetation.

Costs commonly associated with Design Review process include the County application fee (\$1,700.00) 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 site grading.

In a theoretical case where land cost is \$500,000, home construction costs are \$462,500, and site improvement construction costs for (driveway, turnaround, drainage, and utilities) are estimated at \$150,000, for a total project cost of \$1,112,500, the combined fees of \$11,400 (\$8,030 for site approval, \$1,670 for grading, and \$1,700 for design review) represent approximately 1% of construction and land costs.

Multifamily Dwelling Development Cost Example

This second example of land use application costs represents a four unit apartment project in an urban area. The project would require Architecture and Site Approval (ASA), which culminates in a staff-level public hearing. The ASA process commences with an application submittal to the Planning Office. There is no mandatory pre-application meeting requirement as there is for a use permit or subdivision. Accompanying that submittal is a form indicating that the density of the proposed development conforms to the applicable city general plan. The project staff person reviews the site plan and proposed development, receives referral comments from various other agencies, such as the Fire Marshal's Office, and determines whether the project is deemed complete or incomplete. If deemed incomplete, a letter is sent to the project applicant and prop-

erty owner indicating what materials or revisions are necessary to deem the project complete and proceed to public hearing. The applicant then makes a resubmittal to obtain a completeness determination. Upon being deemed complete, the application receives preliminary conditions and is agendized for public hearing. Projects of up to six units are exempt from CEQA (15303(b), Guidelines for CEQA). The ASA Committee holds monthly public hearings. It consists of staff representatives from the Planning Office, County Roads and Airports, the Fire Marshal Office, Department of Environmental Health, and a designated Planning Commissioner. The process leading up to a conditional approval at a public hearing, including the standard 15 day appeal period following such an approval usually takes 2-3 months total.

ASA applications related to multi-family development proposals that are consistent with the General Plan and Zoning District are routinely approved because such uses are defined as a matter of right, with conditions related to parking, landscaping, and site layout. 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 \$6,544, plus \$300 for a Categorical Exemption. In a theoretical case where land cost is \$500,000 and apartment construction costs are \$420,000, land use application fees are \$6,844, less than 1% of the total project cost of \$920,000.

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 at all except for the amount necessary to cover inflation in personnel costs. Fees for service are now extremely common ways for local governments to address the costs of development-related services without relying on General Fund revenues. While fees are set by the Board of Supervisors to recover full costs of the services provided, the only alternative to reducing fees is to increase reliance on General Fund revenues for planning and land use approval services.

Recommendation:

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.

3.06o Impact Fees

The County imposes no development impact fee of its own upon private residential development. The County does ensure collection through the building permit process of the impact fees imposed by the local school districts. No other impact fees are levied upon private residential development in the unincorporated area. The lack of such impact fees helps reduce housing costs,

and it is in stark contrast to 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.

3.06p Processing and Permit Procedures

Typical processing of land use and development applications administered by the Planning Office includes the following basic steps:

- Intake of application, review of application submittal materials to determine if submittal is complete, receipt of fee.
- Referral to reviewing agencies, receipt of comments.
- Initial review for completeness of application within 30 days of submittal, determination of whether initial application is complete or incomplete.
- If complete, preparation of environmental review documents, as necessary, preliminary conditions, staff evaluation documents; if incomplete, letter sent indicating necessary re-submittals.
- Upon completion of review process, permits requiring public hearing are scheduled for hearing before granting authority.
- Granting authority approves, denies, or approves permit application, with conditions as appropriate.
- 15 calendar day appeal period following action by granting authority, after which, if no appeals are filed, permit become effective.

Steps taken to try to ensure timely processing of application submittals may include:

- Standard practice is not to accept incomplete initial submittals or resubmittals as a matter of County policy/administrative practices (standard for all applications). It reduces processing time and costs, speeds approvals, and avoids potential confusion over partial resubmittals.
- 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)
- 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 approvals and 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.

Table 3.62: Land Use and Development Application Processing Timelines	
Application Type	Typical Processing Time
Architecture & Site Approval (Res.)	2-4 months
Building Site Approval (inside USA)	2-4 months
Building Site Approval (outside USA or > 30% slopes)	2-8 months
Certificate of Compliance	1 month
Design Review	2-4 months
Design Review Exemption	2-4 weeks
Environmental Assessment	2-4 months
EIR	6-12 months
Geologic Report review (letter report)	1-2 month
Geologic Report review (in-depth report)	1-2 months
Grading Approval	2-4 months
Grading Approval filed concurrently w/ other land development permit	2-4 months
Grading Small	4-6 weeks
Special Permit (agricultural and temporary; second dwelling unit)	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)	1-2 months
Zone Change (conforming with General Plan)	1-2 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 is also critical to ensuring that initial completeness reviews are performed within the 30 day period prescribed by state permit streamlining requirements. However, lack of competently prepared, legible, and adequate plans and supporting documents can lengthen review times, and these are not matters under 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 monitor processing times to promote compliance with permit streamlining act provisions such as the initial 30 day completeness review time period. Changes to reduce permitting requirements, such as reduced requirements for minor grading projects, have also been implemented to reduce permitting costs and time consumed.

More recently, the Department of Planning and Development, including Planning, Development Services, and Fire Marshal Offices, have implemented two new components of development review to potentially streamline and improve land use and permit review. One is the concept of a “developers roundtable” with staff, to dialogue and discuss common issues that hamper efficient development review. Another is a Project Streamlining Committee, made up of staff from all sections of the department, to identify and discuss any and all means of improving efficiencies, reducing bottlenecks, and coordinating project review and conditioning.

Recommendation:

No changes to permit procedures are necessary to accommodate projected housing need. However, improving customer service and reducing processing times are an ongoing priority and will be addressed through the activities described above.

3.06q 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 in a number of ways, through building plan check and inspections, in response to complaints regarding possible violations, through routine observation and field visits, and coordinated agency efforts, such as nuisance 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 related housing needs.

Recently the County has undertaken efforts to improve overall code enforcement, particularly in response to complaints about possible violations and routine field discovery of possible violations. All building inspectors are more aggressively involved in code enforcement. An improved database for logging and tracking violation complaints has been created to ensure timely reporting and actions. An on-going interdepartmental training and education program has been implemented. An administrative hearing process is also being developed to promote the goal of code compliance in the most timely and efficient manner. Additional ordinances have been adopted strengthening field enforcement tools, and code enforcement staff are more efficiently coordinating case follow-up with the District Attorney and County Counsel.

Constraints Analysis:

Code enforcement and public outreach and communication regarding enforcement generally have a positive net effect on housing and neighborhood preservation. The County is currently evaluating various means of improving code enforcement efforts and abatement of violations.

Recommendation:

No reduction in code enforcement efforts or resources is recommended with regard to the housing element update. The County and the Department of Planning and Development, in particular, should continue to implement planned improvements to the code enforcement program.

3.06r Regulations Influencing Housing for the Disabled

Government constraints or factors influencing housing for the disabled derive from the Americans with Disabilities Act (ADA) and Chapter 11A of the California Building Code regarding accessibility.

A typical new single-family house is not subject to ADA or other code requirements for accessibility, unless it specifically incorporates such features as ramps or other accessibility improvements that are subject to certain minimum standards for height, railings, and slope, among other requirements. All common areas in multi-family residential structures must meet ADA and building code requirements, such as a common area in an apartment building, condominium project, or similar use.

Where accessibility improvements are involved or required, they are reviewed and approved through the normal permitting process. As long as the project's construction meets the standards of the American Disabilities Act or building code Chapter 11A, it would be approved and a building permit would be issued.

Special needs housing involving multi-family buildings or more institutional settings for the disabled is more likely to be developed in the cities or unincorporated urban pockets because of the available sewer and water services and transportation accessibility. In those unincorporated urban pockets however, at such time that new special needs housing is proposed, the subject parcel would be required to annex into the surrounding city if contiguous.

For some populations of disabled people, group homes provide the most useful and desired type of housing. The County allows for group homes under the use classification for Community Care facilities. Community Care group homes for six or fewer residents are defined as "Limited" and are allowed as a matter of right in all zoning districts. Group homes for more than six persons or residents are defined as "Expanded," and these are allowed with a use permit in all zoning districts.

For group homes or other Community Care–Limited uses allowed as a matter of right, there are no standards or requirements restricting maximum concentration of uses, no site planning requirements other than those that apply to any other single-family residential use, and no particular parking requirements other than those required under the building code for group home occupancies and ADA requirements. For group homes or other forms of Community Care facilities under the “Expanded” subcategory, subject to issuance of a Use Permit, 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. 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.

For any parking facility serving the public, handicapped parking spaces shall be provided in accordance with applicable standards, as contained in Table 3.56 of the draft Housing Element. One of every eight required handicapped spaces shall be a van-accessible space, with a minimum of one van accessible space per parking facility. Standards for handicapped parking spaces are in 4.30.070 of the County Zoning Ordinance.

After the last housing element update, the County Planning Office instituted a new procedure for requests for “Reasonable Accommodation for the Disabled.” It implements the requirement for a process to address reasonable accommodation needs pursuant to the federal and state fair housing laws. The Zoning Administrator of the County of Santa Clara reviews and either denies, approves or conditionally approves such proposals where the proposed building or improvements necessitate relief from a standard of the Zoning Ordinance, such as a setback. The provisions and 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 variance procedures and findings, including noticing and public hearing, rights of appeal, and fees. There are no fees charged for the review service.

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 disabled owner/occupant in question,
- Potential impacts to immediately adjacent properties, 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 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 provides information validating the need of the disabled owner or occupant, and the request is not so extreme as to have an actual detrimental impact on an adjacent lot.

For example, if the proposed Reasonable Accommodation request involves reducing a side setback from 10 feet to 0 feet, the issue of adjacent lot impacts is more critical than for a similar request to reduce a side setback from 10 feet to 5 feet, or to reduce a rear setback from 25 feet to 15 feet. The Zoning Administrator has the duty and obligation to ensure fairness to the party making the Reasonable Accommodation request and those who might be detrimentally affected by it. Typically, there is more than one alternative means to satisfy a request. In the above case, where the side setback is proposed to be 0 feet, the Zoning Administrator, at a minimum, will consider whether the total elimination of a setback is warranted, or whether alternatives means of meeting the accommodation request are available that would not have the same degree of impact. For example, in the above case, it would be more appropriate to consider maintaining at least three to five feet of separation from a property line. In conclusion, considering potential impacts to neighboring lots is not a factor that would result in a denial of a Reasonable Accommodation request. It only becomes necessary to consider such a factor when the nature of the request is extreme and other property rights or interests may be significantly affected.

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, but only one request has been filed to date, in January of 2009, and was granted in February of 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.

Constraints Analysis:

The County's permit requirements, procedures, and reasonable accommodation request process are adequate to meet the special housing needs of those with disabilities. The procedures are adequate and processing time is approximately two to four weeks depending on possible need for further information and resubmittal. Staff works closely with applicants to ensure there is adequate communication.

Recommendation:

No changes are necessary to County requirements or procedures to accommodate housing needs for the disabled.

3.06s Regulations Influencing Housing for Agricultural Workers

The County of Santa Clara makes special provision for agricultural employee housing, in addition to the agricultural employee housing provisions of state law. The County's regulations classify agricultural employee housing as either "short term" or "long term." Short-term Agricultural Employee Housing in the form of mobile homes is a permissible use in any rural zoning district. A separate dwelling unit for those purposes may be built in any of the rural base zoning districts, A, AR, HS, RR, and A1, by obtaining a special permit. Long term or permanent site-built agricultural employee housing in the form of a separate dwelling unit or multiple units is also permitted by issuance of a conditional use permit. A special permit and a use permit are each a form of discretionary approval, based on Zoning Ordinance use regulations and special findings.

The aforementioned agricultural employee housing approvals are contingent on verifying that the additional dwelling units are necessary for the housing of on-site or off-site agricultural employees related to bona fide agricultural operations. The owner must also demonstrate that the agricultural activity is of a nature that actually requires and benefits from on-site housing. The findings associated with the approvals and land use permits for these types of housing require this nexus determination.

The nature of commercial agriculture in Santa Clara County has evolved significantly over the decades when it was known primarily as an agricultural economy, nicknamed the "Valley of Hearts Delight." Much of the more intensive forms of agriculture (poultry, dairy, and mushroom farming) has moved or downscaled as land prices and foreign or regional competition have increased. That is not to say that agriculture and its employee housing needs have or will disappear from an urban county such as Santa Clara County. However, most of the rural lands are not valley agricultural lands; instead, they are mountainous and forested lands. Vineyards and wineries continue to operate in Santa Clara County, and for those, agricultural employee housing has been approved in the recent past. Most row crops or other specialty crop cultivation, such as peppers, nursery stock, and cut flowers also continue, but do not utilize migrant farm labor on the scale that other counties in the Central Valley or other neighboring counties might.

The policies of the General Plan address the needs of farm worker housing in a variety of ways. In essence, with an increasing trend towards resident agricultural workers and households with more than one job, the preferred approach to meeting their lower income housing needs is for such housing to be properly located in cities, close to other jobs, transportation and transit, shopping, community centers, and government services, not in fragmented and isolated labor camps or on-site agricultural employee housing. With the availability of municipal services such as water and sewer, housing in urban settings for agricultural workers is more likely to be affordable and at densities where agricultural worker housing is feasible and additional subsidies and

services can be provided. The County plays a substantial role in providing financial assistance to housing development that results in portions of the housing being affordable to the lowest income households and special needs households in the County.

Single family residences are permitted as a matter of right in the rural base zoning districts and do not require any discretionary approval or permit defined within the Zoning Ordinance. Single building site approval may be required as a pre-requisite to the development of any new dwelling on lots not yet approved as building sites. In various situations, the primary dwelling or secondary dwelling on a rural parcel may also serve as employee housing for agricultural workers employed on-site.

Some of the challenges to providing higher density agricultural employee housing in rural zoning districts are not due to use regulations and permitting requirements. Instead they involve fundamental issues of providing adequate potable water supplies, large amounts of water storage and pressure for fire protection, sprinklering requirements of the building code for most locations, and the lack of sewer services and storm drainage systems in rural areas.

For example, for multi-family dwellings and large farm labor housing facilities, the amount of waste water generated is significantly greater than for typical one and two family units. For a typical farm labor camp providing housing for a hundred or more persons, the system requirements would involve an acre or two of leachfields and overall site improvement costs that are prohibitively expensive. Alternatively, if located in an urban service area, water and sewer would be available, alleviating a significant cost to the development. Smaller housing projects of a few units or beds are historically more typical, feasible, and cost-effective for agricultural operators and farm owners.

Constraints Analysis:

The use regulations, permit requirements, and site improvements for typical, small scale agricultural employee housing projects in rural zoning districts are necessary and appropriate to ensure consistency with the General Plan densities prescribed for agricultural areas. They provide realistic opportunities for agricultural employee housing, and are based on the need to account for the lack of urban infrastructure in rural zones outside cities. Most agricultural employee housing proposals have historically involved short term, not permanent housing, in the form of mobile homes or manufactured housing permissible by issuance of a Special Permit, a minor form of land use approval, lesser in cost and requirements than a Use Permit. The procedures and requirements provide an adequate basis for such employee needs while also ensuring basic public health, safety, and welfare objectives can be met.

In accordance with the state Health & Safety Codes, employee housing related to a permissible agricultural use in the rural base zoning districts, that is designed as a single dwelling unit, is permitted as a matter right as the primary dwelling on a parcel. Other forms of agricultural employee housing with improvement needs and impacts similar to more intensive agricultural uses are permitted in the same manner as those more intensive agricultural uses, by issuance of a Use Permit.

Recommendation:

No changes to the use regulations, permitting requirements, or improvements and conditions associated with agricultural worker housing are necessary to remove an undue constraint upon housing production or to meet projected need..

3.06t Regulations Influencing Additional Special Needs Housing

Regulations concerning special needs housing include those governing 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 community care facilities (“Limited”) serving or housing 6 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. These use regulations of the Zoning Ordinance are consistent with state laws.

Emergency shelters, homeless shelters and combined shelter/service centers, and transitional housing are typically developed in the cities or, possibly, unincorporated urban islands, because that is where there is available sewer and water services, as well as better transportation, para-transit, and transit accessibility. In many cases however, if such housing is developed, the newly developed parcels would be required first to annex into the surrounding city, if contiguous and eligible for annexation as a pre-requisite to development. See section 3.05f for additional information regarding zoning regulations and permitting requirements for emergency shelters, and transitional and supportive housing.

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, and do not promote the societal integration of the populations served.

The main focus of the County is to fund programs that provide emergency, transitional, and special needs housing within the urban area of the 15 cities, where the need is greatest. The County devotes significant resources to the operation of emergency shelter housing throughout the urban areas, operating or assisting with three major shelters in Sunnyvale, Gilroy, and San Jose. It also

provides funding assistance for many others. Given the County's role in providing emergency housing and homeless shelter/service centers, the more significant constraint to providing these forms of specialized housing is the limitation on available finances.

The County also convened a blue ribbon task force to study and make recommendations regarding the persistence of homelessness. It resulted in the publication "Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County, May 2005." This collaborative effort focuses on coordinating the provision of key services with shelter opportunities to not merely treat the phenomenon, but to successfully end chronic homelessness. Its recommendations are being implemented in a variety of ways, with ongoing financial and staffing support from the County to create model service centers that improve access to services and assistance for both homeless individuals and families.

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 similar to those of the cities. The key issues or factors which pose constraints to meeting special needs housing such as supportive and emergency shelter are the funding for programs and grants, ongoing need for intergovernmental coordination to provide such housing and its services, and providing the kinds of ongoing services needed to prevent re-occurrences of homelessness.

Recommendation:

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.

3.06u Summary of Stanford University Constraints

Stanford University is the only significant unincorporated urban area that is exempted from countywide urban development policies that call for annexation of urban development into cities. That exemption is based upon a formal agreement (the Three-Party Agreement) between Stanford, the County of Santa Clara, and the City of Palo Alto, that Stanford will supply its own urban services for academic development and that commercially developed lands will be annexed.

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. Stanford University has sited housing development adjacent or in close proximity to the academic programs that they support, including sites with up to 20 units or more per acre.

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 2000 GUP. Within University lands located in the unincorporated County of Santa Clara, there is enough capacity to meet the housing needs of this Housing Element Update.

Recommendations:

No changes are necessary to the policies and entitlements that govern Stanford University land use and development to accommodate the housing requirements of this Housing Element Update. Future updates of the Housing Element, of the SCP, and/or of the 2000 GUP may explore the following issues for purposes of clarifying and improving housing policies and their implementation: (a) Define certain minimum densities for housing intended to be affordable to very low- and low-income households in the Academic Campus area; and (b) Clarify the definitions associated with housing units and dwelling units. Academic institutions are unique in their ability to provide housing which is defined differently than dwelling units but that add to regional supply while meeting institutional needs.

3.06v Summary of Rural Unincorporated Area Constraints

The vision of the General Plan for rural unincorporated areas is that they not be urbanized or provided with urban services unless and until included within a city's Urban Service Area. Urban Service Area amendments and expansions are approved through the Local Agency Formation Commission for Santa Clara County. Many areas of prime agricultural lands, steep hillside, and rangelands are intended to remain in non-urban uses and densities, being unsuitable for urban development. There are also significant physical constraints to the development of many rural areas, including natural hazards, habitat of specific value, and very steep slopes. Affordable housing, particularly for very low and low income households, is dependent on provision of urban services available only in cities and Urban Service Areas.

In rural unincorporated areas, densities of new residential use are limited to one primary, single-family dwelling per lot (except for agricultural worker housing and secondary dwellings), and densities for subdivision purposes are low or very low, ranging between 5 to 160 acres per new dwelling. These factors present constraints to housing development, but are appropriate policy and regulatory approaches to the types of mountainous, hazardous areas that make up two-thirds of the land area of the County. They do not present an undue burden or constraint upon housing for the urban area population, which by policy and "smart growth" principles should be located within existing urban areas to the greatest extent possible. To summarize:

- Countywide, "smart growth" urban development policies require that urban scale development shall occur only in cities and not in rural unincorporated areas.
- The vast majority of rural unincorporated development is single-family residential on existing lots of record.
- 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 unfeasible and unsuitable for affordable housing at urban densities.

3.06w Summary of Urban Unincorporated Area Constraints

The remaining unincorporated urban islands or "pockets" in Santa Clara County are mostly comprised of residential neighborhoods that were developed several decades ago when the County still approved urban subdivision tracts in unincorporated areas. They are scattered over a 250 square mile area that is challenging for the County and other service providers to provide efficiently with urban services. 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 affordable housing supply. To that end, utilizing the streamlined annexation provisions of state law, the cities have successfully annexed over 50 islands in the last several years, and the City of San Jose is poised to annex all islands of 150 acres or less that are eligible for streamlined annexations by mid-2011.

There are constraints to the development of affordable housing in urban unincorporated areas (except for secondary dwellings and community care facilities with six or fewer residents). These constraints 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 is unlikely.
- Selected areas may be eligible for higher density redevelopment in accordance with city general plans, but most such areas designated for multi-family residential uses have been annexed already or are required to annex to cities prior to redevelopment of any kind, consistent with joint city/County policies.
- While there are pockets that remain unincorporated, County-approved development in these pockets must be consistent with the General Plans of the cities surrounding them in order to assure compatibility with the larger, surrounding neighborhood of which they are a part. Annexation actually promotes the attainment of higher density housing, planned unit developments, and other urban development that better ensures affordable housing opportunities.

The County's experience is that these Joint City / County policies are well-founded in cooperative planning approaches, respectful of city general plans and interests, provide greater opportunities for infill development than if the islands remained unincorporated, and ultimately serve the public interest in many aspects of urban and regional planning better than the alternatives.

3.06x 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 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 city Urban Service Areas and meets the needs of both the County and city within which development is proposed.

3.07 Non-Governmental Factors Influencing Housing Production

3.07a 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. A number of costs associated with home building, such as site improvements (i.e., grading, the provision of utilities, and streets) and construction labor cannot be greatly affected by the Coun-

ty. The County can, and does, provide assistance in constructing low and moderate income housing through land-cost write-downs and construction loans through, for example, the Community Development Block Grant and Mortgage Revenue Bond Fund 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.

3.07b The Regional Housing Market and National Economy

For many years, the San Francisco Bay Area has been one of the most costly housing markets in the state and the nation. Even in the current economic downturn, housing prices and rents in some parts of the Bay Area and Santa Clara County have not decreased significantly. In areas with more stable home values, some neighborhoods and home equity levels have dipped but remain fairly constant. However, in other parts of the Bay Area and County, there have been significant increases in mortgage delinquencies, foreclosures, and auction sales, which have lowered home values significantly.

With the global, national, state, and regional economic recession still deepening as of the beginning of 2009, most economic forecasts predict continuing economic decline, layoffs, and contraction in consumer spending in this country and around the world for at least another year before any signs of significant recovery begin. Job losses nationally are already twice as great in this recession as any in the last 35 years, with more losses foreseen in both the private and governmental sectors.

Although much national attention is focused on the losses in the stock markets, there has been significant loss of wealth in the housing market as well. When home sales and property taxes decline significantly, eventually there is also a protracted effect on local governments.

Deflation in the housing market, combined with high foreclosure rates, pose significant limitations on the housing sector. These difficulties also have the potential to profoundly affect the growth projected for this housing element planning period. Consequently, cities and counties are not as able to reliably forecast how much housing production will occur, especially in the next two to three years of the 2009 – 2014 planning period.

Furthermore, falling home prices and the economic downturn are not necessarily a boon to affordability. With increasing unemployment, household incomes decline as well. Many foreclosed properties are purchased by investors as income properties or for resale when prices stabilize or increase. In previous decades, median housing prices may have fluctuated, but they

have generally followed an upward trend, based on several factors. Regional economic development, especially in Silicon Valley, continues to create prosperity that is sufficient to drive prices higher in the most desirable housing areas. Silicon Valley has continued to produce highly profitable venture capital firms and companies, which drive up housing demand and prices in certain affordability categories more than others. Typically, over the last two housing element cycles, fewer and fewer households can afford the median-priced single family home. In the current economic climate, home prices may be falling in many areas, but so too are incomes.

Lending practices and credit have also become severely restricted and conservative. Even those with good credit ratings are prevented from obtaining loans or refinancing. Many land use approvals and building permits that have been issued in the last year are languishing for lack of lending and may expire for that reason, adding costs to renew or reapply for entitlements. Cities and counties will likely explore policy and ordinance amendments to allow for additional extensions of time to address this issue, within certain limitations of the law.

3.07c Land Costs

The cost of land is a large component of the price of housing. 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 Jose are very different from the unincorporated areas of Los Gatos, Los Altos, and Cupertino.

Rural area parcels also vary greatly in price depending on whether building site approval has been obtained, the remoteness of the site, whether the property is a “view lot”, or the property’s proximity to desirable communities like Monte Sereno, Los Gatos, or Saratoga, among others.

Table 3.63 provides a sample of recent prices for vacant land in different portions of the unincorporated County.

Region of County	Street	Price	Acres	Price per Acre
Santa Cruz Mountains	Soda Springs	574,900	10	\$57,490
	Soda Springs	525,000	11	\$47,727
	Soda Springs	579,000	5.56	\$104,137
	Idylwild	1,350,000	14	\$96,429
San Martin	Santa Teresa	794,900	4.63	\$171,685
	Santa Teresa	650,000	5	\$130,000
	Lions Peak	1,200,000	2.61	\$459,770
	Lions Peak	800,000	2.29	\$349,345
East Hills	Bella Madiera	545,000	6.08	\$89,638
	Bella Madiera	550,000	3.73	\$147,453
East Valley Urban	Harriet	250,000	0.14	\$1,785,714
	Harriet	200,000	0.12	\$1,666,667
West Valley Urban	Shirley	1,499,000	0.54	\$2,775,926
	Mora	2,495,000	1.26	\$1,980,159

Source: www.realtor.com, selected lots from search of May 5, 2009

3.07d 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. Based on discussion with Santa Clara County Development Services staff, current construction costs for a wood frame single-family home may range between \$150 and \$200 per square foot excluding land cost, depending on quality of construction, materials, finishes, complexity of floor plans, and other factors. (Note that the multiplier used by Building Inspection Office for calculating fees is \$140 per square foot.)

The median size home in urban areas over the last 10-20 years has been approximately 3,000 to 3,500 square feet, and in rural unincorporated areas, closer to 5,000 square feet, which means that a typical 3,500 square foot home in the unincorporated County could cost between \$525,000 and \$700,000 to construct.

Very few multi-family units are built in unincorporated Santa Clara County. Larger apartment buildings requiring other than wood framing could cost \$350 per square foot.

3.07e Availability of Financing

Restrictions in the lending industry have been one of the most significant factors in the current national and international recession. The availability of credit for construction loans essentially disappeared in 2008, leaving many developers with entitlements for projects unable to proceed. The availability of mortgage financing and interest rates have also been affected. Interest rates

have been sharply reduced in 2009 to some of the lowest levels in history, but the ability to refinance, particularly for those who owe more on a mortgage than the home is worth, has been limited.

The County's ability to mitigate for these effects is somewhat limited. However, the County does participate in the Mortgage Credit Certificate (MCC) program, which is used to reduce the mortgage interest for moderate income, first-time home buyers. As a member of the Urban County, the County continues to administer this program. The County issued 518 MCCs between 2001 and 2006, and another 142 MCCs from 2007-2008, to homebuyers in Urban County jurisdictions. The County anticipates issuing MCCs at a rate of approximately 55 certificates per year from 2009 onward.

3.07f 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.

Chapter 4: Housing Programs, Projects, Studies and Activities

4.01 Overview

Chapter 4 describes the many programs, projects, studies and activities included in the 2001 Housing Element Update and summarizes their status. It also includes those that have begun since the preparation of the 2001 Update. In addition, Chapter 4 identifies the local, state, and federal housing programs used to address the County's 2009-2014 housing goals. The programs and related projects, studies, and activities (hereafter referred to simply as "programs") identified in Chapter 4 are applicable countywide. They are not designed or intended just to serve residents of the unincorporated County, unless otherwise noted. In all, over seventy programs are summarized. The purpose of this summary is to demonstrate the many programs and projects in which the County of Santa Clara is involved, providing an indication of the County's contribution to and commitment to meeting a variety of housing needs and service needs.

4.01.01 2001 Update Program Outcomes

Housing element law requires an analysis and evaluation of programs implemented during the prior planning period as part of the 2009 Update process. Chapter 4 describes program outcomes from 2001-2008 for each of the programs identified. Individually, programs discussed in the 2001 Update were generally successful in meeting their objectives. These programs, many of which are cooperatively administered to benefit the County as a whole, do not represent the entirety of all housing programs administered by the County, fifteen cities, and other program providers.

4.01.02 The County's Role in Programs to Encourage New Housing Opportunities

While not typically taking a role in the physical development of housing projects, the County takes an active role in funding affordable housing. The County, in concert with local agencies, the Housing Authority of Santa Clara County, local municipalities, and non-profits, operates various programs that help families, individuals, and those with special needs obtain affordable housing through rehabilitation, low interest loans, tax credits, grants/rental subsidies and other avenues of assistance. The County conducts these programs on its own and in conjunction with other municipalities and non-profit organizations.

4.02 Programs and Program Categories

Based on Government Code Section 65583(c), Chapter 4's Countywide housing programs are listed in one or more of six categories best describing their purpose/service:

- 4.03 Housing Conservation / Preservation
- 4.04 Housing Assistance
- 4.05 Housing Production
- 4.06 Equal Housing Opportunities
- 4.07 Housing Advocacy and Education
- 4.08 Homeless Prevention/Services
- 4.09 Other Programs

Where programs are for multiple purposes or otherwise do not lend themselves easily to these categories, they have been grouped with the most applicable category. Where programs perform a great number of different housing related functions, such as the Community Development Block Grant (CDBG), or HOME Programs (Home Investment Partnership Act), the Program description is included under a single category deemed most appropriate to the program, and it is only referenced further by name under the other relevant categories. (For example, the CDBG Program description is included under the Housing Production category, and is only referenced by name under the Housing Conservation and Housing Assistance categories.)

Key staff and other agency stakeholders have been contacted and consulted regarding county-wide housing program activities. The resulting program information is presented on the following pages.

Program Category:

4.03 HOUSING CONSERVATION/PRESERVATION

Applicable County Programs:

- 4.03.01 County Housing Rehabilitation Program
- 4.03.02 Low Income Housing Tax Credit Program
- 4.03.03 Retrofit Fund
- 4.03.04 Minor Home Repair Program
- 4.03.05 Rebuilding Together Silicon Valley
- 4.03.06 Cooperative Housing Rehabilitation Program
- 4.03.07 Lead Based Paint Grant Program
- 4.05.01 Community Development Block Grant (CDBG) Program *
- 4.05.04 Home Investment Partnership Act (HOME) Program *
- 4.04.13 Housing Plus Program *
- 4.04.14 County Office of Affordable Housing (OAH) **
- 4.04.04 County Housing Bond Fund**

* Program description found under program category of Housing Production

** Program description found under program category of Housing Assistance

4.03.01 County Housing Rehabilitation Program

Program Description:

The County Housing Rehabilitation Program is part of the County Housing and Community Development Program. Program funds benefit lower income owners of owner-occupied single family and rental units. Program income from loan repayments returns to the Rehabilitation Revolving Loan Program fund and is expended prior to any drawdowns from the Letter of Credit for housing rehabilitation activities. The Program also initiates necessary steps to mitigate lead based paint as part of overall housing rehabilitation activity.

Responsible Agency:

County Office of Affordable Housing (OAH)

Geographic Service Area:

Town of Los Gatos, City of Saratoga and unincorporated County

Funding Source:

CDBG and Program Income

Program Status:

Ongoing

Program Outcomes, 2001-2008:

In 2001-02, the County expended a total of \$469,414 to rehabilitate 15 rental and 13 single-family dwellings. Of that, \$226,624 was spent rehabilitating 9 rental units in the unincorporated County. The Program received \$327,676 in Program Income from loan repayments. A demonstration paint program, in conjunction with the CDBG program, was approved for the unincorporated County pocket of East Hills.

In 2002-03, the Program expended \$365,256 rehabilitating 13 completed units in the Urban County. The Program rehabilitated 7 single family units and one rental unit in the unincorporated County. The Program received \$765,659 in Program Income from loan repayments, \$200,921 of which was from projects in the unincorporated County.

In 2003-04, the Program expended \$1,155,099 in rehabilitation loans, providing assistance for 24 completed units. Of those, 5 single-family units and one rental unit were in the unincorporated County. Program Income of \$90,000 was generated from the unincorporated County.

In 2004-05, the Program expended \$1,232,061 in rehabilitation loans for 42 completed units. Of those, 18 were single-family residences in the unincorporated County. Program Income of \$64,373 was generated from the unincorporated County.

In 2005-06, the Program expended a total of \$1,062,230 in rehabilitation loans for 29 completed units. Of those, 6 were single-family residences in the unincorporated County. Program Income of \$28,315 was generated from the unincorporated County. The Housing Rehabilitation Program set aside and fully expended \$100,000 to assist homeowners mitigate lead based paint as part of the overall housing rehabilitation activity.

In 2006-07, the Program expended a total of \$856,461 for rehabilitation loans to 30 single-family housing units throughout the County. Of that, 7 were in the unincorporated County. Program Income generated from the unincorporated County totaled \$220,647 during the fiscal year.

In 2007-08, the Program expended a total of \$651,087 in rehabilitation loans for 22 single-family housing units throughout the County. Of those, 4 were completed in the unincorporated County. Program Income generated from the unincorporated County totaled \$60,964 during the fiscal year.

Program Objective, 2009-2014:

The Program expects to complete 7-10 projects per year during the planning period.

4.03.02 Low Income Housing Tax Credit Program

Program Description:

The Low-Income Housing Tax Credit Program offers property owners and investors a credit or reduction in their tax liability, each year for 10 years, based on the cost of development and the number of qualified low-income units in a newly constructed or rehabilitated development. In exchange, the owners must offer quality units to low-income tenants at fixed below market rate rents that are set at 30% of the applicable area median income. Tenants must meet income eligibility requirements to qualify for residency in such projects.

Responsible Agency:

Housing Authority of the County of Santa Clara (HACSC) (who owns and operates several properties under this program).

Geographic Service Area:

Countywide

Funding Sources:

Federal (administered through the Internal Revenue Service)

Program Status:

Ongoing

Program Outcomes, 2001-2008:

During the program outcome period, the HACSC constructed or rehabilitated four Low income Housing Tax Credit Projects, providing 523 units of affordable housing.

Program Objective, 2009-2014:

The Program objective over the planning period is to rehabilitate nine additional low-income housing tax credit housing projects, providing 355 units of affordable housing.

4.03.03 Retrofit Fund

Program Description:

The Retrofit Fund was created from the proceeds of a large fair housing case settlement to assist low income residents with disabilities in Santa Clara County. Initially funded by ABL properties, the Fund is intended to pay for modifications to owner and renter occupied properties. Additional contributions from other fair housing case settlements could expand the Fund balance in the future.

Responsible Agency:

Project Sentinel, in conjunction with the Fair Housing Task Force

Geographic Service Area:

Countywide

Funding Source:

ABL Properties

Program Status:

2005 - present

Program Outcomes, 2001-2008:

ABL contributed \$100,000 in 2006. The outstanding \$100,000 balance was paid early for the sum of \$71,000 in 2007, with federal HUD approval. Fund applicants have been approved on an on-going basis.

As of 2006-07, \$38,000 had been expended in various areas of the County.

Within 2007-08, \$30,755 was provided to 14 households to pay for modifications to owner and renter occupied properties.

Program Objective, 2009-2014:

An outstanding ABL balance due of \$80,000 is anticipated, as well as any other fair housing case settlement funds, to assist County residents with disabilities. Funds will be expended to eligible applicants on an ongoing basis, as funds allow.

ADDITIONAL PROGRAMS

4.03.04 Minor Home Repair Program

The Minor Home Repair Program was operated by Economic and Social Opportunities (ESO) in several cities and the unincorporated County during the program outcome period through 2008. The ESO Program assisted low-income elderly clients by providing funding for weatherization, removal of architectural barriers to the disabled and minor home repairs. In 2005-06, 43 households were assisted, and \$78,381 expended.

4.03.05 Rebuilding Together Silicon Valley

The Rebuilding Together program 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 Neighbor to Neighbor program and Rebuilding Days. Program assistance addresses fall prevention, accessibility and mobility, aging in place, weatherization and home and fire safety of owner occupied residences. The organization provided repairs and rehabilitation work on 523 homes owned by low-income homeowners during the program outcome period, and anticipates providing housing repair assistance to 850 housing units during the program objective period.

4.03.06 Cooperative Housing Rehabilitation Program

The Cooperative Housing Rehabilitation Program serves lower income residents in the Urban County. The Program informs applicants and tenants of rental housing about the dangers and hazards of lead based paint. In 2000-01, the Program expanded its scope by increasing outreach efforts in the unincorporated County, particularly the unincorporated areas of Burbank, the South Side and the East Hills areas which had been underserved in past years.

4.03.07 Lead Based Paint Grant Program

The Lead Based Paint Grant Program funds (one time) grants for low-income homeowners who participate in the Housing Rehabilitation Program. Program grants cover the cost of inspection and mitigation of lead-based paint contamination in homes in the urban cities and unincorporated areas of the County. The Program operated from 2001-08, during which time 52 inspection assessments were conducted for Urban County clients.

Program Category:

4.04 HOUSING ASSISTANCE

Applicable County Programs:

- 4.04.01 Community Assistance Shared Appreciation Program (CASA)
- 4.04.02 Mortgage Credit Certificate (MCC) Program
- 4.04.03 Extra Credit Teacher Home Purchase Program (Teacher MCC Program)
- 4.04.04 County Housing Bond Fund
- 4.04.05 Mortgage Revenue Bond Program
- 4.04.06 Section 8 Housing Choice Voucher Program
- 4.04.07 Moderate Rehabilitation Program
- 4.04.08 Project Based (Section 8) Voucher Program (PBV)
- 4.04.09 Conventional Public Housing
- 4.04.10 Section 8 Homeownership Program
- 4.04.11 Family Self-Sufficiency Program
- 4.04.12 Moving to Work Program (MTW)
- 4.04.13 Housing Plus Fund
- 4.04.14 County Office of Affordable Housing (OAH)
- 4.04.15 SCC40K Downpayment Assistance Program
- 4.04.16 American Dream Downpayment Initiative (ADDI) Program
- 4.04.17 County Density Bonus Program
- 4.04.18 Family Unification Program
- 4.04.19 Welfare to Work Program
- 4.04.20 Rental/Mortgage Assistance Loan Program (R/MAP)
- 4.04.21 Housing Choices
- 4.04.22 PALS Program
- 4.04.23 Shallow Rent Subsidy Program
- 4.04.24 Department of Social Services
- 4.04.25 Public Health Department/HIV/AIDS treatment
- 4.04.26 Emergency Assistance Network
- 4.04.27 Silicon Valley Independent Living Center
- 4.04.28 Shared Housing Program
- 4.05.06 Housing Authority of the County of Santa Clara (HACSC)*
- 4.05.01 Community Development Block Grant (CDBG) Program *
- 4.05.02 Affordable Housing Fund*
- 4.05.04 Home Investment Partnership Act (HOME) Program*
- 4.05.05 Housing Trust of Santa Clara County*
- 4.05.09 Department of Alcohol and Drug Services*
- 4.05.10 Mental Health Department*
- 4.08.14 Children’s Shelter of Santa Clara County**

* Program description found under program category of Housing Production

** Program description found under program category of Homeless Prevention/Services

4.04.01 Community Assistance Shared Appreciation Program (CASA)

Program Description:

The Community Assistance Shared Appreciation (CASA) Program provided up to \$80,000 in deferred shared appreciation loans to first-time homebuyers in Santa Clara County.

Responsible Agency:

County Office of Affordable Housing

Geographic Service Area:

Countywide

Funding Source:

County Housing Bond Trust Fund, Cal Fed Bank and City of Sunnyvale

Program Status:

Pilot program established in 2000; ended in 2002 with last loan disbursement.

Program Outcomes, 2001-2008:

Five loans issued in 2001; one loan issued in 2002. Pilot Program discontinued. Program popularity not as great as anticipated, due to the Program's high shared appreciated percentage.

Program Objective, 2009-2014:

N/A. Program discontinued.

4.04.02 Mortgage Credit Certificate (MCC) Program

Program Description:

Mortgage Credit Certificates (MCC's) 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.

In Santa Clara County, the MCC tax credit rate has varied from 10% to 20%, based on past performance, the potential demand for MCC's, and the likely amount of tax credit allocation awarded by the California Debt Limit Allocation Committee (CDLAC). The current tax credit rate of 15% was set by the County Housing Bond Advisory Committee in January, 2001. 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. Since 2000, the County's program has been split into small, mid-size, San Jose, Below Market-Rate and Target Area allocations. 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 MCC's). CDLAC is granted sole authority for allocating the annual ceiling on private activity bond allocations in the State of California.

Responsible Agency:

County Office of Affordable Housing

Geographic Service Area:

Countywide (excluding cities of Monte Sereno, Saratoga, and Los Altos Hills)

Funding Source:

California Debt Limit Allocation Committee (CDLAC)

Program Status:

Ongoing (1987 – present)

Program Outcomes, 2001-2008:

In 2001, issued 86 MCCs.

In 2002, issued 83 MCCs.

In 2003, issued 135 MCCs.

In 2004, issued 62 MCCs.

In 2005, issued 63 MCCs.

In 2006, issued 89 MCCs.

In 2007, issued 77 MCCs.

In 2008, issued 65 MCCs.

Since 2001, the MCC Program has assisted 660 households purchase homes in Santa Clara County.

Program Objective, 2009-2014:

The County intends to issue approximately 55 MCCs annually for low and moderate-income households.

4.04.03 Extra Credit Teacher Home Purchase Program (Teacher MCC Program)

Program Description:

The Teacher MCC program was designed to assist fully credentialed public school teachers working in low performing schools purchase their first home. Teacher MCC Program participants can take a federal income tax credit of up to 20% of the mortgage interest paid each year, thereby reducing the overall income taxes due the federal government.

Responsible Agency:

County Office of Affordable Housing

Geographic Service Area:

Countywide (limited to credentialed public K-12 schools with an API of 1, 2, or 3).

Funding Source:

California Debt Limit Allocation Committee (CDLAC)

Program Status:

2000-2003. Program not currently funded. County unsure whether will apply for Program funding in the future.

Program Outcomes, 2001-2008:

Santa Clara County issued 70 Teacher MCCs.

Program Objective, 2009-2014:

N/A

4.04.04 County Housing Bond Fund (formerly County Housing Bond Trust Fund)

Program Description:

The Housing Bond Fund provided a combination of grants and low interest loans to various government and non-profit agencies. Funds were dispersed to agencies and community organizations that demonstrated a commitment to reach several affordable housing goals for various populations in Santa Clara County.

Responsible Agency:

County Office of Affordable Housing (OAH)

Geographic Service Area:

Countywide

Funding Source:

MCC, Reissued Mortgage Credit Certificate (MCC), and Teacher MCC application fees, Lender Participation Fees, and semi-annual administrative fees from several outstanding bond issues.

Program Status:

1992-2004.

Program Outcomes, 2001-2008:

Since 2001, the Housing Bond Fund provided over \$2,260,000 of financial assistance to organizations with a commitment to serve low- income housing populations.

In 2004, the County awarded a total of \$90,000 to 4 non-profits (Sacred Heart, Emergency Housing Consortium, InnVision the Way Home and St. Vincent De Paul) to assist families in jeopardy of becoming homeless. Funds were used to pay for one-time emergency rental/mortgage assistance. An additional \$100,000 was awarded to the County Office of Homeless Concerns, to be dispersed as temporary emergency assistance.

The Housing Bond Trust Fund converted to a Budget Unit in 2004; after which no grants or loans were provided except to the Rental/Mortgage Assistance Loan (R/MALP Program). The Fund is currently known as the Housing Bond Fund.

County Housing Bond Fund, 2001-2008		
Assistance Category		
Programs Funded	Funding Amount	Percent
First-time Homebuyers	\$300,000	11.4%
Shelters	\$382,500	14.6%
R/MALP	\$1,075,000	41%
New Rental	\$255,000	9.7%
Rehabilitation of Existing Units	\$192,500	8%
HTSCC Study	\$15,000	0.1%
Special Needs	\$400,000	15.2%
Total	\$2,620,000	100.0%

Program Objective, 2009-2014:

The Program will continue to provide grants or loans to the R/MALP Program.

4.04.05 Mortgage Revenue Bond Program

Program Description:

The County Mortgage Revenue Bond Program was established to provide loans to first-time homebuyers at below-market rates and to encourage and assist developers in building affordable housing in the County. With the cooperation and participation of 10 cities, the County coordinated the issuance of tax-exempt bonds for single-family and multifamily (rental) housing.

Responsible Agency:

County Office of Affordable Housing (OAH)

Geographic Service Area:

Countywide

Funding Source:

California Debt Limit Allocation Committee (CDLAC)

Program Status:

Tax Exempt Mortgage Revenue Bonds are no longer issued. Mortgage Credit Certificates (MCCs) are issued currently in lieu of bonds.

Program Outcomes, 2001-2008:

N/A

Program Objective, 2009-2014:

N/A

4.04.06 Section 8 Housing Choice Voucher Program

Program Description:

The Section 8 Housing Choice Voucher Program provides tenant-based rental subsidies for very-low income households who reside in privately owned rental units. Some families may be eligible to use their subsidy to help make mortgage payments on a newly purchased home in lieu of rent. Participants are drawn from the Voucher Waiting List.

Responsible Agency:

The Housing Authority of the County of Santa Clara (HACSC). The HACSC has been designated as a “High Performer” by HUD for Section 8 program administration.)

Geographic Service Area:

Countywide

Funding Sources:

Federal: Housing of Urban Development (HUD)

Program Status:

Ongoing

Program Outcomes, 2001-2008:

In 2002, there were 26,000 names on the Section 8 waiting list. Of those, 4,168 identified themselves as homeless. In 2002, the Housing Authority received 445 Fair Share vouchers.

In 2006, the waiting list was opened (it was last opened in 1999), and contained 59,000 names. Approximately 1200 names were pulled from the wait list to replace move outs annually. The HACSC assisted 100 families displaced by Hurricane Katrina through a preference for those displaced by federal disasters. Also in 2006, 100 vouchers were set aside for chronically homeless individuals within the County and the City of San Jose. This practice continued through 2007.

In 2008, the preference for chronically homeless within the County and City of San Jose was increased from 100 to 200 vouchers. Also, in 2008, there were 56,000 names on the Section 8 waiting list (last opened in 2006).

Funding for the Program’s 15,978 clients averaged approximately \$11 million annually during the planning period.

Program Objective, 2009-2014:

The HACSC anticipates maintaining full lease up under the Housing Choice Voucher program in the future.

4.04.07 Moderate Rehabilitation Program (MR)

Program Description:

The Moderate Rehabilitation program attaches rental assistance to a particular unit rather than to a family (as with tenant-based rental assistance). The program was repealed by HUD in 1991 and no new projects have been authorized for development. Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract between an owner and the administering agency. Tenants who live in Moderate Rehabilitation units receive a rent subsidy if they qualify under the Section 8 Program requirements. Unit vacancies are filled from the Moderate Rehabilitation waiting list.

Responsible Agency:

The Housing Authority of the County of Santa Clara

Geographic Service Area:

Countywide

Funding Sources:

Federal: Housing of Urban Development (HUD)

Program Status:

Ongoing (however, since program repealed by HUD, no new projects authorized for development)

Program Outcomes, 2001-2008:

6 Moderate Rehabilitation contracts representing 40 units expired during 2001-2008 and were not renewed. The tenants affected by these contract expirations were provided continued rental assistance through the Housing Choice Voucher program.

Program Objective, 2009-2014:

The remaining 17 Moderate Rehabilitation contracts representing 206 units are anticipated to expire without renewal during the planning period.

4.04.08 Project Based (Section 8) Voucher Program (PBV)

Program Description:

The Section 8 Project Based Voucher Program (PBV) is a component of the Housing Choice Voucher Program (HCV). The County Housing Authority may allocate up to 20% 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, on average, of ten to fifteen years. Eligible low-income tenants pay 30% of their gross adjusted income for rent. Section 8 vouchers are not accepted in these project-based units, but may be used at other units within the project that are not part of the project-based program.

Responsible Agency:

Housing Authority of the County of Santa Clara (HACSC)

Geographic Service Area:

Countywide

Funding Sources:

U.S. Department of Housing and Urban Development (Section 8 program)

Program Status:

Ongoing

Program Outcomes, 2001-2008:

During the planning period, the HACSC acquired and rehabilitated 28 project based Section 8 projects, providing low income housing for 506 families.

Program Objective, 2009-2014:

The HACSC plans to conduct a needs assessment of special needs populations in Santa Clara County and to develop criteria and guidelines for providing a set aside of Project Based Vouchers to be directed to special needs populations. In conducting the needs assessment, HACSC will pay special consideration to the housing needs of the elderly, disabled, victims of domestic violence and persons diagnosed with HIV/AIDS.

During 2010-11, the HACSC will project base 694 of its tenant-based vouchers for new construction and existing units.

Table 1: List of new projects to be project-based in FY2010

NAME AND LOCATION OF PROJECT	NUMBER OF UNITS	STATUS
Fairgrounds Senior Housing Apartments, San Jose	199 project-based units	Planned new construction senior project
Sunnyvale Senior Housing Apartments, Sunnyvale	120 project-based units	Planned new construction senior project
Kings Crossing Apartments, San Jose	25 of the 93 total units will be project-based	Planned new construction project for homeless persons and families
Sunset Gardens, Gilroy	74 project-based units	Existing senior housing project
Lanzen Gardens, San Jose	92 project-based units	Existing senior housing project
Cypress Gardens, San Jose	123 project-based units	Existing senior housing project
Miramar & Deborah, Santa Clara	70 project-based units	Existing family housing project
Ekland I & II, Santa Clara	16 project-based units	Existing family housing project
Julian Gardens and Lucrecia Gardens, San Jose	25 project-based units	Existing family housing project
Total	694 project-based units	

4.04.09 Conventional Public Housing

Program Description:

Public Housing provides HUD-subsidized project-based rental assistance for eligible tenants residing at housing developments that are primarily HUD-financed and owned by the Housing Authority of the County of Santa Clara (HACSC). Eligible low income tenants pay 30% of their gross adjusted income for rent. The rental assistance is attached to the unit. Eligible participants are drawn from Interest Lists kept for each development.

According to the 2005-2010 County of Santa Clara Consolidated Plan, the HACSC manages 555 public housing units throughout the County. Most of these units (494) are exclusively for lower-income seniors, while only 25 units are exclusively for lower-income families. Only one public housing complex is located in the Urban County: Rincon Gardens (in the City of Campbell).

Responsible Agency:

Housing Authority of the County of Santa Clara (HACSC)

Geographic Service Area:

Countywide

Funding Source:

HUD Public Housing Subsidy
Status of Project: 1967 to 2008

Program Outcomes, 2001-2008:

In 2007, the HACSC was granted HUD approval for the disposition of its public housing because public housing operating and capital funding had been inadequate to meet costs for more than the past five years, and these capital funding deficits were projected to increase in the coming years.

In 2008, the HACSC received 548 conversion vouchers to assist its public housing residents as a part of the disposition process. Also in 2008, the HACSC transitioned the first of its public housing projects to non-public housing with 100% project-based assistance in order to maintain the stock of affordable housing in the County.

The HACSC acquired and rehabilitated no public housing during the program outcome period.

Program Objectives, 2009-2014:

The HACSC plans to transition its remaining public housing projects (see Table below) to non-public housing, 100% project-based units during the program objective period.

Table 1: List of Public Housing properties/units to be transferred through the Demo Disposition process

Development	Type	Number of Units
Rincon Gardens	Senior	200
Cypress Gardens	Senior	125
Lenzen Gardens	Senior	94
Sunset Gardens	Senior	75
Julian Gardens / Lucretia Gardens	Family	25
Miramar/Deborah	Family	20
Eklund 1 and Eklund 2	Family	16
	TOTAL	555 (of which 7 are manager units)

4.04.10 Section 8 Homeownership Program

Program Description:

The Program provides Section 8 rental subsidies for families who elect to pay a home mortgage instead of rent. Tenants already participating in the County's Section 8 Housing Choice Voucher and Family Self Sufficiency Programs may be eligible.

Responsible Agency:

Housing Authority of the County of Santa Clara (HACSC)

Geographic Service Area:

Countywide

Funding Source:

HUD Public Housing Subsidy

Status of Project:

Ongoing

Program Outcomes, 2001-2008:

In FY 2004-05, there were 2 homeowners utilizing Section 8 homeownership housing assistance payments.

In 2006, there were 8 homeowners utilizing Section 8 housing assistance payments for homeownership.

In 2007, there were 12 homeowners utilizing Section 8 housing assistance payments for homeownership.

In 2008, there were 10 homeowners utilizing Section 8 housing assistance payments for home ownership.

Program Objectives, 2009-2014:

In 2009-10, perform Program Feasibility Study. Program objectives and direction to be clarified, based on Study outcome.

4.04.11 Family Self-Sufficiency Program (FSS)

Program Description:

The FSS Program provides tenant-based rental assistance for low-income families trying to become self-sufficient. The Program coordinates access to job training and other services, including childcare and transportation. 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, federal HUD matches the rent increase with money in an escrow account, which is then awarded to participants who successfully complete the Program. Participants often use this money as part of a down payment on a house or to help start a business. Participants are drawn from households already in the HACSC's rental assistance programs.

Responsible Agency:

Housing Authority of the County of Santa Clara (HACSC)

Geographic Service Area:

Countywide

Funding Source:

HUD

Status of Project:

Ongoing

Program Outcomes, 2001-2008:

In 2001, the program had a total of 509 families enrolled.

As of 2008, the program had:

- 189 families who enrolled,
- 753 families who completed their 5 year contracts and became program alumni; and
- 94 homeowners.

Program Objectives, 2009-2014:

Program objectives for the planning period include:

- Continue recruitment for program participation by providing FSS enrollment opportunities to all Section 8 families;
- Maintain partnerships with community public and private agencies to ensure participant's complete their contracted goals;
- Survey and evaluate program design to help increase program participation and identify the barriers to self sufficiency;

- Provide FSS families with an employment service plan;
- Implement a computerized case management system; and
- Conduct ongoing evaluation of program effectiveness.

4.04.12 Moving To Work Program (MTW)

Program Description:

In 2008, federal HUD signed a 10 year MTW Agreement with the HACSC and the Housing Authority of the City of San Jose to launch the County's MTW Program. With this Program, the HACSC is given more budget and policy flexibility in the operation of several key programs than currently provided under HUD regulations and the 1937 Housing Act. Under its' MTW designation, the HACSC public housing operating subsidy, public housing capital funds and Section 8 funds may be used for all eligible program activities allowed under Section 8(o), 9(d) and 9(e)(1) of the 1937 Housing Act. The three major County MTW Program goals are to increase cost effectiveness, promote self sufficiency and expand housing options for program participants.

Responsible Agency:

Housing Authority of the County of Santa Clara (HACSC)

Geographic Service Area:

Countywide

Funding Source:

HUD

Status of Project:

2008-present

Program Outcomes, 2001-2008:

In 2008, the HACSC signed an agreement with HUD to be part of the Moving to Work (MTW) Demonstration Program. Under the MTW Program, the HACSC served 15,947 households, including 15,398 tenant-based vouchers and 549 project based vouchers.

Program Objectives, 2009-2014:

The HACSC will continue to serve the maximum number of families based on the funding received from HUD during the years 2009-2014.

4.04.13 Housing Plus Fund

Program Description:

The Housing Plus Fund program assists in acquisition or development of permanent housing units for the homeless mentally ill who are served by Full Service Partnership contractors. Full Service Partnerships include a full array of services, including psychological and substance abuse counseling, job training and financial guidance, workshops on tenant-property owner relations, and rental subsidies if needed.

Responsible Agency:

Currently 8 agencies contract with the County Mental Health Department to provide Full Service Partnership services.

Geographic Service Area:

Countywide

Funding Source:

State Proposition 63 funds (Mental Health Services Act) - \$2 million in one-time funds

County Affordable Housing Fund (AHF) - \$2 million

Program Status:

2003 to present

Program Outcomes, 2001-2008:

In 2003, the County Office of Affordable Housing and the County Mental Health Department requested and received approval by the County Board of Supervisors to create a Housing Plus Fund. The initial \$4 million was made available to developers to subsidize the cost of a specific number of units to be affordable to the homeless mentally ill. The source of funds was \$2 million from the AHF and \$2 million from County one-time California Mental Health Services Act funds. Eligible consumers would be served by Full Service Partnership contractors and be housed according to the "Housing First" approach.

In 2006, the County Board of Supervisors formally established the Housing Plus Fund

In 2007, County committed \$2,450,000 to dedicate 49 housing units for the homeless mentally ill. However, \$300,000 was returned to the Fund when First Community Housing decided to continue a project without designating any funds from the Housing Plus Fund.

As of 2008, the County had allocated \$2,150,000 in Housing Plus Funds to four projects (Curtner Gardens, Paseo Senter I, Paseo Senter II and Kings Crossing). In all, 42 units were assisted and are restricted for the homeless mentally ill for 55 years. Developers receiving Housing Plus funds have agreed to work with the County's Full Service Partnership Program in identifying prospective tenants for these units. The Table on the following page reflects the funded Housing Plus projects, which yield a total of 492 units of permanent supportive housing for eligible residents.

Program Objective, 2009-2014:

In 2009, allocate \$1.85 million for construction/rehab costs only.

11. HOUSING PLUS FUNDS: funds set aside from the County's Community Services and Support Fund and County General Fund for permanent supportive housing for FSP clients.

Housing Plus Fund Total: \$4,000,000											
MHSA Funds \$2,000,000						County Gen. Fund \$2,000,000					
Name of Developer	Name of Project	Project Address	Target Population	Service Provider	Total # of units	Type of Units	Type of Project	# of FSP Units	Monthly Rent	Housing Plus Funds	Estimated Occupancy Date
First Cnty Housing	Curtner Gardens	701 Curtner Avenue San Jose, CA 95125	FSP A/OA	FSP	180	Studios	Rental	27 studios	\$557	\$1,350,000	Occupied
Charities Housing	Paseo Senter: I	1896 Senter Road San Jose, CA 95112	FSP A/OA	FSP	117	1-3 bdrms	Rental	5: 1 bdrms	\$460	\$250,000	Occupied
Charities Housing	Paseo Senter: II	1900 Senter Road San Jose, CA 95112	FSP A/OA	FSP	101	1-3 bdrms	Rental	5: 1 bdrms	\$460	\$250,000	Occupied
Charities Housing	Kings Crossing	686 N. King Road, San Jose, CA 95133	FSP Adults	FSP	94	1-3 bdrms	Rental	2: 1 bdrms 3: 2 bdrms	2: \$460.1b 1: \$310.2b 2: \$550.2b	\$300,000	May, 2010
					492		TOTAL	42		\$2,150,000	
									Balance	\$1,850,000	

4.04.14 County Office Of Affordable Housing (OAH)

Program Description:

The County Office of Affordable Housing was launched by the County Board of Supervisors, following several years of County Housing Task Force meetings and County staff preparation. The County created a new position of Director of Affordable Housing to administer the newly established Affordable Housing Fund and to consolidate the following affordable housing programs: Federal CDBG/HOME Program, Housing Rehabilitation Program, Mortgage Credit Certificate Program, Housing Bond Program, Stanford Housing Fund, Density Bonus, Article 34 Program, Homeless Concerns Programs (including the Cold Weather Shelter contract, the Shelter Plus Care Program, the Rental and Mortgage Assistance Program, the Transit Pass Program, McKinney-Vento Grant administration, staffing for the Collaborative on Housing and Homelessness and the Housing Program of the Mental Health Services Act).

The OAH has often participated in projects that are already planned or under construction by “writing down” the costs of specified units within a project. This strategy has been effective in leveraging affordable housing for the County’s lowest income residents, and is consistent with the Board of Supervisors’ goals. While the County’s financial assistance has usually been a relatively small part of the overall financing package, it has often determined a project’s feasibility. The leverage ratio of non-County dollars to County dollars has been twenty to one.

Responsible Agency:

OAH

Geographic Service Area:

Countywide

Funding Sources:

County General Fund, Affordable Housing Fund, CDBG, HOME, ADDI, CDLAC, McKinney-Vento homeless funds, Mental Health Services Act Housing funds.

Program Status:

2002 to present

Program Outcomes, 2001-2008:

In 2002, the County Board of Supervisors created the County Office of Affordable Housing and set aside a projected \$18 million for an Affordable Housing Fund (AHF). The OAH has had four successful funding rounds of the AHF during the program outcome

period. Also, in 2002, the OAH and County Board of Supervisors established the Lead Based Paint Grant Program.

Program Objective, 2009-2014:

The Department has the following objectives for the planning period:

- 1) Continue to assist in the development of new affordable housing units for the County's special populations: seniors, transition age youth, disabled, mentally ill, extremely low income and the homeless;
- 2) Continue to administer federal CDBG/HOME Program;
- 3) Continue to assist the County Mental Health Department in accessing and administering California Mental Health Services Act (MHSA) Housing funds; and
- 4) Administer federal economic stimulus funds available through the American Recovery and Reinvestment Act of 2009 (ARRA) and the Neighborhood Stabilization Program (NSP) of the Housing and Economic Recovery Act of 2008 (HERA).

4.04.15 SCC 40K Downpayment Assistance Program

Program Description:

The Santa Clara County 40K Downpayment Assistance Program (also known as the SCC 40K) is a revolving loan fund; loan principal and the accrued interest are returned to the County and placed in a separate reuse account. The Program offers up to \$40,000 in lower-income first time homebuyers to be used towards the cost of downpayment and/or closing cost assistance on a qualified property in the Urban County. The Program subordinates financing in the form of deferred, low interest rate loans to assist low-income, first time homebuyers of single family homes, condominiums or town homes. The Program may be combined with other available first time homebuyer programs offered at the State and local level.

Responsible Agency:

Office of Affordable Housing

Geographic Service Area:

Urban County

Funding Source:

HUD (HOME funds)

Program Status:

2005-06 to 2008

Program Outcomes, 2001-2008:

During the 2005-06, the project assisted 12 households.

During 2006-07, in conjunction with the ADDI Program, the Program awarded funding to 9 first time homebuyers

During 2007-08, in conjunction with the ADDI Program, the Program awarded funding to 9 first time homebuyers.

In 2008, program funding ceased. As of 2008, the Program had assisted 35 new homeowners with loans ranging from \$10,000 to \$50,000 since Program inception.

Program Objective, 2009-2014:

The Santa Clara County \$40,000 Downpayment Assistance Program is funded by HOME funds on an annual basis as long as the Board of Supervisors approves the funding rec-

ommendations. The SCC 40K Program expects to issue 10-15 loans in 2009, with similar numbers expected through 2014.

4.04.16 American Dream Downpayment Initiative (ADDI) Program

Program Description:

The ADDI Program is a component of the County's HOME Program. The Program provides downpayment assistance for low income, first time homebuyers towards the purchase of single- family homes. ADDI downpayment loans, to date, have gone to individual homeowners in the form of a 2%, deferred, 30 to 40 year loan.

Responsible Agency:

County Office of Affordable Housing

Geographic Service Area:

Urban County

Funding Source:

Federal: Housing and Urban Development (HUD) HOME program

Program Status:

Ongoing (2004 to present)

Program Outcomes, 2001-2008:

In 2004/05, Program funding was \$42,132 (ADDI 03) and \$49,717 (ADDI 04).

The 2005/06 program allocation was \$28,350 to the Urban County for homeownership. Ten households were assisted this program year.

During 2006/07, the Urban County received a Program allocation of \$14,092.

The 2007-08 program allocation was \$14,062. The Program expended \$34,291 during the fiscal year.

The 2008-09 ADDI program allocation was \$5,681.

To date, the Program has assisted 35 new homeowners with loans ranging from \$10,000 to \$50,000 since program inception.

Program Objective, 2009-2014:

In 2009, the County of Santa Clara issued one ADDI loan in the amount of \$10,000. The County of Santa Clara did not receive ADDI funding for FY2010, and does not expect to receive any additional funds for this program.

ADDITIONAL PROGRAMS

4.04.17 County of Santa Clara Density Bonus Program

The County Density Bonus Program provides revenue for low and moderate income housing through the Density Bonus Fund. The Density Bonus Fund contains deposits of in-lieu fees paid by developers of housing on lots subject to the County's 10% density bonus ordinance who choose to pay fees in lieu of providing affordable housing within their projects. As of 2008, the Fund balance was \$569,000.

4.04.18 Family Unification Program (FUP)

The Program helped very low-income families in the Child Welfare System to become self-sufficient by providing time-limited rent vouchers. The HACSC worked in partnership with the County Social Services Agency to place approximately 200 families in this Program. Funds were always a part of the Section 8 program funding. During the program outcome period, the FUP Program was absorbed (along with the Welfare to Work Program) into the Section 8 existing voucher program administered by the HACSC.

4.04.19 Welfare to Work Program

This Section 8 voucher Program operates much like the Family Self Sufficiency Program. It provides housing subsidies to assist families moving from welfare to work. The HACSC receives financial support from the County Social Services Agency to fund housing search staff and to assist with housing counseling and search for Welfare to Work clients. Participants are drawn from the Voucher Waiting List and must be families who are receiving or are eligible to receive government aid under CalWorkS. In 2003, the HACSC received 80 Welfare to Work vouchers. During the program outcome period, there were 1200 Welfare to Work participants. The Welfare to Work Program was absorbed (along with the FUP Program) into the Section 8 existing voucher program administered by the HACSC.

4.04.20 Rental/Mortgage Assistance Loan Program (R/MALP)

This R/MALP Program was created through the Housing Bond Trust Fund Committee of Santa Clara County. The County expends an average of \$25,000 to \$35,000 each year for mortgage and rental assistance for families in crisis. In 2007, \$75,000 was distributed to the Emergency Assistance Network agencies to provide such assistance in their assigned areas. Program funds have originated from the County's Housing Bond Fund, revenues from two legal settlements and interest from fund deposits.

4.04.21 Housing Choices

This organization works with the HACSC to provide housing opportunities for persons with special needs.

4.04.22 PALS Program

PALS (Providing Assistance with Linkage to services) provides hands-on support and linkage services during the critical 60 day period following the release of eligible mentally ill offenders from jail. Examples of services include medication support, mental health services, on-going substance abuse services, housing assistance and help with obtaining SSI and other entitlements.

4.04.23 Shallow Rent Subsidy Program

The County Social Service Agency sponsored a shallow rent subsidy program for up to 500 clients, that was administered by the HACSC. The program ended in 2004.

4.04.24 Department of Social Services

The Department has offered a number of housing related services. One program is the Housing Services Unit which is designed to serve special needs target populations. In addition, the Department operates the CalWorks Incentive Fund Program, provided a shallow rent subsidy program administered by the Housing Authority, and provided funding to the HACSC for Welfare to Work services.

4.04.25 Public Health Department; HIV/AIDS treatment

The County Public Health Department and the City of San Jose, through grants from the Housing Opportunities for People with AIDS (HOPWA) program and general County funds, provides housing subsidies for approximately 160 households afflicted with HIV/AIDS in Santa Clara County. Priority for housing subsidies is given to persons who are either homeless or at risk of homelessness. The HOPWA housing subsidies are administered by the Health Trust, a local non-profit foundation that operates the AIDS Services Program.

The Health Trust's AIDS Services Program (HT-AS) has provided case management and other support services such as transportation, food and nutrition, and emergency financial assistance to the HIV/AIDS population in Santa Clara County for over 20 years. The program is one of the original pilot projects initiated by the State Office of AIDS to address the HIV/AIDS epidemic and continues to be a model for the team approach to care management. In addition to housing subsidies to eligible clients, the Program offers housing search and placement assistance. On a yearly basis, the HT-AS program provides services to approximately 840 clients, one third of all persons in care for HIV/AIDS in the County. For the past two decades, this program has served the majority of persons with HIV/AIDS in the community, totaling over 3,400 individuals and their families.

The County Public Health Department also established the Childhood Lead Poisoning Prevention Program.

4.04.26 Emergency Assistance Network

The Network is a collaboration of the United Way, 9 non-profit agencies and six police departments and supported by the United Way Community Fund. The Network assists individuals and families with eviction and utility disconnection and hunger. In 2005, the Network helped 4,000 families avoid homelessness and remain in their own homes.

4.04.27 Silicon Valley Independent Living Center (formerly known as Adult Independent Development Center)

The Center provides housing counseling and placement to developmentally disabled adults in the Urban County. CDBG Funding was provided by the Urban County from 2001-2008 as indicated below:

2001-02:	\$4426 to assist 69 Urban County clients
2002-03:	\$4360 to assist 31 Urban County clients
2003-04:	\$4560 to assist 31 Urban County clients
2004-05:	\$3963 to assist 66 Urban County clients
2005-06:	\$4000 to assist 66 Urban County clients
2006-07:	\$4000 to assist unknown number of clients

4.04.28 Shared Housing Program

Charities Housing, with CDBG funding assistance from the Urban County, operates a shared housing program for single parents with children in the Urban County. The record of Urban County CDBG funding allocation, and the number of clients served, is included below:

2001-02:	\$24,484 allocated; 39 housemates generated
2002-03:	\$28,020 allocated; 44 housemates generated
2003-04:	\$19,988 allocated; 44 housemates generated
2004-05:	\$15,988 allocated; 19 housemates generated
2005-06:	\$15,988 allocated, 19 housemates generated
2006-07:	\$14,000 allocated; 18 housemates generated
2007-08:	\$14,000 allocated; 19 housemates generated

Program Category:

4.05 HOUSING PRODUCTION

Applicable County Programs:

- 4.05.01 Community Development Block Grant (CDBG) Program
- 4.05.02 Affordable Housing Fund (AHF)
- 4.05.03 Stanford Affordable Housing Fund
- 4.05.04 Home Investment Partnership Act (HOME)
- 4.05.05 Housing Trust of Santa Clara County
- 4.05.06 Housing Authority of the County of Santa Clara County
- 4.05.07 County Surplus Land Program
- 4.05.08 Mental Health Services Act Housing Program
- 4.05.09 Department of Alcohol and Drug Services (DADS)
- 4.05.10 Mental Health Department
- 4.08.11 Arturo Ochoa Migrant Center***
- 4.03.02 Low Income Housing Tax Credit Program*
- 4.08.07 Santa Clara County Collaborative on Affordable Housing and Homelessness***
- 4.05.63 McKinney-Vento Homeless Program***
- 4.05.71 Children’s Shelter of Santa Clara County***
- 4.02.70 County Homeless Facilities***
- 4.02.20 Housing Plus Fund**
- 4.02.21 County Office of Affordable Housing (OAH)**

* Program description found under program category of Housing Production

** Program description found under program category of Housing Assistance

*** Program description found under program category of Homeless Prevention/Services

4.05.01 Community Development Block Grant Program (CDBG)

Program Description:

The CDBG Program provides funding to assist lower income residents of the Santa Clara County Urban County (defined below under Geographic Service Area) in a number of ways, including but not limited to new affordable housing development, affordable housing rehabilitation, construction of neighborhood facilities, the removal of architectural barriers to the elderly and persons with disabilities, fair housing services, and a variety of housing related public services.

CDBG funds received from HUD are annually distributed as follows: 60% (after administration and rehabilitation services) is divided equally among the participating non-entitlement cities. The County also receives an equal share of these funds for eligible activities. The remaining 40% is placed in a competitive pool for distribution to eligible entities for housing and housing-related services.

Responsible Agency:

The County Office of Affordable Housing (OAH), Housing and Community Development Program (in conjunction with staff from the participating Urban County jurisdictions). The OAH administers the activities of the Urban County as the Grantee, including receipt of HUD funds and the distribution of these funds to local housing projects and services.

Geographic Service Area:

*Urban County (defined as the cities of Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga, and the Unincorporated Area of the County).

Funding Source:

Federal Housing and Urban Development (HUD)

Project Status:

Ongoing (1975 – Present)

Program Outcomes, 2001-2008:

The County's CDBG allocation for 2000-01 was \$2,590,000, for 2001-02 was \$2,669,000, for 2002-03 was \$2,584,000, for 2003-04 was \$2,065,527, for 2004-05 was \$2,143,000, for 2005-06 was \$2,018,640, for 2006-07 was \$1,800,875, for 2007-08 was \$1,788,630 and for 2008-09 is \$1,727,669.

The majority of funds allocated to CBDG public services during the planning period were for services to assist lower income or homeless individuals and families in obtain-

ing housing opportunities. These services were in the form of counseling of individuals to obtain rental housing, shelter nights for battered women and their children as well as for homeless individuals and their families, fair housing and tenant landlord counseling and shared housing opportunities.

An annual summary of Program activity is contained on the following pages.

Program Objectives, 2009-2014:

Six objectives are contained in the HUD 2005-2010 Consolidated Plan for the Urban County's CDBG program. They include:

- Increase the supply of affordable housing to lower income households,
- Increase housing opportunities for special needs households and the unhoused,
- Increase affordable housing opportunities for low to moderate income first time homebuyers,
- Rehabilitate and maintain existing affordable housing,
- Preserve existing affordable housing, and
- Ensure equal housing opportunities.

The County intends to adhere to the HUD Consolidated Plan objectives by continuing to develop and/or rehabilitate housing units and to provide housing services for low-income families and individuals in the Urban County. Due to the trend toward incorporation of urban pockets into the incorporated, entitlement jurisdictions (e.g. cities of Cupertino, Gilroy, Mt. View, Palo Alto, San Jose, Santa Clara, Sunnyvale and Milpitas) and ongoing budget reductions at the federal level, federal housing awards to the Urban County have been steadily declining. OAH anticipates assisting a similar number of units during the planning period as during the program outcome period, basing future production on past performance.

SUMMARY OF COUNTY CDBG PROGRAM ACTIVITY, 2001-2008

In 2000-01, County CDBG funds were used as follows:

- New housing units for lower income households.
The County allocated \$300,000 and spent \$22,500 on 24 units of affordable rental housing built on land formerly owned by the County Fire District. (project location: Cupertino)

- Affordable housing opportunities for lower income households:
The County allocated and spent \$22,500 for Catholic Charities to continue operating their Shared Housing Program. The Program had 77 intakes and found 42 house-mates for single parents with children. (project location: Urban County)

The County allocated and spent \$60,000 for Economic and Social Opportunities (ESO) to operate their Energy and Emergency Home Repair Program, assisting 33 lower income residents. (project location: Unincorporated County)

The County allocated and spent \$70,000 for the Emergency Housing Consortium's (EHC) Transitional Housing Program to complete the rehabilitation of two projects, providing 8 units of transitional housing. (project location: San Jose)

- New housing for the homeless:
The County allocated \$500,000 and spent \$93,463 for EHC's new 50 unit transitional rental housing project. The project will provide beds and support services to County homeless. (project location: Santa Clara)

- Affordable housing for the disabled and those with special needs:
The County allocated and spent \$300,000 for a 23 unit Catholic Charities project for the developmentally disabled. (project location: Sunnyvale)

The County allocated and spent \$22,500 to allow continued operation of Senior Shared Housing Program by Project Match, which provided 34 seniors with housing assistance and placed 8 seniors in affordable housing. (project location: Urban County)

- Fair Housing Services:
The County provided \$105,000 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

In 2001-02, County CDBG funds were used as follows:

- New housing units for lower income households.
The County allocated and spent \$165,321 on the 24 unit Cupertino project (described under 2000-01).

The County allocated and spent \$400,000 for Habitat for Humanity to construct 4 single family homes for extremely low income families. (project location: Campbell)
- Affordable housing opportunities for lower income families:
The County allocated and spent \$24,484 for Catholic Charities to continue operating their Shared Housing Program. The Program had 54 intakes and found 39 house-mates for single parents with children. (project location: Urban County)

The County allocated \$70,000 and spent \$69,985 for Economic and Social Opportunities (ESO) to operate their Energy and Emergency Home Repair Program, assisting 41 lower income residents. (project location: Unincorporated County)

The County allocated \$122,755 for the Emergency Housing Consortium's (EHC) Transitional Housing Program to complete the rehabilitation of two projects, providing transitional housing for 26 lower income people. (project location: San Jose)
- New housing for the homeless:
The County allocated \$406,536 and spent \$388,263 for EHC's new 50 unit transitional rental housing project. (described under 2000-01).
- Affordable housing for the disabled and those with special needs:
The County allocated and spent \$27,000 for the Pacific Autism Center for Education (PACE) to acquire a single family dwelling to provide housing for 6 autistic youth. (project location: Sunnyvale).
- Fair Housing Services:
The County provided \$105,000 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

In 2002-03, County CDBG funds were used as follows:

- Affordable housing opportunities for lower income families:
The County allocated and spent \$28,020 for Catholic Charities to continue operating their Shared Housing Program. The Program served 134 Urban County persons and found 44 house-mates for single parents with children. (project location: Urban County)

The County allocated and spent \$90,000 for Economic and Social Opportunities (ESO) to operate their Energy and Emergency Home Repair Program, assisting 50 lower income residents. (project location: Unincorporated County)

The County allocated \$122,755 for the Emergency Housing Consortium's (EHC) Transitional Housing Program to assist 26 lower income people. (described under 2001-02)

- New housing for the homeless:
The County allocated \$406,536 and spent \$388,263 for EHC's 50 unit project. (described under 2000-01).

The County allocated and spent \$300,000 to EHC and South County Housing for a new 140 bed transitional housing project for homeless men, women and children. (project location: Gilroy)
- Fair Housing Services:
The County provided \$110,000 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

In 2003-04, County CDBG funds were used as follows:

- Affordable housing opportunities for lower income households:
The County allocated and spent \$19,988 for Catholic Charities to continue operating their Shared Housing Program. The Program served 134 Urban County persons and found 44 house-mates for single parents with children. (project location: Urban County)

The County allocated and spent \$89,160 for Economic and Social Opportunities (ESO) to operate their Energy and Emergency Home Repair Program, assisting 50 lower income residents. (project location: Unincorporated County)
- New housing for the homeless:
The County allocated \$198,140 to EHC and South County Housing for a 140 bed transitional housing project. (described under 2002-03)
- Affordable housing for the disabled and those with special needs:
The County allocated and spent \$72,359 for Project Match, which acquired a single family home for 4 units of shared senior housing. (project location: Los Gatos)

The County allocated \$166,197 to EHC for transitional housing and supportive services for 16 homeless and runaway Urban County youth (400 Countywide). (project location: San Jose)

- Fair Housing Services:

The County provided \$99,953 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

In 2004-05, County CDBG funds were used as follows:

- Affordable housing opportunities for lower income families:

The County allocated and spent \$15,988 for Catholic Charities to continue operating their Shared Housing Program. The Program found 19 house-mates for single parents with children. (project location: Urban County)

The County allocated \$89,160 and spent \$78,381 for Economic and Social Opportunities (ESO) to operate their Energy and Emergency Home Repair Program, assisting 43 lower income residents. (project location: Unincorporated County)

- New housing for the homeless:

The County allocated \$198,140 to EHC and South County Housing for a 140 bed transitional housing project. (described under 2002-03)

The County allocated \$198,140 for EHC's new 50 unit transitional rental housing project. (described under 2002-03).

- Affordable housing for the disabled and those with special needs:

The County allocated \$166,197 to EHC for transitional housing for 16 Urban County youth. (described under 2003-04)

- Fair Housing Services:

The County provided \$99,953 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

In 2005-06, County CDBG funds were used as follows:

- Affordable housing opportunities for lower income families:

- The County allocated and spent \$15,988 for Catholic Charities to continue operating their Shared Housing Program. The Program found 19 house-mates for single parents with children. (project location: Urban County)

The County allocated \$90,000 and spent \$76,614 for Economic and Social Opportunities (ESO) to operate their Energy and Emergency Home Repair Program, assisting 43 lower income residents. (project location: Unincorporated County)

The County allocated and spent \$20,000 to Rebuilding Together Silicon Valley, in order to operate a free minor home repair program. (project location: Urban County)

- New housing for the homeless:

The County allocated and spent \$198,140 for EHC and South County Housing to create a 140 bed project. (described under 2002-03)

- Affordable housing for the disabled and those with special needs:

The County allocated \$166,197 to EHC for transitional housing for 16 Urban County youth. (described under 2003-04)

The County allocated and spent \$130,446 for Eden Housing Incorporated to fund a portion of preconstruction costs for a HUD 811 special needs housing project for 14 disabled persons. (project location: San Jose).

- Fair Housing Services:

The County provided \$102,736 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

- Rehabilitation of Existing Shelters

The Urban County CDBG pool provided \$100,000 to InnVision, the Way Home for rehabilitation of 3 shelters in San Jose. The shelters included Julian Street Inn, Montgomery Street Inn and the Commercial Street Inn. In total, these shelters serve over 600 Urban County homeless people annually.

In 2006-07, County CDBG funds were used as follows:

- Affordable housing opportunities for lower income families:

The County allocated and spent \$15,988 for Catholic Charities to continue operating their Shared Housing Program. The Program found 19 house-mates for single parents with children. (project location: Urban County)

The County allocated \$90,000 and spent \$76,614 for Economic and Social Opportunities (ESO) to operate their Energy and Emergency Home Repair Program, assisting 43 lower income residents. (project location: Unincorporated County)

The County allocated and spent \$20,000 for Rebuilding Together Silicon Valley, in order to operate a free minor home repair program. (project location: Urban County)

- New housing for the homeless:
The County allocated and spent \$198,140 for EHC and South County Housing to create a 140 bed project. (described under 2002-03)
- Affordable housing for the disabled and those with special needs:
The County allocated \$166,197 to EHC for transitional housing for 16 Urban County youth. (described under 2003-04)

The County allocated and spent \$130,446 for Eden Housing Incorporated to fund a portion of preconstruction costs for a HUD 811 special needs housing project for 14 disabled persons. (project location: San Jose).

- Fair Housing Services:
The County provided \$102,736 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

In 2006-07, County CDBG funds were used as follows:

- Affordable housing opportunities for lower income families:
The County allocated and spent \$14,000 for Catholic Charities to continue operating their Shared Housing Program. The Program found 19 house-mates for single parents with children. (project location: Urban County)

The County allocated and spent \$20,000 for Rebuilding Together Silicon Valley, in order to operate a free minor home repair program for 4 eligible households. (project location: Urban County)
- New housing for the homeless:
The County allocated and spent \$166,197 as well as \$200,000 for EHC to provide transitional housing for 16 Urban County youth. (described under 2003-04)
- Affordable housing for the disabled and those with special needs:
The County allocated \$90,000 and spent \$68,542 for Emergency Housing Consortium (ESO) to operate their Energy and Emergency Home Repair Program. The Program made minor emergency home repairs, access and energy efficiency improvements to 22 lower income clients. (Project location: Urban County)

- Fair Housing Services:
The County provided \$102,736 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

In 2007-08, County CDBG funds were used as follows:

- Affordable housing opportunities for lower income families:
The County allocated and spent \$14,000 for Catholic Charities to continue operating their Shared Housing Program. The Program found 19 house-mates for single parents with children. (project location: Urban County)

The County allocated and spent \$17,358 for Rebuilding Together Silicon Valley, in order to operate a free minor home repair program for 4 eligible households. (project location: Urban County)

- Fair Housing Services:
The County provided \$89,597 to the Santa Clara County Fair Housing Consortium. (project location: Urban County).

In 2008-09, County CDBG funds were used as indicated on the following table:

PROJECTS FUNDED WITH CDBG CATEGORY I: 2008-2009					
NO.	AGENCY/PROJECT	PROJECT NUMBER	CDBG POOL	BOARD SHARE	TOTAL
1	Rebuilding Together Silicon Valley Rebuilding Days	NV-09-41	\$40,000	0	\$40,000
2	Asian Law Alliance Fair Housing Services	NA-09-31	\$10,626	0	\$10,626
3	Law Foundation of Silicon Valley-Mental Health Advocacy Project - Fair Housing	NK-09-31	\$21,067	0	\$21,067
4	Eden Council for Hope & Opportunity (ECHO Housing) Fair Housing Services	NS-09-31	\$3,578	0	\$3,578
5	Project Sentinel Fair Housing Services	NI-09-31	64,729	0	64,729
6	SCC-Office of Affordable Housing Unincorporated Area Housing Rehabilitation Neighborhood Program	SC-09-51	\$164,647	\$85,482	\$250,129
7	Senior Housing Solutions Los Gatos Senior Residence Project	NG-09-51	\$150,000	0	\$150,000

PROJECTS FUNDED WITH CDBG CATEGORY II : 2008-2009					
NO.	AGENCY/PROJECT	PROJECT NUMBER	CDBG POOL	BOARD SHARE	TOTAL
8	Catholic Charities of SCC Housing Search Services	NB-08a-31	\$13,767	0	\$13,767
9	Community Solutions La Isla Pacifica Battered Women's Shelter	NP-08a-31	\$13,767	0	\$13,767
10	Community Technology Alliance HMIS SCC	NJ-08a-32	0	\$6,360	\$6,360
11	Community Technology Alliance Housing SCC	NJ-08a-33	0	\$3,933	\$3,933
12	Community Technology Alliance Project SHARE - Comm. Voice Mail & Shelter Bed Hotline	NJ-08a-31	0	\$6,341	\$6,341
13	Emergency Housing Consortium dba EHC LifeBuilders Housing for Urban County Homeless Program	NE-08a-31	\$1905	\$9,142	\$11,047
14	Family Supportive Housing, Inc. San Jose Family Shelter	NM-08a-31	\$4,548	\$3,023	\$7,571
15	InnVision, The Way Home Julian Street Inn	NX-08a-31	\$8,869	0	\$8,869
16	InnVision, The Way Home Transitional Homes Program	NX-08a-32	\$7,553	0	\$7,553
17	Project Sentinel Tenant-Landlord Services	NI-08a-32	\$7,996	0	\$7,996
18	Sacred Heart Community Service Homelessness Prevention Project	NL-08a-31	\$8,590	0	\$8,590
19	Silicon Valley Independent Living Center Housing Program for Persons w/Disabilities	NN-08a-31	\$3,933	0	\$3,933
20	The Unity Care Group Shared Trans. Housing for Homeless Yourth Aging Out of Foster Care	NF-08a-31	0	\$3,933	\$3,933

4.05.02 Affordable Housing Fund (AHF)

Program Description:

The Affordable Housing Fund (AHF) was created to assist in the development of new affordable housing units for extremely low income and special needs populations and for programs designed to end homelessness. A broad variety of projects have been funded: such as senior and disabled housing, housing for addicted women and their babies, housing for at risk youth and the homeless mentally ill, and first time homebuyer assistance.

Responsible Agency:

The Office of Affordable Housing (OAH)

Geographic Service Area:

The Urban County

Funding Sources:

City of San Jose Redevelopment Agency (RDA); County Surplus Land Fund; County General Fund

Program Status:

2002- present

Program Outcomes, 2001-2008:

The County has funded approximately 1400 affordable housing units since the AHF was established. Of these, 977 units were constructed within the program outcome period. A chronology follows below.

In 2002, the Board of Supervisors expressed support for affordable housing by establishing an Office of Affordable Housing (OAH) and setting aside more than \$18 million of General Fund monies for the Affordable Housing Fund (AHF). The Fund was created in anticipation of housing set-aside funds from a redevelopment agreement with the City of San Jose.

In 2003, Round I of the AHF awards allocated \$7.68 million to 6 affordable housing projects. Among the projects was the Santa Clara County Housing Trust, in the amount of \$500,000. In addition, Round I successfully leveraged more than \$16 million in California State Multi-Family Housing Funds by increasing three project's competitive scores.

In 2004, the Board approved Board Policy 7.8, directing that 30% of the proceeds from the sale, lease or development of General Fund surplus property be allocated to support affordable housing projects. With the lease of the Elmwood Correctional Facility County

owned surplus land, \$191,163 was directed to the AHF. The annual on-going revenue from this source to the AHF has been projected to be \$240,300.

In 2004, Round II of the AHF awards allocated \$2.4 million to 8 affordable housing projects.

In 2005, Round III of the AHF awards allocated \$4 million to 5 affordable housing projects. Of those projects, 227 units were funded for extremely low income people, 41 of which were for the homeless. Also in 2005, the Board of Supervisors dedicated all of the proceeds (\$5.4 million) from the sale of surplus property to the AHF. Revenues from this policy are being deposited in the AHF.

In 2006, the AHF leveraged \$2 million from County one-time funding from the California Mental Health Services Act. The new \$4 million "Housing Plus" Fund will assist in the acquisition or development of permanent housing units for the homeless mentally ill.

In 2007, the County committed \$2,150,000 to dedicate 42 units of such housing.

In 2008, the Board of Supervisors eliminated Board Policy 7.8 and adopted a policy of dedicating \$1 million each year from the County General Fund into the AHF. This dedication is in addition to the annual \$240,300 from the surplus property leases.

As of 2008, \$16,731,000 had been approved to acquire or construct 1,580 new housing units and 400 shelter beds since Fund inception. In addition, as of 2008, the AHF had leveraged more than \$310 million from a variety of public and private sources.

A list of projects and their funding levels since Fund inception is presented on the following page.

Program Objective, 2009-2014:

It is anticipated that the remaining 423 affordable housing units funded by the AHF through 2008 will be constructed during the planning period.

AFFORDABLE HOUSING FUND As of May 8, 2008

September, 2003 Funds Committed					
Contract No.	AGENCY NAME	PROJECT NAME	No. of Units	TOTAL COST	COUNTY FUNDS
AHF-03-001	Housing Authority of Santa Clara County-1	Opportunity Center of the Midpeninsula	89	\$19,727,363	\$1,000,000
AHF-03-002	Emergency Housing Consortium-2	Our House Shelter and Transitional Housing for Runaway Youth	27	\$9,943,268	\$1,000,000
AHF-03-003	Emergency Housing Consortium-1	Sobrato Transitional Center	140	\$6,388,644	\$1,480,000
AHF-03-004	South County Housing-1	Sobrato Apartments	60	\$15,167,666	\$1,700,000
AHF-03-006	Charities Housing Development-1	Mountain View Efficiency Studio Apartments	118	\$19,209,362	\$1,500,000
AHF-03-007	Community Working Group-1	Opportunity Center of the Midpeninsula	See Below ¹	See Below	\$1,000,000
TOTAL			434	\$70,436,303	\$7,680,000
November, 2003 Funds Committed					
Contract No.	AGENCY NAME	PROJECT NAME	No. of Units	TOTAL COST	COUNTY FUNDS
AHF-03-008	Housing Trust of Santa Clara County-1	First Time Homebuyer Program		\$500,000	\$500,000
TOTAL				\$500,000	\$500,000
June, 2004 Funds Committed					
Contract No.	AGENCY NAME	PROJECT NAME	No. of Units	TOTAL COST	COUNTY FUNDS
AHF-04-001	Charities Housing Development-2 (Permanent Financing-5/07)	Senter Road Family Housing-Phase 1	117	\$36,982,468	\$350,000
AHF-04-002	VMC Foundation-1	House on the Hill	42	\$2,833,433	\$155,000
AHF-04-003	Emergency Housing Consortium-1	Sobrato Transitional Center	See Below ²	See Below	\$520,000
AHF-04-004	Core Development-1	Delmas Park Apartments	123	\$36,666,495	\$260,000
AHF-04-005	Core Development	San Jose Artist Ark Housing	148	\$30,576,736	\$440,000
AHF-04-008	Unity Care Group	Transitional Housing for Youth	6	\$1,000,000	\$250,000
AHF-04-009	Housing for Independent People-1	Burning Tree	5	\$465,000	\$75,000
AHF-04-011	Mid-Peninsula Housing Coalition (Permanent Financing-12/07)	New Central Park	100	\$19,175,780	\$350,000
TOTAL			541	\$127,699,912	\$2,400,000
September, 2005 Funds Committed					
Contract No.	AGENCY NAME	PROJECT NAME	No. of Units	TOTAL COST	COUNTY FUNDS
AHF-05-001	Bridge Housing Corporation (Permanent Financing-6/08)	Fabian Way Senior Apts.	66	\$22,280,361	\$1,500,000
AHF-05-002	Housing Authority of SCC (Permanent Financing-4/09)	Fairgrounds Senior Housing	198	\$36,116,360	\$1,475,000
AHF-05-003	Senior Housing Solutions	Milpitas Senior Group	5	\$921,225	\$250,000
AHF-05-005	Charities Housing Development (Permanent Financing-1/08)	Paseo Senter II	101	\$35,681,471	\$300,000
AHF-05-006	South County Housing (Permanent Financing-9/07)	Royal Court Apts.	55	\$17,682,386	\$475,000
TOTAL			425	\$112,681,803	\$4,000,000
February, 2007 Funds Committed					
HPF-07-01	First Community Housing (cancelled)	Fourth Street Apartments	(100)	\$43,252,108	(\$600,000)
HPF-07-02	First Community Housing	Curtner Gardens	180	\$17,717,607	\$1,350,000
HPF-07-03	Charities Housing Development-1	Paseo Senter II	See Below ³	See Below	\$250,000
HPF-07-04	Charities Housing Development	Paseo Senter I	See Below ⁴	See Below	\$250,000
HPF-08-01	Charities Housing Development	Kings Crossing	94	\$43,952,000	\$300,000
TOTAL			274	\$61,669,607	\$2,150,000
March, 2008 Funds Committed					
AHF-08-01	Family Supportive Housing	Family Shelter	35	\$16,600,000	\$1,000,000
GRAND TOTALS			1,709	\$389,587,625	\$17,730,000

- 1. Contracts Completed
- 2. Contracts in process
- 3. Permanent Financing
- 4. Cancelled Project

¹ Project awarded funds through Housing Authority of SCC and Community Working Group.

² Project funded in Round One.

³ Project funded in Round Three

⁴ Project funded in Round Two

4.05.03 Stanford Affordable Housing Fund

Program Description:

The Fund was established as a result of the Stanford General Use Permit (GUP), agreed upon by the County and Stanford University. The GUP requires that as Stanford University constructs academic facilities, it either builds affordable housing on campus or contributes an in-lieu fee to assist in the development of affordable housing near the Stanford campus. Section F of the GUP requires that for each 11,763 square feet of academic development built, Stanford must either provide one affordable housing unit on the Stanford 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.

Responsible Agency:

Office of Affordable Housing (OAH)

Geographic Service Area:

Stanford University Campus

Funding Sources:

Stanford University, OAH

Program Status:

2000 - present

Program Outcomes, 2001-2008:

As of 2007, there was approximately \$2.1 million in the Fund.

As of 2008, there was \$8,355,567 in the Fund. In 2008, the County Board of Supervisors approved the Stanford Fund Distribution Procedures and directed that a Notice of Funding Availability (NOFA) for \$5 million be prepared for release. The NOFA will seek projects that provide housing for the County's extremely low, special needs and homeless populations. The Board directed that the per unit subsidy range is up to \$80,000 for each extremely low income unit. Two categories of funding are stipulated: 1) land or building acquisition/pre-paid long term ground lease or 2) construction or permanent financing.

In 2008, Stanford Affordable Housing Funds were committed to two projects (see chart below), for a total of 180 units.

November, 2008 Stanford Affordable Housing Funds Committed

SAHF-08-001	Bridge Housing	Fabian Way Sr. Apts.	*See Below	*See Below	\$680,000
SAHF-08-002	Eden Housing	Palo Alto Housing	180	\$33,831,693	\$1,600,000
TOTAL			180	\$33,831,693	\$2,280,000

Program Objective, 2009-2014:

(data unavailable)

4.05.04 Home Investment Partnership Act (HOME)

Program Description:

The HOME program provides federal funding to assist low and very low income households. HOME funds may be used for the acquisition of land or buildings for the purpose of rehabilitation and/or new construction of decent, affordable housing. HOME funds are primarily used to subsidize housing construction costs and acquisition costs. The Urban County program reserves at least 15% of the total HOME grant for Community Housing Development Organizations (CHDO's). Locally designated CHDO's have included Senior Housing Solutions, Charities Housing Development Corporation, South County Housing and EHC LifeBuilders.

Responsible Agency:

The County Office of Affordable Housing, Housing and Community Development Program (in addition to Housing Rehabilitation Programs from some of the cities in the Urban County.) The County Office of Affordable Housing administers the activities of the Urban County as the Grantee, receiving HUD funds and distributing them to local housing projects and services.

Geographic Service Area:

Urban County (defined as the cities of Campbell, Monte Sereno, Morgan Hill, Saratoga, the towns of Los Altos, Los Altos Hills and Los Gatos, and the unincorporated area of the County).

Funding Source:

Federal: Housing and Urban Development (HUD)

Project Status:

Ongoing (1992 – Present)

Program Outcomes, 2001-2008:

The County's HOME allocation during the program outcome period was as follows:

- 2001-02: \$1,042,000;
- 2002-03: \$1,043,000;
- 2003-04: \$911,659;
- 2004-05: \$1,003,378;
- 2005-06: \$870,408;
- 2006-07: \$813,157;
- 2007-08: \$806,010; and
- 2008-09: \$779,986.

An annual summary of Program activity is contained on the following pages.

Program Objective, 2009-2014:

Six objectives are contained in the current HUD Consolidated Plan for the Urban County's HOME program. They include:

- Increase the supply of affordable housing to lower income households,
- Increase housing opportunities for special needs households and the unhoused,
- Increase affordable housing opportunities for low to moderate income first time homebuyers,
- Rehabilitate and maintain existing affordable housing,
- Preserve existing affordable housing, and
- Ensure equal housing opportunities.

The County is committed to continue to operate the HOME Program to meet its Consolidated Plan objectives. However, a population decline in the Urban County due to annexation of unincorporated pockets to the larger entitlement cities, and budget reductions at the federal level, have resulted in reduced federal funding awards. OAH anticipates assisting a similar number of units during the planning period as during the program outcome period, basing future production on past performance.

SUMMARY OF COUNTY HOME PROGRAM ACTIVITY, 2001-2008

In 2000-01, County HOME funds were used as follows:

- *New housing units for lower income households.*

The County allocated \$800,000 to the South County Housing 20 unit affordable rental housing project. (project location: Morgan Hill)

The County allocated \$747,800 and spent \$134,679 on the Cupertino Community Services 24 unit affordable rental housing project, being built on land formerly owned by the County Fire District. (project location: Cupertino)

- *New housing for the homeless:*

The County allocated \$200,000 to Concern for the Poor, to expand the Las Plumas Family Living Center, in order to provide 51 emergency and transitional rental units for homeless persons. (project location: San Jose)

- *Affordable housing for the disabled and those with special needs:*

The County allocated and spent \$196,300 on the 25 unit Catholic Charities Housing transitional housing project for victims of domestic violence (project location: Sunnyvale)

In 2001-02, County HOME funds were used as follows:

- *New housing units for lower income households.*

The County allocated \$648,347 and expended \$88,000 on the South County Housing 20 unit affordable rental housing project. (described under 2000-01)

The County allocated and spent \$747,800 on the Cupertino Community Services 24 unit project. (described under 2000-01)

- *Affordable housing for the disabled and those with special needs:*

The County allocated and spent \$217,800 on the 25 unit Catholic Charities Housing project. (described under 2000-01)

The County allocated and spent \$320,000 for Combined Addicts and Professional Services (CAPS) to acquire 2 multi-family buildings to provide affordable housing for 28 lower income residents recovering from substance abuse. (project location: San Jose)

The County allocated and spent \$123,900 on Project Match to acquire and enlarge a single family dwelling, providing affordable housing for 5 seniors. (project location: Campbell)

In 2002-03, County HOME funds were used as follows:

- *New housing units for lower income households.*
The County allocated \$648,347 and spent \$160,262 on a South County Housing 20 unit affordable rental housing project. (described under 2000-01)

The County allocated and spent \$800,000 on a First Community Housing 62 affordable rental project for lower income South County families. (project location: Morgan Hill)
- *New housing for the homeless:*
The County allocated \$500,000 for Community Working Group's project (the Opportunity Center of the Mid-Peninsula), involving 54 units for extremely low income people, and 2 homeless service centers. (project location: Palo Alto)
- *Affordable housing for the disabled and those with special needs:*
The County allocated \$217,800 and spent \$200,153 for a 25 unit Catholic Charities Housing project. (described under 2000-01)

In 2003-04, County HOME funds were used as follows:

- *New housing units for lower income households:*
The County allocated \$560,262 and spent \$196,258 on a South County Housing 72 unit affordable rental housing project. (project location: Morgan Hill)

The County allocated \$480,000 to Charities Housing Development Corporation for a homeownership project for 50 lower income households. (project location: Campbell)

The County allocated \$200,000 to South County Housing, Inc. for the Royal Court homeownership project to assist 4 lower income households. (project location: Morgan Hill)

The County allocated \$200,000 to South County Housing, Inc. for the Watsonville Road homeownership project to assist 4 lower income households. (project location: Morgan Hill). Project cancelled in 2006-07 and funds reprogrammed)
- *New housing for the homeless:*
The County allocated \$500,000 and spent \$209,520 for Community Working Group's 54 unit project. (described under 2002-03)
- *Affordable housing for the disabled and those with special needs:*
The County allocated \$217,800 and spent \$17,647 for a 25 unit Catholic Charities Housing project. (described under 2000-01)

The County allocated and spent \$90,493 on Project Match, which acquired a single family home for 4 units of shared senior housing. (project location: Los Gatos)

In 2004-05, County HOME funds were used as follows:

- *New housing units for lower income households:*

The County allocated \$480,000 to Charities Housing Development Corporation for their 50 unit homeownership project. (described under 2003-04)

The County allocated \$200,000 to South County Housing, Inc. for the Royal Court homeownership project for 4 lower income households. (described under 2003-04)

The County allocated \$200,000 to South County Housing, Inc. for the Watsonville Road homeownership project for 4 lower income households. (described under 2003-04)

The County allocated and spent \$301,470 on First Community Housing, Inc. for a 38 unit multi-family rental housing unit project. (project location: Morgan Hill)

The County allocated \$250,000 to South County Housing, Inc. for a new construction project of 60 transitional apartments for families moving from emergency shelters to permanent housing. (project location: Gilroy)

- *New housing for the homeless:*

The County allocated \$500,000 and spent \$112,318 on Community Working Group's 54 unit project. (described under 2002-03)

In 2005-06, County HOME funds were used as follows:

- *New housing units for lower income households:*

The County allocated \$280,000 to Charities Housing Development Corporation for their 50 unit homeownership project. (described under 2003-04)

The County allocated \$230,000 to Charities Housing Development Corporation for a 117 rental housing project for extremely low and very low income residents. (project location: San Jose)

The County allocated \$480,000 and spent \$350,000 for downpayment assistance to 10 first time homebuyers. (project location: Urban County) (Prior to 2004-05, the Urban County had not allocated any HOME funds for home buyer activities. In 2004-05, however, the County began to use HOME funds (including Program Income) for homeownership assistance.)

In 2005-06, the County's HOME program expanded to include a new component, called the American Dream Downpayment Initiative (ADDI). ADDI provides downpayment assistance for low-income, first time homebuyers toward the purchase of single family

housing and is addressed under a heading by that name in the Housing Element program chapter. (project location: Urban County)

- *New housing for the homeless:*
The County allocated \$500,000 and spent \$198,140 on Community Working Group's 54 unit project. (described under 2002-03)
- *Multi Family Rehabilitation:*
The County allocated \$118,367 to Charities Housing Development Corporation to rehabilitate 2 of 96 existing apartment units. (project location: San Jose)

In 2006-07, County HOME funds were used as follows:

- *New housing units for lower income households:*
The County reprogrammed and spent \$200,000 in allocated funds to South County Housing, Inc. for a new project (Royal Court), to assist 6 first time homebuyers. (project location: Morgan Hill)

The County allocated and spent \$350,000 for Royal Court Associates to construct 55 new multi-family units for very low and low income families. (project location: Morgan Hill)

The County allocated \$230,000 to Charities Housing Development Corporation for a 117 rental housing project for extremely low and very low income residents. (project location: San Jose)

The County allocated and spent \$130,000, and allocated \$395,050 and spent \$230,000 for downpayment assistance to 9 first time homebuyers. (project location: Urban County)

In 2007-08, County HOME funds were used as follows:

- *New housing units for lower income households:*
The County allocated \$230,000 to Charities Housing Development Corporation for a 117 rental housing project. (described under 2006-07)

The County allocated \$395,050 and spent \$230,000 for downpayment assistance to 9 first time homebuyers.

In 2008-09, County HOME funds were used as follows:

PROJECTS FUNDED WITH HOME FUNDS: 2008-2009				
	AGENCY/PROJECT NAME	PROJECT #	HOME POOL	TOTAL
1	Charities Housing Development Corporation Kings Crossing	HO-09-01	\$350,994	\$350,994
2	SCC-Office of Affordable Housing Homebuyer Program-County Downpayment Assistance Program	HO-09-02	\$356,675	\$356,675

4.05.05 Housing Trust Of Santa Clara County

Program Description:

The Housing Trust of Santa Clara County is a unique public-private partnership created through the collaboration of the Silicon Valley Leadership Group, County Board of Supervisors, Community Foundation of Silicon Valley and the County Collaborative on Housing and Homelessness. The Trust is an affordable housing investment trust that offers loans and grants for affordable rental housing, housing for the homeless and persons with special needs, and housing for first-time homebuyers.

A comprehensive study, conducted in 1997 and financed with CDBG funds, analyzed the need for a countywide housing trust and possible sources of revenue. In 1997, the County Board of Supervisors accepted the study findings, created a Housing Trust Fund Committee, and set aside \$3 million in seed money to be matched by local contributors, to establish the Housing Trust Fund. The goal was for the Trust to secure \$20 million to establish a revolving loan fund for use by affordable housing developers to provide three categories of affordable housing.

The Housing Trust offers a variety of housing assistance programs, including the Multi-Family Rental Assistance Program, First Time Homebuyer Assistance Program, and the Homeless with Special Needs Assistance Program.

The Multi-Family Rental Assistance Program makes loans and grants to qualified developers of affordable multi-family rental housing. Loans are often used as gap financing for developers toward the end of their funding cycle or as pre-development loans used to secure property or options. Targeted income levels for program clients are for 0-60% of Area Median Income (AMI). A small number of loans, using privately donated funds, are occasionally available for clients earning up to 140% AMI but that is not the program focus.

The First Time Homebuyer Program offers below market rate interest loans, to be used for closing costs and/or other assistance allowed by the primary lender. This Program consists of three components: a Downpayment Assistance Program, Mortgage Assistance Program and a Closing Cost Assistance Program. Targeted income levels for program clients are 60-120% AMI. A small number of loans, using privately donated funds, are occasionally available for clients earning up to 140% AMI but that is not the program focus.

The Homeless with Special Needs Assistance Program provides grants and loans to qualified developers of housing for the homeless and people with special needs.

Responsible Agency:

Housing Trust of Santa Clara County

Geographic Service Area:

Countywide

Funding Sources:

Voluntary donations from local corporations, foundations, industry associations, County government, the cities, individuals, businesses and local community funds.

Program Status:

2001-present

Program Outcomes, 2001-2008:

In 2001, the Housing Trust met its \$20 million fundraising goal, and began fund distribution to eligible organizations and individuals through the County.

In 2002, the Trust invested \$8.5 million and assisted 1,652 families.

In 2003, the Trust held their first investor briefing, invested \$10.3 million and assisted 2,198 families throughout the County.

In 2004, the Trust assisted their 1000th family buy their first home in the County.

As of 2005, the Trust had assisted 4500 families through its various programs:

- 1,249 units of affordable rental housing worth \$255 million was provided through the Trust's Multi-Family Rental Housing Program.
- 1,260 families were provided assistance through the Trust's First Time Home Buyer Program.
- 630 units, worth \$97 million, resulted from the Trust's Homeless with Special Needs Housing Program.

In 2006, the County Board of Supervisors approved disbursement of \$750,000 over the next three years (2007-2010) to increase housing opportunities for the extremely low income homeless and special needs population - with an emphasis on funding projects proposed in the County's 10 Year Plan to End Homelessness.

As of 2008, the Trust had made a total investment of \$28 million, leveraged \$1.3 billion, and created 7,168 housing opportunities through their various programs. Housing Trust Fund Program activity as of 2008 is described below:

- Multi-Family Rental Housing Program: the Trust had invested \$6.41 million, leveraged \$395 million, and assisted 1,442 families. To that end, the Trust invested

in 16 loans for 16 affordable multi-family rental developments throughout the County.

- First Time Home Buyer Program: the Trust had invested \$13.9 million, leveraged \$675.3 million and had assisted 2,026 families. Assistance was provided through the Trust's Downpayment Assistance Program, Mortgage Assistance Program, and Closing Costs Assistance Programs.
- Homeless with Special Needs Housing Program: the Trust had invested \$8.54 million, leveraged \$237 million, and assisted 3,700 people. To that end, the Trust committed 28 loans to developers of shelter and housing for people who are homeless with special needs - helping to create 1099 housing units in 24 developments. In addition the Trust invested \$520,013 in 25 emergency homeless prevention grants, assisting 2,625 individuals.

Program Objective, 2009-2014:

Expend funds from State Housing Trust Fund Program monies (\$2 million application pending in 2009) on applicable projects.

Apply for and expend funds from State BEGIN Program (grant application likely when BEGIN funds become available - State grant funds temporarily suspended) on applicable projects.

Apply for and expend funds from State HOPE Program (grant application likely) on applicable projects.

By 2011, assist 1000 households by providing first time homebuyer assistance, developer loans for new rental housing, and homeless assistance.

4.05.06 Housing Authority Of The County Of Santa Clara

Program Description:

The Housing Authority of the County of Santa Clara (HACSC) was established by the County Board of Supervisors to administer a federal rent subsidy program administered under the US Housing Act of 1937. The HACSC’s mission is to improve the lives of low-income families, persons with disabilities, and seniors by providing quality, affordable housing.

To date, the HACSC has constructed, rehabilitated and/or served as developer for 32 housing projects serving families, seniors, persons with disabilities, migrant farm workers and the homeless within the County. HACSC developments use three main affordable housing programs: public housing, project based Section 8 Housing and Low-Income Housing Tax Credit Properties. The agency also provides consultant services for other low-income housing developers, such as the Emergency Housing Consortium (EHC) for their 240 bed shelter project.

The HACSC operates three broad categories of programs: tenant based, project based and homeownership programs. Within each of these categories are the following specific programs:

Program Descriptions:		
TENANT-BASED	PROJECT-BASED	HOMEOWNERSHIP
Housing Choice Voucher	Below Market Rate (BMR) Rental	Section 8 Homeownership
Family Self Sufficiency	Low-Income Housing Tax Credit (LIHTC) Properties	Below Market Rate (BMR) Purchase
Mainstream Vouchers	Moderate Rehabilitation (MR)	
Shelter Plus Care (S+C)	Project Based Assistance (PBA) (Housing Authority-issued)	
	Project Based Section 8 Housing (HUD-issued)	
	Public Housing	

Finally, the HACSC operates a variety of resident programs, in partnership with City and County agencies, foundations, service providers, property owners, etc. Programs entail Students Motivated and Ready to Succeed (SMARTS) Youth program, Parenting from the Heart, and Computer Clubs.

Responsible Agency:

Housing Authority of the County of Santa Clara (HACSC)

Geographic Service Area:

Countywide

Funding Source:

Federal HUD

Program Status:

1967 to present

Program Outcomes, 2001-2008:

The HACSC fully utilized all funds to house 15,978 families throughout the County of Santa Clara. They were designated a high performer for the Housing Choice Voucher program in 2008.

The Agency's conventional housing (public housing) program housed 550 families, including seniors and persons with disabilities.

Program Objective, 2009-2014:

The HACSC is converting all public housing to private owner partnerships still serving the very low income clients. The properties will be rehabilitated by 2010 and Section 8 Project Based Vouchers (PBV's) will be attached to each unit. Phase One includes Rincon Gardens and Phase Two includes the remaining conventional properties located throughout the County. The HACSC was designated as a Moving to Work Agency which allows for additional innovation and funding flexibility. It is anticipated that the HACSC will be developing additional units of affordable housing within this time period. Due to the current markets, there is one additional project planned at this time.

4.05.07 County Surplus Land Program

Program Description:

The County (in conjunction with other public agencies in most cases) has subsidized new affordable housing units by making surplus, County owned land available for such use. Surplus land dedications for affordable housing include the County Fairgrounds, the Elmwood property, Fair Oaks Medical Clinic, Korean Baptist Church property, etc.

Responsible Agency:

County Executive's Office

Geographic Service Area:

Countywide

Funding Sources:

2002-2007: proceeds from sale/lease of surplus property; 2008-present: General Fund, land leases

Program Status:

2004-present

Program Outcomes, 2001-2008:

In 2004, the Board of Supervisors approved Board Policy 7.8, directing that 30% of the proceeds from the sale, lease or development of General Fund surplus property be allocated to support affordable housing projects. Since policy adoption, proceeds from the lease of surplus property near the Elmwood Correctional Facility resulted in revenue to the Affordable Housing Fund of \$191,163. The annual on-going revenue from this surplus land lease project is projected to be \$240,300. The Elmwood site is now located in the City of Milpitas, and contains a mix of housing, 110 units of which are affordable to moderate income households.

From 2005-07, the County Fairgrounds site was developed with 343 units of housing, 300 of which are affordable to low-income families. A second project phase will result in 199 units of very low-income senior housing. The County-owned Fairgrounds sites were annexed to the City of San Jose prior to affordable development taking place. In 2008, a developer was selected for the third project phase.

In 2008, the Board of Supervisors eliminated Board Policy 7.8 and adopted a policy of dedicating \$1 million each year from the County General Fund into the AHF. This dedication is in addition to the annual \$240,300 from the surplus property leases.

Program Objective, 2009-2014:

By mid to late 2010, it is anticipated that the Fair Oaks Clinic property will be completed by Mid Peninsula Housing Coalition, resulting in 120 senior affordable units.

It is anticipated that the sale of the Korean Baptist Church property in San Jose to Charities Housing Development Corporation will result in approximately 120 affordable housing units, if entitlements and density is approved by the City of San Jose.

4.05.08 Mental Health Services Act Housing Program

Program Description:

Approved by California's voters as Proposition 63 in November, 2004 and enacted into law in January 2005, the Mental Health Services Act (MHSA) expands mental health services for children, adults and seniors, using programs that have proven to be effective.

In 2006, the Governor authorized creation of the State's MHSA Housing Program, with the goal of creating 10,000 additional units of permanent supportive housing for people with mental illness. The MHSA Housing Program involves a collaboration among government agencies at the State and local level. Program partners include the California Housing and Finance Agency (CalHFA), HCD and the California Department of Mental Health at the State level and county mental health departments at the local level. The MHSA Housing Program is funded through the Community Services and Supports (CSS) component of the MHSA. State Program funds became available in 2007.

In 2008, the County executed an Assignment Agreement authorizing the California Department of Mental Health (DMH) to transfer the County's "planning estimate" of \$19,249,300 to the (CalHFA). Under this Agreement, CalHFA and DMH jointly administer the County's portion of the State MHSA Housing Program fund balance. The County submits formal applications to CalHFA and DMH for approval of each proposed housing project. CalHFA underwrites requests for capital funds and capitalized operating subsidies and oversees housing financing, while DMH evaluates and oversees an application's proposed target population and supportive services plan.

The County MHSA Housing Program serves persons with serious mental illness who are homeless or at risk of homelessness and who meet the MHSA Housing Program target population description. The County's allocated amount of \$19,249,300 includes \$6,416,400 in operating subsidies and \$12,832,900 in capital costs.

Responsible Agency:

County Mental Health Department (CMHD)

Geographic Service Area:

Countywide

Funding Source:

California Department of Mental Health

Program Status:

Ongoing (2006 to present)

Program Outcomes, 2001-2008:

In 2006, CMHD established a contractual relationship with the County Office of Affordable Housing (OAH) to assist in development of all MHSA Housing Program projects. A Housing Advisory Committee was created and began meeting in 2006 to advise CMHD staff on the MHSA Housing Program.

In 2006 and 2007, CMHD convened stakeholder meetings (136 attendees), 13 focus groups and interviews (with mental health service and health care providers, Call Center staff, Board and committee members, etc.).

In 2007, 562 consumer housing need surveys were processed. Competitive RFQ's were issued and resulted in selection of two non-profit housing developers: Charities Housing Development Corporation and Mid-Peninsula Housing Coalition.

In 2008, two eligible projects were locally approved: Belovida Santa Clara (a 28 unit senior housing project) and Kings Crossing (a 94 unit housing project for transition aged youth and adults). Local approval was the result of many meetings, approval by the Stakeholders Leadership Group, and public hearings and approval by the County Mental Health Board and Board of Supervisors.

To date, \$10.3 million has been accessed or is in process, with \$8,949,300 remaining for future years. In addition to this capital funding, the Department has spent or plans to spend \$2,026,001 in leasing or rental assistance for the County's mentally ill population.

Program Objective, 2009-2014:

For FY 2009/10, the County Mental Health Department budgeted \$2,026,001 for housing expenses and other MHSA CSS programs.

In 2009, the County Mental Health Department will apply for uncommitted funds from the \$19.2 million in MHSA funds to subsidize construction of affordable housing units for the homeless mentally ill. If approved, the funding will create 120 new units for the homeless mentally ill in Santa Clara County by 2014.

A table identifying proposed and anticipated projects for the planning period, as well as two funded projects underway, is provided below. The Table illustrates the 3.5 year allocation set aside from the County MHSA's CSS component for permanent housing. As indicated, at least 502 housing units for MHSA eligible residents is envisioned.

MHSA Housing Development Overview

Revised: 2/13/09

L. MHSA Housing Program: 3.5 year allocation set aside from MHSA's Community Services and Support Component for permanent housing.

County's Allocation: \$19,249,300												
Capital Costs \$12,832,900												
Operational Subsidies \$6,416,400												
Name of Developer	Name of Project	Project Address	Target Population	Service Provider	Total # of units	Type of Units	Type of Project	# of MHSA Units	Capital Costs	Operational Subsidy	Estimated Occupancy Date	
Charities Housing	Belovida Santa Clara	1858 Main Street Santa Clara, CA 95050	Older Adults: 62+ yrs	Any MH Agency (Citysup)	28	1 bdrms	Rental	28 1 bdrms	\$300,000	\$250,000	Dec. 2009	
Charities Housing	Kings Crossing	686 N. King Road, San Jose, CA 95133	Adults & TAY	Any MH Agency (Citysup)	94	1+2 bdrms	Rental	94 1 bdrms	\$1,200,000	\$950,000	May, 2010	
Mid-Peninsula	Sunnyvale Senior	660 S. Fair Oaks Avenue Sunnyvale, CA 94086	Older Adults: 62+ yrs	Fair Oaks MH	124	1 bdrms	Rental	18 1-2 bdrms*	\$1,800,000	\$0	Dec. 2010	
Charities Housing	Archer Street Apartments	90 Archer Street San Jose, CA	Adults	?	42	studios	Rental	42 studios	\$600,000	\$600,000	Feb. 2011	
Mid-Peninsula	The Lathams	1920 Latham Avenue Mountain View, CA 94040	Adults & Older Adults	?	23	1 bdrms	Rental	8 1 bdrms	\$800,000	\$400,000	TBD	
Eden Housing	Hillview Glen Apartments	3220 Pearl Ave. San Jose, CA	Adults & Families	?	138	1-3 bdrms	Rental	14 1-2 bdrms	\$1,400,000			
South County Housing	Unnamed	Monterey Highway @ Leavesly Road	Adults	?	53	studios	Rental	17 studios	\$1,700,000	\$1,700,000		
undesignated	Unnamed		Adults	CC		rooms	Shared					
undesignated	Unnamed		TAY+	MMH		rooms	Shared					
Approved by State	In process				502		TOTALS	78	\$7,800,000	\$3,900,000	\$11,700,000	Total
Submitted to State	Proposed								Balance \$5,032,900	\$2,516,400	\$7,549,300	Balance

* All these units have Section 8 rent subsidy vouchers attached to them.

ADDITIONAL COUNTY PROGRAMS

4.05.09 Department of Alcohol and Drug Services (DADS)

The Department of Alcohol and Drug Services provides beds for eligible clients. While being housed, clients attend drug and alcohol rehab. programs.

The program provides housing beds for people in the following categories:

- 80 beds for women/women with children; maximum length of stay is 3-12 months.
- 7 beds for men with children; maximum stay is 12 months.
- 149 beds for men.
- 36 beds for women.
- 6 beds for CalWORKS for women.

Due to mid-year FY2008-09 budget reductions, the Department reduced the number of housing beds by 24 in the following categories:

- 12 (from 48) beds for single women.
- 12 (from 12) step down, supportive beds for independent living.

In 2009, accounting for mid-year '09 budget reductions, the Department of Alcohol and Drug Services will provide a total of 278 housing beds. For FY2009-10 (after County-wide budget reductions), there will be 193 proposed housing beds. While being housed, clients attend drug and alcohol rehabilitation programs.

Due to Countywide budget reductions, the proposed number of housing beds for FY2009-2010 will be as follows:

- 60 beds for women/women with children; maximum length of stay will be 3-6 months.
- 6 beds for men/men with children; maximum stay will be 6 months.
- 35 beds for single women.
- 86 beds for single men.
- 6 beds for CalWORKS for women.

4.05.10 Mental Health Department

The County Mental Health Department (MHD) devotes a significant portion of its State Mental Health Services Act (MHSA) funds to housing. It is projected that in the first three years of the MHSA program's operation (2007-10), \$6.4 million will be dedicated to housing in the form of construction assistance, leasing or rental subsidies. In addition, the County Mental Health Department is collaborating with the County Office of Affordable Housing to utilize \$19.2 million in MHSA Flexible Housing Funds and \$4 million in Housing Plus Funds to develop permanent supportive housing for the homeless mentally ill who are either homeless or at risk of becoming homeless. Allowable expenditures are for capital costs, leasing and operational subsidies.

Currently, the MHD provides 539 beds for clients needing mental health services. The housing is broken down into the following categories:

- 111 crisis residential beds (contracts with Oasis and Momentum for Mental Health);
- 198 beds at residential care facilities (board and care homes) plus day rehabilitation program (contracts with a variety of providers). These facilities provide intensive, "semi-permanent" housing resources for clients in need of intensive community support following IMD and acute hospital care;
- 52 beds of transitional and permanent housing (contract with EHC LifeBuilders for semi-supervised living beds);
- 76 beds in 3 facilities (contract with the Emergency Housing Consortium);
- 9 residential treatment beds at La Casa (contract with Community Solutions in South County);
- 40 beds of permanent housing (contract with Momentum for Mental Health);
- 26 beds of shelter at Julian Street inn (contract with InnVision, the Way Home);
- 47 transitional housing beds for mentally ill clients involved in the criminal justice system (contracts with Community Solutions, Rainbow Recovery, Inc. and InnVision, the Way Home); and
- 56 transitional housing beds in a County-owned facility (Evans Lane) for mentally ill clients involved in the criminal justice system and the State parole system.

In addition to the above bed count, the MHD provides support services for 486 mentally ill clients involved in the MHSA Full Service Partnership Program. These services include housing assistance/rent subsidies.

Program Category:

4.06 EQUAL HOUSING OPPORTUNITIES

Applicable County Programs:

- 4.06.01 Countywide Fair Housing Study/Task Force
- 4.06.02 Santa Clara County Fair Housing Consortium
- 4.06.03 Fair Housing Law Project
- 4.05.01 Community Development Block Grant (CDBG) Program*
- 4.04.14 County Office of Affordable Housing**
- 4.03.03 Retrofit Fund*****

* Program Description found under program category of Housing Production

** Program Description found under program category of Housing Assistance

***** Program Description found under program category of Housing Conservation

4.06.01 Countywide Fair Housing Study/Task Force

Program Description:

The Countywide Fair Housing Study was conducted by Empirical Research Group of the UCLA School of Law and addressed fair housing conditions and services in the County. Study recommendations included: 1) Establish a Fair Housing Collaborative Task Force, 2) Continue Benefits of Coordination at the Local Government Level, and Improvements in fair housing services and structure, 3) Develop new sources of fair housing funding, 4) Negotiate more responsive behavior from problem banks, 5) Support investigation and litigation aimed at predatory lenders, and 6) Monitor compliance with protections for the disabled.

Consistent with a principal Study recommendation, a Fair Housing Task Force was created and commenced work. The Task Force manages the Retrofit Fund.

Responsible Agency:

County

Geographic Service Area:

Countywide

Funding Source:

CDBG

Program Status:

2002-07

Program Outcomes, 2001-2008:

The Study was completed in 2002-03. Pursuant to a key Study recommendation, a Fair Housing Task Force was established that met, reviewed and implemented many Study recommendations during 2004-2007.

A Retrofit Fund, derived from the proceeds of a large fair housing case settlement, was established in 2004-05, to be managed by the Task Force.

In 2006, the County updated its Analysis of Impediments to Fair Housing Choice to reflect the necessary changes recommended by the Fair Housing Study. The most significant update was the formation of the Fair Housing Task Force.

In 2007, a “Fair Housing Trends Report 2003-2007” was prepared by Project Sentinel. All fair housing agencies in the County under local and federal grants contributed to the Report.

Program Objective, 2009-2014:

N/A

4.06.02 Santa Clara County Fair Housing Consortium

Program Description:

The Consortium addresses tenant/landlord, housing discrimination and fair housing concerns, and includes the Asian Law Alliance (ALA), Law Foundation of Silicon Valley Mental Health Advocacy Project, Mid Peninsula Citizens for Fair Housing (MCFH) (through 2004/05), Eden Council of Hope and Opportunity (ECHO)(Consortium member from 2005/06 to present) and Project Sentinel.

Responsible Agency:

Santa Clara County Fair Housing Consortium

Geographic Service Area:

Urban County

Funding Source:

CDBG

Program Status:

Ongoing

Program Outcomes, 2001-2008:

Consortium members report extensive program activity during the planning period. Members have performed referrals, outreach, advocacy, direct assistance, consultations, case resolution, and discrimination investigations. Detailed program achievements for each Consortium member are contained in the CDBG CAPER Annual Reports.

Urban County CDBG awards to the Consortium during the planning period were as follows:

2000-01: \$105,000
2001-02: \$105,000
2002-03: \$110,000
200-/04: \$ 99,953
2004-05: \$ 99,953
2005-06: \$102,736
2006-07: \$102,736
2007-08: \$ 89,597

Program Objective, 2009-2014:

The Consortium will continue to provide resources for County residents with tenant/landlord, housing discrimination and fair housing concerns.

ADDITIONAL COUNTY PROGRAM

4.06.03 Fair Housing Law Project (FHLP)

The Project assists victims of predatory home lending. Urban County CDBG funding assists the Law Foundation of Silicon Valley, a program of which is the FHLP. FHLP provides free legal services to those experiencing discrimination/predatory lending in the County. FHLP attorneys represent victims by performing early advocacy, investigation, administrative complaints, mediation and if necessary, federal and state court litigation.

Program Category:

4.07 HOUSING ADVOCACY AND EDUCATION

Applicable County Programs:

4.07.01	Housing Action Coalition (HAC)
4.07.02	Supportive Housing Initiative
4.07.03	County of Santa Clara Housing Task Force
4.07.04	Mental Health Services Act Community Services and Support Plan
4.07.05	County Domestic Violence Task Force
4.07.06	Housing Committee of the Domestic Violence Council
4.07.07	Secondary Dwelling and Manufactured Homes Informational Program
4.08.07	Santa Clara County Collaborative on Affordable Housing and Homelessness***
4.08.10	Blue Ribbon Commission on Homelessness***
4.06.01	Countywide Fair Housing Study/Task Force****
4.04.24	Department of Social Services**

** Program description found under program category of Housing Assistance

*** Program description found under program category of Homeless Prevention/Services

**** Program description found under program category of Equal Housing Opportunity

4.07.01 Housing Action Coalition (HAC)

Program Description:

The Housing Action Coalition (HAC) is comprised of more than 150 diverse individuals and organizations concerned about housing. Participating members include the Building Industry Association, Sierra Club, Building and Construction Trades Council, Silicon Valley Leadership Group, numerous local governments, Greenbelt Alliance, Santa Clara County Association of REALTORS®, Tri-County Apartment Association, several Chambers of Commerce, the Affordable Housing Network, and the League of Women Voters.

The HAC works to increase the supply of affordable, well-constructed and appropriately located housing in Santa Clara County and neighboring communities. Initiated and supported by the Silicon Valley Leadership Group and the County of Santa Clara in 1993, the Coalition built on ideas from the County's General Plan Task Force and staff. The County of Santa Clara continues to be an active member of the HAC.

Responsible Agency:

Silicon Valley Leadership Group

Geographic Scope:

Countywide

Program Status:

1993-present

Program Outcomes, 2001-2008:

To date, the HAC has successfully advocated for approximately 59,000 new homes for workers and their families in Silicon Valley. Almost fifty percent of the units have been affordable to low and moderate income earners.

The HAC has sponsored an annual tour of affordable housing developments located along various transit corridors.

Program Objectives:

Continue to facilitate and advocate for development and community acceptance of affordable housing throughout the County.

4.07.02 Supportive Housing Initiative

Project Description:

The Supportive Housing Initiative studied and recommended ways for the County to re-organize and better coordinate its housing service efforts for all special needs clients and families. The Initiative was the culmination of over 8 months of research, analysis and dialogue between housing staff of all County departments and nonprofit housing service agencies and developers.

Responsible Agency:

County Executive's Office

Geographic Scope:

Countywide

Funding Source:

County Housing Bond Fund

Project Status:

2000-01

Program Outcomes, 2001-2008:

In 2001, a Supportive Housing Initiative Report was accepted by the County Board of Supervisors. The Report contained the following recommendations:

1. Facilitate Internal Coordination and Data Gathering/Sharing
2. Increase Low Income Housing Production
3. Increase Investment in Low Income Housing
4. Encourage Best Practices in Special Needs Housing Management
5. Become a Visible Proactive Advocate for Special Needs Housing
6. Establish a Regional Forum to Address the Countywide Affordable Housing Crisis including Special Needs Housing Issues.

In 2002, the Report was made part of the County of Santa Clara Housing Task Force Report.

Program Objective, 2009-2014:

N/A

4.07.03 County Of Santa Clara Housing Task Force

Program Description:

The Housing Task Force was established by the County Board of Supervisors to define a Countywide strategic action plan for affordable housing. Over 200 community members, policy makers, city planners, housing advocates and experts participated in the effort. Committees included Regional Housing Action Plan, Special Needs Housing, Community Land Trust, Surplus Government Land and Employee Housing.

Responsible Agency:

SCC Board of Supervisors; Housing Coordinator (County Executive's Office)

Geographic Service Area:

Countywide

Funding Source:

Staffing by County Housing Coordinator (funded through the Housing Budget)

Project Status:

2001-2002

Program Outcomes, 2001-2008:

In 2002, the County of Santa Clara Housing Task Force prepared a Report, outlining Task Force findings and recommendations. A key recommendation was creation of an Office of Affordable Housing. Other recommendations included development of an integrated Special Needs Housing Program, creation of a County Housing Commission, prioritizing housing policy advocacy, establishing an ongoing source of local public financing, and using surplus publicly owned land for affordable housing.

Program Objective, 2009-2014:

N/A

4.07.04 Mental Health Services Act Community Services And Support Plan

Program Description:

Approved by California's voters as Proposition 63 in November, 2004 and enacted into law in January 2005, the Mental Health Services Act (MHSA) expands mental health services for children, adults and seniors, using programs that have proven to be effective. The MHSA is funded by taxing California residents with personal incomes over \$1 million at 1 percent.

The MHSA has five central program components: Community Services and Supports, Prevention and Early Intervention (PEI), Capital Facilities and Technological Needs, Education and Training, and Housing. The basis for the Act's Community Services and Supports (CSS) program is the concept of providing whatever it takes to meet the mental health needs of the unserved or underserved having a mental illness. CSS is built upon the nationally recognized model AB 2035 program, which utilizes a strengths-based approach in serving those with a mental illness. In order to access State MHSA CSS funding, a jurisdiction must develop and adopt an approved CSS Plan.

Responsible Agency:

County Mental Health Department

Geographic Service Area:

County-wide

Funding Source:

State Department of Mental Health

Program Status:

2005-2007

Program Outcomes, 2001-2008:

During the program outcome period, the County engaged and reached out to 10,000 County residents, resulting in the three-year CSS Plan.

Program Objectives, 2009-2014:

In 2009, the County received State approval of the FY2008/09 CSS Augmentation Plan. This Plan will allow the County to access an additional \$4.6 million for CSS programs and services. Following are Plan strategies/objectives aimed toward various targeted populations. For each strategy/objective, there will be one or more program administered by a variety of agencies under contract to the County to provide the related services.

Targeted Population and Strategies

Children (0-15)

- JPD (Juvenile Probation Dept.)/SED (Severely emotionally disturbed) Full Service
- JPD/Foster Care Access Improved
- System Development 0-5
- Evidenced Based Practices System-wide
- Family Partners System-wide
- Outreach and Engagement to Underserved

Transition Age Youth (16-25)

- “Aging Out” Full Service
- Access Improvement
- Evidence Based Practices
- Specialized Housing
- Middle College “partnership”
- Drop-in Center/Crisis
- Peer and Family Involvement
- Outreach and Engagement

Adults (26-59) Jail Involved Full Service

- Treatment Court/Jail Aftercare
- Jail Aftercare Beds
- SMI (Severe mental illness) Underserved Full Service
- Evidenced Based Practice/Dual Diagnosis
- Developmentally Disabled Services
- Self-Help and Family Network Expansion
- Adult County Recovery Service Development
- Urgent Care/Mobile Crisis

Older Adults (60+)

- High Risk/Isolated Full Service
- Evidenced Based Practices
- Senior Mobile Assessment and Outreach
- Day Services Mental Health Support
- Family and Caregiver Support and Education

Cross Cutting Initiatives

- Housing Trust Fund
- Community and Family Outreach Initiative

- Behavioral Health Care Partnership
- Education, Employment, Self-Sufficiency
- Learning Partnership
- Survivors of Torture Regional Services

4.07.05 County Domestic Violence Task Force

Program Description:

The County Domestic Violence Task Force addressed the needs, including housing, of victims of domestic violence. The Task Force brought together many providers to discuss and develop ways to better provide service delivery.

Responsible Agency:

County Office of Women's Policy

Geographic Service Area:

Countywide

Funding Sources:

(data unavailable)

Program Status:

1999-2002

Program Outcomes, 2001-2008:

The Task Force conducted a survey to identify basic needs and problems as a basis for housing strategies for victims of domestic violence. The effort has guided the activity of local shelter providers and resulted in several housing projects, including the 25 Transitional Housing project by Charities Housing Development, InnVision, and WATCH, and 25 units of transitional housing in the City of San Jose.

Program Objective, 2009-2014:

N/A

4.07.06 Housing Committee Of The Domestic Violence Council

Program Description:

The Housing Committee of the Domestic Violence Council was formed to establish sufficient housing and support services for victims/survivors of domestic violence and their children in the County. Formed initially by the Council as an ad hoc committee, the Housing Committee was transformed to a standing committee because of its importance and the need for annual data collection on housing for survivors. The Committee concluded that permanent, affordable housing with 3 years of supportive, transitional services would best meet the client group's needs.

Responsible Agency:

Domestic Violence Council

Geographic Service Area:

Countywide

Funding Sources:

(data unavailable)

Program Status:

1997-2003; 2005 -07

Program Outcomes, 2001-2008:

Following creation of the Committee in 1997, two projects were created containing a total of 48 transitional housing units with supportive services for women and children survivors of domestic abuse. Once implementation commenced, the Committee disbanded.

In 2005, however, the Committee reconvened at the request of the County Grand Jury, in response to a 2004 Grand Jury investigation pertaining to the sufficiency of housing for survivors of domestic violence. The Committee and a consortium of providers assessed the current need for emergency and transition beds for survivors of domestic violence.

In 2006, the Housing Committee prepared a written response to the Grand Jury.

In 2007, the Santa Clara County Domestic Violence Council Housing Committee report was released.

Program Objective, 2009-2014:

N/A

4.07.07 Secondary Dwelling and Manufactured Homes Informational Program

Program Description:

Secondary dwellings and manufactured homes provide a valuable and relatively affordable form of housing for family members, the elderly, students, in-home health care providers, the disabled, and others. The County Zoning Ordinance defines and provides distinct regulations governing development of secondary dwellings in both the rural and urban areas of the unincorporated County. This proposed Program will summarize and present, in layman's terms, information on existing regulations and requirements for development of new secondary dwellings. Dissemination of these informational materials will occur using several forums, including Planning Department counter pamphlets and web site. This effort will also address manufactured housing, and clarify that manufactured homes are treated identical to homes built on-site under County procedures.

Responsible Agency:

County of Santa Clara, Department of Planning and Development, Planning Office

Geographic Service Area:

Unincorporated County

Funding Sources:

County

Program Status:

Proposed

Program Outcomes, 2001-2008:

N/A

Program Objective, 2009-2014:

Create and disseminate user friendly information to the general public on the County's secondary dwelling and manufactured home regulations, using various formats, including Planning Office counter brochures, booklets, handouts, and the Planning Department website.

Program Category:

4.08 HOMELESS PREVENTION/SERVICES

Applicable County Programs:

- 4.08.01 Santa Clara County Homeless Census and Surveys
- 4.08.02 Santa Clara County Homeless Task Force
- 4.08.03 Destination Home
- 4.08.04 Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County
- 4.08.05 Emergency Shelter Grant Program (ESG)
- 4.08.06 Shelter Plus Care (S+C)
- 4.08.07 Santa Clara County Collaborative on Affordable Housing and Homeless Issues
- 4.08.08 McKinney-Vento Act Homeless Program
- 4.08.09 Community Technology Alliance
- 4.08.10 Blue Ribbon Commission (BRC) on Homelessness
- 4.08.11 Arturo Ochoa Migrant Center
- 4.08.12 Cold Weather Shelter Program and Pilot Shelter Outreach Center Program
- 4.08.13 UPLIFT Program
- 4.08.14 Children's Shelter of Santa Clara County
- 4.08.15 County Homeless Facilities - Emergency Shelters, Transitional Housing and Permanent Supportive Housing
- 4.08.16 Consider Amending Zoning Ordinance to Allow for Limited Emergency Shelters as Ancillary Use Within Existing Permitted Religious Institutions, Non-Profit Institutions, and Community Care - Expanded Facilities
- 4.05.02 Affordable Housing Fund*
- 4.05.04 HOME Investment Partnership Act (HOME)*
- 4.05.10 Mental Health Department*
- 4.04.25 Public Health Department; HIV/AIDS Treatment**
- 4.04.26 Emergency Assistance Network**
- 4.04.04 County Housing Bond Fund**

* Program description found under program category of Housing Production

** Program description found under program category of Housing Assistance

4.08.01 Santa Clara County Homeless Census And Surveys

Program Description:

In 2001, the US government adopted a national goal to move toward ending chronic homelessness in ten years. In addition, Congress required jurisdictions receiving federal McKinney-Vento Homeless Assistance Act funds to conduct a biennial, regular point-in-time count of their homeless populations.

During the planning period, the County, working with 13 of the 15 cities in Santa Clara County, conducted two major homeless census and surveys. For purposes of these efforts, the McKinney-Vento definition of homelessness was used.

Census and survey results document the scale, type and location of homeless needs and have been used to direct funding and policy choices in addressing homelessness County-wide.

Responsible Agency:

OAH, City of San Jose

Geographic Service Area:

Countywide

Funding Sources:

Project sponsors included the 13 cities and County. 2004 and 2007 Census and Survey projects were conducted under contract by the consulting firm ASR

Program Status:

2004; 2007

Program Outcomes, 2001-2008:

- The 2004 Homeless Census and Survey.

The 2004 Homeless Census and Survey identified 7,646 homeless people; 36% were in shelter facilities and 64% were unsheltered. Of those sheltered, 17% were in emergency shelter facilities, 16% in transitional housing facilities, 2% in hospitals, rehab facilities and jails and 1% in domestic violence shelters. 6.9% of the homeless population was reported to be in the unincorporated County.

The typical homeless person was 40 years old, Caucasian, male, homeless for one year or less, an occupant of an emergency shelter, a County resident for 10 years or more, lacking a high school diploma or GED, unemployed, not a government aid recipient, user of

hospital emergency room medical services, and someone who cited alcohol, drug use or unemployment as the primary cause of homelessness.

The process used a two-fold methodology recommended by federal HUD. The first component was a peer-oriented, point-in-time count of street and sheltered homeless. The street count portion involved canvassing all 341 census tracts in the County, while the shelter count involved reported occupancies from shelters and institutions (emergency shelters, transitional housing programs, hospitals, jails, and hotels and motels accepting vouchers). Of those counted, 1,276 people were housed in emergency shelters. The second component consisted of one-on-one interviews conducted by trained service providers. A total of 1,796 homeless County residents were interviewed, 35% of which were considered chronically homeless.

The project noted that the McKinney-Vento definition of “homeless” excludes those who are marginally housed”. In addition, there was a suggestion to break out and identify subgroups such as 1) people inhabiting structures unfit for human occupation; 2) the youth populations and 3) immigrant populations experiencing overcrowding.

- The 2007 Homeless Census and Survey.

The 2007 County Homeless Project Committee identified several project goals. They included: 1) increase public awareness of homeless issues and generate support for solutions; 2) improve the ability of policy makers and service providers to plan for and implement services; and 3) preserve current federal funding for homeless services and enhance the ability to raise new funds.

The 2007 Homeless Census and Survey identified 7,202 homeless people; 29% were in shelter facilities and 71% were unsheltered. Of those sheltered, 14% were in emergency shelter facilities and 15% in transitional housing facilities. 1.9% of the homeless population was reported to be in the unincorporated (including San Martin) County.

The 2007 process used the two-fold methodology used in 2007. However, as of 2007, HUD did not define people in rehab facilities, hospital and jails as homeless for the point-in-time count so figures were reported separately. Of those counted, 2,101 people were reportedly housed in emergency shelters, transitional housing, domestic violence shelters and institutional housing. The second component consisted of one-on-one interviews conducted by trained service providers. A total of 1,019 homeless County residents were interviewed, 29% of which were considered chronically homeless.

The project noted that the McKinney-Vento definition of “homeless” excludes those who are “couch surfing”. In addition, there was a suggestion to break out and identify

subgroups such as 1) people inhabiting inaccessible structures unfit for human occupation and 2) the youth populations and 3) migrant workers.

Program Objective, 2009-2014:

Conduct 2009 and subsequent major homeless census/surveys during the planning period.

Link homeless census and survey results to results in the County's Homeless Management Information System (HMIS).

4.08.02 Santa Clara County Homeless Task Force

Program Description:

The Homeless Task Force was established by the County Board of Supervisors in 2004. During that year, the Board directed County Administration to conduct a Homeless Census and Survey and also appointed a Task Force to develop a 10 Year Plan to End Chronic Homelessness in Santa Clara County.

The Task Force was co chaired by two Supervisors and was composed of representatives from federal and state elected officials, the 15 municipalities, a number of County departments, housing and homeless service providers, community, business, and philanthropic organizations, and the homeless population. Task Force work was guided by the County Office of Affordable Housing and resulted in a final report entitled, “Keys to Housing: A 10-Year Plan to End Chronic Homelessness in Santa Clara County.” Implementation of the recommendation focused on five key action areas:

- Prevent homelessness,
- Shift to Housing First – permanent housing with supportive services,
- Outreach and Engage the Homeless Population,
- Increase income and benefits of the homeless, and
- Embark on a public information and fund raising campaign.

Responsible Agency:

County Board of Supervisors

Geographic Service Area:

Countywide

Funding Sources:

County Affordable Housing Fund

Program Status:

2004-05

Program Outcomes, 2001-2008:

Homeless Task Force active 2004-05.

“Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County”
Report released 2005.

“Keys to Housing” Plan presented to County Board of Supervisors in 2005.

During the program outcome period, the County has taken a number of steps toward implementation of the Task Force recommendations, including:

- Establishing a Pilot Shelter Outreach Program to outreach and engage homeless individuals in the cold weather shelters,
- Establishing a Medical Respite Center for homeless patients being released from hospitals,
- Establishing two one-stop homeless prevention centers,
- Creating more than 1,000 units of permanent supportive housing through its Affordable Housing Fund, Housing Plus Fund, and Mental Health Services Act (MHSA) housing funds,
- Establishing Destination: Home, an outgrowth of the Homeless Task Force which has hired an executive director and raised or identified more than \$1 million to meet the goals of “Keys to Housing.”

Program Objective, 2009-2014:

N/A

4.08.03 Destination: Home

Program Description:

Destination: Home was created in 2008 to facilitate the implementation of the recommendations of the Blue Ribbon Commission to End Homelessness and Solve the Affordable Housing Crisis in Santa Clara County.

Destination: Home is a collaborative established by public, philanthropic, and community leaders to address the needs of homeless adults, youth, and families throughout Santa Clara County. Destination: Home is not a direct service provider; rather, it works with multiple partners to change systems of care and housing to better address the needs of those who are homeless and unable to access housing.

Destination: Home's goals are to end homelessness and to enhance and expand access to services and decent affordable housing in the County. Destination: Home seeks to enhance current efforts, not to replace or duplicate work already being done by: 1) taking actions to support the existing network of shelter and service providers that could otherwise not be accomplished by one or two parties alone; 2) facilitating collaboration between multiple partners and stakeholders, including all levels of government, providers of housing and services, the corporate and business sector, philanthropists, community-based organizations, individuals, and other partners and stakeholders toward a common vision of ending homelessness; and 3) working with area funders to align and leverage available funding.

Responsible Agency:

Destination: Home

Geographic Service Area:

Countywide

Funding Sources:

County; City of San Jose; Applied Materials, Inc; Adobe Systems; Silicon Valley Community Foundation; Kaiser Permanente; and United Way of Silicon Valley

Program Status:

2008 - present

Program Outcomes, 2001-2008:

In 2008, the County entered into a Service Agreement with the United Way of Silicon Valley, whereby the County transferred \$100,000 to United Way in order to implement the key BRC recommendations, including the hiring of an Interim Project Manager.

In addition, consistent with the organization's mission, a Medical Respite Center and Two One-Stop Homelessness Prevention and Service Centers were opened in San Jose. In addition, 200 Section 8 vouchers were set aside to provide housing assistance for the chronically homeless to implement a "housing first" strategy. The organization governing structure was developed and an executive director was hired.

Program Objectives, 2009-2014:

In 2009, the "Coming Home" program will be launched. This is a new collaborative effort to assist adults, including those needing respite care upon hospital discharge, and families with children who are chronically homeless, in finding appropriate housing and rebuilding their lives. Destination: Home will work with the Housing Authority for annual allocations of Section 8 vouchers to be allocated through a direct referral process to house those who have been chronically homeless.

The organization will continue to focus on implementing the "housing first" strategy, increase housing assistance for homeless families and adults in all parts of the County, raise more funds to expand intensive case management services for those with disabling conditions that are consumer rather than program or place-based, and increase access to housing assistance, benefits and income sources; expand homeless prevention and rapid re-housing assistance; and deepen public awareness about the causes and solutions to homelessness.

4.08.04 Keys To Housing: A 10 Year Plan To End Chronic Homelessness In Santa Clara County

Program Description:

The “Keys to Housing” Plan was prepared by members of the County Task Force to End Chronic Homelessness in 10 Years. The Plan is a blueprint for ending homelessness for individuals and families who have been:

- unhoused for more than a year, or who have had four episodes of homelessness within three years;
- live in a place not meant for humans to live or live in an emergency shelter; and
- who are disabled with a mental health condition, physical illness or substance abuse problem.

The Plan goal is to end long-term homelessness in the County in 10 years. The Plan also recognizes the need to develop housing affordable to those with extremely low incomes. The Plan identifies a number of strategies and action steps, including housing, prevention, outreach, and accessing mainstream benefits and employment.

The Plan advocated the conversion of emergency homeless shelters to service, enriched interim housing, and stated “no additional emergency shelters for chronically unhoused people should be created” (p. 21). In addition, the Plan supported the conversion of existing transitional housing serving the unhoused to permanent housing.

Responsible Agency:

The County Task Force to End Chronic Homelessness in 10 Years

Geographic Service Area:

Countywide

Funding Sources:

Affordable Housing Fund

Program Status:

2005 (Plan release) - 2015 (Plan target year)

Program Outcomes, 2001-2008:

Plan, comprising goals, objectives, strategies and action steps, was completed in 2005.

Program Objectives, 2009-2014:

Program objectives are typically expressed as percentages, with the specific number to be determined through County HMIS data and the biennial street count).

By 2010:

- 50% of the chronically homeless will be housed (the specific number of units needed to be determined through County Housing Management Information System (HMIS) data and the biennial street count);
- A 75% decrease in the number of County residents discharged from foster care, mental health institutions, correctional institutions and hospitals/medical clinics into homelessness;
- County homeless housing & services data systems will be integrated into a central database system;
- 60% of the chronically homeless outreached through the Assertive Community Treatment (ACT) team will be housed;
- 10% of the chronically homeless will be employed and earn a living wage in this year, and 50% since 2005;
- A 50% increase in the number of new detoxification beds for the chronically unhoused .

By 2011, 60% of the chronically homeless will be housed (the specific number of units needed to be determined through County HMIS data and the biennial street count).

By 2012, 70% of the chronically homeless will be housed (the specific number of units needed to be determined through County HMIS data and the biennial street count).

By 2013, 80% of the chronically homeless will be housed (the specific number of units needed to be determined through County HMIS data and the biennial street count).

By 2014:

- 90% of the chronically homeless will be housed (the specific number of units needed to be determined through County HMIS data and the biennial street count);

- Nearly 100% of chronically unhoused people will have employment and earn a living wage;
- all people housed in permanent housing through discharge planning will retain their housing for at least two years;
- 100% of the chronically unhoused who seek income benefits will be assessed for benefits;
- 100% of the chronically unhoused assessed will receive their entitled income benefits;
- 100% of those seeking health-related assessments will be assessed; and
- 100% of those assessed needing health-related treatment will receive treatment.

(By 2015, the number of units of permanent housing available to chronically unhoused people will increase by 2,500. Of that 1,000 units will be for extremely low income, 500 units will be leased with a two year shallow rental subsidy, and 1,000 units will be leased with an initial deep rental subsidy, and ongoing shallow rental subsidy).

4.08.05 Emergency Shelter Grant Program (ESG)

Program Description:

The ESG Program provided grants for operational costs, building improvement, and essential services for the existing homeless shelters serving the County.

Responsible Agency:

County Office of Affordable Housing, Housing and Community Development Program

Geographic Service Area:

Countywide

Funding Source:

Federal: Housing and Urban Development (HUD)

Program Status:

1988 – 2005

Program Outcomes, 2001-2008:

During the program outcome period, the Urban County directed ESG funds to agencies for homeless prevention, a rotating shelter program, emergency shelter services for the homeless (including runaway youth, immigrant families and battered women), rental assistance, a security deposit revolving loan program, multi-service center operation, etc. Emergency Shelter Grant activities are categorized as either Category I, II, III or IV and are defined as follows:

- Category I: Renovation, Major Rehabilitation or Conversion of Buildings for use as emergency shelters for the homeless;
- Category II: Provision of Essential Services including but not limited to services concerned with employment, health, substance abuse, education or food;
- Category III: Payment of Maintenance, Operation (including administration but excluding staff costs), rent, repair, security, fuels and equipment, insurance, utilities and furnishings; and
- Category IV: Homeless Prevention Activities including but not limited to rental assistance/security deposits, mediation services for tenant/landlord services, legal representation to indigent tenants in eviction proceedings.

In 2001-02, the Urban County received \$91,000 in ESG funds and expended \$87,500 on three Category II, seven Category III and five Category IV activities. 593 beds were

provided and 2,386 clients (excluding food service recipients) were served annually. The one facility in the unincorporated County (the EHC Emergency shelter for Urban County Homeless in San Martin) received \$8,220 , provided 120 beds and served 80 clients.

In 2002-03, the Urban County received \$91,000 and expended \$98,541 on four Category II, seven Category III and five Category IV activities. 591 beds were provided and 2483 Urban County clients (excluding food service recipients) were served. The one facility in the unincorporated County (the EHC Emergency shelter for Urban County Homeless in San Martin) received \$8,990, provided 120 beds and served 85 clients.

In 2003-04, the Urban County received \$89,000 in ESG funds and expended \$87,461 on three Category II, eight Category III and five Category IV activities. 581 beds were provided and 2,308 Urban County clients (excluding food service recipients) were served. The one facility in the unincorporated County (the EHC Emergency shelter for Urban County Homeless in San Martin) received \$8,450 and provided 120 beds and served 74 clients.

In 2004-05, .the Urban County received \$81,023 and expended \$84,479 on three Category II, seven Category III and five Category IV activities. 575 beds were provided and 756 Urban County clients (excluding food service recipients) were served. The one facility in the unincorporated County (the EHC Emergency shelter for Urban County Homeless in San Martin) received \$7,320 and provided 120 beds and served 66 clients.

In 2006/07 and 2008/09, the Urban County was ineligible for ESG funds.

Program Objective, 2009-2014:

The County has been ineligible for ESG funds since 2006-07, when Cupertino withdrew from the Urban County and, as an entitlement jurisdiction, independently pursued housing funding.

4.08.06 Shelter Plus Care (S+C)

Program Description:

The S+C Program provides tenant-based rental assistance that is linked to coordinated supportive services for homeless individuals and families who have a serious mental illness, have chronic problems with drugs and/or alcohol, have AIDS or are HIV positive, or have some other long-term disabling condition. The amount of rental assistance provided to participants must be matched by supportive services that equal or exceed the value of the rental assistance and that are specific to the needs of the population being served. Supportive services include counseling, job training, childcare and transportation. Participants are identified and referred from eligible service providers in the County.

Agencies receiving and administering S+C grant funds are chosen nation-wide on a competitive basis.

Responsible Agencies:

The Housing Authority of the County of Santa Clara has administered the Program since the end of 2004. Previously, the Program was managed by the Housing and Community Development Program in conjunction with the Office of the County Homeless Program Coordinator and the Housing Authority.

Supportive services are provided as a match contribution by County departments such as County Public Health, Alcohol and Drugs, Social Services and Mental Health Departments; as well as non-profit service organizations and shelter providers, such as New Directions, Catholic Charities, InnVision and many others.

Geographic Service Area:

Countywide

Funding Source:

Federal: Housing and Urban Development (HUD) – McKinney-Vento Homeless Assistance funds.

Program Status:

Ongoing (1992 – Present)

Program Outcomes, 2001-2008:

Santa Clara County competed for and was awarded five separate five-year S+C grants: in 1992, 1993, 1995, 1997 and 1998. Each grant provides a permanent rental subsidy for the homeless disabled client, as long as the subsidized individual remains eligible and compliant with program guidelines. These grants ultimately were consolidated into a single grant. Match contributions have been provided by government agencies such as County

Public Health, Social Services and Mental Health Departments, as well as non-profit service organizations and shelter providers such as Community Care, ARIS, Emergency Housing Consortium, InnVision and many others.

In 2001/02, the Shelter Plus program provided a maximum of 120 rental subsidies to formerly homeless, mentally ill or disabled individuals. At the end of the fiscal year, approximately 132 S+C units were occupied. During the 2002 program year, 120 rental subsidies were provided.

In 2003/04, a total of 216 individuals and 225 children were occupying S+C subsidized units.

In 2005, a new five year grant was awarded, which focuses on chronically homeless individuals only. With this additional funding, approximately \$2.5 million in total S+C rent subsidies has been directed to more than 200 County families and individuals.

In 2005/06, the Program provided rent subsidies for a total of 225 households (approximately half of which were families).

In 2006/07, the Program served a total of 200 households.

As of 2008, the Housing Authority continued managing approximately \$2.5 million in Shelter Plus Care rent subsidies for more than 200 families and individuals. Supportive services and case management continued to be provided during the fiscal year from government agencies and departments, such as Alcohol and Drugs, Mental Health, Social Services and non-profit service organizations and shelter providers, such as New Directions, Catholic Charities, InnVision and others.

Program Objective, 2009-2014:

The Housing Authority will provide S+C subsidies for permanent housing to approximately 200 homeless individuals and their families annually. Support services will continue to be provided as a match from various local non-profit agencies.

4.08.07 Santa Clara County Collaborative On Affordable Housing And Homeless Issues

Program Description:

The Collaborative is the lead entity for the County's Continuum of Care process and the official forum for planning and implementing a response to end homelessness in the County. The mission of the Collaborative is to increase the supply of affordable housing and to reduce homelessness in the County. The Collaborative offers a coordinated approach to meeting the housing and supportive service needs of the homeless and those with very low-income, and seeks to attract funding appropriate for its goals and objectives.

Collaborative membership is drawn from the County, key cities, service and shelter providers, affordable housing developers, employment and training agencies, business interests and other interested parties.

The Collaborative authored the Countywide Continuum of Care Plan, surveys, participated in the Bay Area Regional Initiative (BARI), helped establish the County of Santa Clara Housing Trust Fund, and regularly seeks federal McKinney-Vento Homeless Assistance Grants on behalf of the County.

Responsible Agency:

County Office of Affordable Housing and Collaborative members

Geographic Service Area:

County-wide

Funding Source:

County General Fund for preparation of annual McKinney-Vento applications

Program Status:

Ongoing (1991-present)

Program Outcomes, 2001-2008:

The County funded a contract with HOMEBASE in 2000 in order to strengthen the Collaborative's capacity. This capacity building enabled the Collaborative to raise additional funds for homeless projects through the program outcome period.

The work of the Collaborative is grounded on the 2001-2006 Santa Clara Countywide Five Year Homelessness Continuum of Care Plan. Unanimously approved by the County Board of Supervisors in 2001, the Plan provided a common blueprint to guide the County, cities, service providers, faith community, business sector, philanthropy and the broader community in addressing housing and homelessness needs. The Plan has as its goal to

provide adequate housing options for all groups of homeless people. Plan priorities entailed the following:

- Priority #1: Make Connections Through Outreach, Engagement and Information Technology
- Priority #2: Build Housing Now for a Balanced Community
- Priority #3: Create a Successful, Stable Workforce
- Priority #4: Generate Wellness and Provide Life's Necessities
- Priority #5: Maintain Vitality of the Continuum of Care Plan: System Administration, Coordination and Change.

A number of actions occurred during the program outcome period consistent with Plan priorities.

The Collaborative has adopted minimum quality assurance standards to be followed by homeless services and housing providers, covering shelter management, protection of resident's rights, services, health and safety, physical plant and inter-organizational collaboration.

With Collaborative support and involvement, computerized databases were created to provide information about homeless services (housing, support services and employment opportunities) as well as a Shelter Hotline providing information about shelter bed availability on a daily basis. The County also created a voicemail system to assist the homeless or near homeless in interacting with others to obtain housing and employment.

In 2002, the Collaborative submitted 37 funding proposals totaling \$8 million for McKinney-Vento funding approval. Of these, 26 were funded, totaling \$7,422,092.

Also in 2002, the County Board of Supervisors created an Office of Affordable Housing in the County Executive's Office, consolidating and coordinating three previously separate programs engaged in housing activities, including a Homeless Coordinator position. During the 2003-04 McKinney-Vento funding cycle, the Collaborative submitted 31 successful funding proposals, totaling over \$8,690,382. The proposals comprised permanent housing, transitional housing for families and singles, and supportive services projects.

In 2004, the County Board of Supervisors established a Homeless Task Force to create a plan to end chronic homelessness in Santa Clara County. In 2004, the County in conjunction with the 15 cities, conducted a "point in time" count of the homeless population. 7,646 homeless persons were identified. The Collaborative submitted 40 proposals for the FY04/05 McKinney-Vento funding cycle. Out of the 40 proposals, 38 were funded totaling \$9,360,889.

In 2005, the Homeless Task Force presented its Plan to the County Board of Supervisors. The Board unanimously accepted the Plan, entitled: “Keys to Housing: A 10-Year Plan to End Chronic Homelessness”. The Collaborative was charged with Plan implementation and reorganized its committee structure to do so. In 2005/06, the County received \$9,345,250 in federal McKinney-Vento funding to address the problem of homelessness in the region.

In 2006-07, the County received \$9,360,889 in federal McKinney-Vento funds, enabling funding of 38 proposals.

In 2007, the “Blue Ribbon Commission (BRC) to End Homelessness and Solve the Affordable Housing Crisis” was established. Building on the “Keys to Housing” Plan, the Commission was chaired by the Chair of the Board of Supervisors and co-chaired by the Mayor of San Jose. The BRC was comprised of key County leaders, city representatives and community leaders.

The Collaborative submitted 38 proposals to the FY 2007/08 McKinney-Vento funding cycle. Of the 38 proposals submitted, 35 were funded, totaling \$9,345,252.

In 2007, the County in conjunction with the 15 cities, conducted a “point in time” count of the homeless population. 7,202 homeless persons were identified.

In 2008, the BRC created “Destination: Home”, a community-wide effort to coordinate resources and programs toward ending homelessness.

Program Objective, 2009-2014:

In 2009-2010, apply for McKinney-Vento Homeless funds in compliance with federal NOFA requirements.

4.08.08 McKinney-Vento Act Homeless Program

Program Description:

The McKinney-Vento Act Homeless Program addresses the need for housing and services among homeless individuals and families.

The federal McKinney-Vento Homeless Assistance Act was signed into law in 1987, and has been amended several times since its passage. The Act originally consisted of fifteen programs, providing a range of services to homeless people. The Act included the (competitive) Continuum of Care Programs: the Supportive Housing Program, the Shelter Plus Care Program, and the Section 8 Single Room Moderate Rehabilitation Occupancy Program, as well as the (non-competitive) Emergency Shelter Grant Program. These programs are found within Title IV of the Act.

The McKinney programs, as administered by federal HUD, require the development of a Continuum of Care system within the community receiving program funds. The continuum of care system is designed to address homelessness through a coordinated community based process of identifying needs, setting community priorities, addressing gaps in the system of care, and ensuring an integrated and collaborative system to address homelessness. The approach is based on the understanding that homelessness caused by a lack of housing, as well as various inter-related a variety of underlying economic, health-related and social needs. Funds are awarded competitively through an annual Notice of Funding Availability (NOFA). Continuum of Care Homeless Assistance Programs include:

- Supportive Housing Program: provides housing, including housing units and group quarters, that has a supportive environment and includes a planned service component.
- Shelter Plus Care Program: provides grants for rental assistance for homeless persons with disabilities through four component programs (Tenant, Sponsor, Project and Single Room Occupancy Rental Assistance).
- Section 8 Single Room Moderate Rehabilitation Occupancy Program: provides rental assistance on behalf of homeless individuals in connection with moderate rehabilitation of SRO dwellings.

On behalf of the County, the County Collaborative on Affordable Housing and Homelessness Issues (the County's Continuum of Care entity) coordinates the year long community planning process leading up to the submission of the NOFA application for McKinney-Vento Act funds.

Responsible Agency:

County Collaborative on Affordable Housing and Homelessness Issues, OAH, various McKinney-funded and non McKinney-funded homeless housing and service providers.

Geographic Service Area:

Countywide

Funding Source:

McKinney-Vento Funds

Program Status:

Ongoing

Program Outcomes, 2001-2008:

In the FY02-03 McKinney funding cycle, the Collaborative submitted 37 funding proposals totaling \$8 million. Of that, 26 were funded, totaling \$7,422,092.

During the 2003-04 McKinney funding cycle, the Collaborative submitted 31 successful funding proposals, totaling over \$8,690,382. The proposals comprised permanent housing, transitional housing for families and singles, and supportive services projects.

In 2004, the Collaborative submitted 40 proposals for the FY04/05 McKinney funding cycle. Out of the 40 proposals, 38 were funded totally \$9,360,889.

In 2005-06, the County received \$9,345,250 in federal McKinney-Vento funding to address the problem of homelessness in the region.

In 2006-07, the County received \$9,360,889 in federal McKinney-Vento funds, enabling funding of 38 proposals.

In 2007-08, the Collaborative submitted 38 proposals for federal McKinney-Vento funding. Of the proposals submitted, 35 were funded, totaling \$9,345,252.

In 2008-09, \$9,481,673 in federal McKinney-Vento funding was awarded to 32 projects run by local non-profits and up to 53 new units of permanent housing for homeless individuals and families. The Collaborative and Desitnation: Home prioritized increasing the supply of permanent housing and case management for the homeless, and transitional housing programs that could convert to permanent housing were required to do so.

Program Objective, 2009-2014:

Apply for McKinney-Vento funds every year through the annual Continuum of Care NOFA process, which typically occurs in the spring/summer. The annual funding amount

will vary each year, based on the contracts being renewed and new projects awarded funding.

4.08.09 Community Technology Alliance

Program Description:

The Alliance, formerly called the Santa Clara Valley Multi-Service Center, was established in 1989 as a direct result of a County Homeless Task Force Study recommendation for a system of communication and collaboration among shelter providers. The Alliance is a partnership among shelter and emergency service providers, specialized non-profits, Santa Clara County and the City of San Jose. The Alliance aims to increase the community's access to services and facilitate the unhoused and at-risk resident's transition from the streets to housing.

The Alliance operates several housing data base and referral systems, including HMIS SCC (Homeless Management Information System for Santa Clara County), Help SCC, Housing SCC, Community VoiceMail and the Shelter Bed Hotline.

- HMIS SCC tracks services provided to the homeless population in the County, and is a data base shared by all County homeless service, shelter and supportive housing providers. This is the County's Continuum of Care web-based homeless client case management and data collection tool. Records on over 100,000 unduplicated individuals have been entered into the database since its inception.
- www.HelpSCC.org provides information on over 1,500 health and human services in the County.
- HousingSCC provides information about subsidized housing in the County, searchable by unit size, region or neighborhood within the County, supportive services offered and opened or closed waiting lists. The site also assists the user in determining eligibility.
- The Shelter Bed Hotline offers information to those seeking emergency shelter with information (in Spanish and English) including population served, location, entrance requirements and services provided. After determining which program best suits their needs, callers are transferred to one of 19 participating Santa Clara County shelters.
- Community voice mail (CVM)

Responsible Agency:

Community Technology Alliance

Geographic Service Area:

Countywide

Funding Source:

Numerous funding sources, entailing foundations, government (including federal HUD and the County of Santa Clara), corporations, community groups and individuals.

Program Status:

1989 - present

Program Outcomes, 2001-2008:

The web site www.HelpSCC.org was enhanced in 2008, with assistance from the County's Social Service Agency. There were 40,000 searches on the web site annually. Records on over 100,000 unduplicated individuals have been entered into the database since its inception.

The Housing SCC web site went on line in 2002. There were 40,000 searches on the web site annually.

The County's HMIS system has been in operation since 2003.

During the program outcome period, over 6,000 callers used the Shelter Bed Hotline each year.

In excess of 500 CVM clients have used the service to connect to housing and their safety net.

Program Objective, 2009-2014:

- Continue technology and support for projects listed above,
- Integrate application and receipt of mainstream benefits (including Food Stamps and General Assistance) into the HMIS SCC database,
- Use video conferencing for North and South County clients to services at the One-Stop Homeless Centers in San Jose,
- Reduce discharge to homelessness by County institutions (including Health and Hospitals, Department of Corrections, Department of Drug and Alcohol Services (DADS) and the Foster Care System) through enhanced case management and intraagency referral through the HMIS SCC system,
- Expand Shelter Bed Hotline to include information of about services addressing

solutions to homelessness beyond emergency shelters,

- Increase use of CVM broadcast message application to inform 500+ clients about upcoming opportunities leading to their self sufficiency, and
- Use HMIS SCC to track progress made on County Ten-Year Plan to End Chronic Homelessness and federal Stimulus Plan funds to end and prevent homelessness.

4.08.10 Blue Ribbon Commission (BRC) On Homelessness

Program Description:

The BRC was convened to implement the initiatives contained in the City and County's 10-Year Plans to End Homelessness, as required for continued eligibility for federal McKinney-Vento Grants. Working groups were focused on three principal areas: preventing homelessness, shifting to Housing First, and increasing the housing supply.

Responsible Agency:

OAH

Geographic Service Area:

Countywide

Funding Source:

N/A

Program Status:

2006-07

Program Outcomes, 2001-2008:

The Commission was initiated in 2006. In 2007, the County Board of Supervisors accepted the BRC's report with recommendations for ending homelessness by the year 2015 and solving the affordable housing crisis by 2020. In 2008, the BRC became Destination Home, which was created to facilitate implementation of the BRC's recommendations.

The estimated cost of ending homelessness is an annual \$57,600,000; however the BRC identified only \$52,600,000 in existing funding. The goal, then, will be to raise \$5 million/year to close the gap.

The BRC stimulated a number of actions, including the following:

- 1) Creation of Destination Home, with a full time Project Manager funded by a County grant of \$100,000, administrative support from the United Way Silicon Valley, and a Leadership Team;
- 2) Approval by the Board of Supervisors of a 17 bed Medical Respite Center for the Homeless at the Boccardo Homeless Shelter (a collaborative project among eight hospitals, a local shelter provider and the County's Valley Homeless Health Care Program). The Center will have an annual cost of \$650,000. The Center will offer access to clinic-based primary care; linkages to specialty care, treatment services, housing and support services for homeless patients discharged from hospital acute care and emergency units;

- 3) Construction or identification of additional housing units for the homeless mentally ill population through city and County housing programs and State MHSA funds;
- 4) Redesign of the existing Cold Weather Shelter Program into a Shelter Outreach Program. The new program will add year round social workers, shuttle transportation and Two One-Stop Homeless Prevention Centers to the traditional winter shelter and meals program;
- 5) Establishment of two One-Stop Homeless Prevention Centers, providing an array of services;
- 6) Redesign of the UPLIFT program, a transit pass program funded by the County (\$120,000), the City of San Jose ((\$40,000) and the Community Foundation of Silicon Valley (\$40,000);
- 7) Launching of a media campaign and speakers bureau on need to end rather than manage homelessness in the County; and
- 8) Launching of a fund raising campaign for on-going resources.

Program Objective, 2009-2014:

N/A

4.08.11 Arturo Ochoa Migrant Center

Program Description:

The Center provides 100 units of migrant farm worker housing for occupancy during the growing season. From May to October, the Center provides housing for migrant families who have on-site access to medical services and an infant care center. During the off-season, the Center was used by the Emergency Housing Consortium as a shelter for homeless families.

Responsible Agency:

Housing Authority of the County of Santa Clara (HACSC)

Geographic Service Area:

Farm workers must have resided together with his/her family outside a 50-mile radius of the Migrant Center for at least 3 months out of the preceding 6 months

Funding Source:

Proposition 84-State Department of Housing and Community Development, Office of Migrant Services

Project Status:

Ongoing

Program Outcomes, 2001-2008:

The 100 units were preserved and used every growing season of the program outcome period. The facility was also used 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 this purpose were redirected to St. Joseph's Church in Gilroy.

Program Objective, 2009-2014:

Preservation of 100 units of seasonal housing.

ADDITIONAL PROGRAMS

4.08.12 Cold Weather Shelter Program and Pilot Shelter Outreach Center Program

The Cold Weather Shelter (CWS) Program offers overnight shelter and two meals daily to homeless individuals during the winter months (December through March) at the National Guard armories in Gilroy and Sunnyvale and the Boccardo Reception Center in San Jose. The CWS Program has been operated by EHC LifeBuilders, Inc. (formerly Emergency Housing Consortium, Inc) since 1987. Between the fiscal years 2001 and 2008, the County contributed a total of \$2,904,927 to the CWS Program.

In 2008, in an effort to end the cycle of homelessness, the CWS Program was redesigned as a Shelter Outreach Centers (SOC) Program and provided overnight shelter and meals during the winter months as well as social services, transportation, and connection to a one-stop homeless prevention center. The social services, transportation, and one-stop center continued for a 12-month period. Both the SOC Program and the Cold Weather Shelter Programs have been operated by EHC LifeBuilders, Inc. For fiscal year 2009, the County contributed \$1,514,066 to the SOC Program. The total contribution to Cold Weather Shelter services from fiscal years 2001-09 was \$4,418,993.

4.08.13 UPLIFT Program

UPLIFT was started in 2007, with start up funds from the County, City of San Jose and the Community Foundation of Silicon Valley. The County contracts with the Valley Transportation Authority (VTA) to provide a quarterly transit pass program for the homeless. 1,700 quarterly passes are given to homeless individuals who are under case management.

4.08.14 Children's Shelter of Santa Clara County

The Children's Shelter provides a safe haven, comprehensive services, and short-term residential care for abused, neglected, and abandoned children. The Shelter was opened in 1995 and has continued operation through the present.

4.08.15 County Homeless Facilities

Program Description:

The County has been involved in addressing homelessness for decades, with an approach that has evolved from addressing symptoms to seeking solutions. The desire to end homelessness, and to address the problem countywide rather than city by city or unincorporated County vs. city, continues to be the local preference and strategy. To facilitate this effort, the Homeless Concerns Coordinator and the Office of Homeless Concerns within the County Office of Affordable Housing develop homeless policy and coordinate homeless services throughout the County.

The County works with the cities and various homeless service and housing providers through the countywide Continuum of Care (which is the Santa Clara County Collaborative on Affordable Housing and Homelessness Issues) to offer a range of options for homeless people (emergency shelters, transitional housing and permanent supportive housing). Permanent housing opportunity for all homeless people is the Collaborative's goal.

Ending homelessness by providing permanent supportive housing was advocated by the Keys to Housing: A 10 Year Plan to End Chronic Homelessness in Santa Clara County, the County's Blue Ribbon Commission (BRC) to End Homelessness and its implementing organization, Destination: Home, as well as a number of other studies, task forces and agencies. The focus is on implementing the "Housing First" model as a solution to homelessness. Housing First links program-based or place-based services to homeless families and individuals. The approach emphasizes housing with supportive services rather than the conventional homeless shelter model.

County homeless facilities comprise three basic housing types: emergency shelters, transitional housing and permanent supportive housing. They are described below. Data is derived from the annual Continuum of Care/McKinney-Vento federal funding applications.

- Emergency Shelters

Historically, emergency shelters have been one means of meeting the needs of homeless people. Some shelters are seasonal, serving a migrant population while others are year-round facilities. Many of the year-round emergency shelter beds are specifically designated for a particular sub-population of homeless people. Some are for only single homeless women or mothers with children, others are in family shelters, in facilities serving single men, youth, battered women or in a children's shelter.

Although they are expensive and crisis-driven and do not offer a permanent solution to homelessness, emergency shelters do meet a demand. Currently, there are a total of 22 emergency shelters countywide, including the new Boccardo Reception Center (25 year round beds) and the new Veterans Dorm at The Boccardo Reception Center (10 year round beds). One facility is under development: the Unity Care Unity Place II project, with a total projected capacity of 14 beds. There is one seasonal emergency shelter (The Boccardo Family Living Center in San Martin) within the unincorporated County.

The County Continuum of Care recognizes three types of emergency shelters:

- 1) Temporary or Winter Shelters, which are temporary or seasonal emergency shelters, including rotating church shelters, that provide shelter in a non-permanent location, for a limited period of time. Other shelters are set up in response to natural disasters, harsh climatic conditions or other emergencies. These programs and/or facilities are temporary, not meant to exist beyond the length of the emergency or season.
- 2) Basic Shelters, which are facilities in a permanent location providing shelter in a permanent location, for a limited period of time. Clients usually stay up to 90 days, with some stays as brief as 30 days or as long as 6 months.
- 3) Service-Enriched Shelters, which are facilities providing shelter and services in a permanent location, for a limited period of time, for up to six months. These are distinguished from basic shelters by having a lower staff/client ratio and supportive services such as case management, mental health counseling, etc.

Program Outcomes, 2001-2008

- 2001. During 2001, the County had 969 year-round and an additional 250 harsh “winter” emergency shelter beds that provided short shelter stays of up to a maximum of 90 days. During 2001, there were a total of 23 emergency shelters Countywide, including City Team Ministries, Hospitality House, Sobrato Family Living Center, Yourth Outreach Program, Gilroy Armory, Sunnyvale Armory, Reception Center, Julian Street Inn, Commercial Street Inn, Montgomery Street Inn, Community Inn, San Jose Family Shelter, Rescue Mission, Cupertino Rotating Shelter, Hotel de Zink, Alpha Omega Rotating Shelter, Casa SAY and Support Network for Battered Women. The Cold Weather Shelter Program provided an additional 250 beds from November 1st through March 31st at the Gilroy and Sunnyvale armories and the Reception Center. Support Network for Battered Women opened a new shelter in North County for 15 victims of domestic violence.

In addition, the Emergency Housing Consortium developed the Regional Reception Center. Although located in San Jose, the Center was funded by all of the County’s jurisdic-

tions. The Center provided 200 year-round, 24 hour emergency beds for individuals and families. The Center also provided supportive services, such as employment, medical care, life skills workshops, etc.

The County worked with the cities to increase the number of emergency beds county-wide, to at a minimum, replace emergency beds lost when use of the armories is discontinued.

The 2001 Continuum of Care Gap Analysis, addressing estimated need, current inventory, the unmet need/gap and relative priority, assigned a low priority to increasing emergency shelter capacity and a high priority to increasing transitional housing and permanent supportive housing.

- 2002. As of 2002, County Continuum of Care funding applications began aggregating County shelter statistics as beds serving individuals vs. families with children. They were also grouped by need group (i.e. single men, single men/women, single women, youth, families with children, women with children, and domestic violence).

In 2002, the County had 1049 emergency shelter beds; 664 were for individuals and 385 for families with children. During 2002, there were a total of 25 emergency shelters Countywide, most of which were identified above under the 2001 program year. Additional facilities coming on line in 2002 included the Bill Wilson Center (with 16 beds for individuals), the Emergency Commercial Street Inn (for 36 women and children), and the following facilities for victims of domestic violence: Next Door (for 19 clients), Community Solution's La Isla Pacifica (for 15 clients) and the Asian Americans for Community Involvement Emergency Shelter (for 12 clients).

As of 2002, the Collaborative stopped prioritizing emergency shelter resources for upcoming McKinney-Vento application funds. Alternatively, the Collaborative directed funding requests and awards to permanent supportive and transitional housing, and housing affordable for extremely low income people.

- 2003. As of 2003, the County had 1071 emergency shelter beds; 688 for individuals and 383 for families with children. Four shelter beds for individuals at Bill Wilson Center were under development. During 2003, there were a total of 25 emergency shelters Countywide.
- 2004. As of 2004, the County had a total of 1321 (735 year round and 586 seasonal) beds. As of 2004, the inventory was also categorized as family units, family beds or individual beds. In 2004, there were 117 family units, 415 family beds and 906 individual beds countywide. During 2004, there were a total of 28 emergency shelters, one of which

was in the unincorporated County. That facility, San Martin, contained 36 seasonal beds. Three new facilities came on line, the EHC San Martin project, EHC Reception Center and Jeramiah's Promise shelter.

- 2005. As of 2005, the County had a total of 1071 (885 year round and 186 seasonal) beds. In 2005, there were 115 family units, 413 family beds and 758 individual beds county-wide. During 2005, there were a total of 27 emergency shelters, one of which was in the unincorporated County. That facility, San Martin, contained 36 seasonal beds.
- 2006. As of 2006, the County had a total of 1072 (786 year round and 286 seasonal) beds. In 2006, there were 76 family units, 302 family beds and 484 individual beds county-wide. During 2006, there were a total of 25 emergency shelters, one of which was in the unincorporated County. That facility, San Martin, contained 36 seasonal beds. There was one shelter under development - the EHL Lifebuilders Sobrato Transitional Apartment project. Due to record rainfalls and with the assistance of County local governments, the Winter Shelter reopened in April for one month in order to provide shelter for 250 people.
- 2007. As of 2007, the County had a total of 994 (744 year round and 250 seasonal) beds. In 2007, there were 86 family units, 320 family beds and 424 individual beds countywide. During 2006, there were a total of 23 emergency shelters.
- 2008. As of 2008, the County had a total of 1079 (731 year round and 348 seasonal) beds. In 2008, there were 288 family beds and 443 individual beds countywide. During 2008, there were a total of 22 emergency shelters, including the new Boccardo Reception Center (25 year round beds) and the new Veterans Dorm at the Boccardo Reception Center (10 year round beds). One existing shelter lies within the unincorporated County: the Boccardo Family Living Center in San Martin, with 48 seasonal beds. One facility is under development: the Unity Care Unity Place II project, with a total projected capacity of 14 beds.

The 2008 Housing Inventory Chart for Emergency Shelters is included on the following page.

- Transitional Housing

The County Continuum of Care defines transitional housing as supportive housing with intensive case management and wrap-around services that is provided for an extended (up to 24 months) length of time, designed to provide people with needed structure and support. Clients may be required to pay a percentage of income for rent.

Program Outcomes, 2001-2008

- 2001. During 2001, the County had 1072 transitional housing beds countywide. Among these, the Ochoa Family Shelter in the unincorporated County offered 50 beds of transitional housing for families in the winter, and for migrant families in the summer. The San Martin Family Living Center, also in the unincorporated County, offered 91 transitional housing beds year round, a community center, and an additional 40 beds in the summer for migrant families.

The Collaborative's Continuum of Care funding application recognized a desperate need for transitional housing and a desire to seek additional funds for such projects.

- 2002. During 2002, the County had 1868 transitional housing beds, 555 serving individuals and 1313 for persons in families with children. There were 38 transitional housing facilities noted in the County. Of those, 5 were in the unincorporated County: Catholic Charities Shared Housing (2 projects) and the San Martin Family facility (migrant, winter and living center). These facilities in the unincorporated County served individuals, families with children, seasonal and year round transitional housing needs with a total of 142 beds.

The Collaborative's Continuum of Care funding application recognized a desperate need for transitional housing and a desire to seek additional funds for such projects.

- 2003. During 2003, the County had 1926 transitional housing beds, 518 serving individuals and 1408 serving families with children. There were 38 transitional housing facilities noted in the County. Five existing projects were in the unincorporated County: Catholic Charities Shared Housing (2 projects) and the San Martin Family facility (migrant, winter and living center). The facilities in the unincorporated County served individuals, families with children, seasonal and year round transitional housing needs, with a total of 230 beds.

Five projects countywide were noted as being under development, totaling 101 beds.

- 2004. During 2004, the County had 1617 transitional housing beds. As of 2004, the inventory was also categorized as family units, family beds or individual beds. In 2004, there were 302 family units, 1097 family beds and 526 individual beds countywide. There were 40 total transitional housing facilities in the County, of which four (181 total beds) were in the unincorporated County.
- 2005. During 2005, the County had 1640 transitional housing beds. In 2005, there were 298 family units, 1117 family beds and 523 individual beds countywide. There were 45 total transitional housing facilities in the County, of which two (San Martin Family - migrant facility and San Martin Family Living Center, with 117 total beds) were in

the unincorporated County. One project (Salvation Army-Hospitality House) was under development in 2005, with a projected 8 bed capacity.

- 2006. During 2006, the County had 1246 total year round transitional housing beds. In 2006, there were 250 family units, 849 family beds and 397 individual beds countywide. There were 35 total transitional housing facilities in the County, of which two (San Martin Family Living Center (seasonal) and San Martin Family Living Center, with 117 total beds) were in the unincorporated County. Three projects (the EHC Sobrato projects and the Unity Care Unity Place project) were under development in 2006, with a projected 231 year round bed capacity.
- 2007. During 2007, the County had 1645 total year round transitional housing beds. In 2007, there were 295 family units, 1064 family beds and 381 individual beds countywide. There were 33 total transitional housing facilities in the County, of which two (San Martin Family Living Center (seasonal) and San Martin Family Living Center, with 153 total beds) were in the unincorporated County. One project (the City Team Ministries Recovery Program Graduates Housing project) was under development in 2007, with a projected 2 year round bed capacity.
- 2008. During 2008, the County had 1160 total year round transitional housing beds. In 2008, there were 788 family beds and 372 individual beds countywide. There were 33 total transitional housing facilities in the County, of which three (San Martin Family Living Center (seasonal), San Martin Family Living Center and the InnVision North Santa Clara County Supportive Housing Coalition, with 157 total beds) were in the unincorporated County. Three projects (the EHC Lifebuilders Sobrato House Youth Center, EHC Lifebuilder Veterans THP at the Boccardo Reception Center, and the Family Supportive Housing Transition Housing Program #2 project) were under development in 2008, with a projected 43 year round bed capacity.

The 2008 Housing Inventory Chart for Transitional Housing facilities countywide is included on the following page.

- Permanent Supportive Housing

The Continuum of Care defines permanent supportive housing as permanent housing that is organization-sponsored and which provides housing linked with support services. This type of housing is typically funded by S+C, Section 8 SRO and SHP-Permanent Housing. It also can include any permanent housing projects, such as public housing units, that have been dedicated exclusively to house homeless persons who need and are given supportive services to remain stable.

Program Outcomes, 2001-2008

- 2001. There were 806 permanent supportive housing beds in the County. Of these, 252 units were funded through Shelter Plus Care awards and were available for homeless people with disabilities.
- 2002. There were 453 permanent supportive housing beds in the County. Of these, 348 were for individuals and 105 for families with children. There were 8 permanent supportive housing facilities in the County. Of the 8 existing facilities, two were in the unincorporated County that offered 161 beds for both individuals and families with children.

Two projects that came on line included the Emergency Housing Corporation (EHC)'s project (with 20 new SRO units for homeless people with serious mental illness) and the Housing for Independent People (HIP) project with four new units for homeless with psychiatric disabilities.

- 2003. There were 492 permanent supportive housing beds in the County. Of these, 379 were for individuals and 113 for families with children. Of the 8 existing facilities, two were in the unincorporated County with a bed capacity 161 beds. There were 8 permanent supportive housing facilities in the County and 5 projects under development. One of the projects under development was to be in the unincorporated County (Murphy Ranch).
- 2004. There were 647 permanent supportive housing beds in the County. As of 2004, the inventory were also categorized as family units, family beds or individual beds. In 2004, 260 beds were for individuals, 448 for families, and 111 were family units. Of the 9 existing facilities, three were in the unincorporated County (Clara Mateo Alliance Sunset Square project and two County Shelter Plus Care projects, with a total bed capacity of 378 beds. Three projects were noted as being in development.
- 2005. There were 751 year round permanent supportive housing beds in the County. Of that, 262 beds were for individuals, 489 for families, and 135 were family units. Of the 12 existing facilities, three were in the unincorporated County ((Clara Mateo Alliance Sunset Square project and two County Shelter Plus Care projects, with a total bed capacity of 378 beds. Four projects were under development.
- 2006. There were 787 year round permanent supportive housing beds in the County. Of that, there were 276 beds were for individuals, 561 for families, and 128 were family units. Of the 13 existing facilities, four were in the unincorporated County (InnVision's Sunset Square, the Housing Authority of the County of Santa Clara (HACSC)'s Shelter Plus Care projects, and the HACSC's Section 8 voucher project, with a total of 479 beds in the unincorporated County. Nine projects were noted as being in development (two be-

ing in the unincorporated County), with a total project capacity of 491 beds.

- 2007. There were 1170 year round permanent supportive housing beds in the County. Of that, there were 446 beds were for individuals, 724 for families, and 247 were family units. Of the 20 existing facilities, five were in the unincorporated County (InnVision's Sunset Square, the HACSC's two Shelter Plus Care projects, the HACSC Section 8 voucher project, and the EHC Lifebuilders Housing Homeless People with Alcohol Addition project) with a total of 478 beds in the unincorporated County. Eight projects were noted as being in development (two being in the unincorporated County), with a total projected capacity of 283 beds.
- 2008. There were 1462 year round permanent supportive housing beds in the County. Of that, there were 491 beds for individuals and 971 for families. Of the 22 existing facilities, three were new in 2008 with a total new bed capacity of 166 beds. Fourteen projects were noted as being under development, with a total projected capacity of 638 beds.

The 2008 Housing Inventory Chart for Permanent Supportive Housing facilities county-wide is included on the following page.

2008 Housing Inventory Chart: Emergency Shelters (Countywide)

Provider	Facility Name	Total Year Round Beds
Asian Americans for Community Involvement	Asian Women's Place	13
Bill Wilson Center	Runaway and Homeless Youth Shelter	20
City Team Ministries	City Team Rescue Mission	50
Community Homeless Alliance Ministry	First Christian Church Shelter	21
Community Solutions	La Isla Pacifica	14
EHC Housing Consortium, dba EHC Lifebuilders	Armory - Sunnyvale	0
EHC Lifebuilders	Armory - Gilroy	0
EHC Lifebuilders	Sobrato House Youth Center	10
EHC Lifebuilders	Boccardo Regional Reception Center	125
EHC Lifebuilders	Boccardo Regional Reception Center	25
EHC Lifebuilders	Veterans Dorm at the Boccardo Reception Center	10
EHC Lifebuilders	Boccardo Family Living Center in San Martin	0
Family Supportive Housing	San Jose Family Shelter	143
InnVision	Commercial Street Inn	55
InnVision	Clara Mateo Shelter	62
InnVision	Hotel de Zinc	15
InnVision	Montgomery Street Inn/Community Inns	46
InnVision	Julian Street	60
Next Door Solutions to Domestic Violence	Next Door Solutions	19
Salvation Army	Hospitality House (Overnighter)	22
St. Joseph's Family Center	Emergency Shelter - Motel Vouchers	0
Support Network for Battered Women	Emergency Shelter	16
Unity Care	Unity Place II	14
West Valley Community Services	Rotating Shelter	15
EHC Lifebuilders	Destination: Home Respite Center	17

2008 Housing Inventory Chart: Transitional Housing (Countywide)

Provider	Facility Name	Total Year Round
	Transitional Housing	
Bill Wilson Center	TH/North County - Rockefeller Drive	8
Bill Wilson Center	TH/North County - Villa Street	10
Bill Wilson Center	TH/Homeless Youth and Young Families- Humbolt Str	5
Bill Wilson Center	TH/Homeless Youth and Young Families - Norman Dri	10
Bill Wilson Center	TH/Homeless Youth and Young Families - Leigh Ave.	5
Bill Wilson Center	TH/Homeless Youth and Young Families - Maria Way	8
Bill Wilson Center	Young Parents with Children - Jackson St., Santa Clar	16
City Team Ministries	House of Grace	22
City Team Ministries	City Team Rehabilitation	60
City Team Ministries	Heritage House	20
Community Solutions	Transitional Housing Program/Mental Health	10
EHC LifeBuilders	Sobrato House Youth Center	9
EHC LifeBuilders	Boccardo Family Living Center in San Martin	81
EHC LifeBuilders	Boccardo Family Living Center in San Martin - Migrant	48
EHC LifeBuilders	Sobrato Family Living Center (Santa Clara)	112
EHC LifeBuilders	Veterans THP at the Boccardo Reception Center	10
EHC LifeBuilders	Boccardo Regional Reception Center (Single Adults T)	15
EHC LifeBuilders	Boccardo Regional Reception Center	75
Family Supportive Housing	Glen Art - Transitional Housing Program #1	33
Family Supportive Housing	Transitional Housing Program #2	24
InnVision	North Santa Clara County Supportive Housing Coalitio	28
InnVision	HomeSafe San Jose	67
InnVision (with Community Services Agency)	Graduate House	6
InnVision	North Santa Clara County Transitional Housing	24
InnVision	Montgomery Street Inn	39
InnVision	InnVision Villa	55
InnVision	Stevens House	7
Next Door Solutions to Domestic Violence	HomeSafe Santa Clara	65
Salvation Army	Hospitality House (Motive Man)	40
Salvation Army	Volunteer Recovery	6
San Jose Cathedral	Worker House for Women and Children	25
San Jose Cathedral	Worker House for Men	20
South County Housing (previously EHC LifeBuilders)	Sobrato Transitional Apts. - TH for Single Mothers and	196
Unity Care	Martinvale (House #13)	6
Unity Care	Unity Place	16
West Valley Community Services	Transitional Housing Program	22

2008 Housing Inventory Chart: Permanent Supportive Housing (Countywide)

Provider	Facility Name	Total Year-Round Beds	Total Units
Catholic Charities of San Jose	Navigator Project	29	29
Catholic Charities of San Jose	New Directions	4	25
Catholic Charities of San Jose	New Directions	21	
Catholic Charities of San Jose	Family Housing	50	50
Charities Housing Development Corp.	San Antonio Place and Scattered Sites	12	71
Charities Housing Development Corp.	Paseo Senter II (1900 Senter Rd.)	5	101
Charities Housing Development Corp.	Paseo Senter I (1896 Senter)	13	117
Charities Housing Development Corp.	Belovida Santa Clara	2	28
Charities Housing Development Corp.	Scattered Sites (Part of San Antonio Place Grant)	15	15
Community Working Group	Opportunity Center	131	131
EAH/Core	Markham Plaza	50	305
Emergency Housing Consortium of Santa Clara County, dba EHC LifeBuilders	Markham Terrace	95	95
EHC LifeBuilders	Sobrato Family Living Center	88	88
EHC LifeBuilders	Off the Streets Project for Homeless Addicted to Alcohol	27	42
Santa Clara Valley Health and Hospital System	Off the Streets Project for Homeless Addicted to Alcohol	15	
First Community Housing (SCC Dept. of Mental Health)	Curtner Gardens	1	180
First Community Housing (SCC Dept. of Mental Health)	Curtner Gardens	26	
Housing Authority of the County of Santa Clara	Section 8 Voucher - MTW	350	350
Housing Authority of the County of Santa Clara	Shelter Plus Care/Off the Streets	9	9
Housing Authority of the County of Santa Clara	Shelter Plus Care	387	387
Housing Authority of the County of Santa Clara/ Veterans Administration	HUD-VASH Veteran Housing Choice Vouchers	76	76
Housing Authority of the County of Santa Clara	Section 8 Vouchers - Housing First	257	257
Housing Authority of the County of Santa Clara	Section 8 Vouchers - Dedicated for Unhoused - 100	41	41
Housing Authority of the County of Santa Clara	Section 8 Vouchers - Dedicated for Unhoused - 100	161	161
Housing Authority of the County of Santa Clara	Section 8 Vouchers - Dedicated for Unhoused - 100	5	5
Housing for Independent People	Sunset Leasing	14	14
Housing for Independent People	Sesame Court	6	6
InnVision	Alexander House	6	6
InnVision	North County Inns	19	19
InnVision	Safe Haven Permanent Housing for Women	10	10
InnVision	Sunset Square	55	113
Santa Clara County Mental Health Department	Mental Health Permanent Supportive Housing Project	18	18
St. Joseph's Family Center	Gilroy Place	8	8
South County Housing (formerly EHC LifeBuilders)	Sobrato Transitional Apartments in Gilroy	68	68
South County Housing	Royal Court Apartments	20	20
Unity Care	Unity Place	6	6

4.08.16 Consider Amending Zoning Ordinance to Allow for Limited Emergency Shelters as Ancillary Use Within Existing Permitted Religious Institutions, Non-Profit Institutions, and Community Care - Expanded Facilities

Program Description:

The County of Santa Clara will consider amending the Zoning Ordinance within 2 years of adoption of the Housing Element to allow limited scale emergency shelters within existing, permitted Religious Institutions, Non-profit Institutions, and Community Care – Expanded facilities as an ancillary use, allowed by right without additional discretionary land use approvals, subject to certain maximum occupancy and minimum management standards/requirements appropriate to each use and facility type.

Responsible Agency:

County of Santa Clara, Department of Planning and Development

Geographic Service Area:

Unincorporated County

Funding Sources:

County

Program Status:

Proposed

Program Outcomes, 2001-2008:

N/A

Program Objective, 2009-2014:

Within two years of adoption of the 2009 Update, request that the Board of Supervisors consider amending the Zoning Ordinance to allow limited scale emergency shelters within existing, permitted Religious Institutions, Non-profit Institutions, and Community Care – Expanded facilities as an ancillary use, allowed by right without additional discretionary land use approvals, subject to certain maximum occupancy and minimum management standards/requirements appropriate to each use and facility type.

Program Category:

4.09 OTHER PROGRAMS

Applicable County Programs:

- 4.09.01 Compliance with State Health & Safety Code Employee Housing Requirements
- 4.09.02 Consideration of Building Site Approval Exemption for Urban Sites Eligible for all Municipal Services

4.09.01 Compliance with State Health & Safety Code Employee Housing Requirements

Program Description:

The County of Santa Clara will consider amending the Zoning Ordinance within 2 years of adoption of the Housing Element to state the following: “Any employee housing providing exclusive accommodations for six or fewer employees shall be deemed to be a single-family residential use within zoning districts permitting such uses, in conformance with Health and Safety (HSC) Code §17021.5.”

Responsible Agency:

County of Santa Clara, Department of Planning and Development

Geographic Service Area:

Unincorporated County

Funding Sources:

County

Program Status:

Proposed

Program Outcomes, 2001-2008:

N/A

Program Objective, 2009-2014:

Within two years of adoption of the 2009 Update, request that the Board of Supervisors consider amending the Zoning Ordinance to state the following: “Any employee housing providing exclusive accommodations for six or fewer employees shall be deemed to be a single-family residential use within zoning districts permitting such uses, in conformance with Health and Safety (HSC) Code §17021.5.”

4.09.02 Consideration of Building Site Approval Exemption for Urban Sites Eligible for all Municipal Services

Program Description:

The County will explore the possibility of an exemption from urban single building site approval, as a possible means of further reducing costs of fees and application processing, in cases where an unapproved building site in an urban area may be eligible for all municipal services and does not require further road right-of-way dedication or improvements (see Section 3.06e on pg 82 for discussion and context).

Responsible Agency:

County of Santa Clara, Department of Planning and Development

Geographic Service Area:

Unincorporated County

Funding Sources:

County

Program Status:

Proposed

Program Outcomes, 2001-2008:

N/A

Program Objective, 2009-2014:

The County will explore the possibility of an exemption from urban single building site approval, as a possible means of further reducing costs of fees and application processing, in cases where an unapproved building site in an urban area may be eligible for all municipal services and does not require further road right-of-way dedication or improvements. Such exemption would require consideration and adoption of an amendment to the County Ordinance Code Provisions covering Single Building Sites (Division C12-300 et. seq.).

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Adopted by the Board of Supervisors August 24, 2010

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