City of Sunnyvale

2005-2010 Consolidated Plan

May 2005

CITY OF SUNNYVALE

2005-2010
CONSOLIDATED PLAN

May 2005

City of Sunnyvale
Community Development Department

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ES Executive Summary

The Consolidated Plan is a five-year strategic planning document that identifies Sunnyvale's overall housing and community development needs, and outlines a strategy to address those needs. Code of Federal Regulations, Title 24, Volume 1, Section 91.205 through 91.230 sets forth the content requirements for the Consolidated Plan. The Plan includes the following components:

- An Assessment of the housing and community development needs of the jurisidiction;
- A Strategy that establishes priorities for addressing the identified housing and community development needs; and
- A One-Year Action Plan that outlines the intended use of HUD funding and other resources.

HUD regulations require that the needs assessment and housing and community development strategy cover a five-year planning period. This Consolidated Plan covers the period from July 1, 2005 through June 30, 2010. However, the Plan will remain in effect and be implemented only so long as Sunnyvale receives Community Development Block Grant (CDBG) funds and HOME funds directly from the federal government under the entitlement provisions of these programs. A one-year Action Plan is updated annually as an amendment to the Consolidated Plan.

The 2005-2010 Consolidated Plan for the City of Sunnyvale satisfies the statutory requirements of the CDBG and HOME programs. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. The objectives of the HOME program include funding for the acquisition and development of affordable rental and ownership housing for low-income households.

SUMMARY OF CITIZEN PARTICIPATION PROCESS

Citizen input occurred in several different venues and formats:

- Eight Consolidated Plan community meetings in 2004 on October 13 and 14 and November10 and 18 in diverse locations;
- Annual public review and comment on the City's participation in the CDBG Program;
- Interviews with 14 organizations serving low-income and special needs groups at six focus group meetings in October 2004;

- Housing and community development needs survey, in English, Spanish, Vietnamese and Chinese that were available at community centers/public buildings and distributed at all community meetings;
- Participation in a countywide telephone survey of public opinion on important community needs;
- Two Consolidated Plan public hearings and a joint meeting of the Planning Commission and Housing and Human Services Commission on March 7, 2005; and
- Public review and comment on draft Consolidated Plan during a 30-day comment period beginning on February 23, 2005 and the ending on March 25, 2005.

Community Meetings

To encourage citizen participation in the development of the 2005 - 2010 Consolidated Plan, the Sunnyvale Community Development Department conducted eight community meetings during October and November, 2004. Details on these meetings and comments received at these meetings are included in **Appendix B**. Meeting locations were selected to include representation among various low-income and special needs groups as well as various geographic locations throughout the city. Among the comments received at the public meetings were:

- Need for sidewalks and accessibility improvements along and south of El Camino and Wolf;
- Need places devoted to seniors over 70 years of age;
- More affordable housing for seniors and families, particularly affordable rental housing for those in the lowest income brackets;
- Housing for seniors and special needs groups that provides, or is accessible to, supportive services and is close to bus stops;
- Greater access to retail and services in areas with high concentrations of seniors (particularly mobile home parks);
- More foreign language speakers for agencies that provide services to lower-income Sunnyvale residents;
- Improved public transportation services and more accessible placement of bus stops; particularly for seniors and persons with disabilities;
- Rent control for mobilehome housing;
- City owned trees are damaging pipes;
- Section 8 voucher funding needs to be increased to meet the local need;
- Litter and waste removal from city streets;
- More legal assistance for tenants regarding state landlord tenant laws;
- More local code enforcement;
- Building design so that handicapped and disabled persons do not have to travel long distances from parking lots; and
- Need to expand Columbia Neighborhood Center.

Housing and Community Development Needs Survey

The City conducted a Housing and Community Development Needs Survey to develop priorities for allocation of CDBG and HOME funds. The surveys were printed in English, Spanish, Vietnamese, and Chinese and were distributed to service providers, at public meetings, at City Hall, and posted on the City's website. A total of 155 questionnaires were completed, ranking

priority needs for the following categories: community facilities; community services; infrastructure; neighborhood services; special needs services; businesses and jobs; and housing. These categories were further divided into specific topics, such as "homeownership assistance" (under the Housing category), "sidewalk improvements" (under the Infrastructure category) and "youth activities" (under the Community Services category). For each topic, the respondent was asked to rate needs that warrant expenditure of public funds with a rating of one to four, with one being the lowest rating and four being the highest rating.

Results of the survey are summarized in **Appendix B**. **Table ES-1** summarizes the top responses, those ranked, on average, as priority needs of two or higher in the rating (moderate to high priority needs).

Table ES-1
Top Responses to Housing and Community Development Needs Survey

Need Category	Average Ranking
Senior Centers	2.6
Affordable Rental Housing	2.5
Senior Housing	2.4
Senior Activities	2.4
Health Services	2.4
Transportation Services	2.4
Sidewalk Improvements	2.4
Park & Recreational Facilities	2.4
Health Care Facilities	2.3
Libraries	2.3
Anti-Crime Programs	2.2
Fire Stations and Equipment	2.1
Centers/Services for Disabled	2.1
Neglected/Abused Children Center and Services	2.1
Employment Training	2.1
Homeless Shelters/Services	2.0
Mental Health Services	2.0
Job Creation/Retention	2.0
Street Lighting	2.0
Legal Services	2.0

Countywide Telephone Survey

Sunnyvale, partnered with Santa Clara County and other cities in the County, commissioned a telephone survey to better understand public concerns on community needs for affordable housing, economic development, public services and facilities, education and job training, homeless services and shelter, and other services. The objective of the survey was to obtain representative public input of unmet needs in Santa Clara County. The survey was conducted between October 30 and November 13, 2004 and responses from 417 households selected at random throughout Santa Clara County.

Survey participants were asked to name the two most important community needs in each of five categories from a list of facilities, services, and programs that are eligible for funding under four federal programs: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing for Persons with AIDS (HOPWA). Then survey participants were asked to rank the two most important community needs, overall, from the list of most important needs in the five categories previously presented to survey participants (community facilities, community services, public works, business assistance, and housing). The top seven community needs cited by respondents were: affordable housing construction (7.7 percent), facilities and services for at-risk youth (6.5 percent), health care facilities and services (6.5 percent), facilities and services for seniors (6.2 percent), anti-crime programs (6.1 percent), rental assistance for low-income households (5.8 percent), and facilities and child care services (5.3 percent).

HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Sunnyvale examined a number of community trends, characteristics, and conditions to reach a conclusion regarding community needs and conditions. Highlights of findings follow.

DEMOGRAPHIC PROFILE

- The City's population peaked in 2001 at 132,711 and declined through 2004 to 131,709. A possible reason for the population decrease is the recession in the high technology sector of the local economy, which has led to job losses.

- While the age distribution of residents has remained relatively constant, there have been slight shifts in the age structure of the community, as reflected in the City's increased median age from 32.3 to 34.3. Over the past decade, the proportion of school-age children (age 5 to 17) increased slightly from 12.7% in 1990 to 13.2% in 2000, representing an increase of over 2,600 school-age children in Sunnyvale.

- Sunnyvale's senior population has shown a slight increase in number and proportion. Seniors age 65 and over accounted for 10.3% of the population in 1990. In 2000, this proportion increased to 10.6%.

- Sunnyvale enjoyed low unemployment rates in the 1990s. The annual unemployment rate for 2000 was 1.7%. However, the 2003 annual unemployment rate in Sunnyvale increased to 7.0. By December 2004, the unemployment rate had declined to 4%. It is difficult to discern how much of the decrease in unemployment is due to individuals who have stopped looking for work or who have moved from the area.

- ABAG projects that Sunnyvale will see steady growth in all sectors of employment through 2010. The strongest area of growth numerically is expected in the Manufacturing and Wholesale sector, with an additional 5,670 jobs.

- The number of family households increased from 54.9% in 1990 to 62.2% in 2000. The share of families with children rose from 22.9% of all households in 1990 to 27.5% in 2000. The number of families without children also increased, from 32% in 1990 to 34.5% in 2000.

- There were 14,519 families with children under 18 years of age in Sunnyvale, according to the 2000 Census. Of these families with children, approximately 18.8% were single-parent families. Approximately 72.5% of single-parent families had female heads of household. According to the 2000 Census, there were 6,377 single-parent households residing in Sunnyvale.

- Approximately 13% of all households in Sunnyvale were overcrowded in 2000 (more than one person per room). The extent of overcrowding varied considerably by tenure. Approximately 19.9% of renter households experienced overcrowding, compared to just 5.4% of owner households.

- From 1990 to 2000, the proportion of non-Hispanic White residents decreased from 64.6% to 46.6% of the City's population. In contrast, the proportion of Asian residents increased significantly during the same period, from 19% to 32.6%. Asians are currently the second largest racial/ethnic group in the City. The share of Hispanic residents also increased, from 12.8% to 15.2%.

- 2000 Census median household income in Sunnyvale was $74,409, and the median family income was $81,634. Male-headed single-parent families with children under the age of 18 had a median income of only $56,500. Female-headed single-parent families with children under the age of 18 had a median income of $41,900. Nearly 45% of Hispanic households earned 80% or less of median income compared to 22% for White households and 23% for Asian households. About 34% of Black households had lower incomes (80% of AMI).

- Sunnyvale has large numbers of residents who are characterized as special needs populations, including over 14,000 seniors (nearly 5,000 of whom are frail elderly), nearly 12,000 persons with one or more disabilities (physical, developmental, mental, and/or self-care), over 4,500 large family households, over 4,300 female-headed households with children, and nearly 300 persons who experienced homelessness at least one night during the year (mostly single adults).

Homeless Needs

It is the goal of the jurisdictions within Santa Clara County, including the City of Sunnyvale, to coordinate services and facilities for the homeless through a regional, cooperative strategy, as a continuum of care. The goal of the continuum of care program is to help homeless residents get housing, job training, childcare, and other services. The continuum of care stresses permanent solutions to homelessness through comprehensive and collaborative community planning. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Homelessness is a shared problem among Santa Clara County jurisdictions. Any attempt to quantify homeless needs must recognize that homeless individuals and families are not contained by jurisdiction boundaries, nor are facilities and services for homeless persons. Based on the County's Continuum of Care funding application to HUD, Sunnyvale along with other

cities and the County have agreed to a homeless needs and gaps analysis that assigns each jurisdiction a share of the countywide need based on homeless clients' last reported place of residence in the Homeless Management Information System database.[1] According to the database, approximately 4.4% of homeless clients countywide who reported a permanent residence stated they last lived in Sunnyvale.

Based on the HMIS data, it is estimated that there are 299 homeless persons in Sunnyvale and that 120 homeless persons (40.1%) have shelter. Homeless individuals comprise approximately 73.9% of the homeless population in Sunnyvale. Members of homeless families make up approximately 26.1% of the homeless population in Sunnyvale. Estimated homeless subpopulations in Sunnyvale include:

- Eight chronically homeless persons;
- 42 homeless persons who are seriously mentally ill;
- 36 homeless persons with chronic substance abuse problems;
- 12 homeless persons who are veterans; and
- Six homeless persons with HIV/AIDS.

Sunnyvale's share of the gaps in facilities and services includes the following, measured in beds, to accommodate additional persons:

- For individual homeless: 73 in emergency shelter, 102 in transitional housing, and 62 in permanent supportive housing; and
- For persons in families: four in emergency shelter, 11 in transitional housing, and 15 in permanent supportive housing.

Homeless facilities and services in Santa Clara County are provided through the individual efforts of the cities and the County and through a collaborative effort. The Santa Clara Collaborative on Affordable Housing and Homeless Issues (the Collaborative) is the lead entity for the implementation of the countywide Continuum of Care process and official forum for planning and implementing a response to end chronic homelessness in the County. The work of the Collaborative is shared by its members with staffing support provided by the County Homeless Concerns Coordinator (located within the County Executive's Office of Affordable Housing). The Collaborative has drafted a comprehensive Five-Year Continuum of Care Plan, which includes specific goals, strategies and action steps to work toward ending homelessness in the community. Further details on the Collaborative and the Continuum of Care plan are contained in the Santa Clara County-wide Consolidated Continuum of Care Application.

The City of Sunnyvale, as a participant in the Collaborative, supports regional efforts to address homelessness.

Housing Market Conditions

- The median priced home in Sunnyvale in November 2004 was $591,500, compared to $562,500 countywide. Median rents in Sunnyvale in December 2004 ranged from $755 for a studio apartment to $1,723 for a three-bedroom rental unit. Only about one-in-five households can afford to buy or rent the median priced home in Santa Clara County.

[1] A federally-mandated recordkeeping system for tracking homeless clients.

- About 2,620 single-family homes (11% of all single-family homes) and 4,465 multi-family units (17% of multi-family units) need substantial rehabilitation in Sunnyvale.
- A small number of Sunnyvale households (647) receive monthly rental assistance from the Housing Authority of Santa Clara County under the federal Housing Choice Voucher (Section 8) Program.
- There are approximately 2000 government-assisted housing units in Sunnyvale that provide affordable housing to low and moderate income renters.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS

The following identifies some of the major housing and community development issues for which the use of federal funds would be appropriate. The following list was compiled through examination of adopted City policies, documents, and technical reference material, and staff input. The needs are addressed in more detail in Chapter 3 of this Consolidated Plan, and the City's strategic response to addressing these needs is contained in Chapter 4 of this Consolidated Plan. The most pressing community needs for federal funding identified through preparation of the Consolidated Plan are as follows:

Housing

- Rehabilitation of older single-family and multiple-family housing units, particularly in specific neighborhoods identified as high concentrated needs;
- Additional rental vouchers and affordable rental housing units for lower-income households;
- Expanded affordable ownership housing opportunities for Sunnyvale households;
- Preservation of assisted housing at risk of converting to market-rate housing;
- Expansion of accessible and affordable housing, particularly rental housing, for special needs groups: seniors, disabled persons, female-headed households and persons with HIV/AIDS; and
- Housing and supportive services for homeless and households at risk of becoming homeless, particularly emergency rental assistance and down payment assistance.

Supportive Services

- Supportive services for special needs groups (such as seniors, persons with disabilities, and single-parent households) that allow for independent living; provide access to homes, neighborhoods, and daily life activities in the community; and assist individuals in obtaining work paying self-sufficiency wages.

Community Development

- Street and sidewalk improvements throughout the city including older neighborhoods and commercial districts to make them ADA-compliant;
- Expansion of the Columbia Neighborhood Center.
- Replacement or reconditioning of the sewer collection system in older and lower income neighborhoods.

HOUSING AND COMMUNITY DEVELOPMENT STRATEGY

The Consolidated Plan contains a strategy for addressing Housing and Community Development needs and describes:

- General priorities for assisting households.
- Strategies and activities to assist those households in need.
- Specific objectives identifying proposed accomplishments
- Monitoring of funded activities
- Institutional structure

It focuses on activities to be funded with the two entitlement grants that Sunnyvale City receives from the federal government. Where appropriate, the use of other funding sources to address identified housing and community development needs is discussed to provide a comprehensive picture of the City's overall housing and community development funding strategy.

Housing and Community Development Priorities and Objectives

Housing and community development priorities are divided into the following general categories:

- Housing
- Homeless
- Public Services
- Community Development
- Removal of Barriers to Affordable Housing
- Anti-Poverty Strategy
- Lead-Based Paint Reduction Strategy

The strategy also addresses reduction in poverty, barriers to affordable housing, and hazards associated with lead based paint. A priority ranking using HUD definitions has been assigned to each category of housing and community development need as follows:

High Priority: Activities expected to be funded with federal entitlement grants during the five-year period.

Medium Priority: Activities that may be funded during the five-year period provided sufficient federal entitlement funds are available.

Low Priority: Activities that will not be funded by the City with federal entitlement grants during the five-year period. However, the City may support applications for funding from other sources when found to be consistent with this Plan.

No Such Need: The City finds there is no need for such activities or the need is already substantially addressed. The City will not support applications for funding from other sources for activities where no such need has been identified.

Housing and Supportive Services Needs and Objectives

GOAL A: Expand the Supply of Affordable Housing

Priority A-1: New Housing Construction (High Priority)

Five-Year Objectives
The following five-year objectives by household type are based on the annual goals in Table 13 of the Sunnyvale Housing and Community Revitalization Sub-element.

	Small Related	Large Related	Elderly	Other	Total
Rental	30	60	65	45	200
Ownership	200	150	0	95	445
Total	**230**	**210**	**65**	**140**	**645**

Priority A-2: Increase Homeownership Opportunities for Low and Moderate Income Households (Medium Priority)

Five-Year Objectives
- Assist 70 first-time homebuyers earning up to 80% of median income.
- Provide homebuyer education to 100 first-time homebuyers.

GOAL B: Preserve the Existing Supply of Affordable Housing – "At-Risk" Units

Priority B-1: Acquisition and/or Rehabilitation of Existing Assisted Rental Housing to Maintain Affordability (High Priority)

Summary of Five-Year Objectives
The City's objective will be to preserve 299 units of federally-assisted rental housing "at risk" of conversion to market rate housing through a combination of direct City action and/or through assistance to nonprofit organizations. This program will not require that all units be assisted with federal funds covered by the Consolidated Plan, as other state, federal programs and local funds provide funding for the preservation of affordable rental housing.

Priority B-2: Assist in Housing and Neighborhood Preservation Activities (High Priority)

Summary of Five-Year Objectives
The City's objective will be to assist in the preservation of ownership and rental housing units, including rehabilitation; emergency repairs; painting; abatement of lead, asbestos, and other hazardous materials; and reconstruction (under limited circumstances) according to the following:

- 75 single family ownership rehabilitations (minor through substantial)
- 80 rental housing rehabilitations (minor through substantial)
- 60 owner-occupied units under the Paint Program
- 30 access grants
- 2,700 code enforcement actions per year (approximate number based on prior years)

GOAL C: Provide Rental Assistance to Very Low and Extremely Low Income Households

Priority C-1: Work with the Housing Authority and Other Santa Clara County Jurisdictions in the Implementation of Rental Assistance Programs (High Priority)

Five-Year Objectives

- Work with Housing Authority to maintain at least the current number of Section 8 certificates (647).
- Continue to assist up to 50 City employees, public school employees serving Sunnyvale, and/or child care workers with rental security deposit loans.

Priority C-2: Take part in a regional partnership to work with non-profit organizations to support programs for emergency rent payment assistance and security deposit loan program.

Five-Year Objectives

- Work with other jurisdictions in Santa Clara County, the Housing Authority, and nonprofit service providers to develop a countywide emergency rental assistance program.
- Assist up to 40 low and very low income Sunnyvale households

GOAL D: Provide Supportive Services in Combination with Special Needs Housing

Priority D-1: Provide Housing and Related Supportive Services (High Priority)

Five-Year Objectives

- Assist 6,945 seniors and 300 single-parent households.

GOAL E: Provide Housing and Supportive Services for Persons with HIV/AIDS

Priority E-1: Provide Housing and Related Supportive Services for Persons with HIV/AIDS (Low Priority)

Five-Year Objectives

- Assist 25 persons in Sunnyvale with HIV/AIDS in accessing HOPWA funded programs administered by the City of San Jose.

GOAL F: Support Equal Housing Opportunity for All

Priority F-1: Support Fair Housing Services (High Priority)

Five-Year Objectives

- Reduce discrimination in housing;
- Educate renters and rental property owners (including mobilehome park residents and owners) in Sunnyvale on rights and responsibilities;
- Provide homeownership training and education to 400 homebuyers;
- Assist in resolving up to 120 housing discrimination complaints; and
- 30 fair housing investigations

Priority F-2: Support Housing Mediation Services (Medium Priority)

The City will continue to support landlord-tenant mediation, dispute resolution and legal representation of tenants and jointly funded programs and services with the cities of Mountain View and Palo Alto, when feasible, to reduce evictions and support understanding between landlords and tenants.

Five-Year Objectives

- Provide up to 200 landlord-tenant mediation and dispute resolution cases.

Priority F-3: Continue to Participate in Countywide Efforts to Promote Fair Housing (High Priority)

Five-Year Objectives

To significantly reduce fair housing complaints and increase compliance with fair housing laws by expanded awareness of fair housing issues.

Homeless Needs and Objectives

Table 4-6 summarizes the City's homeless and special needs objectives.

Table ES-2
(HUD Table 1C – Part)
Summary of Specific Homeless/Special Needs Objectives

Obj #	Article I. Specific Objectives	Performance Measure	Expected Units	Actual Units
Article II.	**Article III. Homeless Objectives**			
G-1	Emergency Shelter – Individuals	Beds	15	
G-1	Emergency Shelter – Families	Beds	4	
G-1	Transitional Housing Beds – Individuals	Beds	50	
G-1	Transitional Housing Beds – Families	Beds	11	
G-1	Permanent Housing Units – Individuals	Units	30	
G-1	Permanent Housing Units – Families	Units	5	

GOAL G: Provide Shelter, Housing, and Supportive Services to Homeless Individuals and Families

Priority G-1: Provide Homeless, Housing and Related Supportive Services for Sunnyvale Residents Who Are Homeless or At-Risk of Becoming Homeless (High Priority)

Five Year Objectives

See Table 4-6 above (Expected Units) for specific homeless objectives.

Public Service and Facility Needs and Objectives

Goal H: To Support Special Needs Individuals to Live Independently and Productively

Priority H-1: Provide Services to Seniors, Youth, and Persons with Disabilities (High Priority)

Five-Year Objectives

- 275 seniors
- 100 persons with disabilities
- 895 at-risk youth
- 70 individuals with substance abuse
- 300 individuals assisted with workforce training and development

Priority H-2: Expand the Columbia Neighborhood Center for Greater Service Capacity (High Priority)

Five-Year Objective

Expand the current Columbia Neighborhood Center

Goal I: To Improve Neighborhoods and Increase Accessibility for Persons with Disabilities

Priority I-1: Provide Public Improvements in Low and Moderate Income Neighborhoods (Medium Priority)

The City's efforts to support comprehensive approaches to neighborhood preservation involves a City commitment to public improvements in those areas of the City with concentrations of low and moderate income households. This priority will be pursued in block group areas that qualify as having concentrations of low and moderate income households (census block groups with concentrations of low and moderate income households exceeding 32.2%, as determined by HUD). See **Chapter 3, Figure 3-5**.

Five-Year Objectives

- Provide improvements in 19 U.S. Census "block groups" where approximately 47,000 persons reside, of whom nearly 20,000 are in low and moderate income households.
- Replace or recondition the sewer collection system in low and moderate income neighborhoods

Priority I-2: Improve Accessibility in Public Rights-of-Way for Persons with Disabilities (High Priority)

Five-Year Objectives

- Complete 275 sidewalk segments and curb cut accessibility improvements.

Removal of Barriers to Affordable Housing

Goal J: Remove Public and Private Barriers to Affordable Housing

The primary barriers to affordable housing in Sunnyvale are the high cost of housing, the lack of available land for new housing, and the scarcity of public funds to assist in the development of affordable housing. The City has limited ability to significantly reduce these barriers. The General Plan Housing and Community Revitalization Sub-element describes the factors within the City's control that can affect access to affordable housing such as Land Use Controls, Site Improvements, fees and other exactions, local processing and permit procedures, industrial-to-residential zoning, specific plans and density bonuses for affordable housing.

Priority J-1: Seek to Remove Barriers to Affordable Housing (High Priority)

Five-Year Objectives

- Implement Housing and Community Revitalization Sub-element policies and actions to reduce barriers to affordable housing.
- Support update of Housing and Community Revitalization Sub-element by June 30, 2007

Anti-Poverty Strategy

The City's anti-poverty strategy has focused on linking needy individuals and families to supportive services through the primary job training and placement agency serving Sunnyvale residents North Valley Job Training Consortium (NOVA). NOVA is a regional agency that collaborates with other service providers, such as Sunnyvale Community Services, to deliver multiple services to individuals and families.

According to local service providers who participated in focus group meetings with the City on the Consolidated Plan, the basis for alleviating poverty is adequate employment opportunities with wages well above the poverty level of income. For many individuals, however, the availability of living wage employment will affect their ability to increase their income. Workers must have the necessary education and/or technical skills required for the available jobs. In addition, working families must have accessible and affordable child care. Access to transportation and affordable health care insurance (if not provided by the employer) are also key necessities that allow working individuals and families to stay gainfully employed. A successful anti-poverty strategy requires a multi-pronged approach to address all of the related needs. As the local economy improves, it is uncertain whether the key to alleviating poverty, more jobs that pay living wages, will increase. To significantly reduce poverty, the City would still pursue a comprehensive supportive service approach that combines education with job skills training, child care (particularly for single parents), access to transportation, health services, and affordable housing.

Lead-Based Paint Reduction Strategy

The City of Sunnyvale has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The City coordinates with the Santa Clara County Public Health Department to reduce lead-based paint hazard. The lead hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management and public

education in targeted communities containing concentrations of older housing and low and moderate income households. The lead hazard reduction program involves environmental testing, lead hazard education, blood-lead testing for children, hazard reduction grants, and follow-up monitoring and testing.

Through its housing improvement programs, the City offers technical assistance to homeowners which includes information about lead-based paint hazards, testing for lead levels and training on safe work practices. The City requires all contractors be trained in lead safe work practices, before working on paint projects. Homeowners receiving paint grant(s) are also trained in lead safe work practices.

Resources for Housing and Community Development Activities

The Community Development Department (CDD) has access to a variety of federal, state, and local resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. **Chapter 4 (Table 4-1)** contains a list that summarizes the major sources of funding available to the City for implementing housing and community development activities. Funding sources include the federal and state funds and City of Sunnyvale Housing Fund, Santa Clara County regional funds, and private funds. The majority of funding for housing and community development activities are anticipated to come from federal programs, state programs, and local funds.

Institutional Structure

Sunnyvale has worked closely with the State, other regional jurisdictions, and private agencies to coordinate strategies and resources in the community. Specifically, Sunnyvale has maintained its Housing and Community Revitalization Sub-element in compliance with State regulations. The City supports efforts by the County and surrounding cities, the Housing Authority of Santa Clara County, and local non-profit organizations in their efforts to provide adequate and affordable housing for residents of Santa Clara County and specifically residents of the City of Sunnyvale. The City participates in regional efforts to leverage private and local government resources with federal resources for the provision of affordable housing and/or supportive housing and services for residents of the regional community.

Sunnyvale works with the County of Santa Clara to secure mortgage credit certificates for first time homebuyers as well as bond financing and refunding of tax free mortgage revenue bonds for rental housing. Since most support service agencies are County based Sunnyvale cooperates with the other jurisdictions to insure that there is no duplication of services and that there is as efficient a delivery system as possible. The City continues to cooperate with the County and the Housing Authority on their applications for funding of various programs, as well as coordinating the delivery of social services throughout the community.

An on-going partnership continues with the North Santa Clara County cities. The development of the "Analysis of Impediments to Fair Housing" (AI) and the information in the Countywide Fair Housing Study in 2003 was a catalyst for further actions that resulted in the development of a specific Request For Proposals for Fair Housing Services entered into jointly by the cities of Mountain View, Palo Alto and Sunnyvale. This type of collaboration was the first of its type

between the northern regional cities of Santa Clara County. The goal was to obtain expanded services for each city's residents at a cost-effective rate. Staff worked on all aspects of the criteria development, interview and ranking process and the final contract negotiations.

Outreach and public information about fair housing has significantly expanded as a result of the competitive process and joint contract. In addition, staff organized a focus group of countywide participants to determine the composition and mission of a Countywide Fair Housing Task Force that was a recommended action item in the Countywide Fair Housing Study and included in Sunnyvale's AI.

Among the coordinating actions in which the City has participated during the past and in the preparation and implementation of the Consolidated Plan are:

- Quarterly meetings with representatives of each jurisdiction in Santa Clara County responsible for CDBG program implementation to share program knowledge and work collectively with HUD;
- Collaboration in the preparation of housing market, housing needs, and homeless needs sections of each jurisdiction's consolidated plan;
- Participation in a countywide task force to identify and address fair housing issues; and
- Participation and contributions in the Housing Trust Fund of Santa Clara County.

Monitoring of Funded Activities

The City of Sunnyvale has established a monitoring process that meets all financial and management review requirements established by HUD for those activities. Evaluations have consisted of programmatic and financial review. The process that the City will continue to follow includes annual on-site monitoring consisting of a review of the administration, fiscal management, and program management.

Coordination Among Agencies

The City of Sunnyvale provides many of the essential housing, community development, and economic development services. Those programs and services not directly provided by the City are coordinated with other local governmental agencies, such as Santa Clara County, and the Housing Authority of Santa Clara County. The City also relies on a network of non-profit organizations to coordinate program and service delivery.

CHAPTER

1 Coordinating and Managing the Process

1.1 Legislative Framework

This 2005 - 2010 Consolidated Plan (CP) represents the City of Sunnyvale's effort to fulfill the requirements of Title 24 Code of Federal Regulations Part 91 – Consolidated Submissions for Community Planning and Development Programs. This chapter explains the legislative frameworks governing the purpose and required content of this Plan.

Title I of the National Affordable Housing Act (the Act) established the requirement that local governments, applying for direct assistance under certain federal programs[1], prepare and adopt a Consolidated Plan according to regulations and guidelines promulgated by the U.S. Department of Housing and Urban Development (HUD). The goal of this process is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.

The Act requires each local jurisdiction to describe its housing needs and market conditions, set out a five-year strategy that establishes priorities for meeting those needs, identify resources anticipated to be available to address the priority needs, and establish a one-year Action Plan that outlines the intended uses of the resources.

The preparation of the Consolidated Plan is guided by the following three major commitments and priorities expressed by HUD:

1. To provide decent housing by assisting the homeless in obtaining appropriate housing; by preserving the affordable housing stock; by increasing the availability of permanent housing that is affordable to lower-income households without discrimination; and by increasing the supply of supportive housing for those with special needs.

2. To provide a suitable living environment by improving the safety and livability of neighborhoods; by reducing the isolation of income groups within an area through de-concentration of housing opportunities and revitalization of deteriorating neighborhoods; by restoring and preserving properties of architectural, historic, or aesthetic value; and by conservation of energy resources.

[1] The affected federal programs, operated by the Department of Housing and Urban Development, are the Community Development Block Grant Program (CDBG), the Home Investment Partnership Program (HOME), the American Dream Downpayment Initiative (ADDI), the Emergency Shelter Grant Program (ESG), and the Housing for People with AIDS Program (HOPWA).

3. To expand economic opportunities by creating jobs accessible to lower-income persons; by providing access for lower-income households to mortgage financing and credit for development activities that promote long-term community viability; and by empowering lower-income persons to achieve self-sufficiency to reduce poverty in federally-assisted and public housing.

To meet these objectives, the Consolidated Plan must include the following six components:

1. A housing and homeless needs assessment;

2. A housing market analysis;

3. An analysis of the priority needs and strategies and objectives to meet those needs, including both housing needs and non-housing community development needs;

4. An annual Action Plan, including a discussion of general priorities for the use of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds and a proposed list of the proposed projects to be funded;

5. Certifications; and

6. A monitoring plan and Citizen Participation Plan.

Every five years, the federal government requires that the Consolidated Plan be updated, and that during the intervening years a one-year Action Plan must be submitted for approval, along with any substantial changes to the Consolidated Plan. This document establishes the five-year strategy period, beginning July 2005 through June 2010.

1.1.1 HUD Community Planning and Development Regulations

Community Development Block Grant (CDBG)

The CDBG program was established by the Housing and Community Development Act (HCDA) of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income (defined as 80% or less of the Santa Clara County area median household income for the purpose of this program and the Consolidated Plan).[2]

Through the CDBG program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. Funds can be used for a wide array of activities, including:

- Housing rehabilitation (loans to homeowners, landlords, non-profits, and developers);
- Down payment and other homeownership assistance;
- Lead-based paint detection and removal;
- Acquisition of land and buildings;
- Construction or rehabilitation of public facilities such as shelters for the homeless;

[2] Different federal programs use different definitions in reference to households earning 80% or less of area median income.

- Removal of architectural barriers to the disabled;
- Public services such as transportation and child care;
- Rehabilitation of commercial or industrial buildings; and
- Loans to businesses

Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit people with low- and moderate-incomes;
- Aid in the prevention or elimination of slums and blight; and
- Meet an urgent need (such as earthquake, flood, or hurricane relief).

HOME Investment Partnership (HOME)

The HOME program was created as part of the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low-income households (defined as below 80% of area median income). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Acquisition;
- New construction and reconstruction;
- Moderate or substantial rehabilitation; and
- Homebuyer assistance.

Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target low-income families; and (2) matched 25% by non-federal funding sources.

1.2 Lead Agency

The City of Sunnyvale's Department of Community Development, Housing Division, is responsible for the development and implementation of the Consolidated Plan. The Consolidated Plan was prepared with input from the Housing and Human Services Commission and Planning Commission, other local jurisdictions, local and regional non-profit and social service agencies, and interested members of the public.

1.3 Consultation

The Consolidated Plan outlines the various coordination efforts with which Sunnyvale is involved. The City works with other local cities in making sure that the limited affordable housing resources are effectively used in developments that have a regional benefit.

The City is also participating in the Santa Clara County Collaborative on Affordable Housing and Homeless Issues comprised of county-wide homeless service and shelter providers, county agencies, homeless persons and advocates, and affordable housing developers. The goal is to develop coordinated approaches to obtaining greater funding for affordable housing and

homeless projects, to increase cooperation and coordination among the participants and to develop more effective programs to address the problem of homelessness and affordable housing needs in Santa Clara County. This group coordinates the annual grant application to HUD (Super NOFA funding process) through creating a continuum of care plan and ranking applications from agencies located countywide.

1.3.1 Consultation with City and Other Agencies Serving Sunnyvale

Various City departments, community-based organizations, and housing and public service providers contributed to the development of the 2005 - 2010 Consolidated Plan. **Table 1-1** lists organizations that participated in the development of the Consolidated Plan and returned survey provider questionnaires. The City conducted six focus group meetings with these groups on October 6 and 7, 2004. Each meeting addressed a specific topic to be included in the Consolidated Plan. Nonprofit and public agencies serving special needs groups were invited to attend these focus group meetings. The meeting topics were:

- Affordable Housing/Housing Assistance/Fair Housing Services;
- Senior and Disabled Services;
- Youth and Family Services;
- Homeless Services and Facilities;
- Health/Mental Health Services; and
- Adult Employment and Education Services.

Appendix A summarizes the nonprofit agency comments, includes a copy of the agency survey form and invitation letter, and includes a list of invited agencies. A description of organizations that attended these focus group meetings and their comments are provided in **Appendix A**.

The City consulted internally with city departments and externally with Santa Clara County agencies. These included:

<u>City Departments</u>

- Community Development
- Public Works
- Parks and Recreation
- Public Safety
- NOVA
- Office of the City Manager

<u>Countywide Agencies</u>

- Housing Authority of the County of Santa Clara[3]
- County - Office of Affordable Housing
- Aging and Adult Services
- Alcohol and Drug Services
- Mental Health Services
- Public Health
- Social Services
- Veterans Services

[3] The Housing Authority is an independent, countywide agency with a separate governing board.

Table 1-1
Summary of Services Provided on Survey Responses Received from Non-Profit Agencies

AGENCY	Youth Services	Senior	Homeless	Persons with Disabilities	Immigrants	Victims of Domestic Violence	Low-Income Families	Substance Abusers	Affordable Housing	Homeless Shelter	Transitional Housing	Shared Housing/Rent Assistance	Nutrition Meals/Food Bank	Job/Educational Training	Fair Housing/Legal	Health/Mental Health	Senior/Youth Center
Project Sentinel		x	x	x			x		x						x		
Support Network for Battered Women	x	x	x	x	x	x	x			x						x	
Second Harvest Food Bank	x	x	x	x	x	x	x	x					x				
Catholic Charities Youth Community Services	x				x		x		x					x			x
Senior Nutrition Program		x		x									x				
Housing Choices Coalition				x					x			x					
Community Association for Rehabilitation				x													
Project Match		x							x		x				x	x	
Junior Achievement of Silicon Valley	x													x			
Friends for Youth, Inc.	x						x										
India Community Center	x	x	x	x	x	x							x	x		x	x

Source: Survey responses of 11 non-profit agencies in October 2004. Refer to Appendix A for list of agencies.

1.3.2 Consultation with Adjoining Jurisdictions

Consultation with Adjoining Jurisdictions

Copies of the Draft 2005 - 2010 Consolidated Plan were distributed to the cities of Santa Clara, Mountain View, Palo Alto, Cupertino and the County of Santa Clara.

1.3.3 Public Housing

There are no public housing projects located in Sunnyvale.

1.4 Coordination

As part of the development process of the Consolidated Plan, the staffs of the CDBG entitlement cities of Sunnyvale, Gilroy, Mountain View, Palo Alto, Cupertino, Milpitas, San Jose, Santa Clara and the County of Santa Clara met a number of times to discuss data resources and to coordinate requests for information to both public and private county wide agencies.

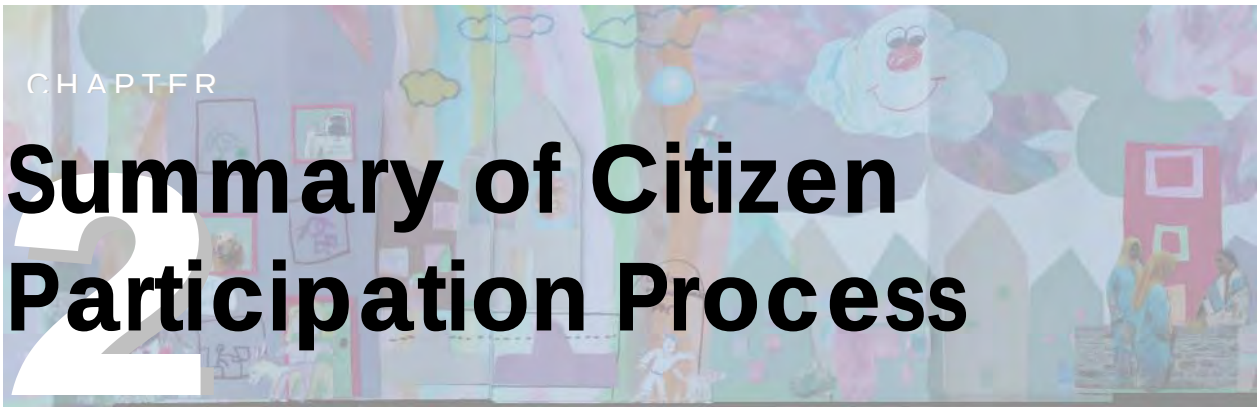
As the lead agency for implementing the Consolidated Plan, the Housing Division of Sunnyvale's Community Development Department coordinates the delivery of programs and services through the following methods:

1. The City issues annual notice of funding availability to nonprofit organizations to accept funding requests for projects, programs, and services that address the City's highest priority community needs.

2. The City participates in quarterly meetings with housing and community development program representatives from each of the cities in Santa Clara County and County. These meetings are intended to share information about federal program implementation issues, coordinate funding decisions for regional programs operated by nonprofit organizations, coordinate relations with HUD, and to continue the collaborative relationship of the entitlement cities and urban County of Santa Clara.

3. The City participates, through the countywide Continuum of Care, in a coordinated regional approach to identifying and addressing homeless needs.

4. The City collaborates with the Cities of Palo Alto and Mountain View on programs serving the northern section of Santa Clara County, such as a joint Request for Proposals and contracting process for Fair Housing Services and other mutually beneficial activities.



CHAPTER 2

Summary of Citizen Participation Process

2.1 Citizen Participation Plan

2.1.1 Introduction

It is the policy of the City of Sunnyvale to encourage and engage citizens in their participation and involvement in the planning, implementation, and evaluation of its housing and community development programs. The Citizen Participation Plan establishes the citizen participation standards for purposes of the CDBG, and HOME programs. Sunnyvale's Citizen Participation Plan is contained in **Appendix B**. The following chapter summarizes the City's compliance with HUD's citizen participation requirements for preparation of the 2005-2010 Consolidated Plan.

A. Definitions

CDBG: Community Development Block Grant, a federal grant under the Department of Housing and Urban Development (HUD) which provides funds for a variety of community development programs that benefit low- and moderate-income persons.

HOME: Home Investment Partnership Programs, a federal grant under the Department of Housing and Urban Development (HUD) that provides funds to expand the supply of decent affordable housing for low-income households.

HUD: The United States Department of Housing and Urban Development.

Consolidated Plan: A five-year strategic plan related to the use of the above grant funds.

Annual Action Plan: The annual allocation plan related to the use of the annual appropriation of grant funds from HUD.

Consolidated Annual Performance Evaluation Report (CAPER): The annual assessment of performance related to the expenditures of grant funds and the accomplishments and beneficiaries assisted with the funds.

B. Administrative Responsibilities and Contact Information

The City of Sunnyvale is the recipient of federal grant funds including CDBG and HOME funds. Contact information for these programs is as follows:

Housing Division
Sunnyvale Community Development Department
456 West Olive Avenue
Sunnyvale, CA 94086
(408) 730-7250
Housing@ci.sunnyvale.ca.us

The City's Community Development Department, Housing Division has responsibility for administration of the Consolidated Plan process, which includes all activities related to development and dissemination of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports.

C. Encouraging Public Participation

It is the intent of the City of Sunnyvale to encourage and facilitate the participation of residents in the formulation of priorities, strategies and funding allocations related to the Consolidated Plan process, emphasizing involvement by low- and moderate-income persons, especially those living in low- and moderate-income neighborhoods. Sunnyvale also encourages participation of diverse populations, including people who do not speak English and persons with disabilities.

Role of Low- and Moderate-Income People: The primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities - all principally for low- and moderate-income people.

Because the amount of federal CDBG and HOME funds Sunnyvale receives each year is primarily based on the severity of both poverty and substandard housing conditions in the city, Sunnyvale recognizes the importance of public participation that genuinely involves people who have experienced these conditions. It is the City's intent to provide opportunities for meaningful involvement by low-income people at all stages of the process, including:

- Need identification
- Priority setting
- Funding allocation
- Program recommendations
- Performance review

D. Stages of the Consolidated Plan Process

The policies and procedures in this Consolidated Plan relate to five specific stages of action mentioned in law or regulation. These stages include:

1. The needs assessment stage (the identification of housing and community development needs that generally occurs during development of a Consolidated Plan);

2. The plan development stage (preparation of a Draft Consolidated Plan and/or Draft Annual Action Plan);

3. The approval stage (formal approval by elected officials of a final Consolidated Plan and/or Annual Action Plan);

4. The amendment stage (when a substantial change is made in proposed use of funds in an Annual Action Plan or to the priorities established in the Consolidated Plan, a formal Amendment will be proposed, considered and acted upon: and

5. The performance review phase (preparation of a Consolidated Annual Performance Evaluation Report.

E. Program Year in Sunnyvale

The "program year" established by the City for use of these funds is July 1 through June 30.

2.1.2 Public Notice

A. Items Covered by the Public Notice Requirement

The City will provide advanced public notice once any of the following documents is available: the Proposed Annual Action Plan or Consolidated Plan, any proposed Substantial Amendment, and the Consolidated Annual Performance Evaluation Report. In addition, the City will provide public notice of all public hearings related to the funds or to the planning process covered by this Consolidated Plan.

B. Advance Public Notice

HUD considers advance public notice to be adequate if given with enough lead time for the public to take informed action and to comment. The amount of lead time can vary, depending on the event. Specific minimum amounts of lead time for different events are described in the Citizen Participation Plan, Appendix B.

C. Forms of Public Notice

Public notices will be published in "The Sunnyvale Sun", a local newspaper, as a display advertisement in the legal section of the newspaper and on the City's website.

2.1.3 Public Access to Information

The City of Sunnyvale will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan as well as the proposed, actual, and past use of funds covered by this Consolidated Plan. In addition, the City will provide the public with reasonable and timely access to local meetings related to the proposed or actual use of funds.

A. Standard Documents

Standard documents include: the proposed and final Annual Action Plans, the proposed and final Consolidated Plans, proposed and final Amendments to an Annual Action Plan or Consolidated Plan, Annual Performance Reports (CAPERS), and the current Consolidated Plan.

B. Availability of Standard Documents

In the spirit of encouraging public participation, copies of standard documents will be provided to the public. These materials will be available in a form accessible to persons with disabilities, upon request.

C. Places Where Standard Documents Are Available

Standard documents will be available at the following locations:

- Sunnyvale Community Development Department – One Stop Counter
- Sunnyvale Public Library
- On-line at http://sunnyvale.ca.gov/housing

2.1.4 Public Hearings

Public hearings will be held at key stages of the process to obtain the public's views and to provide the public, to the greatest extent possible, with responses to their questions and comments. The City holds public hearings to obtain input regarding community needs during development of a Consolidated Plan, to review proposed uses of the funds in each Annual Action Plan, and to assess how funds were spent during the previous program year as reported in the Consolidated Annual Performance Evaluation Report (CAPER). More information about these specific hearings is contained in "Stages of the Process" of this Consolidated Plan.

A. Access to Public Hearings

Public hearings will be held only after there has been at least 15 days advance notice.

Public hearings on the Consolidated Plan, Action Plan, CAPER, or amendments to these documents will be held at Sunnyvale City Hall, 456 West Olive Avenue, Sunnyvale, CA 94088.

B. Public Hearings and Populations with Unique Needs

All public hearings are held at locations accessible to people with disabilities. If non-English speaking or hearing impaired residents request assistance to participate in a public hearing, the City will provide appropriate assistance to the greatest extent possible.

2.1.5 Stages in the Process

A. Identifying Needs

Because the housing and community development needs of low- and moderate-income people are so great and so diverse, priorities must be set in order to decide which needs should

get more attention and more resources than other needs. This is the basis for the creation of a Consolidated Plan.

The City holds public meetings to obtain residents' opinions about needs and what priority those needs have during the development stage of the Consolidated Plan (every five years). Public meetings about needs are completed before a draft Consolidated Plan is published for comment, so that the needs identified can be considered by the City and addressed in the draft Plan.

B. Proposed Annual Action Plan and/or Consolidated Plan

The law providing the funds related to this Consolidated Plan calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, the City will use the following procedures**:**

General Information: In December of each year, the City will provide public notice of the anticipated receipt of grant funds, including an estimate of the amount of CDBG and HOME funds it expects to receive in the following year and a description of the range of types of activities that can be funded with these resources. Also, the notice will provide an estimate of the amount of these funds that will be used in ways that will benefit low- and moderate-income people. Contact information for each of the funds will be included in the notice so that interested persons can obtain additional information.

Technical Assistance: City staff will work with organizations representative of low- and moderate-income people who are interested in submitting a proposal to obtain funding for an activity. Technical assistance regarding the funding process and how to apply will be provided to interested organizations early in the process.

Availability of a Proposed Plan: Copies of Proposed Consolidated Plans are mailed to service providers and interested parties. In addition, copies are made available at the locations specified above in "Public Access to Information" of this Consolidated Plan.

Public Hearing and Further Action: In addition to the public meetings held in the community regarding proposed Plan, public hearings about the proposed Plan are held by Housing and Human Services Commission, and the City Council. All comments from the public meetings, as well as those received in writing during the 30-day public comment period, are presented to the City Council for its consideration. All such comments are considered by staff and included in the final Plan.

C. Final Annual Action Plan and/or Consolidated Plan

Copies will be available at the locations specified above in "Public Access to Information."

D. Consolidated Annual Performance Evaluation Report

Every year, the City must submit to HUD the Consolidated Annual Performance Evaluation Report (CAPER), within 90 days of the close of the program year, i.e., by September 30. In general, the CAPER describes how funds were actually spent and the extent to which these funds were used for activities that benefited low- and moderate-income people.

Public Notice and Public Hearing for CAPERs: The City will provide reasonable notice that the CAPER is available so that residents will have an opportunity to review and comment on it. Notice will be made according to the procedures described in "Public Notice" above. The City will provide at least 30 days notice of the availability of the CAPER, a public hearing is to be held by the Housing and Human Services Commission. Copies will be available at the locations listed in "Public Access to Information."

In preparing a CAPER for submission to HUD, consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing. The CAPER sent to HUD will have a section that presents all comments received by the City.

2.1.6 Complaint Procedures

Written complaints from the public about the citizen participation process or the Consolidated Plan process will receive due consideration and will be answered in writing within 15 working days. Written complaints should be sent to the Housing Officer at the address listed in section 2.1.1(B) above.

2.1.7 Amending the Citizen Participation Plan

This Citizen Participation Plan can be amended only after the public has been notified of the City's intent to modify it and only after the public has had a reasonable chance to review and comment on proposed substantial changes.

2.2 Community Outreach for the FY 2005 - 2010 Consolidated Plan

2.2.1 Community Meetings

To encourage citizen participation in the development of the 2005 - 2010 Consolidated Plan, the Sunnyvale Community Development Department conducted eight community meetings during October and November, 2004. Details on these meetings and comments received at these meetings are included in **Appendix B**. Meeting locations were selected to include representation among various low-income and special needs groups as well as a citywide geographic representation.

2.2.2 Housing and Community Development Needs Survey

The City conducted a Housing Community Development Needs Survey to develop priorities for expenditure of CDBG and HOME funds. The surveys were available in English, Spanish, Vietnamese, and Chinese and were distributed to service agencies, at public meetings, at City Hall, and posted on the City's website. A total of 155 questionnaires were completed, who ranked priority needs for the following categories: community facilities; community services; infrastructure; neighborhood services; special needs services; businesses and jobs; and housing.

These categories were further divided into specific topics, such as "homeownership assistance" (under the Housing category), "sidewalk improvements" (under the Infrastructure category) and "youth activities" (under the Community Services category). For each topic, the respondent was asked to rate needs that warrant expenditure of public funds with a rating of one to four, with one being the lowest rating and four being the highest rating.

2.2.3 Public Hearings

Two public hearings and two public meetings have been scheduled for preparation of the 2005 – 2010 Consolidated Plan:

- A public meeting on the draft Consolidated Plan before the Housing and Human Services Commission on February 23, 2005; and
- A joint public meeting on the draft Consolidated Plan before the Housing and Human Services Commission and the Planning Commission on March 7, 2005; and
- A public hearing before the Housing and Human Services Commission on April 13, 2005; and
- A public hearing before the City Council on May 10, 2005.

At least 15 days prior to the hearings, a community-wide notice in a newspaper of general circulation was published announcing the purpose, date, time, and location of the hearings, as well as a phone number to contact with any inquiry. The notices were published on February 23, 2005 and April 6, 2005.

Public comments received at the hearings included:

- One written comment was received from Columbia Neighborhood Services and is included in Appendix G.

2.2.4 Countywide Telephone Survey

Introduction

Sunnyvale and the other entitlement cities of Santa Clara County and the urban county commissioned a telephone survey to better understand public opinions regarding community needs for affordable housing, economic development, public services and facilities, education and job training, homeless services and shelter, and other services. The objective of the survey was to obtain representative public input regarding unmet needs in Santa Clara County. The results of the survey are intended to assist jurisdictions in the County in developing strategies and identifying priorities for the use of federal funds from HUD.

Survey Method

The survey was conducted between October 30 and November 13, 2004 and included 417 households selected at random from throughout Santa Clara County. The sample size was sufficient to meet the objective of achieving a margin of error of five percent or less. The sample was selected based on random dialing techniques, but also attempted to capture a geographically representative sample by zip code area in Santa Clara County.

Due to time and budget constraints, the survey was administered in English and Spanish only, and there was no re-sampling after the survey results were tabulated to account for over-or under-representation among specific population sub-groups. Individuals who answered the telephone, but were unable to understand English or Spanish, did not participate in the survey. It is possible, therefore, that the views of those participating in the survey do not reflect the views of households who primarily speak languages other than English or Spanish.

Survey participants were asked about their views regarding:

- Housing needs, including rehabilitation, rental assistance, home purchase assistance, homeless, and supportive housing services;
- Community development needs, including public services, infrastructure, and community facilities; and
- Economic development needs, including employment training, business assistance, and commercial building improvements,

To ascertain the representativeness of the survey participants compared to the countywide population, the survey solicited information on individual and household characteristics such as age, family status, race, ethnicity, income, and the presence of special needs (such as disability, single-parenthood, or HIV/AIDS status).

Unless otherwise noted, the percentages cited in this report are based on the number of individuals who answered a question, excluding "refused" and "missing" responses. The number of responses varies from question to question. The implicit assumption is that the views and characteristics of those who refused to respond to a question are similar to those who responded

Survey Results

The first series of questions asked survey participants to name the two most important community needs in each of five categories from a list of facilities, services, and programs that are eligible for funding under four federal programs: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing for Persons with AIDS (HOPWA).

Community Facilities

Survey participants were asked a series of questions about community facilities that they consider to be important. When asked to name which two community facilities and services were most important, services most frequently mentioned were: senior services (17.7 percent), health services (17.3 percent), homeless services (15.3 percent), child care services (15.2 percent), and services for at-risk youth (12.1 percent).

Community Services

Survey participants were then asked which two community services were most important. Four community services were mentioned most frequently: drug and alcohol abuse treatment (20.4 percent), domestic violence prevention (16.9 percent), transportation services for persons with disabilities (16.1 percent), and anti-crime programs (15.9 percent).

Public Works Projects

Four types of public works projects were considered most important, according to survey respondents: street improvements (22.3 percent), parks or recreation improvements (18.7 percent), sidewalk improvements for disabled access (17.9 percent), and water/sewer improvements (13.8 percent).

Business Assistance and Job Programs

Survey participants named four types of business assistance programs as most important. These were job or skills training (32.6 percent), small business assistance loans (22.1 percent), earthquake safety improvements (20.6 percent), and rehabilitation assistance for older commercial and industrial properties (15.5 percent).

Affordable Housing Programs

Of the various types of affordable housing programs that survey participants were asked to rank, three in particular were ranked as most important: rental assistance for low-income households (21.7 percent), construction of affordable housing (20 percent), and homebuyer assistance (18.6 percent). Other highly ranked affordable housing programs, at 10.2 percent each, were home improvement assistance for disabled access and housing rehabilitation assistance for lower-income households.

Most Important Overall Community Needs

Survey participants were then asked to rank the two most important community needs, overall, from the list of most important needs in the five categories previously presented to survey participants (community facilities, community services, public works, business assistance, and housing).

No facilities, services, or programs were mentioned significantly more frequently than others from the list of top community needs. The top seven community needs cited by respondents were: affordable housing construction (7.7 percent), facilities and services for at-risk youth (6.5 percent), health care facilities and services (6.5 percent), facilities and services for seniors (6.2 percent), anti-crime programs (6.1 percent), rental assistance for low-income households (5.8 percent), and facilities and child care services (5.3 percent).

Other Important Community Needs

Those participants who provided their views on the most important community needs were then asked whether there were other community needs that they felt were as or more important than the needs previously discussed. Of the 415 who responded to this question, 28.9 percent indicated that one or more needs other than those listed in the survey were as or more important than the listed needs.

There was no consensus about such other important needs. Most needs were mentioned by five percent or less of respondents and included low-income housing/affordable housing, street repair/street Improvement, after-school programs, law enforcement, youth programs, assistance to victims of domestic violence, more financial aid for schools, and more recreational activities for seniors.

Most Urgent Problem and Solutions

To ensure that respondents had an opportunity to think about important issues without regard to a prescribed list, survey participants were asked to name one problem in Santa Clara County they would solve if they could and the potential solution to that problem.

As with a previous question regarding other important community needs, there was no consensus on the "one" problem that needed resolution. However, 15.5 percent of responses stated that housing is too expensive and more affordable housing is needed. Other problems cited by the survey participant included lack of resources for the homeless (six percent), lack of unemployment/more employment opportunities (six percent), and traffic congestion (5.2 percent). Respondents were then asked how they would solve the problems they previously cited. Again, there was no clear consensus on solutions to the County's most pressing problems. The highest ranking response, providing more low-income housing and low-rent affordable housing, was mentioned by 3.3 percent of survey responses. Other solutions included more after school and youth programs (2.7 percent), build more houses (2.5 percent), hire more police officers (2.3 percent), and provide job training (2.3 percent).

2.2.5 Draft Consolidated Plan Available for Public Review

The draft Consolidated Plan was made available for public review for a 30-day period beginning February 23, 2005. The draft Plan was available at the following locations:

- Sunnyvale Community Development Department – One Stop Counter;
- Sunnyvale Public Library;
- On the City's website at http://sunnyvale.ca.gov/housing; and
- Through electronic and printed distribution to interested individuals and organizations.

CHAPTER 3

Housing and Community Development Needs

This chapter of the Consolidated Plan presents an overall assessment of the housing and community development needs in Sunnyvale. It provides the foundation for establishing priorities and allocating federal, state, and local resources to address the identified needs.

3.1 Demographic Profile

The first section of the needs assessment focuses on the community's housing needs and includes the following components:

- Demographic and Household Characteristics and Trends
- Areas of Ethnic and Low/Moderate Income Concentration
- Special Needs Populations
- Estimates of Housing Needs
- Homeless Needs
- Public and Assisted Housing Needs
- Market Conditions
- Barriers to Affordable Housing
- Fair Housing Needs
- Community Development Needs

3.1.1 Population Trends

The 2000 U.S. Census reported the population of Sunnyvale was 131,844. This was a 12.4% increase form the 1990 U.S. Census population of 117,229. According to annual population estimates form the California Department of Finance (DOF), the City's population grew only slightly between 2000 and 2004. A probable reason is the recession in the high technology sector of the local economy, which led to job losses. In response to these losses, some City residents and their families may have moved to seek out employment opportunities. The increase in housing demand and housing constructed since 2003 has resulted in a rebound of the City's population. The City's estimated population as of January 1, 2005 was 133,086 according to DOF.

3.1.2 Age Characteristics

The age composition of a population is an important factor in evaluating housing and community development needs and determining the direction of future housing development. **Table 3-1** shows the age characteristics of Sunnyvale residents for 1990 and 2000.

Table 3-1
Age Characteristics of Sunnyvale Population

Age Group	1990		2000	
	Number	% of Total	Number	% of Total
Preschool (0-4 years)	7,538	6.4%	9,172	6.9%
School Age (5-17 years)	14,919	12.7%	17,535	13.2%
College Age (18-24 years)	11,794	10.0%	9,920	7.5%
Young Adults (25-44 years)	47,529	40.5%	55,241	41.8%
Middle Age (45-64 years)	23,258	19.8%	25,953	19.6%
Senior Adults (65+ years)	12,191	10.3%	14,084	10.6%
Total	**117,229**	**100.0%**	**131,905**	**100.0%**

Note: Total number of residents by age based on Summary Tape File 3 data, which varies slightly from the total population count from Summary Tape File 1.
Source: 1990 and 2000 U.S. Census

While the age distribution of residents has remained relatively constant, there have been slight shifts in the age structure of the community, as reflected in the City's increased median age from 32.3 to 34.3.[1] Over the past decade, the proportion of school-age children (age 5 to 17) increased slightly from 12.7% in 1990 to 13.2% in 2000, representing an increase of over 2,600 school-age children in Sunnyvale. Much of this increase comes from Hispanic and other non-White households. In contrast, college-age adults (age 18 to 24) decreased in proportion from 10.0% to 7.5% in the same period. This age group typically consists of students, recent graduates, or adults just entering the job market.

The largest age group in the City continues to be adults aged 25 to 44. This group comprised approximately 40.0% of the City's population in 1990 and a slightly greater proportion in 2000 (41.5%). The large proportion of both school-age children and older adults indicates that Sunnyvale remains an attractive community for families.

Sunnyvale's senior population has shown a slight increase in number and proportion. Seniors age 65 and over accounted for 10.3% of the population in 1990. In 2000, this proportion increased to 10.6%. There were almost 1,900 more senior citizens in Sunnyvale between 1990 and 2000. Seniors have special housing needs related to their age and their physical and mental condition. These special needs are discussed in Section 3.1.7.

3.1.3 Employment Characteristics

As did much of Santa Clara County and the San Francisco Bay Area, Sunnyvale enjoyed low unemployment rates in the 1990s. California Department of Employment Development (EDD) data show that the annual unemployment rate for 2000 was 1.7% (**Table 3-2**). By comparison, Santa Clara County's annual unemployment rate for 2000 was 2.0%, and California's was 4.9%.

[1] The increase in the median age is due to a significant increase in the proportion of adults age 25 to 44, relative to other age groups.

However, the 2003 annual unemployment rate in Sunnyvale increased to 7.0%, compared with 8.2% for the County and 6.7% for the state. By December 2004, the unemployment rate declined to 4.0%.[2] A recession in the high technology sector hit the local economy particularly hard in the third quarter of 2001, leading to reductions in many technology and allied industries and to job reductions. From mid-2001 to mid-2004, the entire Silicon Valley area lost 211,740 jobs, an almost 20 percent decrease.[3]

A report recently released by the Joint Venture Silicon Valley Network[4] reached the following conclusions regarding the region's economy and recovery from the 2001 economic downturn:

- The 2005 Index shows that Silicon Valley continues to experience job losses and economic stress, while also experiencing gains in income, productivity, entrepreneurship and new investments in innovation.
- In 2004, the region lost an estimated 1.3 percent of its jobs and experienced a one percent decline in average pay. At the same time, the value added per employee grew about four percent and per capita income increased about three percent.
- While technology-related industry employment fell by more than three percent, jobs grew approximately two percent in business services, construction and health care.
- Many residents are under economic stress and still face barriers to economic mobility. Household income was down, with the gap between low-income households and other households increasing. Housing became less affordable, especially for our poorest residents, as their incomes dropped faster than declining rental rates.
- While jobs continued to decline, the level of entrepreneurship and investments in innovation increased. The region experienced a net gain of about 23,800 new companies between 2000 and 2002.
- For the first time since 2000, the region experienced an increase in venture capital investment.
- Santa Clara County communities face serious challenges, as local governments have lost 20 percent of their revenues and remained dependent on volatile and unpredictable sources of funding.

Table 3-2
Annual Unemployment Rates, 2000-2003

Year	Annual Unemployment Rate		
	Sunnyvale	Santa Clara County	California
2000	1.7%	2.0%	4.9%
2001	3.9%	4.6%	5.4%
2002	7.2%	8.5%	6.7%
2003	7.0%	8.2%	6.7%

Source: California Employment Development Department, Labor Market Information Unit

[2] Unemployment rates by themselves do not provide complete information on labor market conditions. For instance, unemployment figures used in the calculation of these rates typically do not include people who have stopped looking for work. Also, the unemployment rates do not take into consideration people who have moved away from Sunnyvale to find work elsewhere. This may be a factor in the decrease in the number of unemployed in the City, and not just necessarily improved labor market conditions.

[3] *2005 Index of Silicon Valley*, Joint Venture Silicon Valley Network, (undated); Gary Rivlin, "Mixed Report on Silicon Valley," *New York Times,* January 24, 2005.

[4] *2005 Index of Silicon Valley*, Joint Venture Silicon Valley Network, (undated)

Other indicators of the economic health of the City between 2001 and 2003 include:

- A nearly 37.0% decrease in the number of workers employed by the City's 20 largest private firms, from 36,500 to 23,162.
- A decline in the number of firms employing over 1,000 workers, from 13 to eight.
- A nearly 10.0% drop in the number of annual businesses licenses, from 9,399 to 8,500.

Sunnyvale has a jobs/housing imbalance (even with changes in employment since 2001). In 2000, the Association of Bay Area Governments (ABAG) reported that the City had approximately 131,000 jobs and 81,000 employed residents. **Table 3-3** shows that there was nearly a 15.0% increase in employed residents between 1990 and 2000, and an increase in jobs of almost 10.0%.

Table 3-3
Jobs per Employed Resident, 1990-2010

	1990	2000	% Change	2010	% Change
Employed Residents	70,906	81,400	+14.8%	90,300	+10.9%
Jobs	119,690	131,140	+9.6%	142,380	+8.6%
Jobs per Employed Resident	1.69	1.61	-4.7%	1.58	-1.9%

Note: The City of Sunnyvale, in its *Community Conditions Indicators*, Socio-Economic Element, reported 127,500 jobs in the City for the 2000-2001 fiscal year.
Source: Association of Bay Area Governments.

Goal B. of the Housing and Community Revitalization element states "Move toward a local balance of jobs and housing." The City adopted a Housing Mitigation Policy in 1983 to prevent the City's jobs/housing balance from becoming increasingly severe. Community Development Strategy of 2003 reported that Sunnyvale has one housing unit for every 2.4 jobs. In order to achieve the ABAG goal of 1.6, the City would have to build 24,000 more new housing units even if not a single new job were created. In a built out City, a more realistic goal is to maintain the current ratio of housing units to jobs by facilitating housing development at a similar pace as job growth. With the lack of vacant land, a reasonable approach is to increase density on underutilized and or deteriorated industrial, commercial and residential property in key locations for conversion to new housing or mixed-use development.

Because the demand for housing units exceeds the supply, housing prices are driven up to a level which makes them unaffordable to many households. In order to find housing, and particularly housing which they can afford, many workers commute long distances every workday, contributing to traffic congestion, air quality problems, and personal stress.

The Sunnyvale Housing and Community Revitalization Sub-Element has established movement toward a local balance of jobs and housing as a goal. Policies designed to implement this goal include keeping data on the jobs/housing ratio, continuing to require office and industrial development above a certain intensity to mitigate the demand for housing, and continuing to permit and encourage a mix of residential and job-producing land uses as long as there is neighborhood compatibility and no unavoidable environmental impacts.

As discussed later in this chapter, changes in the local economy have created a surplus of commercial and industrial lands in the City that have now become more valuable for residential use. The conversion of these lands to residential use began during 2003-2004 and over 500

residential units are at various phases of completion in the development process, which would exert a positive influence on the jobs/housing ratio.

Occupations/Employment Sector

ABAG projections showed that Sunnyvale will see steady growth in all sectors of employment between 2000 and 2010 (**Table 3-4**). The strongest area of growth numerically is expected in the Manufacturing and Wholesale sector, with an additional 5,670 jobs. In terms of percentage, the greatest increase is expected in the Service sector, with a projected 13.0% growth rate.

Table 3-4
Projected Employment Growth, 2000-2010

Sector	Number of New Jobs 2000-2010	Percentage Change 2000-2010
Manufacturing/Wholesale	5,670	8%
Retail	390	3%
Service	4,350	13%
Other Jobs	850	5%

Source: Association of Bay Area Governments

These projects were developed prior to the regional economic downturn and may or may not be realized in the future.

3.1.4 Household Trends

The characteristics of households in a community are important indicators of the type of housing and community development services needed in the community. The U.S. Census Bureau defines a household as all persons occupying a housing unit. Family households include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households include unrelated people living together, such as roommates.

Household Composition and Size

According to the 2000 Census, there were 52,539 households in Sunnyvale (**Table 3-5**). Of these households, 32,664 were categorized as family households. The average household size was 2.49 persons. Between 1990 and 2000, the household composition in Sunnyvale experienced several notable changes. As shown in **Table 3-5**, the share of family households increased from 54.9% in 1990 to 62.2% in 2000. The share of families with children rose from 22.9% of all households in 1990 to 27.5% in 2000. The share of families without children also increased, from 32.0% in 1990 to 34.5% in 2000.

There were 14,519 families with their own children under 18 years of age in Sunnyvale, according to the 2000 Census. Of these families with children, approximately 18.8% were single-parent families. Approximately 72.5% of single-parent families had female heads of household. According to the 2000 Census, there were 6,377 single-parent households of all types within Sunnyvale. In contrast, the number and proportion of single households experienced a decline. Single households comprised 32.3% of all households in 1990, but only 27.1% in 2000. The rise in

the number of family households in Sunnyvale parallels the increase in average family and household size. The average household size in 2000 was 2.49, compared to 2.42 in 1990. The average family size also increased, from 3.00 in 1990 to 3.06 in 2000. Most of the increase in family size was due to an increase in the number of households with children and extended family members.

Table 3-5
Household Characteristics

Household Type	1990		2000	
	Number	% of Total	Number	% of Total
Total Households	42,014	100.0%	52,539	100.0%
Families	23,064	54.9%	32,664	62.2%
With children	9,607	22.9%	14,519	27.6%
With no children	13,457	32.0%	18,145	34.5%
Non-Families	18,950	45.1%	19,875	37.8%
Singles	13,552	32.3%	14,220	27.1%
Other non-families	5,398	12.8%	5,655	10.8%
Average Household Size	**2.42**		**2.49**	
Average Family Size	**3.00**		**3.06**	

Source: 1990 and 2000 U.S. Census

Household size can also vary among different ethnic groups and by tenure. Renter households had a smaller average household size at 2.39 persons in 2000, compared to an average household size of 2.60 persons for owner households. Among all racial and ethnic groups in Sunnyvale, White households had the smallest household size, while Hispanic households had the largest (**Table 3-6**). Factors in the differences in household sizes among racial and ethnic groups included the average number of children per household and the proportion of households comprised of extended family members.

Table 3-6
Household Size by Race/Ethnicity

Racial/Ethnic Group	Household Size (persons per household)
White	2.25
Black	2.41
Asian	2.71
Hispanic	3.70
City average	2.49

Source: 2000 U.S. Census

Overcrowding

An overcrowded household is defined by the U.S. Department of Housing and Urban Development (HUD) as one with more than one person per room, excluding bathrooms, balconies, hallways, foyers, half-rooms, and porches.[5] A housing unit with more than 1.5 persons per room is considered "severely overcrowded." Overcrowding is typically caused by the combined effect of low earnings and high housing costs in a community. Therefore, overcrowding is considered an indirect indicator of unaffordable housing costs, as it reflects the inability of households to buy or rent housing which provides a reasonable level of privacy and

[5] The definition of a room is based on the 2000 U.S. Census Long Form, question #37.

space. However, cultural differences may contribute to overcrowding conditions, since some cultures tend to have a larger household size and prefer to live with extended family members.

Approximately 13.0% of all households in Sunnyvale were overcrowded in 2000, with 7.6% experiencing severe overcrowding (**Table 3-7**). The extent of overcrowding varied considerably by tenure. Approximately 19.9% of renter households experienced overcrowding, compared to just 5.4% of owner households. Approximately 12.3% of renter households were severely overcrowded compared to 2.4% of owner households. Severe overcrowding is a more significant problem with renter households, as a majority of overcrowded renter households experience this condition.

Table 3-7
Overcrowding by Tenure

Overcrowding	Owner		Renter		Total	
	# of Households	% of Total Owners	# of Households	% of Total Renters	# of Households	% of Total
Overcrowded (1.01-1.50 person/room)	761	3.0%	2,090	7.6%	2,851	5.4%
Severely Overcrowded (> 1.50 persons/room)	599	2.4%	3,390	12.3%	3,989	7.6%
Total	**1,360**	**5.4%**	**5,480**	**19.9%**	**6,840**	**13.0%**

Source: 2000 U.S. Census

3.1.5 Racial/Ethnic Composition

The racial and ethnic composition of a population affects housing and community development needs, because of the unique household characteristics of different population groups. These characteristics tend to correlate with other factors such as family size, housing and location choices, and mobility.

Approximately 46.6% of Sunnyvale's 2000 population is non-Hispanic White (**Table 3-8**). While non-Hispanic Whites are the largest racial/ethnic group in the City, they do not constitute a majority of the City's population. In fact, no racial/ethnic group constitutes a majority. Persons designated as Asian or Pacific Islander comprise 32.6% of the City's population, Black persons make up 2.1%, and Native American persons comprise approximately 0.3%. Another 0.3% identify themselves as of "other" race or belonging to two or more races. Although **Table 3-8** lists "Hispanic" as a distinct population category, the U.S. Census does not categorize Hispanic population as a race, and in fact Hispanics may be of several races. In Sunnyvale, the Hispanic population comprises approximately 15.0% of the total residents.

Between 1990 and 2000, Sunnyvale has experienced significant changes in the racial and ethnic composition of its population, specifically among White, Hispanic, and Asian/Pacific Islander households. From 1990 to 2000, the proportion of White residents decreased from 64.6% to 46.6% of the City's population. In contrast, the proportion of Asian residents increased during the same period, from 19.0% to 32.6%. Asians are currently the second largest racial/ethnic group in the City. The share of Hispanic residents also increased, from 12.8% to 15.2%, while the African American and Native American shares of the City's population decreased.

Table 3-8
Sunnyvale Population Racial/Ethnic Characteristics

Population	1990	Percent	2000	Percent
White (non-Hispanic)	75,722	64.6%	61,535	46.6%
Black or African American	3,655	3.1%	2,730	2.1%
Hispanic (all races)	15,030	12.8%	20,101	15.2%
Native American (non-Hispanic)	499	0.4%	371	0.3%
Asian and Pacific Islander (non-Hispanic)	22,233	19.0%	43,140	32.6%
Other and Two or more (non-Hispanic)	90	0.1%	4,307	0.3%
Total	**117,229**	**100.0%**	**132,184**	**100.0%**

Source: 1990 and 2000 U.S. Census

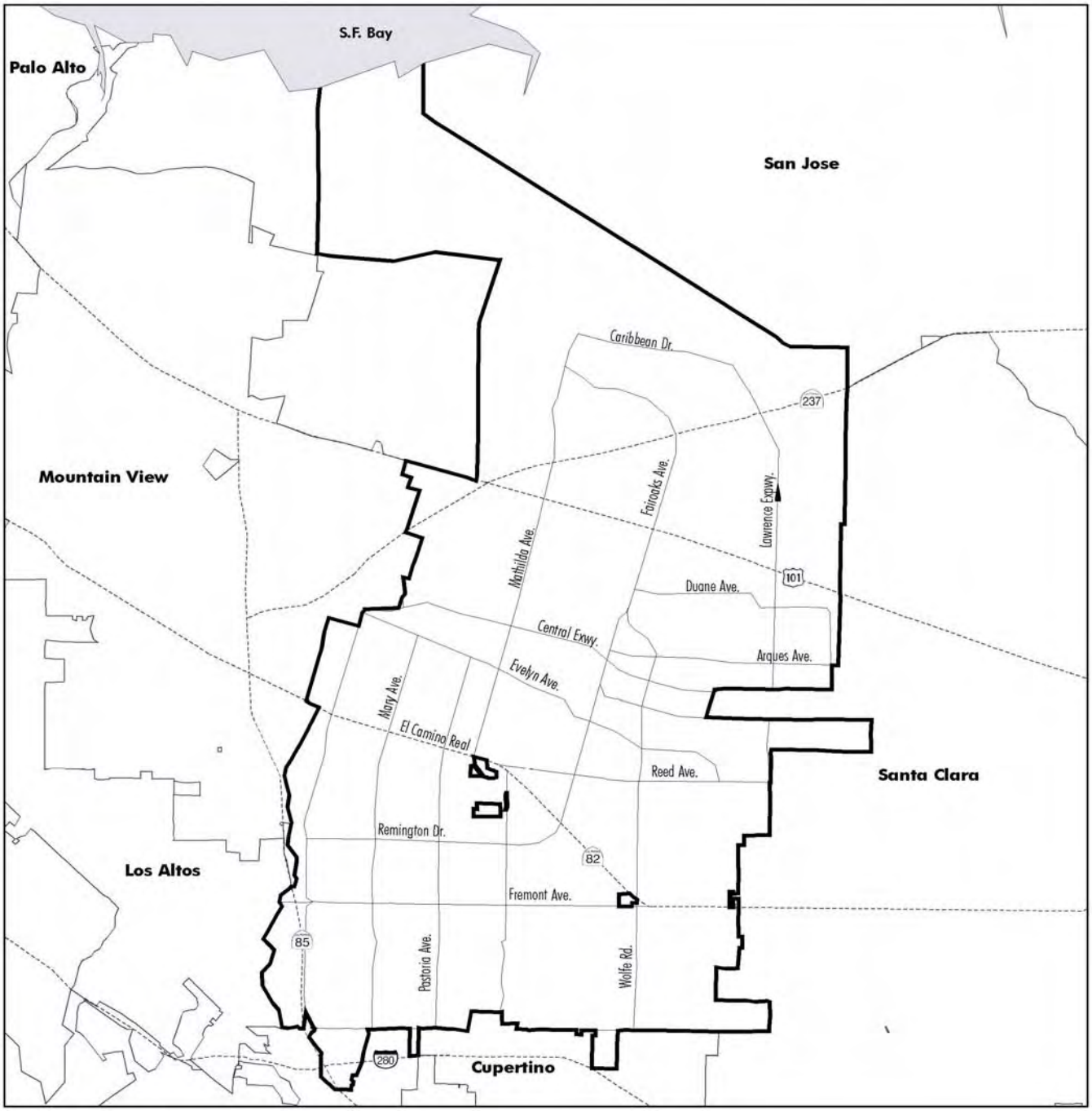
The concentrations of African American, Hispanic and Asian residents by census block are illustrated in **Figures 3-1, 3-2** and **3-3**. The federal government has provided guidance on how to determine where there are concentrations of minorities. HUD suggests that any Census Block that has a minority population that is 20 percentage points greater than that of the group's total population within the community would indicate an area of minority concentration.

Using this guidance provided by HUD for use with this Consolidated Plan, Figures 3-1, 3-2, 3-3 show the Census Tracts and/or Block Groups in which there are concentrations of minority populations.

As illustrated by the figures, concentrations of Asian residents are scattered throughout Sunnyvale. However, Hispanic residents tended to concentrate in Sunnyvale's northern section. There are no concentrations of African American residents in Sunnyvale. Figure 3-4 illustrates the total minority concentrations. Again, concentrations tended to be located in the northern section, although some concentrations also occurred in the central section of Sunnyvale.

The diversity of the local population supports a rich multicultural atmosphere, but it also creates some special needs in terms of service provision. In 2000, there were an estimated 51,990 foreign-born residents in Sunnyvale, which comprised approximately 39.4% of the total population.

Approximately 45.0% of Sunnyvale's population age five and older speak a language other than English at home, and 9,231 adults in Sunnyvale report that they speak English "not well" or "not at all." It is important to understand the distinction between the two. Households that speak a language other than English may also speak and understand English. In contrast, households that speak English not well or not at all may become "linguistically isolated" from the mainstream culture. A linguistically isolated household is defined as a household in which no member 14 years old and over: (1) speaks only English; or (2) speaks a non-English language and speaks English "very well." In other words, all members 14 years old and over have at least some difficulty with English. Language and cultural barriers must be bridged in an effort to ensure that all residents have equal access to, and have an understanding of available housing opportunities. The 2000 Census indicates that, of the 9.2% of Sunnyvale households that speak Spanish (4,863 households), 22% (1,081 households) were linguistically isolated. Of the 22.1% of Sunnyvale households that spoke an Asian or Pacific Island language (11,618 households), 30.2% (3,514 households) were linguistically isolated.



Legend

- Freeways
- Major Roads
- City Boundary
- 5091.02 Census Tract

0 0.5 1 Miles

Source: Census 2000

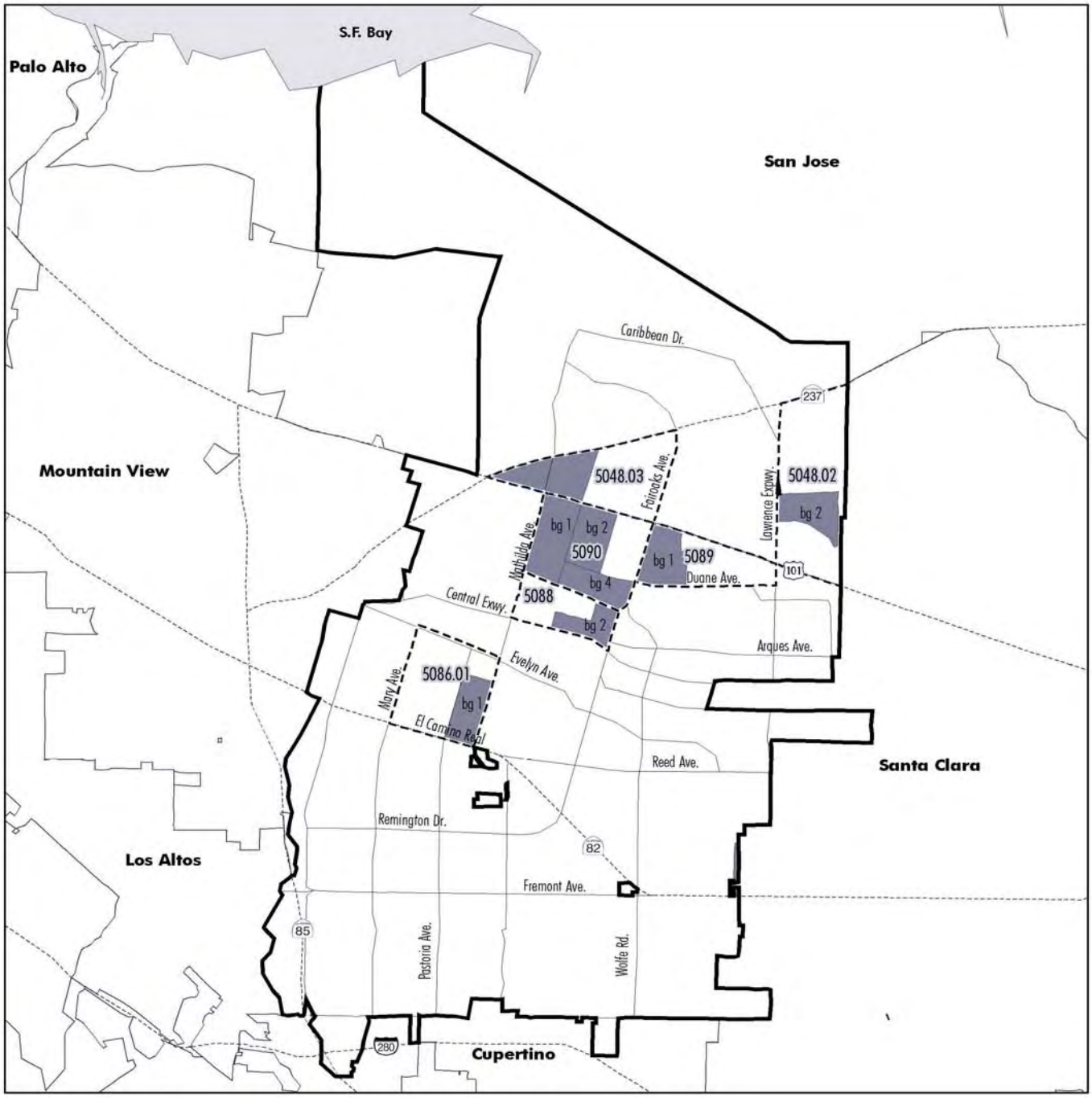
bg 1 Black Population Concentration

Block group with Black population proportion 20 percentage points greater (>22.1%) than that of the group's total population within the City (2.1%)

Figure 3-1

Black Population Concentration

City of Sunnyvale



Legend

- Freeways
- Major Roads
- City Boundary
- 5091.02 Census Tract

bg 1 Hispanic Population Concentration

Block group with Hispanic population proportion 20 percentage points greater (>35.2%) than that of the group's total population within the City (15.2%)

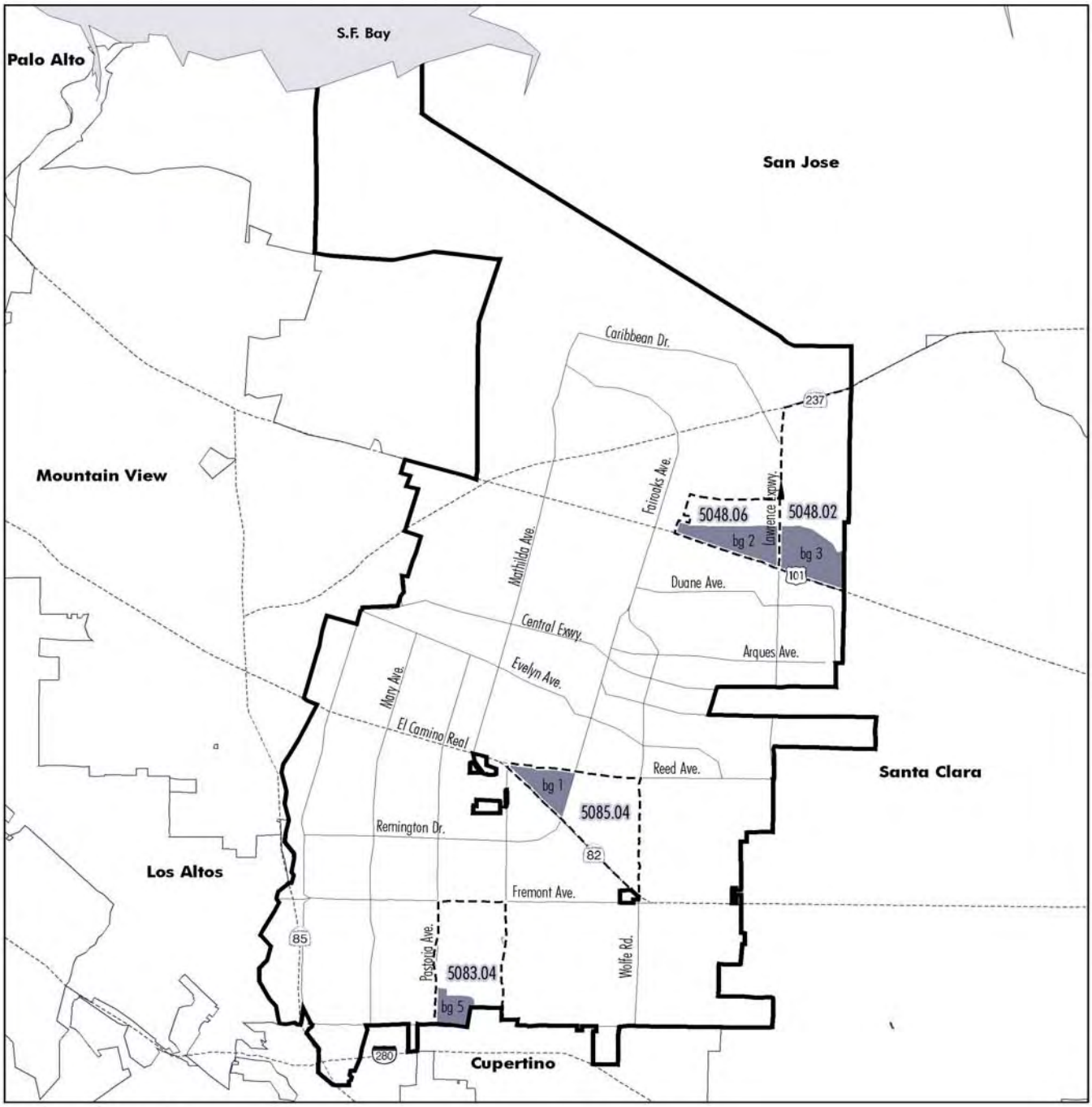
0 0.5 1 Miles

Source: Census 2000

Figure 3-2

Hispanic Population Concentration

City of Sunnyvale



Legend

- Freeways
- Major Roads
- City Boundary
- 5091.02 Census Tract

bg 1 Asian/PI Population Concentration

Block group with Asian/PI population proportion 20 percentage points greater (>52.6%) than that of the group's total population within the City (32.6%)

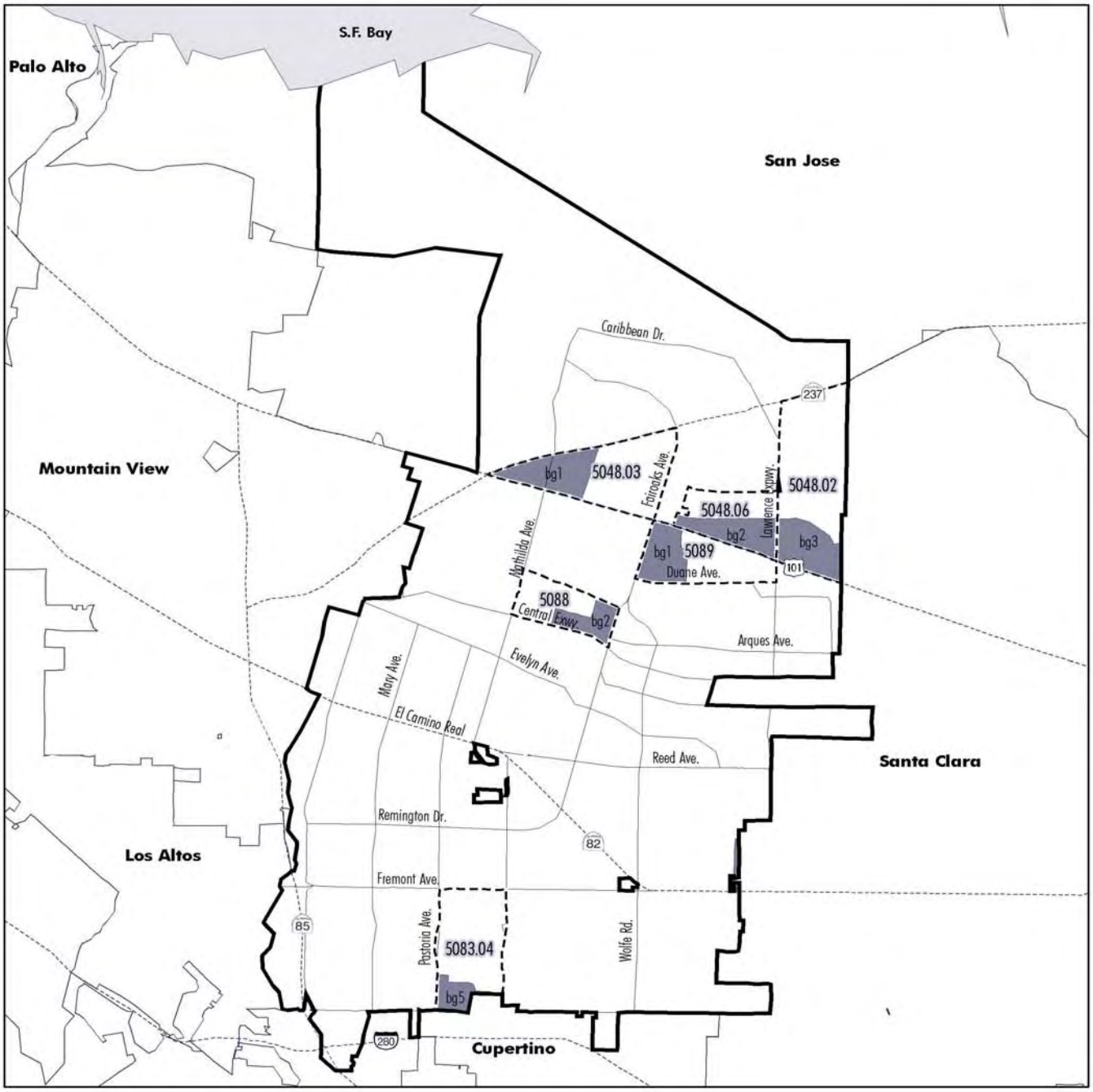
0 0.5 1 Miles

Source: Census 2000

Figure 3-3

Asian/Pacific Islander Population Concentration

City of Sunnyvale



Legend

- Freeways
- Major Roads
- City Boundary
- 5091.07 Census Tract

0 0.5 1 Miles

Source: Census 2000

bg1 Minority Population Concentration

Block group with Minority population proportion 20 percentage points greater (>73.4%) than that of the group's total population within the City (53.4%)

Figure 3-4

Minority Population Concentration

City of Sunnyvale

3.1.6 Income Characteristics

Household income is a key factor in a household's ability to balance housing costs with other basic necessities of life. Household income also varies considerably based upon tenure, household type, location of residence, and racial and ethnic group.

According to the 2000 Census, the median household income in Sunnyvale was $74,409, and the median family income was $81,634 (**Table 3-9**). 2005 HUD income levels establish the household median income at $105,500 for a family of four for households within Santa Clara County, including Sunnyvale. According to the 2000 Census, male-headed single-parent families with their own children under the age of 18 had a median income of only $56,500. Female-headed single-parent families with their own children under the age of 18 had a median income of only $41,900. Single-parent families therefore, could be considered "low-income," with female-headed single-parent families having significant income constraints.

Table 3-9
Sunnyvale Median Incomes, 2000

Median Household Income	$74,334
Median Family Income	$81,634
Median household incomes by racial/ethnic group	
White	$73,846
Black	$61,223
Native American	$48,000
Asian/Pacific Islander	$81,371
Two or more races	$66,551
Hispanic	$58,474

Source: 2000 U.S. Census

Table 3-10 shows the distribution of households by income level and by housing tenure and that a higher proportion of lower-income households are renters. This is also reflected in the median income of renter households, which is approximately 77.0% of that for owner households.

Table 3-10
Household Income Profile

Income	Renter	Owner	Total Households
Less than $10,000	5.0%	2.9%	4.0%
$10,000 to $19,999	5.6%	5.1%	5.4%
$20,000 to $34,999	11.2%	8.7%	10.0%
$35,000 to $49,999	12.4%	9.9%	11.2%
$50,000 to $74,999	23.1%	16.3%	19.9%
$75,000 to $99,999	17.2%	14.5%	15.9%
$100,000 or more	25.6%	42.6%	33.7%
Median	$66,556	$86,407	$74,334

Renter-occupied figures percent of total renter households.
Owner-occupied figures percent of total owner households.
Source: 2000 U.S. Census.

Household Income by Race/Ethnicity

For purposes of housing and community development resource programming, HUD has established different income definitions based on the Median Family Income (MFI). One of these income definitions is presented in **Table 3-11**. These definitions are associated with the Comprehensive Housing Affordability Strategy (CHAS) tables. These categories do not correspond with income definitions used in other HUD housing programs.

Table 3-11
HUD Income Definitions

Income Group	Percent of Area MFI
Extremely Low-income	0-30%
Very Low-income	31-50%
Low-income	51-80%
Middle	81-95%
Upper	Above 95%

Note: Federal housing and community development resources are typically not available for households with income above 80 percent of the Area MFI. Therefore, differentiating the Middle Income group from the Upper Income group under the federal definitions is not critical. For the purpose of the Consolidated Plan, the phrase "low- and moderate-income" refers to all households earning 80 percent or less of the Santa Clara County median family income.

Source: U.S. Department of Housing and Urban Development, 2004.

Differences in income among racial and ethnic groups can provide insight to community needs among different population groups. Asians and Pacific Islanders have the lowest proportion of households in Sunnyvale with lower-incomes as defined by HUD, followed by White households (**Table 3-12**). However, approximately 44.6% of Hispanic households had lower-incomes, even though Hispanic households accounted for just 9.6% of total City households. Black households also had a disproportionate amount of lower-income households, with 33.8% of Black households earning 80% or less of median income. It should be noted that data for **Table 3-12** and the following two tables were provided by special tables developed for HUD by the Census Bureau, using a different methodology. Therefore, particular data from the HUD tables may be different from data directly obtained from the 2000 Census.

Table 3-12
Household Income Profile by Race/Ethnicity

Households	% of Total Households	Extremely Low Income (0-30%)	Very Low-income (31-50%)	Low Income (51-80%)	Middle/ Upper Income (81%+)
White	55.9%	8.5%	8.9%	8.9%	73.6%
Hispanic	9.6%	13.3%	16.2%	15.1%	55.1%
Black	2.1%	7.6%	13.7%	12.5%	65.9%
Asian/Pacific Islander	29.7%	9.3%	6.3%	7.2%	77.0%
Other*	2.5%	9.6%	13.6%	11.5%	65.1%
Total	**100.0%**	**9.2%**	**9.0%**	**9.1%**	**72.4%**

* Includes Native American households and households that identify themselves as two or more races.
Source: Comprehensive Housing Affordability Strategy (CHAS), HUD, 2003; 2000 U.S. Census.

Income by Household Type and Tenure

Table 3-13 provides a breakdown of household incomes in Sunnyvale by household type. Small families (2-4 persons), who account for approximately 45.0% of all households in Sunnyvale, had the lowest percentage of lower-income households (19.0%). However, approximately 30.5% of

large family households (five or more persons) had lower-incomes, even though such households comprised only 8.3% of total City households. Elderly households also had a disproportionate number of households with lower-incomes. While elderly households accounted for 16.8% of the total households, approximately 56.5% of these households were lower-income. Seniors represented the only household type in which a majority of households were of lower-income.

Table 3-13
Household Income Profile by Household Type

Households	% of Total Households	Extremely Low Income (0-30%)	Very Low-income (31-50%)	Low Income (51-80%)	Middle/ Upper Income (81%+)
Elderly	16.8%	24.0%	17.5%	15.0%	43.2%
Small Families	45.2%	5.4%	6.9%	6.7%	80.8%
Large Families	8.3%	6.2%	10.9%	13.4%	69.3%
Others	29.4%	7.4%	7.0%	8.2%	77.3%
Total	**100.0%**	**9.2%**	**9.0%**	**9.1%**	**72.4%**

Source: Comprehensive Housing Affordability Strategy (CHAS), HUD, 2003.

In general, renter households had a greater proportion of lower-income households than owner households, as had been previously noted (**Table 3-14**). However, a greater proportion of owner households were at the extremely low-income level (21.5%) than renter households (19.5%). Again, elderly households tended to have a greater proportion of lower-income households. Approximately 70.0% of elderly renter households and 47.0% of elderly owner households were lower-income households.

Table 3-14
Tenure by Income by Household Type

Household Type	Extremely Low-income (0-30%)	Very Low-income (31-50%)	Low Income (51-80%)	Middle/Upper Income (81%+)
Renter Occupied				
Elderly (62 and over)	30.7%	22.3%	17.4%	29.8%
Small Families	19.3%	15.2%	24.9%	40.8%
Large Families	18.1%	17.9%	26.3%	37.6%
Others	18.3%	14.2%	22.7%	44.8%
Total Renters	**19.5%**	**15.8%**	**23.9%**	**40.7%**
Owner Occupied				
Elderly (62 and over)	9.7%	19.3%	17.9%	53.1%
Small Families	2.5%	2.5%	9.2%	85.7%
Large Families	3.8%	7.4%	16.3%	72.5%
Others	12.1%	4.9%	11.6%	71.4%
Total Owners	**21.5%**	**7.6%**	**13.2%**	**73.8%**

Source: Comprehensive Housing Affordability Strategy (CHAS), HUD, 2003.

2005 Income Definitions

Each year, the federal Department of Housing and Urban Development (HUD) publishes income definitions by income level (extremely low, very low, etc.) and household size for Standard Metropolitan Statistical Areas (SMSAs) and cities throughout the United States. **Table 3-15** shows HUD's 2005 income figures. In 2005, a "low or moderate" income household earning less than 80%

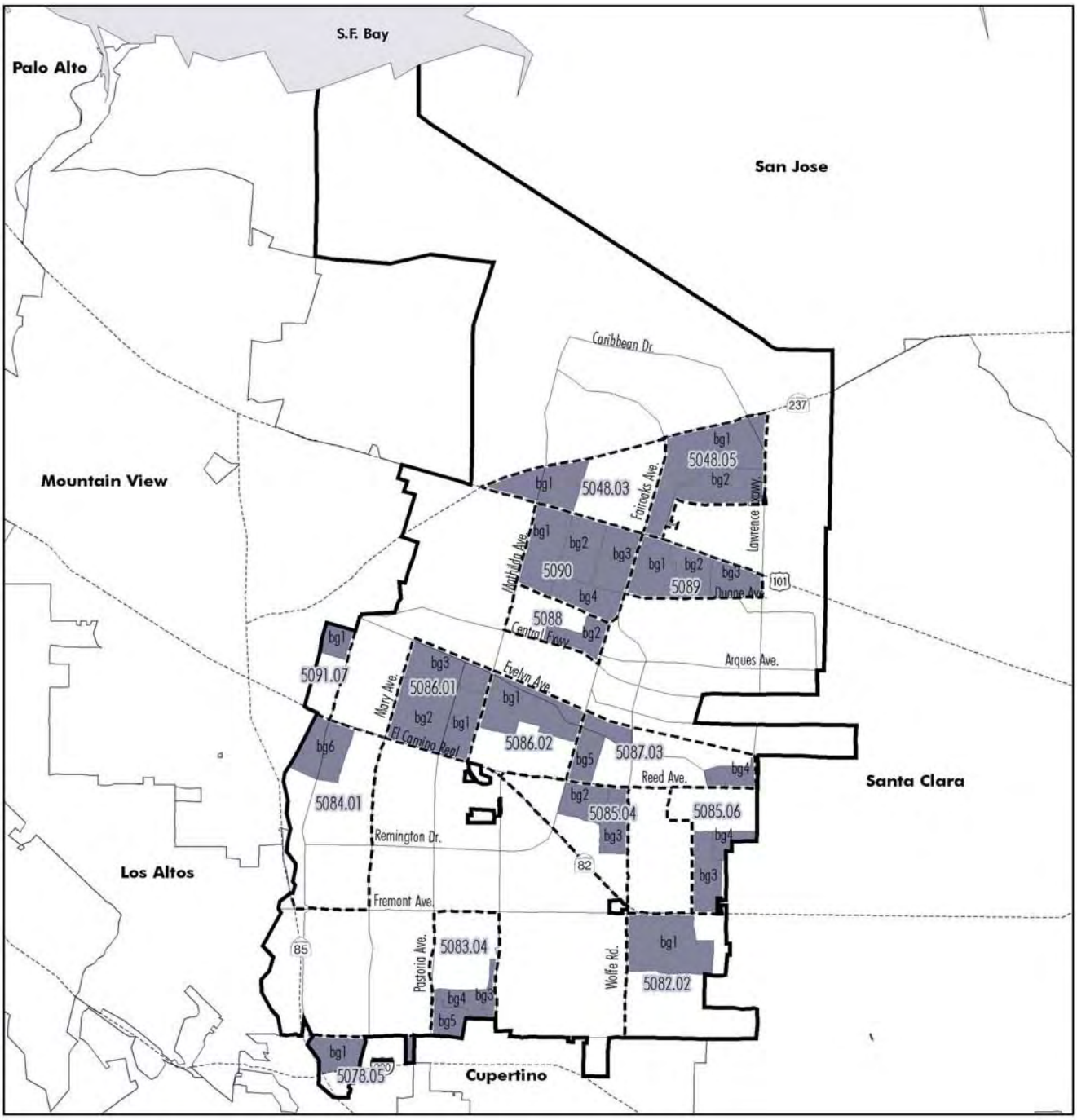
of the median family income for Santa Clara County[7] could have an income of up to $59,120 for a single-person household to $111,440 for a household of eight persons. The low- and moderate-income limit for a family of four is $84,400.

Table 3-15
HUD Income Definitions – Santa Clara County (2005)

Household Size	1	2	3	4	5	6	7	8
Extremely Low Income (less than 30% of MFI)	$22,150	$25,300	$28,500	$31,650	$34,200	$36,700	$39,250	$41,800
Very Low-income (31% – 50% of MFI)	$36,950	$42,200	$47,500	$52,750	$56,950	$61,200	$65,400	$69,650
Low-income (51% - 80% of MFI)	$59,120	$67,520	$76,000	$84,400	$91,120	$97,920	$104,640	$111,440
Median-Income (81%-100% of MFI)	$73,900	$84,400	$95,000	$105,500	$113,900	$122,400	$130,800	$139,300

Source: Department of Housing and Urban Development, 2005.

Figure 3-5 depicts concentrations of households in Sunnyvale earning 80% or less of the Santa Clara County median income. For Sunnyvale, the threshold for low- and moderate-income concentration is 33.2% of the households at or below 80% of AMI of a census block. As illustrated in **Figure 3-5**, concentrations of lower-income households were located primarily in the northern and central sections of Sunnyvale. These concentrations generally coincided with concentrations of minority households (see **Figure 3-4**).



Legend

- Freeways
- Major Roads
- City Boundary
- 5091.02 Census Tract

0 0.5 1 Miles

Source: HUD 2004

bg1 Low and Moderate Income Block Groups

Block Groups with 33.2% or more low/moderate income population

CDBG law authorizes an exception for grantees with no or very few areas in which 51 percent of the residents have low or moderate incomes to be able to undertake area benefit activities. The city of Sunnyvale is an exception grantee

Figure 3-5

Low and Moderate Income Population

City of Sunnyvale

3.1.7 Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. In Sunnyvale, these "special needs" groups include seniors, disabled persons, large households, female-headed households, persons with AIDS and related diseases, and persons with alcohol and/or other drug addictions. The special needs of these groups are discussed in this section.

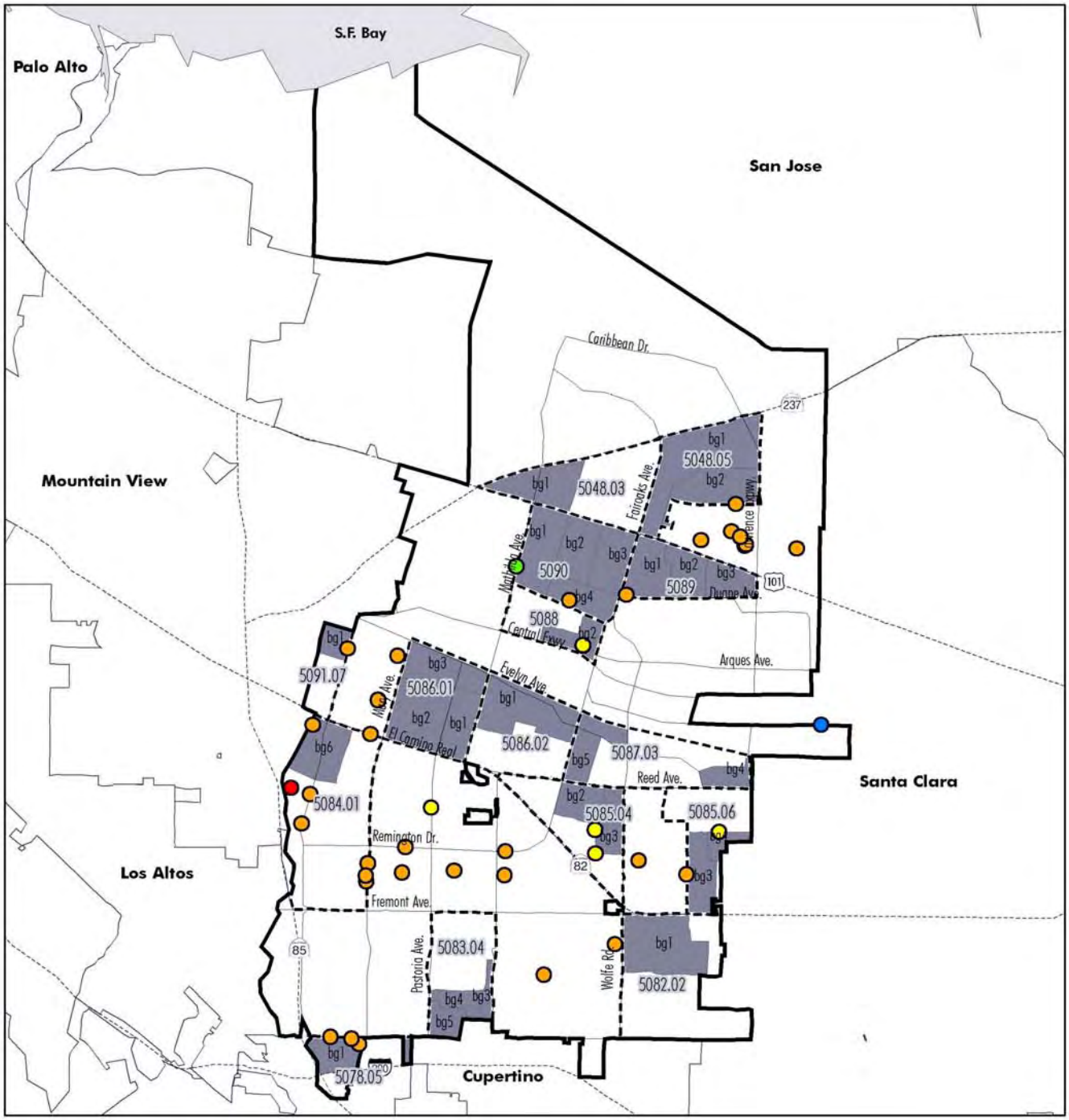
An overview of licensed community care facilities in Sunnyvale that serve some of the special needs groups is provided in **Table 3-16**. **Figure 3-6** shows the locations of these facilities. There are 49 licensed community care and health care facilities located in Sunnyvale, with a total capacity of 1,583 persons. The majority of these care facilities (approximately 96.0% of capacity) serve seniors. There are 1,237 beds in such facilities. In contrast, only 41 beds are available in residential care facilities for non-seniors. These facilities serve mentally and developmentally disabled individuals. There are also unlicensed group homes (for which the State of California does not maintain records) for the elderly, the mentally ill, and the developmentally disabled, and residential facilities for persons with substance abuse problems.

Table 3-16
Orientation and Capacity of Licensed Community Care Facilities

Age	Total Number of Facilities	Total Capacity (beds or persons)	Specialized Care [1] (number of beds)		
			Mentally Disabled	Developmentally Disabled	Non-Ambulatory
Age 0-17					
Group Home[2]	1	6	0	6	0
Age 18-59					
Adult Residential[3]	5	29	6	23	0
Age 60+					
Elderly Residential[4]	33	714	0	0	79
Adult Day Care[5]	5	295	0	40	0
Subtotal	**44**	**1,044**	**6**	**69**	**79**
Other					
Long-Term Care[6]	4	523	0	0	0
Social Rehabilitation[7]	1	16	16	0	0
Subtotal	**5**	**539**	**16**	**0**	**0**
Total	**49**	**1,583**	**22**	**69**	**79**

Notes:
1. The specialized care columns are not mutually exclusive. For example, beds for developmentally disabled persons may also accommodate non-ambulatory persons.
2. Group homes provide specialized treatment for persons under 18 years old. Group home residents are referred by the Department of Children and Family Services, as well as by the Probation Department.
3. Adult residential facilities provide care for persons aged 18 to 59 years, including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.
4. Elderly residential facilities provide care for persons aged 60 and above.
5. Adult day care facilities provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
6. Long-term care facilities provide on-site medical care in an institutional shelter environment for persons who need ongoing living assistance. All four facilities in Sunnyvale are skilled nursing facilities.
7. Social rehabilitation facilities provide 24-hour non-medical care and supervision in a group setting to adults recovering from mental illnesses, who temporarily need assistance, guidance, or counseling.

Sources: State of California Department of Social Services Community Care Licensing Division, 2004; California Department of Health Services, 2004.



Legend

- Freeways
- Major Roads
- City Boundary
- 5091.02 Census Tract

0 0.5 1 Miles

Source: HUD 2004

Licensed Care Facility Types

- Group Home
- Adult Residential
- Elderly Residential Care
- Social Rehab Facility
- Adult Day Care

bg1 Low and Moderate Income Block Groups

Figure 3-6
Licensed Care Facilites
City of Sunnyvale

Seniors

As noted in **Table 3-1**, there were 14,084 persons age 65 or older in Sunnyvale – approximately 10.6% of the City's population. Another 3.6% of the population was between the ages of 60 and 64 in 2000.[8]

Seniors are typically on fixed incomes and therefore are often in great need of affordable housing and/or housing cost assistance, although some live in mortgage-free homes. Of the total number of senior citizens living in Sunnyvale in 2000, 701 are below the poverty level. As previously noted, HUD figures indicate that 56.5% of the total elderly households in Sunnyvale are lower-income. There were 2,522 elderly households paying more than 30% of their income (overpaying) on housing costs, or approximately 28.5% of the total elderly households. A greater proportion of senior renter households – 60.0% – spent 30% or more of their income on housing costs.

According to a report issued in 2000 by the Senior Access Consortium of Santa Clara County, due to the great lack of housing and care options, some low-income seniors are placed prematurely in skilled nursing facilities so that Medi-Cal will pay for their care. The report further states that housing for persons with special needs can support residents for sustained periods if services are available to their residents. Access to services can help persons compromised by health changes remain at home or postpone placement in higher levels of care. "At home" is in the home they own, in the home of family, rental housing, congregate housing, and even care settings. They would be supported in the least restrictive environment possible.

As noted above, there are 714 beds in elderly residential care facilities, 523 beds in long-term care facilities, and 295 slots in adult day care facilities to serve seniors in Sunnyvale.[9] Section 3.3.5 contains a table listing affordable housing projects in Sunnyvale, including projects containing seniors-only housing. There are also smaller housing projects that provide housing for seniors that are supported by public funds, including two properties operated by Project Match, one at Klee Court (two-unit duplex) and a second at Wolfe Road (single-family house with four bedrooms). In general, all other housing units may be appropriate for use by seniors, with the exception of those with severe mobility or self-care disabilities. Determination of the appropriateness of a unit for these individuals would have to be done on a case-by-case basis.

The City operates a Home Access program which utilizes CDBG funds to help both elderly and disabled individuals retrofit their homes to make all areas of their residence accessible and useful to them. The program includes the installation of hydraulic lifts, primarily for mobile home access, and ramp installations at residential properties. The program results in the retrofitting of approximately 30 units per year. Nutrition, social support, and other supportive service resources available to seniors in Sunnyvale include:

- Meals on Wheels program (operated by the Health Trust)
- Senior Nutrition Program (operated by the First United Methodist Church)
- India Community Center (social activities, nutrition program)

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[8] For the purpose of the Consolidated Plan, the terms “senior” and “elderly” are used to refer to individuals age 65 or more, although individuals between the ages of 60 and 64 may be eligible for some federal programs and special needs facilities designed for seniors.

[9] Adult day care facilities and long-term care facilities may also serve non-elderly individuals with developmental and other disabilities.

- Sunnyvale Community Services (emergency shelter, food and clothing assistance)
- Project Match (shared housing program for seniors and others)
- Housing Authority of the County of Santa Clara (rental assistance to low-income households, including seniors)
- Our Daily Bread (operated by St. Thomas Episcopal Church)
- Live Oak Adult Day Care Services (site in Cupertino)
- Bayview Club (weekly lunch, social activities)
- Second Harvest Food Bank – Brown Bag Services
- Senior Adult Legal Assistance
- Catholic Charities Ombudsman Program (advocates for seniors in long-term care facilities)
- Sunnyvale Senior Center

Frail Elderly. A significant segment of the senior population has one or more conditions that affect major life functions, their ability to live independently, and their ability to care for themselves. These individuals are sometimes referred to as "frail elderly." The U.S. Department of Housing and Urban Development (HUD) requires that Consolidated Plans discuss the housing needs of the frail elderly.

The 2000 Census indicated that 35.5% of the elderly population in Sunnyvale had a disability, which is 4,997 persons. The Census counted 9,344 disabilities among residents in the City who are 65 years of age or older. Of these disabilities, 867 were self-care disabilities, and 2,488 were go-outside-home disabilities. It should be noted that seniors may have more than one type of disability; therefore, the number of disabilities do not correspond to the number of seniors with disabilities. While not all of these seniors need residential care facilities, the potential demand for such facilities will continue to grow as the population ages, and the current capacity of elderly residential care facilities may not be sufficient. According to HUD CHAS data on persons with disabilities[10], it is estimated that approximately 1,100 frail elderly households with low or moderate incomes have unmet needs.

There are currently nine senior day programs in Santa Clara County. These centers can serve a total of about 270 seniors who are generally over the age of 75 and are considered “frail elderly.” These facilities are in addition to the 3 adult day care facilities in Sunnyvale. Four of the County centers are specialized, with two providing adult day health care, physical therapy and speech therapy designed to improve or maintain the senior adult’s abilities to live independently.

Persons with Disabilities

Persons with disabilities often face greater housing challenges than the population as a whole, due to their incomes and special physical or developmental needs. While approximately 27.5% of all Sunnyvale households have incomes that are less than 80% of the Santa Clara County median family income, 57.0% of households with disabilities have incomes below the 80% threshold. Extremely high percentages of such households, particularly disabled elderly and renter households, pay large proportions of their incomes for housing and/or have other housing problems such as substandard housing or housing that does not provide accessibility.

[10] HUD has used 2000 Census data to estimate the number percentage of households with disabilities, by household type and income that experienced one or more housing problems.

The 2000 Census indicated that 11,828 persons in Sunnyvale age 16 to 64 had a disability, or approximately 9.0% of the City's population. The Census also counted 19,815 disabilities among City residents age 16 to 64 (**Table 3-17**). In this age group, there were 8,345 employment disabilities, 839 self-care disabilities, and 5,048 go-outside-home disabilities. Again, some persons may have more than one type of disability, and therefore the number of disabilities does not correspond to the number of persons with disabilities.

Table 3-17
Type of Disabilities

	Santa Clara County	Sunnyvale
Total disabilities tallied:	**441,560**	**29,891**
Disabilities tallied for people 16 to 64 years:	**307,326**	**19,815**
Sensory disability	16,480	1,141
Physical disability	40,257	2,672
Mental disability	28,044	1,780
Self-care disability	12,663	829
Go-outside-home disability	79,636	5,048
Employment disability	130,246	8,345
Disabilities tallied for people 65 years and over:	**121,693**	**9,344**
Sensory disability	20,564	1,664
Physical disability	39,508	3,138
Mental disability	18,128	1,187
Self-care disability	12,897	867
Go-outside-home disability	30,596	2,488

Source: 2000 U.S. Census

Some of these persons may need supportive housing. Lack of housing and care options for low-income disabled people, as in the case of elders described above, increase the likelihood that disabled people will be placed prematurely in a skilled nursing facility. The Silicon Valley Independent Living Center, a Countywide agency that conducts housing referrals for disabled persons, receives more than 300 requests per year for the placement of disabled persons in appropriately modified housing. However, only about 20.0% of these people can actually be placed because of the shortage of appropriate units. A significant percentage of the disabled population is of lower-income and cannot afford market rate rents.

Mental Disabilities. According to the Santa Clara County Mental Health Department, there continues to be an ongoing need for support services related to mental health needs of residents countrywide. The Department estimates that 24,000 people countywide in need of case management services, yet there are only about 5,000 slots currently in the inventory of services. This results in an unmet need of 19,000 case management slots. Similarly, 29,000 people need mental health care, while only 19,000 people can be served. This leaves a gap of about 10,000 people needing services. The Department additionally estimates that 25.0% of those with mental health concerns need job training, while 33.0% need substance abuse

treatment. Finally, nearly 100.0% of this population needs housing placement assistance, as well as life skills training.

Sunnyvale contains about 8.0% of the County's population, so there is a potential need for services to approximately 1,900 persons with mental disabilities. Although only a fraction of these individuals might need an institutional or group home environment at any given time, Sunnyvale has a total capacity of 22 beds designated for the mentally disabled (see **Table 3-16**).

Developmental Disabilities. The Housing Choices Coalition (HCC) – an agency addressing the housing needs of the developmentally disabled – reports that there are currently at least 5,600 people of all ages in the County who have mental retardation, cerebral palsy, autism or other developmental disabilities. The San Andreas Center estimates that of the 3,100 developmentally disabled adults over the age of eighteen, 1,850 adults are living at home with their parents. Of these 1,850 adults, approximately 1,110 will likely need some kind of housing. In addition, it is estimated that about 300 of the 970 people who now live in community residential facilities (i.e., group homes) would also choose more independent living, were it available. These estimates are based on current trends that suggest at least 2,000 disabled people with extremely low-incomes will be looking for housing over the next five years.

Many of the developmentally disabled live on their Social Security incomes with additional income from work, family or other sources. HCC reports that it is not uncommon for a disabled adult to earn less than $10,000, making it extremely difficult to find affordable housing. A housing policy report published jointly by The Consortium for Citizens with Disabilities and The Technical Assistance Collaborative found that, on a national average:

> "...It takes almost 70 percent of SSI income along with extreme self-discipline and self-denial of other needs... for a person with a disability receiving SSI benefits to rent a one-bedroom apartment in the United States. After paying rent, only about $5.00 per day remains for all other expenses."

Clearly, the situation is more difficult in Santa Clara County. It would take approximately 90.0% of income to pay the rent for the average-priced studio apartment in Sunnyvale ($755 as of December 2004 according to the City's Vacancy and Rent Survey).

The HCC is aware of at least 308 people with developmental disabilities in Sunnyvale, 131 of whom are 18 or older. The organization estimates that at least 48.0% of the adults, or 63 people, will be seeking housing over the next three years. For developmentally disabled adults, there is gap between available housing and spaces in residential care facilities of approximately 80 beds or housing units.

Sunnyvale has two apartment complexes (Page Mill Court and Stoney Pine Apartments) that provide housing specifically for developmentally disabled adults. Together, these two complexes have 45 units. Another facility, Greater Opportunities on Cortez Avenue, can house from 12 to 15 developmentally disabled adults. In addition, the Pacific Autism Center for Education (PACE) operates PACE Meadows, a facility on Hollenbeck Avenue that houses six autistic adults, and LaMar House on Gary Avenue facility that houses six autistic children.

Other resources available to persons with disabilities include:

- Sunnyvale Home Access Program (grants for residential accessibility)
- Silicon Valley Independent Living Center (case management, attendant care, service referrals, legal counseling, and housing referrals)
- Senior Nutrition Program (serves low-income disabled adults of all ages)
- Sunnyvale Community Services (emergency shelter, food and clothing assistance)
- Community Association for Rehabilitation, Inc. (services to persons with developmental disabilities and their families)
- Meals on Wheels/The Health Trust (serves hot meals to homebound frail or disabled of all ages)

Large Households

Large households are defined as households with five or more members. These households are typically identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often lower-income, frequently resulting in the overcrowding of smaller dwelling units, and in turn, accelerating unit deterioration. The overwhelming majority of large households in Sunnyvale are large family households (households with five or more related individuals). Therefore, the remainder of this section focuses on large families.

At the time of the 2000 Census, there were 4,543 large families in Sunnyvale - about eight % of all households. Large families were nearly equally divided among renters (2,175) and homeowners (2,368).[11] About 17.0% of large families (754) had incomes at or below 50% of the Santa Clara County median family income. Another 13.0% (592) had incomes 50-80 % of median income. The percentage of large families with incomes at or below 80% of the Santa Clara County median family income (30.0%) is slightly higher than for all Sunnyvale households (27.5%). Many large families in Sunnyvale are composed of groups of relatives living in extended families.[12] This type of family arrangement is more prevalent among Hispanic and Asian households than non-Hispanic White and Black households.

Due to their household size, large families are more likely to face overcrowding than the population at large because of the lack of affordable housing of sufficient size to meet their needs. According to HUD's CHAS calculations, over 85.0% of large family renters and over 53.0% of large family homeowners face housing problems such as overcrowding, overpayment, substandard conditions, or all three. Of large family renters, 67.0% (1,466 households) live in multi-family housing units. As discussed in subsequent sections, there are indications that large family households that rent experience a greater incidence of overcrowding than other households.

Female-Headed Households

There were 4,315 female-headed households in Sunnyvale in 2000, which represented 8.2% of all City households. Because of the increased financial and child-rearing burdens that female-

[11] The total number of large families counted in the 2000 Census is greater than the number reported by HUD in the CHAS data shown in Table 3-20.

[12] The 2000 Census reports on the number of households with sub-families, such as parents whose children live in the same home and have children of their own, or siblings living together with their families.

headed households face, they often have difficulty finding adequate and affordable housing for themselves and their children. As previously mentioned, female-headed single-parent families with their own children under the age of 18 had a median income of $41,900. This was only 56.4% of the overall median household income in Sunnyvale. Female-headed households with children face the highest poverty rate of any population group in Sunnyvale, with 13.3% below the poverty level, compared to 5.4% for the entire City population. In addition, female-headed households may encounter subtle (and not so subtle) forms of housing discrimination

There are two programs currently available in Sunnyvale that addresses the needs of single parents. The "Shared Housing Program," operated by Catholic Charities, helps match female-headed households for the purpose of sharing housing and thereby reducing individual household housing costs. The second program, Project Sentinel, operates in Sunnyvale and provides fair-housing counseling and landlord-tenant mediation services. The staff of Project Sentinel has reported that child-related discrimination complaints represent the largest number of complaints received in regards to fair housing practices.

Persons with HIV/AIDS

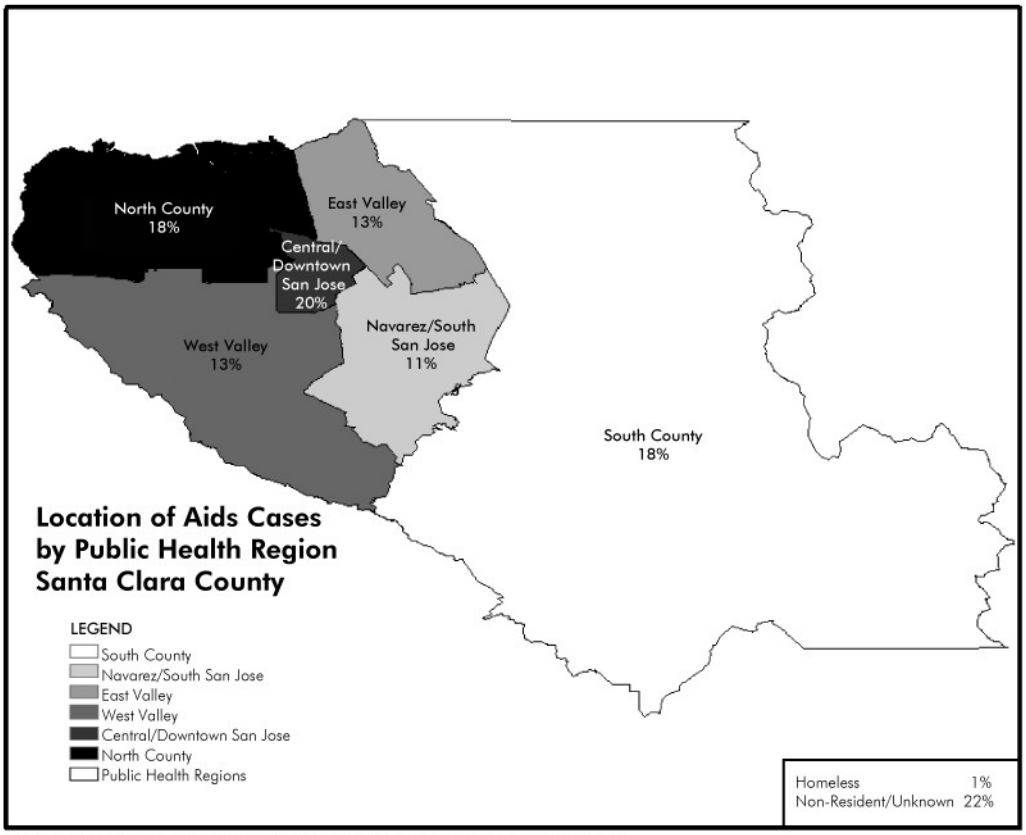
The Santa Clara Public Health Department, in its AIDS Quarterly Surveillance Report, reported 3,395 AIDS cases and 1,944 deaths among people with AIDS. Of the reported AIDS cases, almost 90.0% are among males. According to a May 2003 report prepared by the Santa Clara County Public Health Department, approximately 18.0% of the AIDS cases recorded in the County were from the North County area, which includes Sunnyvale (**Table 3-18**). **Figure 3-7** illustrates the AIDS cases in the County by region. Also, approximately 1.0% of HIV/AIDS cases were homeless, while 22.0% were either not residents of the County or had an unknown residence. According to the *AIDS/HIV Community Services Plan* for Santa Clara County, 10-15% of the homeless population is HIV-infected.

Table 3-18
Location of AIDS/HIV Cases
Santa Clara County

Region*	Percent of Cases
North County (includes Sunnyvale)	18%
East Valley	13%
Central/Downtown San Jose	20%
West Valley	13%
Narvaez (South San Jose)	11%
South County	2%
Homeless	1%
Non-Resident, Unknown	22%

*Refer to map in Figure 3-7 for boundaries of each region.
Source: *HIV Medical Care Survey,* Santa Clara County Public Health Department, May 2003.

Figure 3-7 AIDS Cases by County Region



SOURCE: *HIV Medical Care Survey, Santa Clara County Public Health Department; May 2003.*

According to a needs assessment conducted by the Santa Clara County HIV Planning Council in 1999, the three major service barriers for patients with AIDS in Santa Clara County were 1) patients' lack of knowledge or understanding of where to go for service, 2) lack of available transportation options, and 3) long waits for service, including long housing waiting lists. Of the 343 people surveyed as part of the needs assessment, the following services were rated as the most important to people living with HIV and AIDS:

- Health care - 55%
- Housing - 38%
- Nutrition - 35%
- Medication - 25%
- Counseling and support - 17%
- Transportation - 12%

Housing was identified as a significant need among this population, and the most difficult service to obtain. Within this category, housing for families was most difficult. Approximately 6.0% of the people surveyed in the needs assessment indicated that they had lost housing as a result of their diagnosis with AIDS. Approximately 37.0% of those surveyed were on a waiting list for housing, the majority of which were on a Section 8 waiting list.

As a result of new treatments, many people with HIV are living longer and, in some cases, healthier lives. To maximize the likelihood that people will benefit from the new drug therapies, they need a stable living environment. With the advent of protease inhibitors and other medications, strict regimens are required to keep the virus under control. And, despite the fact that people are living longer, many are still considered disabled and unable to work. As a consequence, the current housing situation for low-income people living with HIV is becoming increasingly critical. The housing options for persons with AIDS/HIV disease include temporary shelters, rent subsidies, long-term residential programs, housing referral services, and hospices.

Two service providers have had a history of providing service to affected people in the community. AIDS Resources, Information and Services of Santa Clara County (ARIS) provided various types of housing services, including permanent housing for people at various stages of the disease. The organization had a number of group homes, which consisted of private homes leased by ARIS where people who can live in a group situation could live. However, due to financial problems, ARIS formally dissolved in March 2004. Health Connections is currently providing the services at the group homes, and Housing for Independent People (HIP) has taken over the day to day management of the leased facilities.

Health Connections Case Management Services, formerly the Visiting Nurses Association, is a program associated with the Health Trust. This program, based in Campbell, provides case management services to over 700 HIV/AIDS cases. Services include assistance in finding housing and jobs, keeping medical appointments and staying on medications, and enrolling for benefits and in drug treatment programs if necessary, as well as services to the group homes formerly provided by ARIS.

Persons with Alcohol/Other Drug Addictions

Alcohol/other drug abuse (AODA) may be defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems (moderate or severe abuse) at 14-16 % of

the adult male population, and the number of women with similar problems at 6.0%. Abusers of alcohol and other drugs have special housing needs during treatment and recovery. Group quarters provide appropriate settings for treatment and recovery. Affordable rental units provide housing during the transition to a responsible lifestyle.

In its *Annual Report FY 2003,* the Santa Clara County Department of Alcohol and Drug Services indicated that there were 9,358 adult admissions to the County's substance abuse programs from July 2002 to June 2003. In that same time period, there were 10,236 discharges from these programs. These figures include duplicated admissions and discharges, so the actual number of persons admitted or discharged is less, but the precise number is unknown. The median length of stay for those treated in residential programs was 35 days, while it was 84 days for those treated in outpatient programs. No data are available concerning the residences or housing status of persons admitted or discharged. There are currently two licensed residential care facilities in Sunnyvale which provide supportive housing for a total of 16 persons with substance abuse problems.

3.1.8 Estimates of Current Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS), developed by the Census for HUD, provides detailed information on housing needs by income level for different types of households. Detailed CHAS data based on the 2000 Census is displayed in **Table 3-19**. As defined by CHAS, housing problems include 1) units with physical defects (lacking complete kitchen or bathroom); 2) overcrowded conditions (housing units with more than one person per room); 3) housing cost burden, including utilities, exceeding 30% of gross income; or 4) severe housing cost burden, including utilities, exceeding 50% of gross income. The income breakdown in the CHAS tables is similar to that depicted in **Table 3-9**. **Table 3-19** depicts households by type and income level in Sunnyvale, along with the percentage of households experiencing housing problems.

As shown in **Table 3-19**, renter households in Sunnyvale are more likely to experience housing problems than owner households, with approximately 44.0% of all renter households in 2000 reporting housing problems versus 29.8% of owner households. Among all renter households, 44.5% of small family households, 61.4% of elderly households, and 85.3% of large family households experienced a housing problem. Among owner households, housing problems were experienced by 25.4% of small family households, 28.1% of elderly households, and 53.2% of large family households. In both cases, large family households experienced significantly more housing problems than any other type of household. Although not explicitly identified in the CHAS table, indications are that overcrowding is the most significant housing problem for large family households.

Table 3-19
Housing Assistance Needs of Low- and Moderate-Income Households

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI[1]	1,238	2,234	588	1,787	5,847	2,455	709	166	442	3,772	9,619
2. Household Income <=30% MFI	770	1,029	199	917	2,915	1,365	274	75	229	1,943	4,858
3.% with any housing problems	78.6	83.5	100.0	76.0	81.0	67.0	83.6	100.0	69.4	70.9	76.9
4.% Cost Burden >30%	78.6	75.7	87.4	73.9	76.7	67.0	83.6	66.7	69.4	69.6	73.9
5.% Cost Burden >50%	51.3	71.4	77.9	70.3	66.2	47.6	74.5	53.3	67.7	54.0	61.3
6. **Household Income >30% to <=50% MFI**	468	1,205	389	870	2,932	1,090	435	91	213	1,829	4,761
7.% with any housing problems	84.0	93.4	96.4	90.8	91.5	35.8	64.4	89.0	62.9	48.4	74.9
8.% Cost Burden >30%	81.8	84.6	70.7	90.8	84.2	35.8	55.2	80.2	62.9	45.8	69.4
9.% Cost Burden >50%	36.3	34.9	23.1	46.0	36.8	11.0	36.8	31.9	54.0	23.2	31.6
10. **Household Income >50 to <=80% MFI**	244	990	435	969	2,638	1,089	614	157	305	2,165	4,803
11.% with any housing problems	65.2	78.8	90.8	81.4	80.5	23.8	65.8	75.2	65.6	45.3	64.6
12.% Cost Burden >30%	63.5	52.0	29.9	81.0	60.1	23.8	64.2	49.7	65.6	43.0	52.4
13.% Cost Burden >50%	14.3	4.5	0.0	22.7	11.4	8.3	29.2	5.1	24.6	16.3	13.6
14. Household Income >80% MFI	589	8,869	1,050	8,449	18,957	3,244	10,315	1,995	3,495	19,049	38,006
15.% with any housing problems	19.4	29.5	76.2	16.2	25.9	10.6	19.8	48.1	24.2	22.0	23.9
16.% Cost Burden >30%	17.0	7.7	5.7	10.5	9.1	10.5	17.5	14.5	22.9	17.0	13
17.% Cost Burden >50%	0.0	0.4	0.0	1.1	0.7	1.8	3.1	1.3	3.1	2.7	1.7
18. **Total Households**	2,071	12,093	2,073	11,205	27,442	6,788	11,638	2,318	4,242	24,986	52,428
19.% with any housing problems	61.4	44.5	85.3	32.5	44.0	28.1	25.4	53.2	31.5	29.8	37.2
20.% Cost Burden >30%	60.0	24.8	30.8	28.0	29.2	28.0	22.9	21.2	30.5	25.4	27.4
21.% Cost Burden >50%	29.0	10.2	11.8	12.1	12.5	13.6	7.4	4.4	10.7	9.3	11

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100-percent Census count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2000.

[1]MFI – Median Family Income

Extremely Low-income Households (0%-30% Median Family Income - MFI)

In Sunnyvale, extremely low-income households are defined by HUD in 2004 as those earning no more than $22,300 for a single person and $31,850 for a family of four. Approximately 4,858 households, or 9.2% of the total households in Sunnyvale, were considered extremely low-income. Of this group, 2,915 were renters and 1,943 were owners. Of the renter households, approximately 81.0% experienced housing problems. This compares with 70.9% of the owner households. These problems were primarily cost burden. In fact, 61.3% of all extremely low-income households experienced a severe cost burden, defined as spending more than 50% of household income on housing. Extremely low-income owners have difficulty in being able to maintain their homes and require continued support through the City's housing rehabilitation program to insure a safe living environment.

Extremely low-income renter households appear to be larger households on average than extremely low-income owner households. This is due to a large percentage of elderly owner households in this category. Elderly low-income households comprised approximately 70.0% of the owner households in the extremely low-income category, while small-related families accounted for 14.0% and large related families accounted for 3.8%. By contrast, 35.0% of the extremely low-income renter households were small-related families, 26.0% were elderly households and 6.8% were large-related families.

Very Low-income Households (31%-50% MFI)

Nearly 9.0% of all households in Sunnyvale (4,761 households) were considered very low-income. A very low-income household in Sunnyvale would earn a maximum of $36,950 for a one-person household and $52,750 for a family of four. Of these households, 2,932 were renters and 1,829 were owners. Of the renter households, 84.2% experienced a cost burden greater than 30% of their income. Of the owner households, 62.9% experienced a similar cost burden. Approximately 85.7% of the renter households experienced some housing problems, including cost burden. Elderly households comprised 59.0% of the very low-income owner households in Sunnyvale. Of the renter households, 41.0% were small-related families, 13.0% were large-related families, and 15.0% were elderly.

Low-income Households (51%-80% MFI)

Low-income households[13] in Sunnyvale are those earning no more than $59,120 for a one-person family, and $84,400 for a family of four. Almost 9.0% of the total households in Sunnyvale or 4,803 households were in this income bracket. Of these households, 2,638 were renters and 2,165 were owners. Approximately 54.0% of renter households were classified as low-income, while only 45.0% of owner households were in this category. More than half (60.0%) of the renter households in this income category were living with a cost burden greater than 30%. Likewise, 43.0% of the owner households experienced this condition.

Within the category of low-income owner households in Sunnyvale, approximately half were elderly households. Of the renter households, 37.0% were small-related families, 16.5% were large-related families, and 9.0% were elderly.

[13] Referred to as "moderate income" by other federal housing programs.

Disproportionate Housing Need

Disproportionate need refers to any need that is more than 10 percentage points above the need demonstrated for all households. For example, 85.3% of all large family renter households in Sunnyvale experienced housing problems, compared with 37.2% of all households. Thus, large family renters have a disproportionate need for housing assistance. Disproportionate need is examined by household type, tenure, race, and ethnicity. The basis for determination of disproportionate housing need is the CHAS table presented in **Table 3-20**, except for disproportionate need by racial/ethnic group.

Disproportionate Need by Household Type and Tenure

Nearly 77.0% of extremely low-income households experienced housing problems. Large family owner and renter households had a disproportionate need—100.0% of these households experienced housing problems. Cost burden was the primary problem.

Nearly 75.0% of very low-income households experienced housing problems. All renter households (except elderly) and large family owner households had a disproportionate need. Again, cost burden was the primary problem.

Nearly 65.0% of low-income households experienced housing problems. All renter households (except elderly) and large family owner households had a disproportionate need. Cost burden was the primary problem, except for large family renters. Overcrowding and other problems were the primary factor for large family low-income renters.

Few households that earned income greater than 80% of the median family income experienced any disproportionate housing need. The exceptions were large family renter and owner households. Approximately 76.0% of large family renter households and 53.0% of large family owner households experienced housing problems, and had a disproportionate housing need. Cost burden comprised a small portion of housing problems, indicating that overcrowding may be the primary housing problem for these households.

Disproportionate Need by Race, Ethnicity, and Tenure[14]

While the percentage of extremely low-, very low- and low-income renters who experienced housing problems was high, there was no disproportionate need among minority renters (**Table 3-20**), as all renters at lower incomes experienced a higher percentage of housing problems.

Among extremely low-income owners, nearly 71.0% experienced housing problems, whereas 100.0% of Black households experienced problems. There is a small number of extremely low-income Black owner households.

Among very low-income owners, just over 48.0% experienced housing problems. All categories of minority owners experienced a disproportionate housing need.

Just over 45.0% of low-income owners experienced housing problems. Hispanic and Asian low-income households had disproportionate housing needs.

[14] HUD CHAS data does not distinguish specific types of housing problems by race and ethnicity.

Table 3-20
Disproportionate Housing Needs by Race and Ethnicity

% of MFI	Percent of Households with Housing Problems			
	Total	Hispanic	Black	Asian
Renters				
<30%	81.0	88.9	66.2	77.0
31-50%	91.5	95.3	88.9	96.6
51-80%	80.5	73.0	72.7	88.8
Owners				
<30%	70.9	73.7	100.0	68.2
31-50%	48.4	64.9	82.6	76.0
51-80%	45.3	60.9	11.8	64.7

Source: 2000 HUD CHAS data

3.2 Homeless Needs[15]

It is the goal of the jurisdictions within Santa Clara County, and the City of Sunnyvale, to coordinate services and facilities available for the homeless through a regional, cooperative strategy, as a continuum of care. The goal of the continuum of care program is to help homeless residents get housing, job training, childcare, and other services. The Continuum of Care stresses permanent solutions to homelessness through comprehensive and collaborative community planning. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

The following section summarizes the housing and supportive service needs of the homeless in Sunnyvale, as well as persons and families at risk of becoming homeless. This section also includes an inventory of services and facilities available to serve Sunnyvale's homeless population and those who are at risk of becoming homeless. Service and facility gaps in the continuum of care are also identified.

3.2.1 Nature and Extent of Homelessness

Homeless Population

Since homelessness is a regional issue, data presented in this section are based on statistics for Santa Clara County. Characterization by jurisdiction of the homeless population, the availability of facilities and services, and gaps in service are based on the countywide data and data generated under the County's Homeless Management Information Strategy (HMIS), federally-required collaborative database that tracks homeless clients by last reported permanent place of residence. The countywide data have been assigned to each jurisdiction in Santa Clara County, including the City of Sunnyvale, according to the proportion of clients in the HMIS

[15] Unless otherwise noted, statistics cited in this report are from the Santa Clara County-wide Consolidated Continuum of Care Application (2004).

database that reported the jurisdiction as his or her last place of permanent residence. Individuals who reported their last places of residence as being outside Santa Clara County were assigned to each jurisdiction in the County according to the same percentages as those within Santa Clara County. This was done because, collectively, the cities in Santa Clara County and the County must describe in their consolidated plans and the countywide Continuum of Care plan how they will address the needs of all homeless individuals and families in the County, regardless of the last place of residence.

The most recent estimate of the homeless population, available shelter and housing units, and service gaps in Sunnyvale is provided in **Table 3-21**. It is estimated that there are 299 homeless persons in Sunnyvale. Within Santa Clara County, there are an estimated 7,214 persons who are homeless, of which 37.7% have shelter. In Sunnyvale, 120 homeless persons (40.1%) have shelter.

Table 3-21, Homeless and Special Needs Populations contains 2004 estimate of the homeless population, available shelter and housing units and service gaps in Sunnyvale. The data sources were the Santa Clara County-wide Consolidated Continuum of Care Application of 2004 and the HMIS database. These sources estimated 299 homeless persons in Sunnyvale from an estimated 7,214 persons within Santa Clara County who are homeless. In mid-December 2004, Santa Clara County and cities within the County sponsored a two-day homeless count (conducted by a consultant who specializes in these counts), followed by a sample survey of homeless. The County Homeless Census and Survey results were released in March 2005. The Census indicated a total of 7,646 homeless people Countywide and in Sunnyvale: 420 total or 5.5% of the County total. In Sunnyvale, 99 were sheltered and 321 were unsheltered. 37 completed the survey, 2.1% of the 1,796 respondents.

Homeless Individuals

As indicated in **Table 3-21**, homeless individuals comprise approximately 73.9% of the homeless population in Sunnyvale, compared with 69.4% of the homeless population in the County. Unsheltered homeless individuals account for 53.2% of the total homeless population in Sunnyvale. According to information in the Santa Clara Countywide Five-Year Continuum of Care Plan (Countywide Five-Year Plan), approximately 74.0% of the county homeless are single-adults. The overwhelming majority of single homeless adults are male (about 75.0%).

Table 3-21
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart for City of Sunnyvale

		Current Inventory*	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	40	0	73
	Transitional Housing	23	0	102
	Permanent Supportive Housing	11	2	62
	Total	**74**	**2**	**237**
Persons in Families with Children				
Beds	Emergency Shelter	18	0	4
	Transitional Housing	48	0	11
	Permanent Supportive Housing	20	0	15
	Total	**86**	**0**	**30**

* Facilities may not be within City limits of Sunnyvale, number represents a proportionate share of Countywide facilities, many of which receive funding from the City of Sunnyvale.
Source: Homeless Management Information Strategy database, Santa Clara County and C/B/A analysis, December 2004.

Continuum of Care: Homeless Population and Subpopulations Chart – Sunnyvale

Part 1: Homeless Population	**Sheltered**		**Unsheltered**	**Total**
	Emergency	**Transitional**		
1. Homeless Individuals	39	23	159	221
2. Homeless Families with Children	5	11	8	24
2a. Persons in Homeless Families with Children	17	41	20	78
Total (lines 1 + 2a)	**56**	**64**	**179**	**299**

Part 2: Homeless Sub-Population (Represents a further breakdown of table above)	**Sheltered**	**Unsheltered**	**Total**
1. Chronically Homeless	8	33	41
2. Seriously Mentally Ill	42		
3. Chronic Substance Abuse	36		
4. Veterans	12		
5. Persons with HIV/AIDS	6		
6. Victims of Domestic Violence	20		
7. Youth	6		

Source: Homeless Management Information Strategy database, Santa Clara County and C/B/A Analyses, December 2004.

Homeless Families

Members of homeless families make up approximately 26.1% of the homeless population in Sunnyvale. This is similar to the proportion of homeless family members in the urban county homeless population. Single mothers head the majority of homeless families – 66.0% according to the Countywide Five-Year Plan. The Countywide Five-Year Plan also stated that 227 dependent children accompanied 284 homeless people surveyed, or approximately 44.4% of the total sample. This was a large increase from a 1995 study of the homeless in the County, which indicated that children in homeless families comprised 23.0% of the total sample.

Homeless Subpopulations

Table 3-21 also provides a breakdown of the homeless population by subpopulations. As with the homeless population in general, characterization of the homeless subpopulations are based on the County's HMIS data, the allocation of which have been assigned according to the proportion of clients in the HMIS database that reported Sunnyvale as his or her last place of permanent residence.

Chronically Homeless

The Interagency Council on Homelessness has defined someone who is "chronically homeless" as "being disabled and either being continuously homeless for a year or more or having had at least four homeless episodes during the last three years."[16] There are an estimated eight chronically homeless persons in Sunnyvale[17]. Countywide, there were 931 chronically homeless persons, of who only one-fifth were in shelters.

Persons with Severe Mental Illness

Severe mental illness includes the diagnoses of psychoses and the major affective disorders (e.g. bipolar, major depression). To qualify as chronic, the illness must have existed for at least one year. According to national estimates, approximately 1.0% of the adult population meets a definition of severe mental illness based on diagnosis, duration, and disability.

In Sunnyvale, there are an estimated 42 homeless persons who are seriously mentally ill. In the County, there are 952 such homeless persons. According to the Countywide Five-Year Plan, 90.0% of the homeless identified as mentally ill were single. The major barrier to stable, decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Social Security Insurance (SSI) disability payments. These payments, which averaged $550[18] in 2004, permit very few persons in this population to afford rental housing.

Persons with Substance Abuse Problems

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[16] U.S. Department of Housing and Urban Development, *Strategies for Reducing Chronic Street Homelessness,* January 2004.

[17] Assuming the proportion of chronically homeless persons in Sunnyvale based on the HMIS data.

[18] U.S. Social Security Administration at www.socialsecurity.gov/policy/docs/quickfacts/state_stats/ca.html. Average SSI payment for all of California, including federal SSI payment and state supplement.

An estimated 36 homeless persons in Sunnyvale had chronic substance abuse problems, either with alcohol or with other drugs, or sometimes with a combination of substances. Santa Clara County had 816 homeless persons with substance abuse problems. In past surveys, substance abuse appeared to be a major factor in the cause of homelessness. A substantial number of homeless surveyed in 1997 (25.9%) stated that substance abuse had precipitated continual job loss and a subsequent inability to pay rent, resulting in eviction from their homes.

Records have also been kept for homeless persons categorized as "dually diagnosed." This refers to persons diagnosed with both a mental illness and a substance abuse problem. In Santa Clara County, there are 476 homeless persons that are dually diagnosed. In Sunnyvale, the estimated number of such homeless persons is 21.

Veterans

There are an estimated 12 homeless persons in Sunnyvale who are veterans. In the County, there were 285 homeless veterans. The Countywide Five-Year Plan indicates that the percentage of homeless reporting as veterans has decreased over time. In 1995, 26.0% of the homeless reported they were veterans. In 1999, that proportion decreased to 20.0%. Based on these figures, veterans now comprise only 4.0% of the homeless population. It is unclear whether the drop in homeless veterans is related to changes in the local economy and population shifts between 1999 and 2004, the availability of treatment and in-patient care facilities at the Veteran's Administration health center in Palo Alto, fewer veterans being counted in the HMIS system, or other factors.

Recent news reports indicate that veterans from conflicts in Iraq and Afghanistan are beginning to show up in increasing numbers at homeless shelters in the nation, although the overall numbers are still small.[19] Reasons for this increase vary. Some veterans are homeless due to high housing costs and lack of income while searching for jobs or waiting for veterans benefits. Others are dealing with issues, such as mental health problems that make it more difficult for individuals to secure permanent housing. It is not known how many veterans from the Iraq and Afghanistan conflicts are currently homeless in Sunnyvale and Santa Clara County. However, as these conflicts continue, it is possible that there could be an increase in the local homeless veteran population, especially given current housing and labor market conditions.

Persons Infected with HIV/AIDS

The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or in imminent danger of becoming homeless due to their illness, lack of income or other resources, and weak support networks. The Commission further estimates that 15.0% of all homeless people nationwide are infected with HIV. Within Santa Clara County, 136 homeless persons reported having HIV/AIDS, which is less than 2.0% of the total homeless population. This disparity between the County percentage and the estimated national percentage may be due to several reasons. The Continuum of Care application, from which County data was obtained, counted only sheltered homeless persons with HIV/AIDS in the County. It is possible that many unsheltered homeless persons in the County are HIV-infected, but the number is unknown. Also, the results in the Continuum of Care application were based upon a "point-in-time" survey that may have undercounted the homeless with HIV/AIDS. In addition, respondents to this survey

[19] "Homeless Iraq Vets Showing Up At Shelters," United Press International, December 7, 2004; "Back From Iraq – And Suddenly Out On The Streets," *Christian Science Monitor,* February 8, 2005.

may have been reluctant to identify themselves as having HIV/AIDS. In Sunnyvale, it is estimated there are six homeless persons with HIV/AIDS.

In 2000, the Santa Clara County Board of Supervisors provided funding to the Billy DeFrank Lesbian and Gay Community Center to complete a social services and health services needs assessment, which included a survey of gay, lesbian, bisexual, and transgender people. Of those surveyed, 12.0% lived in non-permanent or unstable housing, while 2.0% were reported to be living on the streets.

Persons Suffering Domestic Violence

Many single women and women with children become homeless as the result of domestic violence. According to a study by the U.S. Conference of Mayors, 46.0% of the cities surveyed identified domestic violence as a primary cause of homelessness.[20] Homeless women often require counseling and other forms of assistance. In Santa Clara County, there were 462 homeless persons who were victims of domestic violence, or approximately 6.4% of the total homeless population. The estimated number of such persons in Sunnyvale is 20. According to the Countywide Five-Year Plan, female respondents to a survey identified fleeing from domestic violence as one of the three primary reasons for their homelessness.

The Support Network for Battered Women, a major provider of assistance to women and children escaping domestic violence in Sunnyvale and other communities, operates an 18-bed facility that can serve six families at one time. In fiscal year 2003 – 2004, SNBW served 177 women and children. Support network works collaboratively with other women's shelters in the County to provide out of area shelter when that is needed.

Youth

The Countywide Five-Year Plan states that the fastest growing segment of the homeless population is children. Approximately 25.0% of newly homeless persons in the County were children under 18. Of the estimated homeless population in Sunnyvale, six were youths. In the County, there were 136 homeless youth who were not part of a homeless family. Homeless youth are difficult to track because of their highly transient nature, their distrust of adults, and their distrust of services.

EHC's youth program (Our House) records indicate that about two-thirds of homeless youth were escaping domestic violence, while another 25 percent were "kicked out" of their homes. The Bill Wilson Center reported similar data among the homeless and runaway youth that they serve Countywide.

3.2.2 Gaps in Service

Based on the countywide data on available shelter and housing units, and on the assigned proportion of homeless needs in Sunnyvale, there is a gap of 237 beds or units for individuals and 30 beds or units for families with children (see **Table 3-21**). The gap for individuals includes a need for 73 additional emergency shelter beds, 102 transitional housing units, and 62 permanent supportive housing units. The gap for families with children is four emergency shelter beds, 11 transitional housing units, and 15 permanent supportive housing units.

[20] U.S. Conference of Mayors, 1998.

3.2.3 Needs of Persons Threatened with Homelessness

The "at-risk" population is comprised of lower-income families and individuals who, upon experiencing a major life crisis that creates severe financial distress (job loss, medical emergency, etc.), might lose their housing and become homeless. Extremely low-income households (those earning 30% or less of median family income) are considered to be at greatest risk of homelessness. The overwhelming majority of these families typically experience a housing cost burden, paying more than 30% of their incomes for housing. In more severe cases, such families pay more than 50% of their incomes for housing.

The at-risk population includes individuals who are in imminent danger of residing in shelters or living on the streets. This is due to the lack of access to permanent housing and the absence of an adequate support network, such as immediate family members or relatives in whose homes they could temporarily reside. These individuals, especially those being released from penal, mental or substance abuse facilities, require social services that can help them make the transition back into society and remain off the streets. Based on the criteria discussed above and available data, there are probably between 20,000 and 30,000 Santa Clara County households who are at risk of becoming homeless.[21] Using the share of homeless as determined by the County's HMIS, it is estimated that there are 880 to 1,320 at-risk households in Sunnyvale. This actually could be a low figure. As described in Section 3.1.8, approximately 61.3% of all extremely low-income households in Sunnyvale were paying more than 50% of their income for housing costs (see **Table 3-19**). If this standard is used as an indicator, then approximately 2,979 extremely low-income households in Sunnyvale are threatened with homelessness.[22]

Keeping people from becoming homeless requires emergency funds to pay for housing, food, and medical care. Homeless prevention also requires adequate planning for medical discharges, eviction prevention and relocation assistance, and coordination with code enforcement officials to minimize displacement of lower-income households. Access and contact points for those who become homeless include the Shelter Bed Hotline, on-line and telephone intake and referral services (I&R), an Emergency Assistance Network (EAN) agency, Legal Services, the San Jose and County Homeless Coordinators, Sunnyvale Community Services, and any number of homeless service and mainstream human services agencies. An immediate assessment, if conducted at any of these gateways, will result in appropriate assistance.

3.2.4 Continuum of Care System and Elimination of Chronic Homelessness

The County has an extensive array of services that assist persons and families that are homeless or are threatened with homelessness. **Tables 3-22** through **3-24** lists all programs in the Continuum of Care, along with the clientele served by the programs and the number of people served or the bed capacity. **Table 3-22** lists the emergency shelters in the County. **Table 3-23** shows the County's transitional housing facilities, and **Table 3-24** shows the permanent supportive housing facilities.

Of the homeless facilities in Santa Clara County, two are located in the City of Sunnyvale, the Emergency Housing Consortium (EHC) winter shelter facility at the National Guard Armory (125

[21] As an example of the potential homeless risk among extremely low-income households, HUD reported that, in 2000, nearly 36,000 such households paid more than 50% of their incomes for housing expenses.

[22] Based on figures in Table 3-19, approximately 1,930 renter households and 1,049 owner households with extremely low-incomes have a cost burden of greater than 50%.

beds) and EHC's assisted permanent housing facility (24 beds). In addition, Cupertino Community Services operates a rotating shelter program that provides shelter, food and case management to 15 homeless men. Homeless men who are drug- and alcohol-free are invited to stay for a maximum of ninety days. The shelter rotates on a monthly basis among 11 churches and one synagogue. Five churches in Sunnyvale participate in this program.

In 2003, the federal government adopted a goal to eliminate chronic homelessness within ten years and called upon the nation's cities to adopt plans to make this goal a reality. The National Alliance to End Homelessness, the federal government, the Interagency Council on Homelessness and the US conference of Mayors have all embraced this objective. Santa Clara County is preparing a "Ten Year Plan to End Chronic Homelessness" that is scheduled to be adopted in May 2005. The needs of the homeless within the City of Sunnyvale will be addressed in the Countywide Plan.

The County Plan promotes the "Housing First!" model of getting homeless people into permanent housing with supportive services as quickly as possible in lieu of the costly approach of placing people in temporary shelter, then transitional housing, then permanent housing. The County Plan will be aligned with the City of San Jose's Homeless Strategy adopted on September 23, 2003 which lays out a series of policies and actions designed to eliminate chronic homelessness in San Jose within ten years. The major points of the Strategy include:

- **Prevention:** Emphasize programs that seek to prevent homelessness, such as one-time rent to prevent eviction, a rental guarantee program, and an emphasis on the development of permanent supportive housing.
- **Rapid Rehousing:** Continue to support existing homeless and transitional shelters, but change the focus to moving people quickly into permanent housing with transitional supportive services as seen in the successful Housing First approach.
- **Wraparound Services:** Rely on existing successfully nonprofit entities to provide to the homeless rather than having the City compete by providing these services.
- **Proactive Efforts:** Ensure that data systems collect the information needed to determine the needs of the homeless and the success of program efforts. Also, expand efforts to bring in new resources into the community to cover the costs associated with the services.
- **Transitional and Permanent Housing Assistance:** Support of construction and rehabilitation projects which create or maintain transitional and permanent housing for homeless and special needs individuals is a priority.

Table 3-22
Emergency Shelters, Santa Clara County

Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Bed					2004 All Beds		
				A	B	Family Units	Family Beds	Individ. Beds	Year-Round	Seasonal	Overflow/ Voucher
Current Inventory											
Asian Americans for Community Involvement	Emergency Shelter	N	063258	FC*	DV	14	14	0	14	0	
Bill Wilson Center	Bill Wilson Center	C	063354	YMF		0	0	16	16	0	
City Team Ministries	City Team Rescue Mission	P 4/05	063258	SM		0	0	52	52	0	
Clara Mateo Alliance/InnVision	Clara Mateo Shelter	P 9/04	069081	SMF		0	0	63	63	0	
Clara Mateo Alliance/InnVision	Family Wing	P 9/04	069081	FC		6	18	0	18	0	
Community Services	Alpha Omega	C	062382	SMF		0	0	12	12	0	
Community Solutions	La Isla Pacifica	P 9/05	061452	FC*	DV	4	15	0	15	0	
Concern for the Poor	San Jose Family Shelter	C	063258	FC		35	143	0	143	0	
Cupertino Community Services	Rotating Shelter	C	060930	SM		0	0	15	15	0	
EHC	Armory -Sunnyvale	C	063660	SMF		0	0	125	0	125	
EHC	Armory-Gilroy	C	061452	SMF		0	0	125	0	125	
EHC	Our House	C	063258	YMF		0	0	10	10	0	
EHC	Reception Center	C	063258	FC		10	40	0	40	0	
EHC	Reception Center	C	063258	SMF		0	0	175	0	175	
EHC	Reception Center	C	063258	SMF		0	0	125	0	125	
EHC	San Martin	C	069085	FC		8	36	0	0	36	
EHC	Sobrato Family Living Center	C	063354	FC		18	72	0	72	0	
InnVision	Commercial Street Inn	C	063258	SF		0	0	15	15	0	
InnVision	Commercial Street Inn	C	063258	FC*		12	40	0	40	0	
InnVision	Community Inns	C	063258	SM		0	0	15	15	0	
InnVision	Julian Street Inn	C	063258	SMF		0	0	62	62	0	
InnVision	Montgomery Street Inns	C	063258	SM		0	0	46	46	0	
Jeramiah's Promise	Shelter	N	063258	SF		0	0	3	3	0	
Next Door	Next Door	P 10/04	063258	FC*	DV	5	19	0	19	0	
Salvation Army	Hospitality House	P 4/05	063258	SM		0	0	24	24	0	
Support Network for Battered Women	Emergency Shelter	P 10/04	062382	FC*	DV	5	18	0	18	0	
Urban Ministries/InnVision	Hotel de Zinc	C		SMF		0	0	15	15	0	
				Subtotal		**117**	**415**	**898**	**727**	**586**	

*Women with Children.
Source: Santa Clara County Office of Affordable Housing, Form HUD 40076 CoC-G, updated by C/B/A, December 2004.

Table 3-23
Transitional Housing, Santa Clara County

Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Bed					2004 All Beds		
				A	B	Family Units	Family Beds	Individ. Beds	Total Beds	Seasonal	Overflow/ Voucher
Current Inventory											
ARIS	Transitional Housing	N	063258	FC*	DV	24	86	0	86		
Bill Wilson Center	Youth Parents with Children	C	063354	FC		22	32	0	32		
Bill Wilson Center	Transitional Housing	C	063354	YMF		0	0	19	19		
Catholic Charities	Shared Housing	P 12/04	069085	FC*		6	22	0	22		
Catholic Charities	Shared Housing	P 12/04	069085	SMF		0	0	42	42		
Catholic Charities	Shared Housing	P 12/04	063258	FC		2	6	0	6		
Charities Housing	Transitional Housing	N	063258	FC	DV	7	24	0	24		
City Team Ministries	House of Grace	P 4/05	063258	SF		0	0	22	22		
City Team Ministries	City Team Rehab	P 4/05	063258	SM		0	0	74	74		
City Team Ministries	Heritage House	P 4/05	063258	SF		0	0	25	25		
Clara Mateo Alliance/InnVision	Clara Mateo	P 9/04	069081	FC		6	18	0	18		
Clara Mateo Alliance/InnVision	Clara Mateo	P 9/04	069081	SMF		0	0	34	34		
Community Services Agency	Graduate House	C	062382	SM		0	0	6	6		
Community Solutions	Transitional Housing	P 9/05	061452	FC		3	6	0	0		
Concern for the Poor	Transitional Housing	C	063258	FC		9	38	0	38		
Cupertino Community Services	Transitional	C	060930	SM		0	0	10	10		
Cupertino Community Services	Transitional	C	060930	FC*		6	12	0	12		
EHC	5th Street	C	063258	SMF		0	0	40	40		
EHC	Gifford Street	C	063258	FC*		8	25	0	25		
EHC	Reception Center	C	063258	SMF		0	0	50	50		
EHC	San Martin Family (Migrant)	C	069085	FC		8	36	0	36	*seasonal	
EHC	Reception Center	C	063258	FC		10	30	0	30		
EHC	San Martin Family Living Center	C	069085	FC		18	81	0	81		
EHC	Sobrato Family Living Center	C	063354	FC		10	40	0	40		
EHC	Youth Transitional	C	063258	YMF		0	0	8	8		
Housing Authority	Ochoa Family Shelter	P 9/05	061452	FC		75	360	0	360	*seasonal	
InnVision	InnVision Villa	C	063258	SF		0	0	9	9		
InnVision	InnVision Villa	C	063258	FC*		14	46	0	46		
InnVision	Montgomery Street Inn	C	063258	SM	VETS	0	0	40	40		
InnVision	Transitional Homes	C	063258	SF		0	0	35	35		
InnVision	Jullian Street Inn	C	063258	SM		0	0	10	10		

Table 3-23
Transitional Housing, Santa Clara County

Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Bed					2004 All Beds		
				A	B	Family Units	Family Beds	Individ. Beds	Total Beds	Seasonal	Overflow/ Voucher
Current Inventory											
InnVision/Catholic Charities	HomeSafe Santa Clara	C	063354	FC*	DV	24	75	0	75		
InnVision and partners	HomeSafe San Jose	C	063258	FC*	DV	24	75	0	75		
Mid-Peninsula Housing	Support Network	N	062382	SM		0	0	8	8		
Next Door	Women with Children	P 10/04	062274	FC*	DV	19	60	0	60		
Salvation Army	Hospitality House	P 4/05	063258	SM		0	0	46	46		
SCC Homeless Team	Transitional Housing	P 9/05	063258	SM		0	0	16	16		
St. Joseph's Cathedral	St. Joseph Worker Housing	C	063258	WC		7	25	0	25		
St. Joseph's Cathedral	St. Joseph Worker Housing	C	063258	SM		0	0	20	20		
Unity Care	Youth Transitional	P 9/05	063258	YMF		0	0	12	12		
					Subtotal	**302**	**1097**	**526**	**1623**[1]		

[1] Correction from erroneous 1617 total in Table 3 in original County application to HUD.
Source: Santa Clara County Office of Affordable Housing, Form HUD 40076 CoC-G, updated by C/B/A, December 2004.

Table 3-24
Permanent Supportive Housing, Santa Clara County

Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Bed					2004 All Beds		
				A	B	Family Units	Family Beds	Individ. Beds	Total Beds	Seasonal	Overflow/ Voucher
Current Inventory											
Clara Mateo Alliance	Sunset Square	P 9/04	069085	FC		15	61	0	0		
EHC	Assisted Permanent Housing	C	063660	SMF		0	0	24	24		
EHC	Monterey Glenn Inn	C	063258	SMF		0	0	95	95		
EHC	Markham Plaza	C	063258	SMF		0	0	50	50		
EHC	Sobrato Family Living Center	C	063354	FC		22	88	0	88		
Hsg. for Independent People	Sunset Square (Donna Lane)	N	063258	FC		4	8	0	8		
Santa Clara County	Shelter Plus Care	C	069085	SMF		0	0	87	87		
Santa Clara County	Shelter Plus Care	C	069085	FC		70	291	0	291		
St. Joseph's Cathedral	St. Joseph Worker Housing	C	063258	SM		0	0	4	4		
				Subtotal		**111**	**448**	**260**	**647**		
Under Development											
Clara Mateo Alliance/InnVision	El Paseo	P 9/04	063258	SMF		0	0	20	20		
InnVision	Julian Inn – Safe Haven	C	063258	SM		0	0	10	10		
Charities Housing	PSH	9/05	063258	SMF		0	0	20	20		
				Subtotal		**0**	**0**	**50**	**50**		

Source: Santa Clara County Office of Affordable Housing, Form HUD 40076 CoC-G, updated by C/B/A, December 2004.

3.3 Housing Market Conditions

3.3.1 Housing Characteristics

This section addresses characteristics of the housing supply in Sunnyvale, including type, age, condition, costs, and availability. The implications of these housing characteristics with respect to housing programs are also examined.

Housing Growth

The 2000 Census reported 53,750 housing units in Sunnyvale, representing an increase of 5.8% since 1990 (**Table 3-25**). The area's housing growth was below the County increase of 7.2%. The California Department of Finance estimated that there were 54,194 housing units in Sunnyvale in 2004 – an increase of only 0.8% from the 2000 total.

Table 3-25
Housing Growth

Jurisdiction	Housing Units			Percent Change	
	1990	2000	2004	1990-2000	2000-2004
Sunnyvale	50,789	53,750	54,194	5.8%	0.8%
Santa Clara County	540,240	579,329	600,707	7.2%	8.6%

Sources: 1990 and 2000 U.S. Census; 2004 California Dept. of Finance E-5a Report.

ABAG projections for 2010 indicate that there will be 61,239 households in Sunnyvale by 2010. No projections are available for total housing units. The ABAG household projections may overestimate the extent of housing and population growth in Sunnyvale, unless housing construction activity accelerates between 2005 and 2010 at a greater rate than current construction. As the regional council of governments, ABAG is required under California law to prepare a regional housing allocation plan that assigns each city and county in the nine-county San Francisco Bay Area a fair share of the region's housing construction need.[23] The regional housing allocation plan covers the period 1999 through 2007.

ABAG determined that Sunnyvale's share of regional housing needs is 3,836 units. Over 8.5 years (January 1 1999 through June 30, 2007), Sunnyvale's fair share of the region's housing construction need is 3,836, or 451 housing units per year. Of the total new construction need, 28.0% of the housing units (1,097) are needed for households earning 80% or less the median family income for Santa Clara County, or 129 units per year.

Table 3-26 summarizes information from the Sunnyvale Building Division on residential construction activity through October 2004. Of the 1,948 housing units constructed between January 1999 and October 2004, 364 were special needs rental or ownership housing affordable to low- or moderate-income households. Because of the shift in the local and regional economy, and because of rising real estate values, the City has experienced a significant

[23] The nine-county Bay area includes Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma counties.

increase in the number of applications and proposals to convert former commercial and industrial properties to residential use.

Table 3-26
Housing Units Constructed (2000 – 2004)

Year	Single-Family	Accessory (2nd Units)	Town House	Condo.	Apartment	Specialty[1]	Total
2000	111	2	14	0	714	80	**921**
2001	42	4	0	0	388	0	**434**
2002	12	1	0	0	97	158	**268**
2003	6	2	0	0	0	0	**8**
2004[2]	16	1	8	0	0	0	**25**
Total	**212**	**10**	**64**	**0**	**1,424**	**238**	**1,948**

[1] Includes assisted living facilities and lodging converted to residential units.
[2] Through October 2004.
Source: Sunnyvale Building Division

However, in 2003 the number of approved applicants for new residential units was 667 units and in 2004, 725 new residential units. The majority of these are townhouse ownership units.

Housing Type

Sunnyvale has a diverse mix of homes, with a virtually equal percentage of housing units in single-family residences and multi-family units (**Table 3-27**). Single-family detached residences comprise approximately 38.9% of homes in Sunnyvale. Most of the multi-family housing stock is comprised of multi-family development larger than five units, which accounts for 37.1% of all housing units in Sunnyvale. Mobile homes comprise a significant percentage of the City's housing stock, approximately 7.5%.

Table 3-27
Changes in Housing Stock, 1990-2004

Housing Type	1990		2000		2004*	
	Number	Percent	Number	Percent	Number	Percent
Single-family	**23,764**	**46.7%**	**24,930**	**46.3%**	**25,066**	**46.3%**
Detached	20,259	39.8%	21,006	39.0%	21,126	39.0%
Attached	3,505	6.9%	3,924	7.3%	3,940	7.3%
Multi-family	**22,260**	**43.8%**	**24,727**	**46.0%**	**25,032**	**46.2%**
2-4 units	4,475	8.8%	4,908	9.1%	4,911	9.1%
5+ units	17,785	35.0%	19,819	36.8%	20,121	37.1%
Mobile Home and Other	**4,765**	**9.3%**	**4,093**	**7.6%**	**4,096**	**7.5%**
Total Units	**50,789**	**100.0%**	**53,750**	**100.0%**	**54,194**	**100.0%**

Source: 1990 and 2000 U.S. Census , 2004 California Department of Finance E-5a Report

The amount of new housing development in Sunnyvale since 1990 has changed the mix of housing types only slightly. Multi-family units were the only component of the City's housing to show a proportional increase, from 43.8% of total units in 1990 to 46.1% in 2004. This increase was driven by the increased number of multi-family units in complexes of five units or more, which

increased from 35.0% of total housing units in 1990 to 37.1% in 2004. By contrast, the proportion of units in duplexes and fourplexes decreased slightly from 2000 to 2004. All types of housing units showed numerical increases from 1990 to 2004, except for mobile homes. There was a loss of almost 700 mobile homes between 1990 and 2000, and only a very small gain between 2000 and 2004. One reason for this decrease is the closure of some mobile home parks in Sunnyvale.[24]

Mobile Homes

Mobile homes and the characteristics of mobile home residents are of particular concern to the City of Sunnyvale because the City is second only to San Jose in the number of such housing units. Sunnyvale has the highest percentage of mobile homes in the County as a proportion of the City's housing stock. In 2004, mobile homes comprised 7.6% of the City's housing stock (4,096 housing units). According to the California Department of Housing and Community Development, Sunnyvale is home to 18 parks containing 3,970 mobile home and 37 RV spaces. Park sizes range from 29 to 909 spaces. Eight of the City's mobile home parks contain fewer than 100 spaces. The three largest mobile home parks contain 2,322 spaces, or 58.0% of the spaces citywide.

In Sunnyvale, most mobile home occupants are non-seniors. According to the 2000 Census, about 10.0% of mobile home householders were under 35 years of age in 2000, while another 36.0% were between the ages of 35 and 54. Only 41.0% were age 65 or more. Approximately 87.0% of mobile home occupants own their homes. Based on 2000 Census data, it is estimated that as many as 2,500 mobile homes (61.0%) are more than 25 years old and were built prior to the implementation of uniform federal standards for mobile home construction that took effect in the late 1970s. The overwhelming majority of mobile homes in Sunnyvale were manufactured during the 1960s and 1970s.

Mobile homes provide a lower cost housing alternative for homeownership. According to the 2000 Census, the average monthly mobile home housing cost was about $820. The median mobile home value was reported at $79,000. The average income of mobile home occupants in 2000 was about 68 % of the average income for all households - $62,069 compared to $90,690.

Housing Tenure and Vacancy

Tenure

The tenure of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Tenure preferences are primarily related to household income, composition, and age of the householder. The stability of single-family residential neighborhoods is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment (cost burden), while faced by many households regardless of tenure, is more prevalent among renters, because renters tend to have significantly lower-incomes than homeowners in relation to their housing costs.

[24] It is possible that part of the decrease in the number of mobile homes and "other" housing units (e.g., RVs, vans, travel trailers) is due to a difference in how individuals characterized their housing type on the Census form in 1990 versus 2000. Further investigation would be necessary to determine whether differences in the methodology of the Census count were significant.

Over half of the households in Sunnyvale were renter households (**Table 3-28**). In 2000, 52.3% of all households were renters, while 47.6% owned a home. The level of homeownership appears static, with a slight decline between 1990 and 2000 due to the limited amount of new housing growth in the community and the lack of affordable housing during that period. New construction has increased significantly, with more than 1,000 units in the permit approval or construction process in 2004.

Table 3-28
Housing Units by Tenure

Tenure	1990		2000	
	Number	% of Total	Number	% of Total
Owner Occupied	23,615	48.8%	25,032	47.6%
Renter Occupied	24,681	51.1%	27,502	52.3%
Total Occupied	**48,296**	**100.0%**	**52,534**	**100.0%**

Source: 1990 and 2000 Census

Vacancy

The availability of housing to those looking for a home primarily depends on the number of unoccupied units for sale or rent at any one time. The percentage of such homes is the effective vacancy rate. The effective vacancy rate varies from month to month and typically follows economic trends. In general, a vacancy of at least 5.0% assures that consumers have adequate choices when looking for housing. At that rate, vacant units are available to facilitate mobility and property owners should be able to increase rents moderately without placing undue burden on tenants. When vacancy rates drop much below 5.0%, the increased demand and reduced supply allow rental rates and housing prices to rise disproportionately to household income.

The City conducts a semiannual survey of rents and vacancies in Sunnyvale. The most recent survey, conducted in December 2004, indicated a vacancy rate of 5.75% for apartment complexes. Two prior semiannual surveys indicated a vacancy rate of 4.77% in June 2004 and 5.94% in December 2003. This indicates a rental market in which rates are likely to stabilize or decrease. As discussed later in this chapter, this is the case for Sunnyvale. No current vacancy data for sale units are available, however at the time of preparation of this document, real estate listings are still obtaining multiple purchase offers with most properties selling well above the listing price.

3.3.2 Housing Cost

Housing costs are directly related to the quality of life in a given community. If housing costs are relatively high in comparison to the average resident's income, a community will experience higher levels of overcrowding and overpayment. This section discusses housing costs and their impact upon affordability.

Ownership Housing Cost

According to the California Association of Realtors,[25] the median price for a home in Sunnyvale rose 20.1% between November 2003 and November 2004 (**Table 3-29**). The median home price increased from $492,500 to $591,500. The median home price in Sunnyvale is lower than that of many communities in Santa Clara County, as **Table 3-29** indicates. Nevertheless, it is still above the State median home price of $465,540 in September 2004.

Table 3-29
Median Home Prices, 2003-2004

Location	Median Home Prices*		% Change
	November 2004	November 2003	
Santa Clara County	$562,500.00	$485,000.00	16.0%
Campbell	$585,000.00	$537,500.00	8.8%
Cupertino	$839,750.00	$646,000.00	30.0%
Gilroy	$575,000.00	$453,000.00	26.9%
Los Altos	$1,400,000.00	$1,310,000.00	6.9%
Los Gatos	$900,000.00	$750,000.00	20.0%
Milpitas	$535,000.00	$450,500.00	18.8%
Morgan Hill	$612,000.00	$518,000.00	18.1%
Mountain View	$610,000.00	$505,000.00	20.8%
Palo Alto	$855,000.00	$725,000.00	17.9%
San Jose	$539,000.00	$460,000.00	17.2%
Santa Clara	$570,000.00	$470,000.00	21.3%
Saratoga	$1,300,000.00	$913,250.00	42.3%
Sunnyvale	**$591,500.00**	**$492,500.00**	**20.1%**

*Median price for new construction vs. resale differs significantly.
Source: California Association of Realtors, 2004.

Every year, the National Association of Home Builders (NAHB) tracks the ability of households to afford a home in almost 2000 metropolitan areas across the country. NAHB develops an Housing Opportunity Index (HOI) for a given area that is defined as the share of homes sold in that area that would have been affordable to a family earning the median income. The San Jose metropolitan area was among the least affordable areas in the nation. In 2002, only 20.1% of the homes sold in the San Jose metropolitan area were affordable to families with the median income. The City of Sunnyvale estimated in 2003 that about 30% of its residents could afford the median-priced home in the City at that time.[26]

As affordability drops, lower-income families are most acutely affected. The current prices may be attributable to a housing shortage caused by a continuing decline in housing production during the 1990s, consistent strong demand fueled by the boom in the high technology sector, and reasonable mortgage rates. Although the high technology sector is in recession, housing

[25] The source for the Realtor data is DataQuick, which collects information on home sales throughout Santa Clara County.
[26] 2003 Community Development Strategy

prices have continued to increase in Santa Clara County due to continued strong demand for ownership housing and historically low interest rates.

Rental Housing Cost

As previously mentioned, rental units accounted for 52.3% of the total housing units in Sunnyvale. **Table 3-30** shows the average market rents for apartment rental units in Sunnyvale, based on the semi-annual apartment rent and vacancy survey conducted by the City. Results of the surveys indicate that average rents in Sunnyvale have been on a downward trend. This is a marked difference from the late 1990s, when double-digit annual rent increases were common. For example, between March 1997 and March 1998, rents in Santa Clara County rose almost 10.0%, according to REALFACTS. Job losses related to the high technology recession have been cited as the main reason for the decrease in average rents in Sunnyvale, as this has led to a decrease in demand for rentals.

Table 3-30
Average Rents* in Sunnyvale

Rental Unit	December 2003	June 2004	December 2004
Studio	$807	$807	$755
1 Bedroom	$1,053	$1,013	$968
2 Bedroom	$1,346	$1,307	$1,261
3 Bedroom	$1,730	$1,720	$1,723

*Average rent is distinct from "median rent."
Source: City of Sunnyvale Vacancy and Rent Surveys

3.3.3 Housing Affordability

In assessing affordability, federal housing programs use a standard affordable housing cost of no more than 30% of the gross household income. For planning and funding purposes, HUD conducts annual housing income surveys for metropolitan areas across the country. These surveys are adjusted for differences in households. HUD uses these income levels to determine the maximum amount that a household could pay for housing and their eligibility for federal housing assistance.

Starting in 1992, jobs have grown tremendously faster than housing in Silicon Valley. Only 45,000 housing units were created while the region had added more than 230,000 jobs. This was a ratio of five jobs for every one housing unit. Sustained high demand caused area housing prices to escalate to among the highest in the nation. In 1998, 38.2% of Silicon Valley homes were affordable for households with median income, whereas the national average was 65.6%. As previously described, the NAHB rated the San Jose metropolitan area as having among the least affordable housing in the nation, with only one in five households able to afford a median priced home.

Some of the major factors contributing to the increasing housing affordability problem in Santa Clara County are as follows:

- Rapid job growth in the 1990s with accompanying demand for office and industrial space paying premium rents.

- Diminishing supply of vacant land suitable for residential development.
- Significant decrease in construction of housing for low and moderate-income populations.
- Diminished funds available from State and federal sources for affordable housing.
- Land use plans and policies that favor commercial and industrial uses over residential development.
- Increasing public opposition to higher density development.

From mid-2001 to mid-2004, Silicon Valley has experienced a loss of an estimated 211,740 jobs. [Footnote 3 on pg 3-3] This has had an impact on housing rents in Sunnyvale, but has not changed the trend of higher housing sale prices. The following section discusses these changes in housing affordability.

Ownership Housing

According to the HUD income guidelines for 2004, the Median Family Income (MFI) in the San Jose metropolitan area for a family of four persons is $105,500. Based upon this MFI, the maximum income level for an extremely low-income household (0-30% MFI) is $31,850. For a very low-income household (31-50% MFI), the maximum level is $53,050, while for a low-income household (51-80% MFI) it is $84,900. It should be noted that HUD income limits are adjusted according to family size.

Assuming that the potential homebuyer within each income group has sufficient credit, sufficient down payment (10%), and maintains affordable housing expenses (i.e. spends no greater than 30% of their income on the mortgage, taxes and insurance), the maximum affordable prices for homes within the City are presented in **Table 3-31**. Maximum affordable home prices can be determined for a household at the top of that income category and for a household size of four. Given the median home prices shown in **Table 3-29**, home ownership is beyond the reach of most lower-income households.

Table 3-31
Affordable Housing Costs by Income

Income Group	Median Income	Monthly Affordable Payment	Property Taxes, Insurance	Maximum Affordable Home Price
Extremely Low (0-30% MFI)	$31,850	$650	$189	$97,560
Very Low (31-50% MFI)	$53,050	$1,082	$316	$162,630
Low (51-80% MFI)	$84,900	$1,732	$504	$260,190

Note: Calculation of affordable mortgage and home price based on a 7% interest rate, 10% down payment, and Area Median Family Income for a family of four, not including PMI and HOA dues (See Table 3-15)
Sources: HUD Income Levels, 2005; www.ntmortgage101.com

Rental Housing

According to HUD data, 29.2% of total renter households pay more than 30% of their income for rent, which is the standard for determining if a household is overpaying for housing (see **Table 3-19**). As noted in **Table 3-30**, the average rent for a two-bedroom apartment in Sunnyvale is $1,261. There is a substantial affordability gap between what extremely low-income households can pay for rent and the market rent. Extremely low-income households cannot afford most of

the rents in the City, and very low- and low-income households are confined to studio and one-bedroom apartments.

The working poor are the most disproportionately burdened with the cost of housing. The California minimum wage has not kept up with the cost of living. A couple, both working full-time at minimum wage ($6.75/hour) would make $28,175 a year or $2,348 per month. Assuming that the couple lives in a two-bedroom apartment rented at the FMR, the same couple would have a remaining monthly gross income of about $527 after rent. Rental housing therefore would take approximately 78.0% of their gross monthly income. This would also assume their employers paid for medical/dental insurance, retirement, vacation, and sick leave. In addition, a recent report from the National Low-income Housing Coalition, entitled *Out of Reach: the Gap Between Housing Costs and Income of Poor People in the United States*, states that in Santa Clara County, one would have to earn an hourly wage of $21.90 to afford fair market rent for a two bedroom unit, based on rent being 30% of income.

Affordable Housing Activities

After a slump in housing approvals from 1999 to 2001, due to economic conditions, housing approvals in Sunnyvale have increased considerably. The number of housing units approved for construction has increased from a low of 65 in 2001 to 725 in 2004. With the increase in total housing units has come an increase in the number of affordable housing units. One reason for the increase in residential development activity has been the changes in the local economy brought on by the end of the high technology boom in the Silicon Valley region. One of the consequences of these changes has been the creation of a surplus of commercial and industrial lands. With lesser demand for commercial and industrial lands, and with the continued demand for housing, these surplus lands have become more valuable for residential uses.

During the early 1980s, the City of Sunnyvale adopted an inclusionary housing ordinance. This required that developments in certain zoning districts provide affordable ownership and rental units, the current requirement is 12.5% of ownership units as below market rate (BMR) and 10% of rental units to provide affordable rental housing to low-income households. In 2004, the total number of BMR units approved for construction was 126.

3.3.4 Housing Conditions

Age of Housing Stock

The age of housing units is commonly used as a measure of when housing may begin to require major repairs. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and new plumbing. As of 2000, approximately 51.2% of all housing units in Sunnyvale were built prior to 1970 (**Table 3-32**). Older housing units represent a significant portion of the housing stock in the City. As a result, there may be a continuing need for additional rehabilitation financing to assist homeowners with the maintenance of their older housing units.

Table 3-32
Age of Housing Stock

Year Structure Built	Number	Percent of Total
1990-2000	6,650	12.3%
1980-1989	6,312	11.7%
1970-1979	13,127	24.4%
1960-1969	13,370	24.8%
1940-1959	13,221	24.5%
1939 or earlier	1,070	1.9%
Total	**53,750**	**100.0%**

Source: 2000 Census

To assist lower-income households make necessary repairs, the City offers housing rehabilitation programs for both single-family and multi-family units, including the Paint Grant and Loan Program and the Home Access Grant Program. The City also maintains a Code Enforcement program in its Neighborhood Preservation Division that works to correct code violations by responding to complaints from residents. In general, the Code Enforcement focuses its efforts throughout the whole community. However, in its Community Development Strategy, the City has proposed a code enforcement program that would target specific neighborhoods. This proposed program is supported by data in a housing condition survey conducted by the City, which is discussed in the following section on housing stock condition.

Condition of Housing Stock

In 2003, the City of Sunnyvale prepared a Community Development Strategy as an internal strategic document. The preparation of the Community Development Strategy generated information about housing needs and conditions. As part of the preparation of the document, the City conducted a windshield survey of housing units in the autumn of 2001. The windshield survey rated housing stock conditions using a scale from A to F, with F representing the worst condition (deteriorated beyond economical repair).

Compared to many other cities, the condition of housing in Sunnyvale is very good. All of the categories of condition, except Condition F, are very livable and often very attractive. Only 12 single-family homes were rated F. Homes rated A and B were in excellent condition, often newly built or recently renovated. Condition C was average and quite acceptable. Problems start to become apparent in those homes rated D and E. Almost all of these homes were built prior to 1960, and most have benefited from very little reinvestment. They often have original plumbing and outdated (60 amp) electrical service. There are 2,620 single-family homes, or 11.0% of all single-family homes in Sunnyvale, which are in need of substantial rehabilitation.

Ten multi-family housing units were rated F, so deteriorated as to require demolition. Approximately 17.0% of the multi-family units, or 4,465 units, fall into Condition D or E, a surprisingly high number given the relatively young age of multi-family housing in the city. Most of the units in need of substantial rehabilitation are in smaller complexes, housing two to ten units. Buildings with 16 or more units are required by State law to have on-site managers, and they are generally better maintained. Some notable exceptions are the large apartment complexes along Ahwanee Avenue, converted from motels.

The housing condition survey evaluated the level of reinvestment in residential properties based upon the total value of building permits issued over the past ten years. Not surprisingly, those areas of the city with the largest number of housing units requiring substantial rehabilitation were also the areas that have had the lowest levels of reinvestment over the past decade. However, some areas with problematic housing conditions show a relatively high number of properties with reinvestment of over $100,000, indicating new construction or major remodeling. The private market is apparently strong enough in these neighborhoods to correct problems of poor housing condition over time. Raynor Park is an example of one such neighborhood.

According to the City's findings from the 2003 housing condition survey, approximately 2,600 single-family houses, or 11.0% of the total, are in need of substantial reinvestment. Nearly 4,500 multi-family housing units, or 17.0% of total multi-family units are also in need of substantial reinvestment.

Lead-Based Paint Hazard

Lead poisoning is the number one environmental hazard to children in America today. Approximately 434,000 children across the U.S. aged one to five years have lead blood levels greater than the Center for Disease Control (CDC) recommendations. Lead poisoning causes permanent IQ reductions, reading and learning disabilities, decreased attention span and hyperactivity and aggressive behavior. Several factors contribute to higher incidences of lead poisoning:

- Children under two are especially vulnerable.
- Low-income children are at eight times higher risk for lead poisoning than wealthy children.
- Black children have five times higher risk than White children.
- Hispanic children are twice as likely as White children to have lead poisoning.
- Children in older housing are at higher risk.
- Up to 50% of children in distressed neighborhoods have some level of lead poisoning.

Lead-based paint (LBP) is a major source of lead poisoning. Starting in 1978, the use of all lead-based paint on residential property was prohibited. National studies estimated that 75% of all residential structures built prior to 1978 contain LBP and that older structures have the highest percentage of LBP. The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. In assessing the potential LBP hazard of these older structures, several factors must be considered. First, not all units with lead-based paint have lead-based paint hazards. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces or impact paint surfaces provides information about hazards.

Figure 3-8 shows the cases of elevated blood lead levels in Santa Clara County by ZIP code. In 2000, a consultation with the Childhood Lead Poisoning Prevention Program of the Public Health Department of Santa Clara County revealed that there were 19 cases of elevated blood lead levels reported to the agency from January 1992 through March 2000 that were from Sunnyvale ZIP codes. Three cases were in the 94087 ZIP code, which covers southern Sunnyvale, and 16 cases were in the 94086 ZIP code, which covers central Sunnyvale. No cases were reported from 94089, Sunnyvale's remaining ZIP code, which is in the northern area. The 94086 area is considered high risk for lead exposure due to the number of cases reported. According to the Childhood Lead Poisoning Prevention Program, all children in the 94086 zip code should be

blood lead tested, as it is classified as a Lead Hot Zone. In other areas, high-risk criteria include all children in families on Medi-Cal or receiving federal assistance.

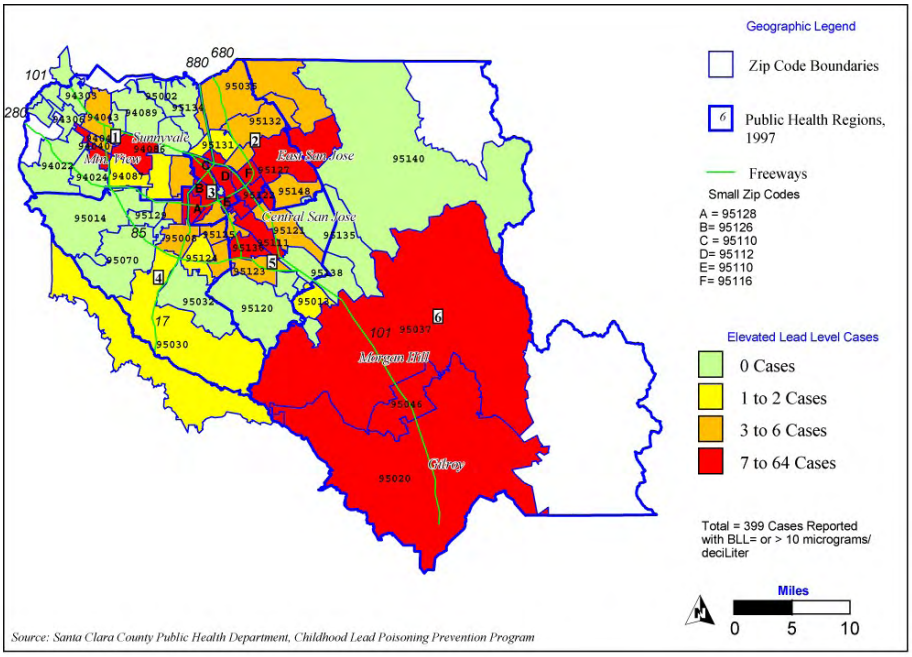
CHAS data provide the number of housing units constructed before 1970 that were occupied by lower-income households. This data can be used to approximate the extent of LBP hazards among lower-income households in Sunnyvale. While information on units constructed before 1978 is not available from CHAS, estimates based on the pre-1970 stock provide a conservative estimate of the extent of LBP hazards. Citywide, an estimated 4,713 units occupied by lower-income households may contain LBP (**Table 3-33**). However, it is important to note that most of the units described above have probably been repainted at least once since 1980, when lead paint use was prohibited in 1978 and was becoming a national concern. There has been no evaluation of dust, soil, or deteriorated paint in the units at risk for lead-based paint hazards, which would help with preparing an estimate of lead-based paint hazards in the City.

Table 3-33
Number of Housing Units with Lead-Based Paint
Occupied by Lower-Income Households

Year Units Built	No. of Units Occupied by Lower-Income Households			Estimated % Units with LBP[2]	Estimated No. of Units with LBP and Occupied by Lower-Income Households		
	Extremely Low (0-30% MFI)[1]	Very Low (31-50% MFI)	Low (51-80% MFI)		Extremely Low (0-30% MFI)	Very Low (0-50% MFI)	Low (51-80% MFI)
Before 1970	435	2,046	3,803	75%	326	1,535	2,852

[1] Owner-occupied units for extremely low-income group not available. Figure includes only rental units.
[2] Based upon national studies.
Source: HUD CHAS Data, 2004.

Figure 3-8 Elevated Levels of Lead by Zip Code



Source: Santa Clara County Public Health Department, Childhood Lead Poisoning Prevention Program

3.3.5 Public and Assisted Housing Needs

Public Housing

The Housing Authority of the County of Santa Clara (HACSC) manages 555 public housing units throughout Santa Clara County. According to HACSC data, most of these units (494) are exclusively for lower-income seniors, while only 25 units are exclusively for lower-income families. There are no public housing units in Sunnyvale.

Tenant-Based Rental Housing Assistance

The City of Sunnyvale contracts with HACSC to administer its rental assistance programs, specifically the Section 8 Voucher program. There are currently 647 Section 8 certificates being utilized in Sunnyvale. Of these voucher participants, 256 are single-person households, and the remainder are households with two or more persons. There are 333 elderly and/or disabled participants in the City. **Table 3-34** provides a breakdown of Section 8 voucher participants in the City.

Table 3-34
Section 8 Participants in Sunnyvale

By Income Level									
Income Category	**Number Of Persons In Family**								**Total**
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	
Extremely Low	243	154	82	46	23	17	4	0	571
Very Low	11	20	17	9	4	2	0	0	63
Low	1	4	2	5	0	0	0	0	12
Moderate	1	0	0	0	0	0	0	0	1
Total	**256**	**178**	**101**	**62**	**27**	**19**	**4**	**0**	**647**
By Family Type									
Disabled									109
Elderly									143
Disabled and Elderly									81
Non-Disabled/Non-Elderly									314
Total									**647**
By Race/Ethnicity									
White									300
Black									123
American Indian/Alaskan Native									10
Asian									213
Hawaiian/Pacific Islander									1
Total									**647**
Hispanic									133
Non-Hispanic									514

Source: Housing Authority of the County of Santa Clara, 2004

Of the current names on the Section 8 waiting list, 135 reside in Sunnyvale (**Table 3-35**). The composition of the portion of the waiting list for Sunnyvale rental assistance shows a predominance of non-disabled elderly. Generally, the Housing Authority estimates that there is a five to seven year wait for rental assistance. The list was opened for new applicants for a brief period in the fall of 1999. Response was so overwhelming that the list was closed again because the new numbers represented another five- to seven-year waiting period. Thus, the Section 8 waiting list represents only a portion of those seeking subsidized housing in Sunnyvale and throughout Santa Clara County.

Table 3-35
Sunnyvale Applicants on Section 8 Waiting List

By Family Type	
Disabled	20
Elderly	24
Disabled and Elderly	11
Non-Disabled/Non-Elderly	80
Total	**135**
By Race/Ethnicity	
White	75
Black	20
American Indian/Alaskan Native	3
Asian	37
Hawaiian/Pacific Islander	0
Total	**135**
Hispanic	36
Non-Hispanic	99

Source: Housing Authority of the County of Santa Clara,2004

Other Affordable Housing Resources

Table 3-36 lists the rental housing projects in Sunnyvale that contain affordable units. Most of these affordable units are "assisted housing", meaning housing that is managed privately but receives public funds to maintain its affordability for lower-income households. Assisted housing does not include licensed community care facilities or emergency shelters. The projects listed in **Table 3-36** include those that are part of the City's Below Market Rate (BMR) rental housing program. Some of the BMR units receive financial assistance, but others do not. **Table 3-36** distinguishes between these types of BMR units. Assisted housing units open to Sunnyvale residents but located outside Sunnyvale are not included.

Table 3-36
Affordable Housing Projects in Sunnyvale

Affordable Housing Projects Receiving Financial Subsidies			
Project Name and Location	**Targeted Resident Group**	**Number of Units**	
		Total	**Affordable**
Arbor Terrace 753 South Fair Oaks Avenue	Families	174	10
Aster Park 1059 Reed Avenue	Families	95	95
Borregas Court 101 West Weddell Drive	Singles, families	193	192
Briarwood 180 Pasito Terrace	Families	192	40 (39 BMR)
Carroll Inn 174 Carroll Street	Singles (single parents with one child also accepted)	120	119
Crescent Terrace 130 Crescent Avenue	Seniors	48	48 (48 BMR)
Eight Trees 183 Acalanes Drive	Families	24	24
Fairways 1269 Poplar Avenue	Families	40	15
Grove Garden Apartments 243 Buena Vista Avenue	Families	220	44
Homestead Park Apartments 1637 Sunnyvale-Saratoga Road	Families	211	211
Life's Garden 450 Old San Francisco Road	Seniors	208	150
Macara Gardens 955 Escalon Avenue	Families	234	47 (47 BMR)
The Meadows 1000 Escalon Avenue	Families	336	68
Morse Court 825 Morse Avenue	Families	35	35
Moulton Plaza 1601 Tenaka Place	Families	66	66
Orchard Gardens 245-251 Weddell Drive	Families	62	62
Pacific Plaza 785 Reseda Drive	Families	38	38
Plaza De Las Flores 233 Carroll Street	Seniors, disabled	101	100
Stoney Pines 267 W. California Avenue	Disabled	23	22
	Total	**2,420**	**1,386**
Sunnyvale BMR Rental Units With Financial Assistance			
Project Name and Location		**Number of BMR Units**	
The Grove 243-255 N. Mary Avenue		44	
BMR from Affordable Housing Projects Listed Above		134	

Sunnyvale BMR Rental Units Without Financial Assistance	
Project Name and Location	**Number of BMR Units**
604 S. Fair Oaks Avenue	2
Alexan Villa del Sol 355 E. Evelyn Avenue	11
Avalon at Parkside 355 N. Wolfe Road	19
Avalon Sunnyvale 880 E. Fremont Avenue	21
Bristol Commons 732 E. Evelyn Avenue	17
The Cascades 874 E. El Camino Real	18
Cezanne Apartments 455 Brahms Way	6
Cherry Orchard Apartments 250 W. El Camino Real	30
Copley Square 979 Pinto Palm Terrace	5
Kensington Place Apartments 1220 N. Fair Oaks Avenue	16
Magnolia Lane 117 S. Mary Avenue	3
Mission Pointe 1063 Morse Avenue	54
Renaissance Apartments 718 Old San Francisco Road	24
Summerhill Park 972 Corte Madera Avenue	9
Tamarind Square	12
Trellis Square 963 E. El Camino Real	19
Windemere Apartments 397 Año Neuvo	23
Windsor Ridge 825 E. Evelyn Avenue	21
Total	**310**
Source: *List of Sunnyvale Rental Projects with Affordable Units (2005).*	

Assisted Housing Units At-Risk of Converting to Market Rate

The State Housing and Community Development law and HUD Consolidated Plan regulation require cities to prepare an inventory including all assisted multi-family rental units which are eligible to convert to market rate housing uses due to termination of subsidy contract, mortgage

prepayment, or expiring use restrictions. These units are considered to be "at risk" of being lost to the affordable housing inventory. The State Housing and Community Development law requires this inventory cover a ten-year evaluation period following the statutory due date of the Housing and Community Revitalization Sub-Element (July 1, 2004); whereas the HUD regulation requires the inventory to cover only the five-year planning period of the Consolidated Plan. To satisfy both state and federal requirements, this at-risk housing analysis period covers from July 1, 2004 through June 30, 2014. This analysis represents a review of current status and options, rather than a specific statement of City policy.

Table 3-37 contains a list of locally assisted affordable rental housing developments.

Table 3-37
Inventory of At-Risk Rental Units

Property Name	Location	Number of At-Risk Units	At-Risk Date
Avalon at Parkside	355 N. Wolfe Road	19	2010
Avalon Sunnyvale	880 E. Fremont Avenue	21	2007
Briarwood	180 Pasito Terrace	39	2005
Bristol Commons	732 E. Evelyn Avenue	17	2008
The Cascades	874 E. El Camino Real	18	2007
Cezanne Apts.	455 Brahms Way	6	2007
The Grove Garden Apts.	243 Buena Vista Avenue	44	2006
Heritage Park	555 E. Washington Avenue	50	2005
Kensington Place Apts.	1220 N. Fair Oaks Avenue	16	2013
Macara Gardens	955 Escalon Avenue	47	2006
The Meadows	1000 Escalon Avenue	67	2006
Mission Pointe	1063 Morse Avenue	54	2010
Summerhill Park	972 Corte Madera Avenue	9	2007
St. Francis Arms	739 E. El Camino Real	2	2005
Trellis Square	963 E. El Camino Real	19	2010
	Total Units At-Risk	**428**	**--**

Source: *List of Sunnyvale Rental Projects with Affordable Units (2004).*

It appears that the primary, although not sole, responsibility for funding the preservation and replacement of at-risk units falls on the City of Sunnyvale. Possible sources of funding include the City Housing Fund. Some assistance may also be possible from the Housing Trust of Santa Clara County. Additional financing can be provided by CalHFA, MHP and tax credit financing obtained through the California Low-income Housing Tax Credit Program. The City will also need to continue to enlist the cooperation of nonprofit housing developers and project owners to preserve the maximum number of at-risk units.

As an example of City action in preserving affordable housing units, the City loaned more than $2.8 million of federal CDBG and HOME funds to the Mid-Peninsula Housing Coalition to help finance the purchase of Homestead Park, a 222-unit apartment complex on Tenaka Way. This purchase ensured that the rental rates at Homestead Park apartments would remain affordable to low- and moderate-income families for the next 55 years. The City is assisting in the

preservation of 100 units of affordable senior at Plaza de Los Flores and 35 units at Morse Court have also been preserved.

3.4 Fair Housing and Barriers to Affordable Housing

Constraints to the provision of adequate and affordable housing are posed by market, governmental, infrastructure and environmental factors. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower and moderate incomes and special needs.

The most significant factors which affect the City's progress in meeting lower-income housing objectives are as follows:

- Extremely high cost of sites for new housing or of existing residential properties suitable for rehabilitation or redevelopment.
- Highly competitive application process for the limited amount of federal and state housing funds.
- Problems of utilizing federal housing programs such as Section 202 in areas with high construction and land costs.
- Extremely limited vacant land suitable for housing construction.

Opportunities were identified to increase the availability of affordable housing in Sunnyvale. These opportunities include the following:

- With the decrease in available vacant land, higher-density housing may become more acceptable. There are also density bonus incentives to developers to provide low-income affordable units and units for seniors.
- The City continues to contract with Project Sentinel to encourage and promote equal opportunity in housing for all people. Project Sentinel also provides for tenant/landlord dispute resolution services.
- Actions of developers in the Industrial-to-Residential area, which have lead to more residential units being made available, and are providing many of the sites currently under development.
- The ongoing implementation of the Futures study (which analyzes the effects of converting additional land from industrial to residential use) has generated substantial development activity and will allow for up to 6,500 new housing units in the City on land previously not zoned for housing.

3.4.1 Nongovernmental Constraints

Market factors, such as the cost to develop housing and the availability of funding for the purchase or rehabilitation of housing, can constrain the ability of lower-income households to purchase or maintain affordable housing. This section addresses the market constraints that exist in Sunnyvale and analyzes their impact on the provision of affordable housing.

Average rents in Sunnyvale have decreased in recent years, making rents in general more affordable for City residents.

Construction and Land Costs. Escalating land prices and construction costs, due to a high demand for housing, are major contributors to the increasing cost of housing in Sunnyvale. The major impediments to the production of more housing are the lack of available land. The cost of labor is also a factor. A study by the RS Means Company in 1998 showed that California cities have the highest construction cost indices in the nation. This has been exacerbated by recent increases in the costs of wood, steel and oil. Due to the jobs/housing imbalance in Sunnyvale, the demand for housing is expected to remain high, thus resulting in high housing costs for rental and ownership housing.

Availability of Mortgage and Rehabilitation Financing. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. As shown in **Table 3-38**, approximately 45,120 conventional loan applications were submitted in 2003 for home purchase in the San Jose Metropolitan Statistical Area (MSA), of which Sunnyvale is a part. No HMDA data specific to Sunnyvale is available. Of these conventional loan applications, approximately 77.2% were approved, though not all approvals were accepted by the applicants.

Table 3-38
Disposition of Conventional Home Purchase Loan Applications
San Jose MSA, 2003

Applicant Income	Home Purchase Loans				Home Improvement Loans			
	Total Applications	% Approved	% Denied	% Other	Total Applications	% Approved	% Denied	% Other
Low (0-50% MFI)	1,000	70.1%	17.9%	12.0%	64	46.9%	39.1%	14.0%
Moderate (51-80% MFI)	10,180	72.9%	16.7%	10.4%	684	48.4%	38.5%	13.1%
Middle/Upper (>80% MFI)	33,940	78.7%	11.9%	9.4%	2,284	58.7%	28.7%	12.6%
Total	**45,120**	**77.2%**	**13.1%**	**9.7%**	**3,032**	**56.1%**	**31.1%**	**12.8%**

Note: Approved loans include those loans that were originated (i.e. approved and accepted) and those loans that were approved, but the applicant did not choose to accept the loan.
Source: Home Mortgage Disclosure Act (HMDA) data for 2003.

Low-income households experienced a lower rate of approval for home purchase loans (70.1%) compared to middle- and upper-income households (78.7%). Differences in approval rates were more pronounced in home improvement loans. While middle- and upper-income applicants had a 58.7% approval rate, low-income households had just a 46.9% approval rate. However, since applicant income and credit history are the primary factors in determining

conventional loan approvals, lower-income households typically have greater difficulty obtaining home financing. Also, it should be noted that there were far fewer low-income loan applicants than there were middle- and upper-income applicants.

Table 3-39 displays the disposition of government-backed loan applications within the San Jose MSA. Considerably fewer people in the San Jose MSA applied for government-backed loans than for conventional loans, primarily because the market sale prices exceeded the maximum sale prices in the government programs. Greater availability of conventional loans, as well as generally higher income that disqualify many people for certain government-backed loans, explains the difference. Low-income households had a 100.0% approval rate, but there were only two applicants from that income category. Moderate-income applicants experienced a lower approval rate (72.4%) than the middle/upper income households, which experienced a 76.8% rate of approval. Again, this is to be expected.

Table 3-39
Disposition of Government-Backed Home Purchase Loan Applications,
San Jose MSA, 2003

Applicant Income	Home Purchase Loans			
	Total Applications	% Approved	% Denied	% Other
Low (0-50% MFI)	2	100.0%	0.0%	0.0%
Moderate (51-80% MFI)	29	72.4%	20.7%	6.9%
Middle/Upper (Over 80% MFI)	69	76.8%	10.1%	13.1%
Total	**100**	**76.0%**	**13.0%**	**11.0%**

Note: Approved loans include those loans that were originated (i.e. approved and accepted) and those loans that were approved, but the applicant did not choose to accept the loan.
Source: Home Mortgage Disclosure Act (HMDA) data for 2003.

3.4.2 Governmental Constraints

The primary governmental constraint on housing production is the regulation of land use through zoning ordinances. Every city in the San Francisco Bay Area limits the location of housing and the number of units that can be built by zoning land for different types of uses and limiting the density in each residential zone. Lot sizes, building setback requirements, and other restrictions may also limit the production of housing. Sunnyvale attempts to mitigate the effects of land use controls on housing production through four methods: 1) providing a variety of zoning categories and densities to allow for all types of housing; 2) periodically rezoning land from industrial and commercial uses to residential uses; 3) permitting and encouraging mixed use developments that combine housing with other uses; and 4) allowing density bonuses for affordable housing.

Zoning. Sunnyvale maintains a complete range of residential zoning categories from low-density (0-7 d.u./acre) to high-density (up to 48 d.u./acre, not including Density Bonus) (Refer to section on land inventory.) Sunnyvale also has a very high proportion of land zoned for mobile homes – approximately 445 acres. Some of the land in the higher density categories was previously developed at lower densities. The city currently requires development to be at a minimum of 75.0% of the permitted density. The current General Plan also provides for a very high density category (43 to 65 d.u./acre, including Density Bonus). One parcel was rezoned for this very high density to accommodate a single room occupancy (SRO) facility. In addition, Sunnyvale

uses the Planned Development (PD) Combining District, which allows consideration of deviations from development standards specifically to accommodate a variety of development types and to improve design and amenities.

Development Standards. Development standards for each of these residential categories regulate density by establishing minimum lot areas, lot coverage, Floor Area Ratios (FARs) for single-family zoning districts, setbacks and building heights. Development standards also require minimum landscaping, useable open space, storage area and parking. Such requirements increase the livability of the residential units, especially multi-family units. For higher density zoning districts, these development standards are adjusted to facilitate achieving the density.

Site Improvements. The Sunnyvale Zoning Ordinance requires housing developers to provide off-street parking, wiring for electrical and telecommunications, including undergrounding of utilities, and open space for all residential development. For multi-family units, developers are also required to provide secure storage space and landscaping. While these requirements all increase the cost of housing, they are consistent with current market demand and are similar to requirements in other San Francisco Bay Area communities. The Planning Commission and City Council may reduce parking requirements on a case-by-case basis.

The City's Subdivision Ordinance requires various improvements. These include curbs and gutters, sidewalks, street paving, street trees, ornamental street lighting system; sanitary sewage collection and pumping system, water distribution and fire protection system, and a storm water drainage system, among others. All of these requirements, with the exception of the requirement for ornamental street lighting, are necessary for the health and welfare of those living in the subdivision or to mitigate impacts on the surrounding community. Some of the requirements, such as those for street paving, would have little impact on housing construction, as the street network is already completed in most areas of the city.

Fees and Other Exactions. Planning fees are intended to reflect the actual cost of processing applications, permits and other approvals. Developers of single and multi-family housing projects may be required to dedicate land for parks or pay an in-lieu fee. Park land dedications are calculated at the general plan standard of 1.25 acres per 1,000 residents. Where land dedication is not feasible, an in-lieu fee will be assessed based on the land requirement and the fair market value of land.

Local Processing and Permit Procedures. In 1985, Sunnyvale established a One-Stop Permit Center to process building permits, building inspections, use permits, business licenses, code compliance, housing services, plan checking, planning permits, economic development, and other general services. The One-Stop Permit Center is comprised of a team of City Staff from the Community Development Department, Public Works Department and Public Safety. The team effort by these individuals results in fast and convenient service to Sunnyvale customers.

The City expanded the efficiency and effectiveness of the One-Stop permit center by creating the E-One-Stop website for on-line Building and Permit services which includes:

- E-Permits: to obtain minor building permits
- E-Inspection Scheduling: to schedule building inspections
- E-zoning: to obtain zoning and parcel information
- E-Plan Check Status: to view building plan check status
- E-Histories: to obtain listing or building permits and planning projects

Sunnyvale's established review and approval processes ensure promptness and allow for public input. Sunnyvale offers a preliminary review process for development projects free of charge. The planning review and approval process consists of two major categories:

- Administrative Permits that are reviewed and/or approved by staff within a 10-day period.
- Permits requiring Public Hearing(s) within a 4-8 week time schedule.

The above timelines are the minimum time periods for environmental review and public notification required by the California Environmental Quality Act (CEQA). A majority of development projects in Sunnyvale are reviewed and approved through this process. Sunnyvale, in spite of being 86.0% built out, continues to provide housing through effective development and design standards with streamlined processing.

3.4.3 Fair Housing

The City continues to support the purpose and goal of fair housing through consistent allocations of CDBG funding of fair housing services. The City contracted with Project Sentinel in fiscal year 2003-04 and 2004-05. The contract with Project Sentinel is a collaborative effort with the cities of Mountain View and Palo Alto. Services include information and referral, community outreach and education, audits, discrimination complaint checking and investigation, legal referrals and assistance in resolving complaints.

During the 2003-04 reporting period, Project Sentinel conducted, and collaborated on a number of educational community forums and outreach activities covering fair housing and discrimination issues, including the following:

- Prepared and placed public outreach notices with consistent visibility for a wide range of people such as the "Rent Watch" column published regularly on a weekly/monthly basis in a variety of Bay Area publications and 73 Project Sentinel posters on Caltrain commuter trains running from San Francisco to Gilroy that were also posted at train stations or VTA/Santa Clara County bus stops.

- Prepared and distributed multi-lingual outreach materials at community events such as the Abilities Expo of Northern California.

- Conducted training sessions, such as a series of five workshops attended by 300 Sunnyvale mobile home park occupants, which covered fair housing issues, predatory lending, mobile home law and credit issues.

- Maintained relationships with fair housing attorneys in the region through activities such as Lawyer Referral Services (LRS) advisory panel meetings. The LRS serves all of Northern California in providing consultation, advocacy and litigation to people who experience housing discriminiation, and to agencies like Project Sentinel who advocate for fair housing rights.

- Recruited and trained testers to maintain a pool of more than 215 people of a variety of profiles available to determine and document discrimination.

- Coordinated activities to celebrate Fair Housing Month, including staffing a booth at HUD's San Francisco offices and organizing a North Santa Clara County fair housing poster contest for 4-8th grade students. In 2004, contest winners were presented prizes at a City of Sunnyvale Housing and Human Services Commission and winning posters exhibited in City Hall from May to August and are on the cover of this Con Plan. Contest co-sponsors include the Silicon Valley Association of Realtors and Tri-Counties Apartment Association and the cities of Mountain View and Palo Alto.

- Collaborated in regional fair housing efforts and attended quarterly meetings of the Northern California Fair Housing Coalition and participating in the Santa Clara County Fair Housing Task Force.

During fiscal year 2003-04, Project Sentinel investigated 32 cases of reported discrimination in Sunnyvale. Of the 32 cases investigated, 15 cases had a positive outcome (successful conciliation, referred to attorney, referred to HUD, or counseled/assisted), 2 were not stated, and 15 are still pending. The 32 cases were in the following categories:

- Handicap/Disability - 13 cases (40.7%)
- Familial Status - 8 cases (25.0%)
- Gender - 1 case (3.1%)
- Race/National Origin - 9 cases (28.1%)
- Source of Income - 1 case (3.1%)

3.5 Community Development Needs

The following section of the needs assessment describes the City's CDBG-eligible community development needs, including:

- Community Facilities, Services and Special Needs Services
- Infrastructure and Neighborhood Services
- Economic Development

The Community Development Needs discussions are based on consultation with staff from the City, interviews with social service providers and public agencies, resident surveys, and information from various existing documents.

3.5.1 Profile of Community Facilities and Services

This section of the Consolidated Plan describes the City's community and economic development needs, including public improvements, public facilities, public safety and services, and economic development. It begins with a description of public utility improvements needed within the next five years. Information for this section is drawn from the City's Capital Improvement Program Active Projects Monthly Status Report as of June 30, 2004, and from the City's adopted FY 2004-05 budget. Additional sources of information utilized include the Sunnyvale Downtown Specific Plan, the Moffett Park Specific Plan, and the 2003 Community Development Strategy.

Water

Water service within Sunnyvale, except for about a dozen service area pockets, is provided by the City. Improvements to the water system will become necessary as new development occurs, including increased capacity lines, development of additional storage facilities, and related improvements. Some older water lines will also need replacement. In the Downtown Specific Plan area, old 4-inch and 6-inch water mains would need to be replaced with new 10-inch mains at four locations to provide adequate fire flow for planned high-density residential development, a potential source of housing for lower-income households. In the Moffett Park Business Park, three 6-inch water mains are proposed to be replaced by 10-inch mains, also to maintain minimum fire flow requirements as development occurs.

Sewer

The City of Sunnyvale maintains a municipal sewer system to serve all residences within city limits. The majority of this system was installed approximately 40 to 50 years ago; there are existing deficiencies in this system primarily due to the age of the sewer facilities. The City is starting a program for ongoing condition assessment of the sewer system to determine the extent of the deficiencies and to identify appropriate fixes.

Within the Downtown Specific Plan area, very old six-inch sewer mains may need to be replaced with new eight-inch mains at two locations to provide adequate service for increased residential development. Also, it is projected that sanitary sewer systems serving the Downtown Specific Plan area would reach more than 85.0% of capacity at buildout. The Downtown Specific Plan recommends that once pipes flow at more than 75.0% of capacity, a plan to add capacity to the systems should be developed. For Moffett Park, most proposed sewer improvements are alterations of slopes for certain lines. Also, two lines would be replaced with 10-inch mains, and one line would be replaced with an 18-inch main.

The City also recognizes the need to replace Orangeburg pipe that was installed as laterals that connect individual residential homes to the sewer line within the street. This installation primarily took place at residences built between 1940 and 1970. This type of piping tends to deteriorate with age, can be damaged by the use of router tools, and is subject to invasion by plant roots. These problems can result in repeated backups of the sewer line from the house to the public sewer in the street or alleyway. Approximately 26,600 dwelling units were constructed in Sunnyvale between 1940 and 1970, but not all of these homes were constructed utilizing Orangeburg pipe. Other sewer pipe materials used during this time period included cast iron or vitrified clay. Therefore, not all houses constructed between 1940 and 1970 are affected.

Storm Drainage and Flooding

Flooding has been a continuing problem for much of Santa Clara County since the earliest settlement of the valley floor. Within Sunnyvale, there are pockets subject to flooding throughout the City, but most of the flood areas are located north of Highway 101. As more development occurs, particularly in northern Sunnyvale, increased runoff and its impacts on existing flood zones would have to be considered, and appropriate drainage improvements may need to be installed.

The City of Sunnyvale maintains a storm drainage collection system for stormwater and urban run-off. The Community Development Strategy indicates that storm drainage associated with the City's street system is sufficient to meet current needs and is well-maintained. The only

recent and significant improvements to the existing system are storm sewer extensions on Washington Avenue and McKinley Avenue. No significant alterations to the storm drainage system are anticipated, except for relocation of drains in a portion of the downtown area due to development. However, there may be local storm drain improvements that are needed in the City's older neighborhoods, including the replacement of older in-street drains.

Streets and Sidewalks

The City of Sunnyvale maintains a street system to serve its residents and visitors, including parking, signals, and related infrastructure. There are a variety of improvements to the street system identified in the City's Downtown Specific Plan. Street and sidewalk improvements have been completed or are planned for several areas in the City. Completed projects include sidewalks in Moffett Park and north Sunnyvale, improvement of Conway Road, and installation or upgrade of traffic signals at various intersections. Planned or ongoing improvements include additions to the City's bicycle lane system and replacement of traffic signal controllers and underground conduits. Proposed improvements in the Moffett Park area include an extension of Mary Avenue and a Lawrence Expressway grade separation, as well as additional sidewalks and other pedestrian and bicycle improvements.

The Community Development Strategy indicates that the City's street system is sufficient to the need and well-maintained. However, concern is expressed over the regional transportation system, particularly the major highways and the public transit systems. The City has at most partial control over the regional system. A Transportation Strategic Plan has been prepared by the City to identify potential future transportation needs and to suggest funding sources to address them.

Sidewalks in older neighborhoods and commercial districts in Sunnyvale may not be fully compliant with ADA standards for accessibility and/or may be deteriorated to the point where repair or replacement is necessary. The City annually reviews sidewalk improvement needs and includes sidewalk improvements in its Capital Improvements Program. The City continues to retrofit as many curbs as possible each year using CDBG funds so that all intersections in the City conform to ADA requirements.

Parks & Recreation

The City of Sunnyvale maintains a parks system to serve residents within the city. Activities currently planned include replacement of playground equipment and fixtures at Ortega Park, replacement of sewer at De Anza Park, renovation of the Lakewood Park recreation facility, and remodeling of various park buildings. Some of the older neighborhoods north of El Camino Real are not well served or are underserved by local parks. Small, pocket-parks serving residents within the immediate vicinity may be a solution to this need. Also, higher-density development proposed in the Downtown Specific Plan is likely to generate an increase in demand for park facilities and services. Youth and senior needs continue to be a high priority for expanding demand for services. Of some concern is the City's exposure on projects should an ongoing partnership with the school districts be curtailed, as demographics change, cultural desires may create a demand for different recreation needs.

Schools

Improvements and upgrades to schools are financed and conducted by local school districts. Funding is accomplished through impact fees imposed on new development, federal programs,

and bond monies provided locally and from statewide ballot initiatives. School districts independently plan for these improvements, outside of City control or involvement.

Other Public Facilities

The Sunnyvale Library has a central facility that serves residents throughout the City. The Library does not have sufficient capacity to serve all community demands and needs, and may be difficult to reach for some residents. The City and the Board of Library Trustees has begun a multiyear study of needs for future library facilities. One alternative that has been proposed is a neighborhood branch library, possibly in conjunction with the expansion of the Columbia Neighborhood Center.

The Columbia Neighborhood Center site includes the AMD Sports and Service Center building, Columbia Middle School, and Columbia Preschool. This collaborative project was developed to provide social, recreational and educational services targeted to North Sunnyvale residents. The AMD Sports and Service Center building encompasses 19,600 square feet and houses a gym, a conference room, social service offices and a health clinic. The Center provides a variety of services and activities year round, five days a week, including evenings. The City, the School District and the Community Advisory Committee have identified a need to expand the Columbia Neighborhood Center. A facility expansion will enable the Center to provide more effective health services and expand social, educational, and recreational services. New space will further enable the Center to house new service partners, thus leveraging additional needed services for the community. As the City continues to grow, demand for centers such as this will increase.

The Sunnyvale Community Center, located at 550 East Remington Drive, is a multipurpose center that hosts various social, cultural and recreational activities. It includes an Indoor Sports Center, a Recreation Center with four meeting rooms and two event rooms; a Senior Center with three meeting rooms, fitness room, billiard room, and an event room; a Creative Arts Center with two meeting rooms and gallery space; and a Performing Arts Center with a theater and a dance studio. According to the Superintendent of Arts and Recreation, there is an ongoing demand for programs and services above what is currently provided by the City through the Senior Center.

Public Services

Although Sunnyvale is a relatively affluent community, it does have lower-income and special needs groups with various service needs. Senior, youth, and family services are a particular priority for the City. Vocational skills training to improve employment opportunities have been supported by the City and could benefit many of Sunnyvale's low-income residents. These are discussed in the following section. The City also supports various private organizations and agencies that provide programs and activities for lower-income youth and families.

Another important community service need is for various types of supportive services for individuals with disabilities or who otherwise cannot live independently without such services. Among these services are:

- Senior services, including nutrition, transportation, and homecare assistance;
- Supportive services for persons with disabilities to allow for independent or group home living;

- Youth services, including childcare, after-school recreation, and cultural opportunities;
- Transportation services for low- and extremely low-income residents, as well as for youth;
- Health services, including substance abuse counseling, treatment, and prevention;
- Food and clothing assistance for extremely low-income individuals; and
- Supportive services for persons transitioning from homelessness to independent living.

The need for services for youth was emphasized by the City's Department of Parks and Recreation, in their comments related to the preparation of this Consolidated Plan. Part of this emphasis is generated by the changing demographics of the Sunnyvale School District. These include a large ethnic population, the existence of many households where English is a second language, and the transitory nature of some of the residents in lower-income neighborhoods. This will likely increase the demand for low-cost, accessible youth activities in these neighborhoods, particularly after-school services.

3.5.2 Economic Development Activities

The Sunnyvale Community Development Department, Economic Development Division, is the lead City department in coordinating and implementing economic development activities. Recent concerns regarding economic development that involve the City include revitalization of the downtown area and continued economic viability of the Moffett Park area. Other economic development needs include encouraging greater retail activity in the City and increasing the number of locally available jobs for residents.

Economic development activities should also focus on the "demand side" – the provision of employees with the necessary skills for available jobs. Changes in the economy have resulted in workforce reductions in some sectors and changes in the types of jobs likely to be available in the future. Therefore, City economic development activities also include working with other agencies (i.e., NOVA) to increase the availability of education and job training programs for Sunnyvale residents with few job skills or who have been laid off.

Downtown Specific Plan

The City of Sunnyvale has made a considerable effort to revitalize its downtown area. In 1975, the City approved a redevelopment project to include area of the aging Downtown. In 1993 and again in 2000, a Downtown Specific Plan was adopted. The Downtown Specific Plan area comprised roughly 184 acres, includes the central business district, generally bounded by Evelyn Avenue to the north, Carroll to the east, El Camino Real to the south, and Charles Street to the west. An important objective of the Plan, and the City's downtown revitalization efforts, is to increase retail and other commercial activities that will bring new jobs to Sunnyvale and create more employment opportunities for low- and moderate-income households. In 2003, the City adopted an update to the Downtown Specific Plan, which increases the number of residential units to be developed, among other changes.

Improvements to some of the municipal utility systems will be needed to serve the downtown at full development. The Specific Plan's largest potential impact to utilities is an increase in sanitary sewer flows. Some improvements are proposed for the water system to meet the need for increased fire-fighting flow in the high-density residential areas.

In August 2004, the Sunnyvale City Council approved a redevelopment project for the Town Center Mall, located within the Downtown Specific Plan area. The project proposes to demolish

a mall and other commercial buildings, and to construct a mixed-use project that would include 292 residential units, 275,000 square feet of office space above retail, and 1,000,000 square feet of commercial retail and entertainment space that includes a 16-screen cinema. This project is consistent with the goals and policies of the Downtown Specific Plan.

Moffett Park Specific Plan

The Moffett Field Business Park (Moffett Park) in north Sunnyvale consists primarily of light industrial, office, research and development (R&D), manufacturing and warehouse uses. Since the 1960s, Moffett Park has predominantly been occupied by defense and defense-related industry. Recently, several high-technology businesses have located corporate headquarters and campuses in Moffett Park. Thus, Moffett Park has re-emerged as a major employment center in the City.

The City's goal for Moffett Park is to maximize its development with corporate headquarters, office, and R&D facilities of high-technology companies that will represent the next wave of economic growth in the Silicon Valley area. To implement this goal, the City Council adopted the Moffett Park Specific Plan in April 2004. The Specific Plan area encompasses approximately 1,156 acres. At full buildout, the Specific Plan anticipates development of 24.3 million square feet, an increase above existing conditions of 8.7 million square feet.

One objective of the Moffett Park Specific Plan is to encourage the construction of Class A office buildings. The Community Development Strategy has identified a relative lack of Class A space as a significant issue. More prosperous businesses look for Class B and Class A space, with headquarters of major firms occupying Class A space. The Specific Plan encourages the development of Class A office space in Moffett Park to attract more move-up businesses and corporate headquarters.

Other Economic Development Opportunities

The Community Development Strategy identified potential economic opportunities that could be pursued by the City. One area is Peery Park, an older industrial park, but one with an advantageous location near the NASA Ames Research Center and two major freeways. A suggested strategy for Peery Park is to make it a center for bio-technology business. Some of these firms have already located in the area. Another area is The Woods, which has almost exclusively Class C buildings on small parcels. However, the buildings are relatively well-maintained, and the area is well-served by transportation facilities. One proposal is to focus development in the Woods on support services and start-up businesses, which could take advantage of the relatively low rents Class C facilities generally offer. At present, no plans have been prepared for these two areas.

Although the facility is not located within the City itself, the NASA Ames Research Center potentially could have positive economic impacts for Sunnyvale. NASA has completed an Environmental Impact Statement that clears the way for development of a research and development campus on 213 acres of property previously owned by the Navy. A University-Affiliated Research Center is part of the plan, to be developed by UC Santa Cruz, Carnegie Mellon University, San Jose State, and DeAnza College. This could effectively become Sunnyvale's university, with the positive economic benefits a university brings to a community. The Center could be an important contributor toward meeting the City's labor force preparation goal, training a high-technology workforce.

The City's Economic Development Division maintains a database of available properties for sale or lease. Properties include industrial, office, retail-commercial, and shopping center.

Job Training and Re-Employment

Unemployment in Sunnyvale is lower than the State or the national rate. However, in recent years, Sunnyvale has experienced a significant number of layoffs and reductions in labor force, primarily from the high-technology sector. Thus, there are many Sunnyvale residents in need of services that retrain or re-employ prospective workers. The City's Community Development Strategy had identified an inability of the local workforce to provide the employees needed for the new high-technology industries in the Silicon Valley area as an issue. However, this issue may have less significance with the recent layoffs in the high-technology sector. In addition, the City has members of special needs groups that may be underemployed and in need of job training.

The City has addressed this need by participating in the NOVA program. NOVA (North Valley Job Training Consortium) is a non-profit employment and training agency that coordinates efforts between private industry, organized labor, government, education, and community-based organizations (such as Sunnyvale Community Services) that provide training employment and training programs at no cost to eligible applicants. It was formed in 1983 by six northern Santa Clara County cities in response to Federal legislation, specifically the Job Training Partnership Act (JTPA). NOVA offers programs for economically disadvantaged youth and adults, homeless, veterans, individuals with disabilities, at-risk youth, seniors, and dislocated workers. NOVA is funded primarily by grants from the State and federal government and by local industry. NOVA is administered by the City of Sunnyvale.

In addition, the NOVA Private Industry Council was established to guide the agency in its mission to provide low cost and efficient job training and employment programs for the seven NOVA cities (Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara and Sunnyvale). The council is a private/public partnership made up of representatives from local government, business and industry, labor, education and training systems, employment services, and community support organizations.

According to NOVA, in fiscal year 2003-04, there were 17,271 client visits at their "one-stop center" in Sunnyvale for some level of service. NOVA enrolled a total of 2,811 clients for program services. Of this total, 503 were residents of Sunnyvale. The Sunnyvale clients consisted of 79 low-income adults, 45 youth 14-21 years of age, 312 laid-off/dislocated workers, and 67 laid-off/dislocated high technology workers.

CHAPTER 4

Housing and Community Development Strategy

The five-year Housing and Community Development Strategy is final section of the 2005-2010 Consolidated Plan for the City of Sunnyvale. The Strategy describes:

- General priorities for assisting households;
- Strategies and activities to assist those households in need; and
- Specific objectives identifying proposed accomplishments.

The Strategy also addresses the following:

- Available resources to implement proposed strategies;
- Anti-poverty strategy;
- Reducing hazards due to lead-based paint in older homes;
- Institutional structure for implementing strategies;
- Reduction of barriers to affordable housing; and
- Coordination among agencies

The Strategic Plan focuses on activities to be funded with the two entitlement grants that the City receives from the federal government (CDBG and HOME). Where appropriate, the use of other funding sources to address identified housing and community development needs will be discussed to provide a comprehensive picture of the City's overall housing and community development strategy.

4.1 Monitoring of Funded Activities

The City of Sunnyvale has established a monitoring process that includes annual on-site monitoring and review of agency administration, fiscal management, and program management. Sub-recipients of federal funds are required to maintain documentation of performance indicators for inspection by the City, with an audit trail from source document worksheets to reports. The City will continue to annually review the progress made in achieving the goals outlined in the Consolidated Plan. The City will continue to prepare detailed agreements with sub-recipients outlining the responsibilities involved with the receipt of federal funds and the performance standards that must be met. Sub-recipients will also be required to submit quarterly performance reports describing which program goals have been achieved. In addition, the City is required to prepare annual end of year evaluations for the use of federal funds by outside funding agencies, which are submitted to the Housing and Human Services Commission for evaluation during the Human Services application process to Outside Groups.

As part of the City's monitoring process, the Housing Division of Community Development Department (CDD) provides a monitoring on-site schedule to sub-recipients in advance of site visits. As part of the advance notice for monitoring of sub-recipients, the City informs sub-recipients of:

- The monitoring schedule;
- City staff who will be involved in the monitoring process;
- The specific issues which will be the focus of monitoring;
- Specific activities and files to be reviewed; and
- The technical areas to be monitored.

As the City is currently providing federal funds to eligible sub-recipients for housing activities, it is anticipated that the existing monitoring process will be used. However, if a new federal program is available that requires modification to the monitoring process to assure compliance with the new program, appropriate modifications will be incorporated at the time of funding of the new program. HOME funded housing will be included in this process. This will include inspection of units, monitoring of rental loans for compliance with regulatory agreements, occupancy and rent requirements, property maintenance, and loan repayments.

4.2 Resources for Housing and Community Development Activities

The City of Sunnyvale agencies with which the city collaborates have access to a variety of federal, State, and local resources to achieve the City's housing and community development goals. Specific funding sources will be sought based on the opportunities and constraints of each project or program. Table 4-1 contains a list that summarizes sources of funding available to the City and its partners that may be used for implementing housing and community development activities. The list in Table 4-1 is not intended to be all inclusive, but to summarize some of the more common funding sources and uses of funds for which Sunnyvale, or organizations in Sunnyvale, may qualify.

Table 4-1
Public and Private Resources Available
for Housing and Community Development Activities

Program Name	Description	Eligible Activities
Federal Programs (HUD)		
Community and Economic Development		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	▪ **Housing** - rehabilitation - acquisition - home buyer assistance - land acquisition - land improvements - infrastructure for housing ▪ **Economic Development** - business assistance - micro-enterprise - business rehabilitation - infrastructure for business ▪ **Homeless Facilities** - emergency shelter - transitional housing ▪ **Public Works and Facilities** - infrastructure - community centers - community facilities ▪ **Public Services** - supportive services for special needs groups ▪ **Planning/Administration**
Section 108 Loan	Loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. Jurisdictions must pledge their future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	▪ Acquisition ▪ Rehabilitation ▪ Economic Development ▪ On- or off-site Improvements w/new construction
Housing		
HOME	Grants awarded to the City on a formula basis for housing activities.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Home Buyer Assistance ▪ Temporary Rental Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	Grants awarded to the City of San Jose, which provide facilities and services for persons with HIV/AIDS from throughout Santa Clara County.	▪ Acquisition/Rehabilitation ▪ Construction ▪ Information and Referral ▪ Resource Identification ▪ Operating Costs ▪ Rental Assistance ▪ Supportive Services ▪ Technical Assistance

Program Name	Description	Eligible Activities
Emergency Shelter Grants (ESG)	Grants awarded to the City of San Jose to implement a broad range of activities which benefit homeless persons. Because of the regional nature o f homelessness, ESG funds expended by San Jose could support facilities and services for homeless individuals and families from Sunnyvale.	▪ Shelter Construction ▪ Shelter Operation ▪ Social Services ▪ Homeless Prevention ▪ Homeless Program Staffing and Administration
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants. Housing vouchers issued under the Section 8 Program are administered by the Housing Authority of Santa Clara County.	▪ Rental Assistance ▪ Public Housing ▪ Housing Opportunities for People with AIDS ▪ Moderate Rehabilitation ▪ Shelter + Care
Section 202	Grants to non-profit developers of supportive housing for the elderly.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance ▪ Support Services
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
Section 8 Moderate Rehabilitation (SRO)	Rental assistance for homeless persons in connection with the moderate rehabilitation of single room occupancy (SRO) dwellings	▪ Rehabilitation to provide SRO-type housing
Federal Housing Administration (FHA)	FHA insures mortgages given through conventional lenders for first-time homebuyers.	▪ Homebuyer Assistance

Program Name	Description	Eligible Activities
Mortgage Credit Certificate Program	Income tax credits available to first- time homebuyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	▪ Home Buyer Assistance
Homeless		
Supportive Housing Program	Grants to improve quality of existing shelters and transitional housing; increase transitional housing facilities for the homeless.	▪ Homeless Assistance (Acquisition, New Construction, Rehabilitation, Conversion, Support Services, Operations)
Shelter Plus Care Program	Rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program	▪ Tenant-based rental assistance ▪ Sponsor-based rental assistance ▪ Project-based rental assistance with or without rehabilitation ▪ Rental assistance in conjunction with Section 8 Moderate Rehabilitation Program for SROs
Federal Emergency Management Agency (FEMA) Emergency Grants	Grants to County organized to provide emergency homeless services, as Local Recipient Organization (LRO).	▪ Shelter Voucher ▪ Food Voucher ▪ Transportation ▪ Utility ▪ Emergency Rent and Mortgage Payment
State Programs		
California Housing Finance Agency (CalHFA)		
Home Mortgage Purchase Program	CalHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for Cal HFA purchase.	▪ Home Buyer Assistance
Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multiple- family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	▪ New Construction ▪ Rehabilitation ▪ Acquisition of properties with 20 to 150 units

Program Name	Description	Eligible Activities
Preservation Acquisition Program	Acquisition and preservation (including rehabilitation) of affordable housing developments financed through specified federal program.	▪ Section 8 assisted ▪ BMIR 221 (d)(3) ▪ Section 236 ▪ Section 202 ▪ Programs under Rent Supplement Assistance ▪ Section 515 ▪ Section 42 of the Internal Tax Revenue Code
Department of Housing and Community Development (HCD)		
Mobile Home Park Conversion Program	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership.	▪ Acquisition ▪ Rehabilitation
California Emergency Housing Assistance Program (EHAP)	Program covers a wide variety of homeless assistance activities.	▪ Homeless Assistance
Multifamily Housing Program	Assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.	▪ New construction, ▪ Rehabilitation ▪ Acquisition and rehabilitation ▪ Conversion of nonresidential structures to rental housing
Low-Income Housing Tax Credit(LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to corporations and people with high tax liability, and proceeds are used to create housing.	▪ New Construction ▪ Rehabilitation ▪ Acquisition
Local Programs		
Sunnyvale Housing Fund	Established to mitigate the impact of commercial and industrial development in Sunnyvale on the demand for affordable housing	▪ Acquisition, ▪ Rehabilitation ▪ New construction ▪ Preservation of At-Risk Hsg ▪ Housing Trust ▪ First time Homebuyer Support Program, including education, downpayment assistance loans and IDA's ▪ Essential Workers Homeownership program
Housing Trust Fund of Santa Clara County (HTSCC)	A nonprofit created through a cooperative effort of the private and public sectors, including the Housing Collaborative on Homelessness and Affordable Housing, the Silicon Valley Manufacturing Group, Santa Clara County, Community Foundation Silicon Valley, and a number of the county's cities	▪ Acquisition ▪ Rehabilitation ▪ New construction ▪ Predevelopment costs ▪ Supportive housing services ▪ Homeless and transitional housing facilities ▪ First time homebuyer closing costs

Program Name	Description	Eligible Activities
Housing Bond Trust Fund	Funded from administrative fees from Mortgage Revenue Bond issues and applicant and lender fees paid to the Mortgage Credit Certificate Program.	▪ Acquisition ▪ Rehabilitation ▪ New construction ▪ Homeless and transitional housing facilities
Mortgage Revenue Bonds	The County and participating cities (including Sunnyvale) periodically issue tax exempt bonds to finance affordable housing activities. Bond proceeds are lent directly to housing developers/providers at below market rates of interest	▪ New construction ▪ Acquisition ▪ Rehabilitation
Private Resources/Financing Programs		
Federal National Mortgage Assoc. (Fannie Mae)	Purchases home loans made by participating lenders so that lenders have additional funds to make more loans. Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority communities.	▪ Home Buyer Assistance ▪ Rehabilitation
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects.	▪ New Construction of single-family and multiple family rentals, self help housing, homeless shelters, and group homes for the disabled.
Federal Home Loan Bank, Affordable Housing Program (AHP)	Direct subsidies to non-profit and for- profit developers and public agencies for affordable low-income ownership and rental projects.	▪ New Construction ▪ Home Buyer Assistance ▪ Acquisition

4.3 Housing and Community Development Priorities and Objectives

This section contains the priorities and objectives the City will pursue to address identified housing and community development needs.

Housing and community development priorities are divided into the following general categories:

- Housing
- Homeless
- Public Services
- Community Development

The strategy also addresses the federally required topics of reducing poverty, barriers to affordable housing, and hazards associated with lead-based paint.

4.3.1 Criteria for Establishing Consolidated Plan Priorities

In establishing its five-year priorities, the City of Sunnyvale has taken into consideration the following concerns:

- Categories of low- and moderate-income households most in need of assistance based on results of the Housing and Community Development Needs Assessment; and
- Programs and activities that best meet the identified needs; and
- Resources available and appropriate to address identified needs.

A priority ranking has been assigned to each category of housing and community development need as follows:

High Priority: Activities expected to be funded with entitlement grants by the City during the five-year period.

Medium Priority: Activities that may be funded by the City during the five-year period provided sufficient entitlement funds are available.

Low Priority: Activities that will not be funded by the City with entitlement grants during the five-year period. However, the City may support applications for funding from other sources if found to be consistent with this Plan.

No Such Need: The City finds there is no need for such activities or the need is already substantially addressed. The City will not support applications for funding from others for activities where no such need has been identified.

The needs summary tables integrated throughout this section identify the City's priorities for housing, special populations, and community development needs for the five-year period of this Consolidated Plan. These priority needs were determined based on an assessment of demographic and housing information, interviews with local service providers, results of the

Housing and Community Development Needs Survey, and consultation with the other public and private agencies. Proposed strategies contained in this section cover only those activities that are deemed to be of high or medium priority.

4.3.2 Housing and Supportive Services Needs and Objectives

Estimate of Need by Income and Household Type

The City coordinates efforts in expanding and preserving affordable housing opportunities for low- and moderate-income households through the strategies and actions described in this section. **Table 4-2**, **Table 4-3**, and **Table 4-4** provides estimates of unmet needs and goals (quantified objectives) for CDBG and HOME-funded housing and related supportive services activities to be undertaken by the City. The estimated dollar amounts reflect only anticipated CDBG and HOME expenditures over the next five years. The estimates of unmet needs are based on the following sources of information:

- Renter and owner needs by income and household type are from the 2000 CHAS data provided by HUD (see **Table 3-20**). The estimated number of households with unmet needs includes only those households with incomes of 80% or less of median that reported any housing problem (overpayment, overcrowding, or substandard housing conditions).

- The number of special needs populations includes low- and moderate-income elderly and large family households with unmet needs (as shown in **Table 3-20**).

- The estimated number of persons with disabilities who have unmet housing needs is also based on HUD CHAS data as described in **Chapter 3, Section 3.1.7**. This estimate includes only those households with 80% or less of median income. HUD reported approximately 2,470 such households, of which approximately 1,030 were elderly households (counted as frail elderly in Tables 4-2 and 4-3). The estimate of unmet need for persons with physical and severe mental disabilities is based on the proportion of such households in relation to all persons with disabilities as reported in Section 3.1.7.

- The number of female-headed households with unmet special needs is based on the estimated number of very low-income single mothers (760) at the time of the 2000 Census, as calculated using HUD's 2000 median family income.

- The estimated unmet need among households with alcohol or drug abuse is based on 7.6% of the reported countywide need of 9,358 (see **Chapter 3, Section 3.1.7**). The City of Sunnyvale has approximately 7.6% of the countywide population.

- The estimated unmet need among households with HIV/AIDS is based on 7.6% of the reported number of individuals countywide (3,395), multiplied by 37%. The proportion of persons with HIV/AIDS countywide estimated to have unmet needs (37%) is described in **Chapter 3, Section 3.1.7**.

Table 4-2
(HUD Table 2A)
Five-Year Housing Needs and Priorities

Priority Housing Needs		Income	Priority Need Level	Unmet Need	Goals
Renter	Small Related	0-30%	High	860	230
		31-50%	Medium	1,126	
		51-80%	Low	781	
	Large Related	0-30%	High	199	190
		31-50%	Medium	375	
		51-80%	Low	395	
	Elderly	0-30%	High	606	125
		31-50%	Medium	394	
		51-80%	Low	160	
	All Other	0-30%	High	697	130
		31-50%	Medium	790	
		51-80%	Low	789	
Owner	Small Related	0-30%	High	230	200
		31-50%	High	281	
		51-80%	High	405	
	Large Related	0-30%	High	75	140
		31-50%	High	81	
		51-80%	High	119	
	Elderly	0-30%	High	915	50
		31-50%	High	391	
		51-80%	High	216	
	All Other	0-30%	High	159	50
		31-50%	High	134	
		51-80%	High	201	
Special Needs Populations*		0-80%	High	6,930	216
Total Goals**					1,331
Section 215 Renter Goals[1]					675
Section 215 Owner Goals[2]					440

*Includes only special needs households not counted in the upper portion of Table 2A.
**Goals include units of new construction, rehabilitation, preservation of "at-risk" units, handicapped accessibility, and rental subsidy.

[1] This goal relates to the number of affordable rental housing units as defined under section 215 (Title II) of the National Affordable Housing Act of 1990. A rental housing unit is considered to be "affordable" if it is occupied by a household earning no more than 80% of median income and if the unit costs the lesser of the Section 8 Fair Market Rent or 30% of the adjusted income for a household earning no more than 65% of median income.

[2] This goal relates to the number of affordable owner-occupied housing units as defined under section 215 (Title II) of the National Affordable Housing Act of 1990. An ownership housing unit is considered affordable if: 1) it is purchased as a principal residence by a first-time homebuyer earning no more than 80% of median income and has a sale price that does not exceed sales prices limits under the National Housing Act; or 2) it is owned and occupied as a principal residence by a household earning no more than 80% of median income, the unit is to be rehabilitated, and the value of the unit after rehabilitation does not exceed mortgage limits under the National Affordable Housing Act of 1990.

Table 4-3
(HUD Table 1B)
Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Anticipated Dollars to Fund (CDBG)	Goals
Elderly*	High	1,650	430,000	175
Frail Elderly*	High	1,030	165,000	100
Severe Mental Illness**	Low	400	0	10
Developmentally Disabled	Medium	240	0	20
Physically Disabled***	High	800	30,000	80
Persons w/ Alcohol/Other Drug Addictions	High	710	75,000	70
Persons w/HIV/AIDS	Medium	100	0	10
Female Headed Households	High	760	443,000	100
Large Families	High	1,240	607,000	330
TOTAL		6,930	1,750,000	895

*Elderly excludes frail elderly to avoid double counting
**Estimate of low- and moderate-income individuals with severe mental disabilities, which is less than the estimate of 1,900 individuals with all types of mental disabilities for Sunnyvale.
***Physically disabled adults ages 16-64, excluding frail elderly with disabilities

Table 4-4
(HUD Table 1C - Part)
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units**	Actual Units***
G-1	**Homeless Objectives**			
G-1	Emergency Shelter – Individuals	Beds	15	
G-1	Emergency Shelter – Families	Beds	4	
G-1	Transitional Housing Beds – Individuals	Beds	50	
G-1	Transitional Housing Beds – Families	Beds	11	
G-1	Permanent Housing Units – Individuals	Units	30	
G-1	Permanent Housing Units – Families	Units	5	
	Special Needs Objectives (Units/Beds)			
	Elderly	Units	175	
	Frail Elderly	Beds*	100	
	Severe Mental Illness	Beds*	12	
	Developmentally Disabled	Beds*	24	
	Physically Disabled	Units	80	
	Persons w/ Alcohol/Other Drug Addictions	Beds*	70	
	Persons w/HIV/AIDS	Beds*	10	
	Female Headed Households	Units	100	
	Large Families	Units	330	

*Residential care facilities (group homes)
***Expected Units are units currently available to Sunnyvale residents.* This does not reflect what is actually in the City.
****Actual Units* represent what may be added in each annual Action Plan

GOAL A: Expand the Supply of Affordable Housing

Priority A-1: New Housing Construction (High Priority)

According to the Association of Bay Area Governments (ABAG) regional housing allocation plan[3], Sunnyvale should accommodate 129 new affordable housing units per year for low- and moderate-income households[4]. The City will use this annual need as its estimate of new construction need for the Consolidated Plan period (2005 to 2010). Over the five-year Consolidated Plan period, the City should attempt to accommodate 645 additional housing units affordable to low- and moderate-income households. These units may be a combination of rental housing, ownership units, single-room occupancy units, second units, or group homes, depending on the targeted household types.

Five-Year Objectives
The following five-year objectives by household type are based on the annual goals in Table 13 of the Sunnyvale Housing and Community Revitalization Sub-Element.

	Small Related	Large Related	Elderly	Other	Total
Rental	30	60	65	45	200
Ownership	200	150	0	95	445
Total	**230**	**210**	**65**	**140**	**645**

Anticipated Funding Sources
The City anticipates using one or more of the following funding sources: CDBG, HOME, Sunnyvale Housing Fund, state and federal tax credits, other HUD programs (such as Section 202 of 811), state programs (such as the California Multifamily Housing Program or the California Housing Finance Agency), tax exempt bonds, mortgage credit certificates, and the Federal Home Loan Bank Board Affordable Housing Program.

Dollars to Fund: $4,782,000
Other (non-federal): $2,718,000[5]

Specific Actions
The City will undertake the following actions included in the City's Housing and Community Revitalization Sub-Element and 2003 Community Development Strategy:

- Continue to implement the Below Market Rate (BMR) Program (authorized under the Sunnyvale Municipal Code Chapter 19.66) for new market rate residential construction by requiring that 12.5% of new housing units, except those units in R-0 and R-1 zones, be affordable to low and/or moderate-income owners, and provide for density bonuses up to 25% to encourage the development of housing for moderate, low, and extremely low-income households. Both for-profit and nonprofit developers may take advantage of these provisions. The City's BMR Program also includes state density bonus provisions. The

[3] The ABAG regional housing plan, a requirement of state law, establishes each city and county's "fair share" of housing construction needs in the nine-county San Francisco Bay area for the period 1999 through 2007.
[4] Low- and moderate-income as defined in the Consolidated Plan, not state law, up to 80 percent of AMI.
[5] Derived from Housing Mitigation fees to be used for rental and ownership housing.

ordinance contains the regulatory incentives to comply with the state density bonus law enacted prior to 2005. The BMR requirement for rental development is at 10% and will increase to 15% when the rental market conditions reach a specified threshold with an economic rebound. The period of affordability is 30 years for owner-occupied units and 55 years for rental units.

- Continue to implement the Housing Mitigation requirement (part of the Sunnyvale Municipal Code), which requires certain developments in industrial zoning districts that exceed 35% floor area ratios (FAR) contribute to the housing fund or take other measures to mitigate the effects of the job increase upon the housing supply. The Housing Mitigation Fee will be used to assist both rental and ownership housing.

- Subject to the County's continued pursuit, the City will participate in future tax exempt housing bond funds through the Santa Clara County Housing Bond Committee. The Committee coordinates participation by Santa Clara County jurisdictions and allocates funding from bond proceeds to finance the development of housing for low- and moderate-income households. The program consists of the following components:

  - Santa Clara County's Mortgage Credit Certificate (MCC) for first-time homebuyers. The MCC program is a federal program administered by the County. First-time homebuyers can get a federal income tax credit for up to 15% of the mortgage interest they pay annually on their first loan.

  - Mortgage Revenue Bonds (MRBs) to develop new low-income rental units and to preserve low-income units through refinancing. These bonds provide below market rate financing for affordable housing construction.

- Continue to support the Santa Clara County Housing Trust Fund to finance the construction of affordable housing. Non-profit, private and public sectors, including the Housing Collaborative, the Silicon Valley Manufacturing Group, Santa Clara County, several cities in Santa Clara County contribute to the Housing Trust Fund as an innovative response to the housing shortage. The Fund is administered as a separate nonprofit organization.

- The City may use its CDBG and HOME allocations and City Housing Funds to provide loans to nonprofit agencies to acquire land for new construction of affordable rental units. Rental units focus on providing housing to households at 40 percent or less of area median income with rents limited to a maximum of 30 percent of gross household income.

- The City will continue to provide assistance to affordable housing developers in their applications to state, federal, and other funding agencies for financing for affordable housing developments. Assistance may include:

  - Demographic and other community information necessary to support a needs analysis for a competitive funding request;
  - Expedited permitting for land development entitlements needed prior to the submittal of a funding request; and
  - Letters of support.

- Continue implementation of First-Time Homebuyer Support Program to assist qualified renters (at 80% or below AMI), particularly occupants in existing BMR at-risk apartments, to move into first-time homeownership. The program includes homebuyer education workshops, Individual Development Accounts (IDA) with matching contributions to down payment savings accounts, and down payment loans up to $50,000.

- Continue to implement zoning regulations that encourage the construction, development, and distribution of non-institutional residential care facilities (group homes) throughout the community as required by state law. Residential care facilities with six or fewer residents are considered under state law as a residential use permitted under the same standards and permitting process as other residential uses.

- Continue to fund the acquisition of land by nonprofit housing developers and assist in development/redevelopment of housing through partnerships with regional agencies, nonprofit housing developers and private sector developers.

- Identify underutilized land with potential for recycling as affordable housing. Sunnyvale will facilitate rezoning of such sites for multi-family rental housing, and will assist in the acquisition of such sites by providing financial assistance. The City will also support the developer in an application for funding assistance from other housing assistance organizations such.

Priority A-2: Increase Homeownership Opportunities for Low- and Moderate-Income Households (Medium Priority)

The median priced home in Sunnyvale, at over $500,000, is more than five times the Santa Clara County median income for a family of four. Under conventional rules of home lending and affordability, it would require an annual income of approximately $180,000 to afford the median priced home without a down payment significantly greater than 20%. A household earning 80% of median income can afford to purchase a home priced at about $260,000.

The City's Community Development Strategy has established increased homeownership as a goal. From a municipal standpoint, homeownership represents an investment in and commitment to a community. Its community benefits are greater stability, a higher level of community participation, and often an increased and sustained level of property maintenance. The Strategy notes that homeownership is not synonymous with single-family housing, as it can also occur in attached townhomes and condominium buildings. The present rate of homeownership in Sunnyvale is slightly higher than 47.6%. If the target were 50%, all of the new housing units to be built over the next five years would have to be owner-occupied, and even then the City would fall short. A more practical but still challenging target is that 50% of all new units constructed be intended for ownership.

Five-Year Objectives

- Assist 70 first-time homebuyers earning up to 80% of median income.
- Provide homebuyer education to 200 first-time homebuyers.
- Provide funding for matches of 30 Independent Development Accounts (IDAs) for up to $10,000 per first-time homebuyer for home purchase.

Anticipated Funding Sources

The City anticipates using one or more of the following funding sources: the City Housing Fund, BMR In-Lieu Reserve and the Housing Trust Fund of Santa Clara County.

Dollars to Fund: $0
Other (non-federal): $2,220,000
BMR In-Lieu, HPCC and First-Time Homebuyer

Specific Actions
The City will undertake the following actions included in the City's Housing and Community Revitalization Sub-Element and 2003 Community Development Strategy:

- Provide down payment assistance to first-time low- and moderate-income homebuyers with funds leveraged from the Housing Trust of Santa Clara County when available.
- Continue to participate in Santa Clara County's Mortgage Credit Certificate (MCC) Program for first-time homebuyers. The MCC program is a federal program administered by the County. First-time homebuyers can get a federal income tax credit for up to 15% of the mortgage interest they pay annually on their first loan.
- Continue to address affordable housing for teachers and City employees through the Housing for Public School Employees, City Employees and Child Care Teachers (HPCC) Program. This program, funded by the City Housing Fund, provides security deposit rental assistance, first time homebuyer education, and down payment loans for homeownership.
- Provide IDA match grant funds and Down Payment Assistance loans to first-time homebuyers. This program is funded by BMR In-Lieu Reserve funds.

GOAL B: Preserve the Existing Supply of Affordable Housing – "At-Risk" Units

Priority B-1: Acquisition and/or Rehabilitation of Existing Assisted Rental Housing to Maintain Affordability (High Priority)

To help provide affordable housing, a number of federal, state, and local government programs have provided subsidies to housing developers in exchange for guarantees that some of the units in the project would be affordable to low- and moderate-income households. These projects included both rental and owner-occupied units. The government entities providing the subsidies negotiated with the developer to maintain the affordability of the units for a fixed period of time. For projects funded with tax-exempt Mortgage Revenue Bonds, the term was generally for half the life of the bonds. Since the bonds typically had a 40-year maturity, the affordability provisions were generally to remain in effect for 20 years. Similar terms were provided for other types of subsidies.

There are 299 federally-assisted rental housing and 245 locally-assisted rental units (under the City's BMR Program) at risk of converting to market rate housing, with the potential loss of affordability to low- and moderate-income households that typically accompanies the conversion. The City previously assisted in preserving and has committed to assist in the preservation of 100 units of affordable senior housing at Plaza de las Flores, 222 units at Homestead Park and 35 units at Morse Court.

Summary of Five-Year Objectives
The City's objective will be to preserve 299 units of federally-assisted rental housing at risk of conversion to market rate housing through a combination of direct City action and/or through assistance to nonprofit organizations. This program will not require that all units be assisted with

federal funds covered by the Consolidated Plan, as other city, state and federal programs may provide funding for the preservation of affordable rental housing.

Anticipated Funding Sources
The City anticipates using one or more of the following funding sources: CDBG, HOME, City Housing Fund, State and federal tax credits, other HUD programs (such as Section 202 of 811), state programs (such as the California Multifamily Housing Program or the California Housing Finance Agency Preservation Acquisition Program), tax exempt bonds, and the Federal Home Loan Bank Board Affordable Housing Program.

Dollars to Fund: $4,782,000
Other (non-federal): $2,500,000[6]

Specific Actions
The City will undertake the following actions included in the City's Housing and Community Revitalization Sub-Element and 2003 Community Development Strategy:

- Provide loans to nonprofit housing providers, or assist these nonprofits in accessing state or federal funds, for the acquisition of at-risk rental properties to preserve affordability and to provide professional management and maintenance of existing properties. The City will continue to fund this activity through a Housing Acquisition Revolving Loan Fund (HARLF) from loan repayments on loans funded with CDBG funds, and other federal and City funds.

Priority B-2: Assist in Housing Improvement and Neighborhood Preservation Activities (High Priority)

According to the City's Housing and Community Revitalization Sub-Element and Community Development Strategy, approximately 8% of the housing stock, or 4,300 units, may be in need of rehabilitation. Substandard housing is concentrated in neighborhoods with concentrations of low- and moderate-income households and concentrations of older, multi-family rental housing (which is often located in the same areas as concentration of low- and moderate-income households).

Summary of Five-Year Objectives
The City's objective will be to assist in the preservation of ownership and rental housing units, including rehabilitation; emergency repairs; painting; abatement of lead, asbestos, and other hazardous materials; and reconstruction (under limited circumstances) according to the following:

- 75 single family ownership rehabilitations (minor through substantial)
- 50 rental housing rehabilitations (minor through substantial)
- 100 owner-occupied units under the Paint Program
- 150 access grants
- 2,700 code enforcement actions per year (approximate number based on prior years)

Anticipated Funding Sources
The City anticipates using one or more of the following funding sources: CDBG, City Housing Fund and General Fund to support operations of the Neighborhood Preservation Division.

[6] Derived from Housing Mitigation fees to be used fro rental and ownership housing.

Dollars to Fund: **$2,837,000**

Specific Actions
The City will undertake the following actions included in the City's Housing and Community Revitalization Sub-Element and 2003 Community Development Strategy:

- Expand the level of participation in the City's housing rehabilitation programs by both private and non-profit property owners for rental housing through ongoing marketing and community awareness programs aimed at both property owners and contractors.

- Continue to offer housing rehabilitation assistance under the City's Housing Improvement Program, which includes the Housing Rehabilitation Program, Home Access Program, Homeowner Paint Program, Emergency Repair Program, Mobilehome Rehabilitation Program, and the Rental Rehabilitation Program. This program will continue to be funded through a Housing Improvement Program Revolving Loan Fund (HIPRLF).

- Continue to provide low interest loans to single-family homeowners age 60 or more to paint the exterior of their homes. This program provides loans of up to $4,000 to have a licensed painting contractor following HUD lead-safe work practices paint the home. Lead testing of all pre-1978 homes will be undertaken. Grants of up to $1,000 will be provided to homeowners below age 60 for reimbursement of paint material and testing costs for the painting of their home.

- Continue to provide financial assistance for minor repairs and access lifts to increase accessibility for residents with physical challenges. Over the next five years the program will reuse the City's existing inventory of lifts as available and the provision of accessible home improvements of up to $5,000 per residence.

- Continue the Concentrated Code Enforcement Programs, in addition to existing citywide enforcement of zoning and property maintenance regulations, by the Neighborhood Preservation division of the Community Development Department.

- Initiate a Neighborhood Education Program to encourage and support property maintenance and improvement in single-family and multi-family action areas identified as upper quartile high concentrations of low-income Census Block Groups (figure 3-5), including:

  - Property owner/manager workshops on good management techniques (including tenant screening), the Section 8 program, and fair housing compliance;
  - A Tool Lending Library to provide owners and renters with tools and equipment to perform home improvement projects; and

- Continue to pursue comprehensive neighborhood development strategies in specified neighborhood action areas identified in the Community Development Strategy. Action areas require a more concerted approach to service delivery. The types and amounts of community development service delivered to these areas will not be the same, and the level of service in action areas will likely be higher than is provided citywide. Action areas that the City will continue to pursue are:

- **Lakewood Village.** The strategy will include housing rehabilitation loans; exterior paint grants and loans for painting materials and contractor services, and neighborhood improvements such as streetscapes, clean-ups, front yard landscaping, and other targeted projects.

- **Victory Village.** The strategy will focus on improving housing conditions rather than property maintenance and include housing rehabilitation loans, concentrated code enforcement, paint grants and loans, neighborhood Improvements such as clean-ups and landscape designs, and neighborhood education to assist homeowners with home improvements.

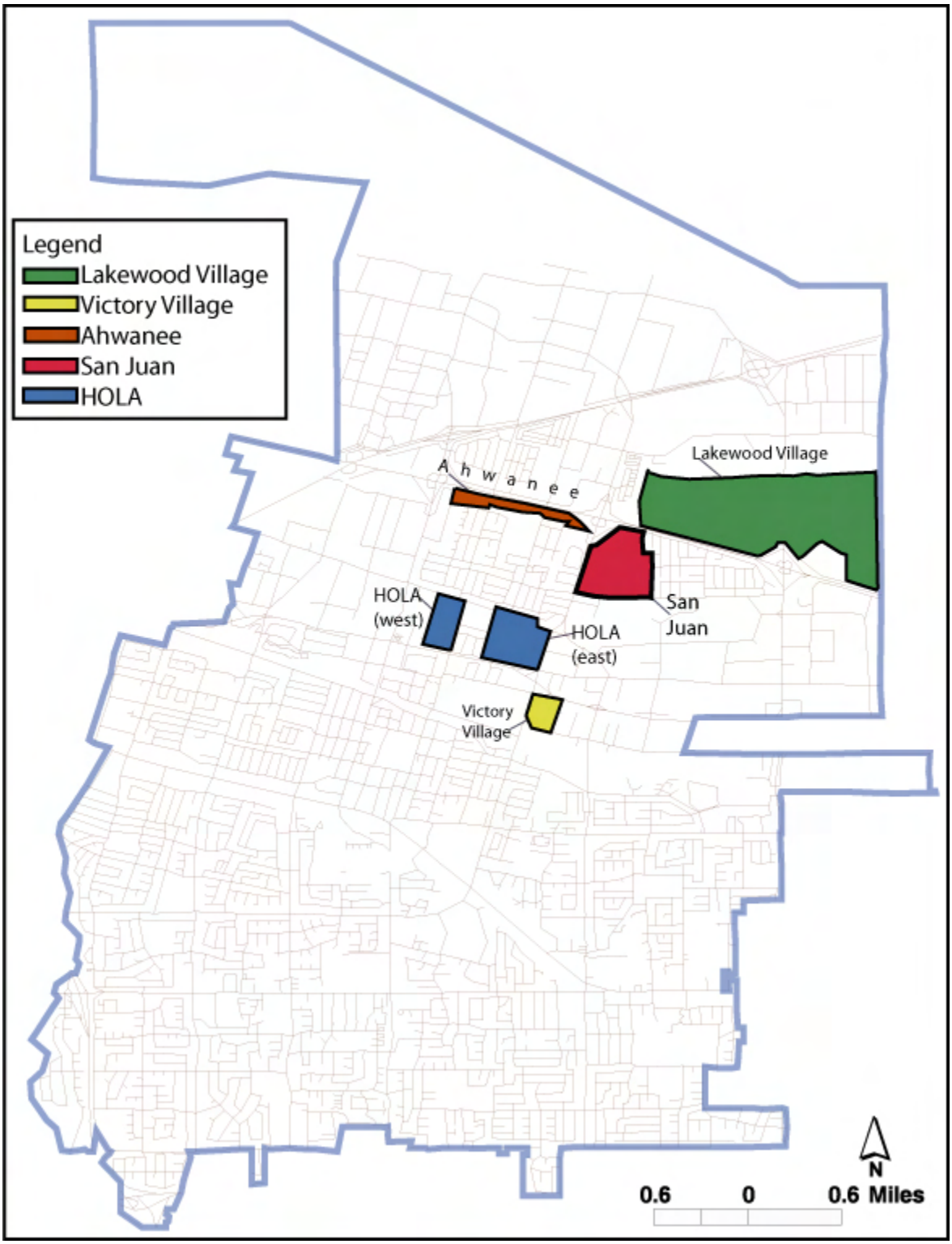
- **Ahwanee.** The strategy for this action area is for the rehabilitation of rental housing. The City will actively seek partnerships with nonprofit agencies to acquire rental housing affordable to households earning from 30 percent to 80 percent of median income. The City will also promote mixed-income projects. Actions may include site acquisition and reconstruction of affordable rental housing, acquisition and rehabilitation of rental housing, rental housing inspections, and neighborhood improvements.

- **San Juan.** The strategy for the San Juan neighborhood is multi-family housing rehabilitation and reconstruction. The City will actively seek partnerships with nonprofit agencies to acquire existing apartment units for substantial rehabilitation or demolition and replacement with new rental housing. These new or rehabilitated apartments should focus on serving households at 30 percent to 80 percent of median income. Programs will include acquisition and rehabilitation (including assembly of duplexes and four-plexes into single ownership), multi-family housing rehabilitation, neighborhood improvements, rental housing inspection, and homebuyer assistance to help first-time homebuyers purchase homes.

- **HOLA (Homeowners Association of "Low Landers").** The strategy for the eastern part of HOLA is targeted multi-family housing rehabilitation. The City will work with existing owners to encourage substantial rehabilitation, and actively seek partnerships with non-profit agencies to acquire properties for rehabilitation. Rehabilitated rental units should be focused on providing housing for households from 30% to 80% of median income. Programs will include multi-family housing rehabilitation, acquisition and rehabilitation (including assembly of smaller apartment projects into single ownership so as to facilitate on-site management), condominium conversion, rental housing inspection, and homebuyer assistance for the purchase of condominiums.

Figure 4-1 shows the locations of the neighborhood action areas.

Figure 4-1
Sunnyvale Neighborhood Action Areas in Community Development Strategy – 2003



GOAL C: Provide Rental Assistance to Very Low and Extremely Low-Income Households

Priority C-1: Work with the Housing Authority and Other Santa Clara County Jurisdictions in the Implementation of Rental Assistance Programs (High Priority)

The primary program that provides monthly rental assistance to low- and moderate-income renter households in Santa Clara County is the federal Housing Choice Voucher (Section 8) Program. The Housing Authority of the County of Santa Clara administers this program for all of Santa Clara County, including Sunnyvale. The Housing Authority inspects participating rental units to certify that they are physically sound and that the rent charged is equal to or less than market rate.

There are currently 647 Section 8 voucher holders in Sunnyvale, with 135 individuals on the waiting list. The waiting list does not reflect the current unmet need for rental assistance. While the characteristics of these voucher holders is driven largely by the demographics of those currently holding vouchers and those on the waiting list, the Housing Authority does give priority to households earning less than 50% of median income and special needs households.

The City hopes to maintain at least the present level of voucher availability to Sunnyvale residents, however, the number of vouchers available depends on the level of federal funding, and the willingness of rental property owners to participate in the program. It also is dependent on the desired place or residency of voucher holders or persons on the waiting list (as vouchers are portable), and the continued availability of project-based Section 8 funding.

One rental housing development in Sunnyvale containing 74 units has project-based Section 8 funding and there are two senior group homes with nine project based certifications.

Five-Year Objectives

- Work with Housing Authority to maintain at least the current number of Section 8 certificates (647).
- Continue to assist up to 50 City employees, public school employees serving Sunnyvale, and/or child care workers with rental security deposit loans.

Anticipated Funding Sources

HUD Section 8 Program and other funding program for public Housing Authorities and City Housing Fund for HPCC security deposit.

Dollars to Fund: $0
Other (non-federal): $50,000

Specific Actions

The City will undertake the following actions:

- The City will continue to work with nonprofit and for-profit housing developers to increase the supply of affordable rental housing according to the actions described in priority A-1.

- Through its Housing for Public School Employees, City Employees and Child Care Teachers Program (HPCC), the City will continue to provide security deposit loans of up

to $5,000 to help obtain apartments for City employees, employees of public schools serving Sunnyvale, and certified child care workers.

Priority C-2: Take part in a regional partnership to work with non-profit organizations to support programs for emergency rent and utility payment assistance and security deposits.

According to service providers who participated in focus group sessions for the preparation of the 2005 – 2010 Sunnyvale Consolidated Plan, emergency rental assistance is one of most important needs for individuals and families who are homeless or are at-risk of becoming homeless. Move-in expenses (first and last months' rent, security deposit, application and credit check fees, moving costs, etc.) can be insurmountable for individuals and families who have little or no cash reserves. Individuals and families facing a temporary financial crisis can easily become homeless without temporary assistance with rent and/or utility payments.

An emergency rental assistance program that provides funding for households with little or no cash reserves can shorten the period of homelessness or avoid a potential crisis resulting in homelessness. Some jurisdictions and nonprofit services providers in Santa Clara County offer some emergency rental assistance, however, demand greatly exceeds the funds available. In Sunnyvale, Sunnyvale Community Services has, over the years, provided emergency rent and utility assistance on a limited basis.

Ideally, an emergency rental assistance program should be coordinated on a countywide basis to track clients and ensure that efforts are not duplicated To avoid program abuses.

Five-Year Objectives

- Work with other jurisdictions in Santa Clara County, the Housing Authority, and nonprofit service providers to develop a countywide emergency rental assistance program.
- Assist up to 50 Sunnyvale households

Anticipated Funding Sources

CDBG, or City Housing Fund and private sources

Dollars to Fund: $50,000
Other (non-federal): $50,000

Specific Actions

The City will meet with representative of other jurisdictions in Santa Clara County, the Housing Authority, and nonprofit service providers to identify an appropriate administrative mechanism, program guidelines, and funding for a coordinated, countywide emergency rental assistance program. The organization through which such a program could be administered might be the Housing Authority or a nonprofit service provider. The City's goal will be to participate in the creation of such a coordinated, countywide program within the next two years.

GOAL D: Provide Supportive Services in Combination with Special Needs Housing

Priority D-1: Provide Housing and Related Supportive Services (High Priority)

Many special needs households need assistance with daily living activities. The City provides funding for supportive housing services for seniors and single-parent households.

Five-Year Objectives

- Assist 6,945 seniors and 300 single-parent households.

Anticipated Funding Sources
CDBG

Dollars to Fund: $856,915

Specific Actions
To ensure the viability of all affordable housing projects, the City will continue to fund projects that provide housing-related support services. Specific programs that may be funded by the City include:

- **Long Term Care Ombudsman Program.** This program provides training, assignment, supervision, and support of volunteer ombudsmen who act as a voice and advocate primarily for the elderly residents of skilled nursing facilities and residential board and care homes.

- **Shared Housing.** This program facilitates single-parent households in making shared housing living arrangements.

- **Senior Group Residence Services**. This program provides services for seniors living in group homes, such as on-gong case management to assess, refer and/or counsel low-income seniors in a group or individually, and referral to needed self-care, mutual care, and/or professional care services.

- **Meals on Wheels**. This program delivers hot meals plus supportive services to homebound seniors, disabled and chronically ill, enabling them to continue to live in their own homes.

- **Senior Adult Legal Assistance (SALA).** This program provides legal assistance and advocacy services to low-income seniors.

- **Senior Nutrition.** This program offers subsidized hot meals five day per week at the Senior Nutrition site located at First United Methodist Church.

- **Second Harvest Food Bank**. The Food Bank provides weekly food supplements (Brown Bag Services) to low-income seniors.

GOAL E: Provide Housing and Supportive Services for Persons with HIV/AIDS

Priority E-1: Provide Housing and Related Supportive Services for Persons with HIV/AIDS (Low Priority)

The primary source of funding for housing and supportive services is the federal program Housing Opportunities for Persons with AIDS (HOPWA). This program provides funds for the acquisition, rehabilitation, conversion, lease and repair of facilities to provide housing and services for persons with AIDS, including: new construction of single room occupancy dwellings and community residences, project or tenant-based rental assistance, short term rent, mortgage and utility payments to prevent homelessness, supportive services, operating costs and housing information services for persons with AIDS. Other federal programs (including HOME) can assist in the construction of housing, hospices, residential care facilities, and other types of housing or shelter for persons with HIV/AIDS.

The City of San Jose administers the HOPWA funds on behalf of the cities in the county including Sunnyvale. San Jose works directly with the Santa Clara County HIV Planning Council and the other entitlement jurisdictions in Santa Clara County to determine the appropriate allocation of funding according to need.

Five-Year Objectives

- Assist 25 persons in Sunnyvale with HIV/AIDS in accessing HOPWA funded programs administered by the City of San Jose.

Anticipated Funding Sources

Housing Opportunities for Persons with AIDS.

Dollars to Fund: **$3,680,000** ***(Note: funding is anticipated to be provided through the City of San Jose.)***

Specific Actions

The City of Sunnyvale will continue to participate with other entitlement jurisdictions in Santa Clara County to implement a countywide collaborative approach to meeting the needs of persons with HIV/AIDS. Sunnyvale will continue to refer such individuals to service offered through HOPWA funds, including:

- Health Connections-AIDS Services (HCAS) formerly the Visiting Nurse Association's AIDS Project, which provides assistance to persons with HIV/AIDS in accessing private and public benefit/entitlement programs as well as housing subsidies and support services to obtain long term housing. VNA provides individual counseling, case management and psychosocial assessments to assure stable housing as well as short term emergency assistance with rent and utility expenses.

GOAL F: Support Equal Housing Opportunity for All

Priority F-1: Support Fair Housing Services (High Priority)

The City will continue to fund fair housing services for Sunnyvale residents, including landlord and tenant education and training workshops, fair housing events, investigation of housing discrimination complaints, use of local media to promote fair housing, landlord-tenant

mediation, and legal representation of tenants. The City may continue to support jointly funded programs and services with the cities of Mountain View and Palo Alto, when feasible, to reduce discrimination in housing regionally.

Five-Year Objectives

- Reduce discrimination in housing;
- Educate renters and rental property owners (including mobilehome park residents and owners) in Sunnyvale on rights and responsibilities; and
- Assist in resolving up to 150 housing discrimination complaints

Anticipated Funding Sources
CDBG
Dollars to Fund: $150,000

Specific Actions
Specific strategies and actions may include:

- Provide educational seminars and training workshops. Information shall be provided to homeowners and mobilehome owners, landlords/managers and property managers (particularly in neighborhood action areas).

- Participate in the ongoing efforts of a countywide Fair Housing Task Force to improve the provision of fair housing services on a regional basis. The Fair Housing Task Force will continue to gather information on fair housing activity and issues of regional importance in Santa Clara County.

- Support the efforts of the Sunnyvale Housing and Human Services Commission to participate in the City's fair housing activities and work with other local organizations.

- Educate Below-Market-Rate Program homebuyers and homeowners through workshops that inform them how to identify predatory lending practices.

- Educate potential renters and buyers regarding their rights under fair housing laws. Specifically, provide fair housing informational materials to households occupying or waiting to occupy BMR rental and BMR ownership units.

- Inform the public of fair housing services and resources utilizing local media through ongoing advertisements, including ethnic media and public service announcements and the activities to celebrate Fair Housing Month

- Provide legal assistance where appropriate to pursue housing discrimination complaints and monitor compliance with fair housing practices.

Priority F-2: Support Housing Mediation Services (High Priority)

The City will continue to support landlord-tenant mediation and dispute resolution.

Five-Year Objectives

- Provide up to 1800 landlord-tenant mediation sessions.

Anticipated Funding Sources
General Fund

Dollars to Fund: $0
Other (non-federal): $500,000

Specific Actions
Specific strategies and actions may include:

- Continue a Landlord-Tenant Dispute Resolution program to provide services to residents, landlords, property managers, and owners of property in the form of counseling, conciliation, mediation and general educational outreach.

Priority F-3: Continue to Participate in Countywide Efforts to Promote Fair Housing (High Priority)

Santa Clara County and the entitlement Jurisdictions within the County possess populations diverse in national origin, ethnicity, culture, disability, and economics. A significant effort, undertaken as a joint venture by the cities and the County, has been the initiation of a Santa Clara Countywide Fair Housing Task Force. The Task Force is comprised of a membership of federal, state and local government and social service agency staff, representative of the unique demographics and special needs of the residents of Santa Clara County. The Fair Housing Task Force goals are the review of various impediments identified as barriers to fair housing choice, that impact the County as a whole, and that when resolved will benefit the County and each participating city.

The continued efforts of the Fair Housing Task Force with the support of the member jurisdictions address the fair housing problems of Santa Clara County is vital and the available resources continue to be effectively utilized. Coordination among funders and service providers should produce enhanced and dynamic fair housing services.

These efforts are essential to expand public support for fair housing and to provide housing seekers with information about their rights and the services available to them.

Five-Year Objectives
To significantly reduce fair housing complaints and increase compliance with fair housing laws

Anticipated Funding Sources
CDBG

Dollars to Fund: $20,000

Specific Actions
The following is a list of the identified impediments and planned actions by the Countywide Task Force to combat those impediments:

- **Maintain Countywide Fair Housing Collaborative Task Force** that will create priorities and proactive goals aimed at reducing fair housing problems, identify resources and provide assistance to the non-profit fair housing service providers for enhanced performance, and issue an annual report profiling the nature and extent of fair housing in Santa Clara County.

- **Provide enhanced education and outreach that includes:**

  - Support non-profit fair housing service providers to increase public awareness of and support for fair housing laws, to inform housing seekers of their rights and remedies, and to publicize the availability of the fair housing services on a coordinated county-wide basis.
  - Educational presentations to resident and community-based organizations, such as community centers, social services and health care providers, schools and senior centers, with targeted focus being to reach new immigrant populations.
  - Materials distribution and identification of existing resources to provide for the distribution of multi-lingual fair housing educational material on a coordinated countywide basis.
  - Media and public relations, including newspaper stories about specific fair housing issues and the availability of fair housing services; guidance and support to the non-profit fair housing service providers for the effective use of media and public relations resources throughout the county.

- **Support and Strengthen Enforcement Services through**:

  - Coordination of services between the various direct service providers. Develop and maintain a countywide reporting format that will accurately and easily describe services requested and services provided, and to develop fair housing enforcement profiles in Santa Clara County.
  - Support for fair housing audits to reflect dissemination of audit results to provide education to the community.
  - Seek a better understanding of the nature and extent of predatory lending in Santa Clara County. The Task Force will provide guidance and support to direct service providers to combat this impediment and provide a forum for developing a greater understanding of predatory lending in Santa Clara County.

4.3.3 Homeless Needs and Objectives

It is the goal of the jurisdictions within Santa Clara County, and the City of Sunnyvale, to coordinate services and facilities for the homeless through a regional, cooperative strategy, as a continuum of care. The goal of the continuum of care program is to help homeless residents get housing, job training, childcare, and other services. The continuum of care stresses permanent solutions to homelessness through comprehensive and collaborative community planning. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

The County adopted a Continuum of Care Strategy in 2004. In May 2005, the County Board of Supervisors is scheduled to adopt a “Ten Year Plan to End Chronic Homelessness.” The Ten Year Plan will promote and support the “Housing First” model of assistance to the homeless and those at-risk of becoming homeless. The Housing First approach, piloted in other parts of the U.S., aims to get homeless people into permanent housing with supportive services as quickly as possible in lieu of the three tier system of placing people in temporary shelter, then transitional housing, then permanent housing.

Homelessness is a shared problem among Santa Clara County jurisdictions. Any attempt to quantify homeless needs must recognize that homeless individuals and families do not follow jurisdiction boundaries, nor do facilities and services for homeless persons. Based on the County's Continuum of Care funding application to HUD, the cities and the County have agreed to a homeless needs and gaps analysis that assigns each jurisdiction a share of the countywide need based on homeless clients' last reported place of residence in the Homeless Management Information System database.[7] According to the database, approximately 4.4% of homeless clients countywide who reported a permanent residence stated they last lived in Sunnyvale. **Table 4-5** summarizes the City's homeless and special needs objectives.

Table 4-5
(HUD Table 1C – Part)
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units*
	Homeless Objectives			
G-1	Emergency Shelter – Individuals	Beds	15	
G-1	Emergency Shelter – Families	Beds	4	
G-1	Transitional Housing Beds – Individuals	Beds	50	
G-1	Transitional Housing Beds – Families	Beds	11	
G-1	Permanent Housing Units – Individuals	Units	30	
G-1	Permanent Housing Units – Families	Units	5	

* *Actual Units* represent what may be added in each annual Action Plan

Note: Table 4-5 reflects upper portion of Table 4-4

GOAL G: Provide Shelter, Housing, and Supportive Services to Homeless Individuals and Families

Priority G-1: Provide Homeless, Housing and Related Supportive Services for Sunnyvale Residents Who Are Homeless or At-Risk of Becoming Homeless (High Priority)

Based on the HMIS data, it is estimated that there are 299 homeless persons in Sunnyvale and that 120 homeless persons (40.1%) have shelter. Homeless individuals comprise approximately 73.9% of the homeless population in Sunnyvale. Members of homeless families make up approximately 26.1% of the homeless population in Sunnyvale. Estimated homeless subpopulations in Sunnyvale include:

- Eight chronically homeless persons;
- 42 homeless persons who are seriously mentally ill;
- 36 homeless persons with chronic substance abuse problems;
- 12 homeless persons who are veterans; and
- Six homeless persons with HIV/AIDS.

Sunnyvale's share of the gaps in facilities and services includes the following, measured in beds, to accommodate additional persons:

- For individual homeless: 73 in emergency shelter, 102 in transitional housing, and 62 in permanent supportive housing; and

[7] A federally-mandated recordkeeping system for tracking homeless clients.

- For persons in families: four in emergency shelter, 11 in transitional housing, and 15 in permanent supportive housing.

Homeless facilities and services in Santa Clara County are provided through the individual efforts of the cities and the County and through a collaborative effort. The Santa Clara Collaborative on Affordable Housing and Homeless Issues (the Collaborative) is the lead entity for the implementation of the countywide Continuum of Care process and official forum for planning and implementing a response to end chronic homelessness in the County. The work of the Collaborative is shared by its members with staffing support provided by the County Homeless Concerns Coordinator (located within the County Office of Affordable Housing). The Collaborative prepared a comprehensive Five Year Continuum of Care Plan in 2004 and has drafted a Ten Year Plan to End Chronic Homelessness in the spring of 2005, which includes specific goals, strategies and action steps to work toward ending homelessness in the community. Further details on the Collaborative, are contained in the Santa Clara County Continuum of Care Plan and the Santa Clara County Ten Year-Plan Plan to End Chronic Homelessness.

The City of Sunnyvale, as a participant in the Collaborative, supports regional efforts to address homelessness and will determine its role, after review of the County's Ten Year Plan.

Five-Year Objectives
See **Table 4-4** for specific homeless objectives.

Anticipated Funding Sources
Emergency Shelter Grant Program, Shelter Plus Care Program, CDBG, HOME, City Housing Fund, Housing Trust Fund of Santa Clara County.

Dollars to Fund: $357,500

Specific Actions
The City of Sunnyvale will continue to participate with other entitlement jurisdictions in Santa Clara County to implement a countywide collaborative approach to meeting the needs of homeless individuals and families. Strategies to address Sunnyvale's share of homeless needs and to eliminate chronic homelessness may include financial support of the following types of organizations and activities:

- Local nonprofit organizations that provide shelter, supportive services to individuals, couples, and families who are homeless or in crisis and at-risk of becoming homeless. The City will support programs that assist these individuals and families in obtaining stable housing and self-sufficiency. Some of the supportive services include emergency services, crisis intervention, peer counseling, money management, food and clothing assistance, and transportation vouchers.

- Local nonprofit organizations that arrange for "rotating shelters" for homeless individuals and to provide support services such as food, rental assistance, medical assistance, housing, job counseling, computer training, and gas vouchers for the shelter clients. The Rotating Shelter Program helps homeless individuals secure gainful employment and permanent housing.

- Emergency shelter providers included in the Collaborative's Continuum of Care plan who serve Sunnyvale residents and offer emergency shelter, transitional housing, and permanent supported housing.

- Emergency and on-going assistance to victims of domestic violence, including emergency shelter, family counseling, and legal guidance.
- Assistance in the development of housing facilities for homeless families and individuals.
- Assistance in the development of new housing for families graduating from transitional housing programs.
- Organizations that provide shelter, supportive services, and counseling for homeless youth.

4.3.4 Public Service and Facility Needs and Objectives

Goal H: To Support Special Needs Individuals to Live Independently and Productively

Priority H-1: Provide Services to Seniors, Youth, and Persons with Disabilities (High Priority)

Many Sunnyvale residents have special needs due to their age, physical or developmental capacities, home environment, or level of education or job skills. The City of Sunnyvale will continue to support services to special needs individuals that allow them to live full, productive, and independent lives.

Five-Year Objectives

- 275 seniors
- 100 persons with disabilities
- 895 at-risk youth
- 70 individuals with substance abuse
- 300 individuals assisted with workforce training and development

Anticipated Funding Sources
CDBG

Dollars to Fund: $541,710

Specific Actions
The City may pursue any of the following actions for special needs individuals:

- **Supportive Services for Persons with Disabilities:** Support services to families and individuals who have developmental or other disabilities to allow persons with disabilities and their families to live as independently as possible. Among the activities that may be funded are infant support, recreation, respite services, specialized day care for adults, job training and placement for adults, and outreach and education for persons with disabilities.
- **Nutrition Services:** Daily nutrition services for seniors at a central location, nutrition services for homebound seniors and persons with disabilities, and weekly food supplements to seniors and persons with disabilities.

- **Mobile Wellness Services:** Meal deliveries to homebound seniors and persons with disabilities and that may also include supportive services such as newspaper delivery and wellness checks.

- **Youth Mentoring Program:** Mentoring programs that match at-risk youths with adult volunteers mentors to help them improve their lifeskills.

- **Substance Abuse Recovery:** Support programs that provide counseling, service and housing referrals, and other support for individuals seeking treatment and recovery from substance abuse.

- **Senior Adult Legal Assistance**: Legal and advocatcy services for seniors.

- **Workforce development:** Coordination of workforce training and development through the NOVA Workforce Board, which focuses both on assistance to job seekers in gaining skills and locating employment opportunities, and on assisting businesses in the management of their workforce development needs. The Community Development Department assists by connecting businesses to these services and by documenting changing business conditions and needs. NOVA also operates a Youth at Work initiative to assist students with career development and job searches and sponsors job fairs and programs that will guide and support the next generation of Sunnyvale's workforce.[8]

Priority H-2: Expand the Columbia Neighborhood Center for Greater Service Capacity (High Priority)

The Columbia Neighborhood Center is the only family resource center in Sunnyvale serving low- and moderate-income youth and families. This collaborative project between the City and the Sunnyvale School District was developed to provide social, recreational and educational services targeted to North Sunnyvale residents. Among the services and activities at the Center are a health clinic, health insurance assistance, counseling, recreation activities, adult/parent education, after school program and mentoring program. The Center provides a variety of services and activities year round, five days a week, including evenings. The City, the School District, and the Community Advisory Committee have identified a need to expand the Columbia Neighborhood Center. A facility expansion will enable the Center to provide more effective health services and expand social, educational, and recreational services. New space will further enable the Center to house new service partners, thus leveraging additional needed services for the community. As the City continues to grow, demand for centers in other neighborhoods may increase.

Five-Year Objective
Expand the current Columbia Neighborhood Center

Anticipated Funding Sources
CDBG, Sunnyvale School District (e.g. state lottery funds for capital improvements), Section 108 Loan

Dollars to Fund: $1,000,000
Other (non-federal): $2,000,000

[8] Workforce training programs are funded through state and federal programs other than CDBG.

Specific Actions
The City will work with the Sunnyvale School District, the Columbia neighborhood, and service providers to identify the facility and funding needs for the expansion of the multi-service Columbia Neighborhood Center.

4.3.5 Community Development Needs and Objectives

Goal I: To Improve Neighborhoods and Increase Accessibility for Persons with Disabilities

Priority I-1: Provide Public Improvements in Low- and Moderate-Income Neighborhoods (Medium Priority)

The City's efforts to support comprehensive approaches to neighborhood preservation involves a City commitment to public improvements in those areas of the City with concentrations of low- and moderate-income households. This priority will be pursued in block group areas that qualify as having concentrations of low- and moderate-income households (census block groups with concentrations of low- and moderate-income households exceeding 32.2%, as determined by HUD). See **Chapter 3, Figure 3-5**.

Five-Year Objectives

- Provide improvements in 19 U.S. Census "Block Groups" where approximately 47,000 persons reside, of whom nearly 20,000 are considered low-income households.
- Replace or recondition the sewer collection system in lower income neighborhoods where the system components have reached the end of their useful economic life resulting in sewer main plugs breaks and deteriorated manholes.

Anticipated Funding Sources
CDBG

Dollars to Fund: $1,000,000

Specific Actions
The City may implement a neighborhood improvement program to fund improvements in public areas. The City may also implement a utility rehabilitation project to replace old mainline sewer piping (including the laterals connecting the sewer to individual properties) that is prone to failure and potential back-ups in action area neighborhoods. Projects may include: Murphy Avenue (between Evelyn-Washington and Evelyn Avenue between Murphy-Carroll Avenues) remove and replace clay pipe along with service connections and manholes; Borregas Avenue (between Ahwanee and Maude Avenues) insertion of "slip-line" coating to rebuild existing clay pipe and rebuild deteriorated manholes; recondition manholes in area formed by Mathila, Washington, Sunset and Evelyn Avenues; and Henderson Avenue (between Rosa and Valerian Way) removing and replacing damaged laterals and connecting them to the public sewer line.

Priority I-2: Improve Accessibility in Public Rights-of-Way for Persons with Disabilities (High Priority)

The City will continue to promote accessibility in public rights-of-way through pedestrian improvements (sidewalk improvements of curb cuts at intersections) to increase accessibility for persons with disabilities.

Five-Year Objectives

- Complete 275 sidewalk segments and curb cut accessibility improvements.

Anticipated Funding Sources

CDBG

Dollars to Fund: **$550,000**

Specific Actions

The City will continue to retrofit as many curbs as possible each year to make intersections in the City conform to ADA requirements.

Table 4-6
(HUD Table 2B) - City Community Development Needs

Priority Community Development Needs	Priority Level (High, Medium, Low, No Such Need)	Goals	Dollars to Address Unmet Priority Need
PUBLIC FACILITY NEEDS (projects)			
Senior Centers	No Such Need	Expand the current multi-service Columbia Neighborhood Center	3,000,000
Handicapped Centers	Low		
Homeless Facilities	Medium		
Youth Centers	High		
Childcare Centers	High		
Health Facilities	No Such Need		
Neighborhood Facilities	High		
Parks and/or Recreation Facilities	Low		
Parking Facilities	Low		
Non-residential Historic Preservation	Low		
Other Public Facility Needs	Low		
INFRASTRUCTURE (projects)			
Water/Sewer Improvements	High	Handicapped access improvements at 275 intersections	1,550,000
Street Improvements	Low		
Sidewalks (including accessibility improvements)	High		
Solid Waste Disposal Improvements	No Such Need		
Flood Drain Improvements	No Such Need		
Streetscape Improvements (Neighborhood Action Areas)	Medium		
PUBLIC SERVICES NEEDS (people)			
Senior Services	High	7200 seniors 100 persons w/disabilities 895 at-risk youth	1,750,000
Handicapped Services	High		
Youth Services	High		
Child Care Services	Medium		
Transportation Services	Medium		
Substance Abuse Services	High		
Employment Training	High		
Health Services	Medium		
Crime Awareness	Low		
Homeless Services	Medium		
Lead Hazard Screening	Medium		
ECONOMIC DEVELOPMENT			
ED Assistance to For-Profits (businesses)	Low		0
ED Technical Assistance (businesses)	Low		
Micro-Enterprise Assistance (businesses)	Low		
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	Low		
C/I* Infrastructure Development (projects)	Low		
Other C/I Improvements (projects)	Medium		
PLANNING/ADMINISTRATION			
Planning/Administration	High	N/A	8,118,820
TOTAL ESTIMATED DOLLARS NEEDED			

* Commercial or Industrial Improvements by Grantee or Non-profit

Notes:
1. Fire facilities and equipment are included under neighborhood facilities.
2. The County Health and Human Services Agency provides a range of social services to County residents.
3. Table includes federal and other dollars (non-federal). For specific breakdown of dollars, refer to priority statements.

4.3.6 Removal of Barriers to Affordable Housing

Goal J: Remove Public and Private Barriers to Affordable Housing

The primary barriers to affordable housing in Sunnyvale are the high cost of housing, the lack of available land for new housing, and the scarcity of public funds to assist in the development of affordable housing. The City has limited ability to significantly reduce these barriers. The General Plan Housing and Community Revitalization Sub-Element described the following factors within the City's control that can affect access to affordable housing:

- **Land Use Controls.** The primary government constraint on housing production is the regulation of land use through zoning ordinances. Sunnyvale maintains a complete range of residential zoning categories from low-density (0-7 d.u./acre) to high-density (up to 48 d.u./acre, not including Density Bonus). Sunnyvale also has a very high proportion of land zoned for mobile homes (445 acres). Some of the land in the higher density categories was previously developed at lower densities. The City currently requires development to be at a minimum of 75% of the permitted density. The current General Plan also provides for a very high density category (43 to 65 d.u./acre, including Density Bonus). One parcel was rezoned for this very high density to accommodate a single-room occupancy (SRO) facility. In addition, Sunnyvale uses the Planned Development (PD) Combining District, which allows consideration of deviations from development standards specifically to accommodate a variety of development types and to improve design and amenities.

- **Site Improvements.** The Sunnyvale Zoning Ordinance requires housing developers to provide off-street parking, wiring for electrical and telecommunications, including under-grounding of utilities, and open space for all residential development. For multifamily units, developers are also required to provide secure storage space and landscaping. While these requirements all increase the cost of housing, they are consistent with current market demand and similar to requirements in other Bay Area communities. The Planning Commission and City Council may reduce parking requirements on a case-by-case basis.

- **Subdivision Ordinance.** The City requires cross gutters; curbs and gutters; sidewalks; street name signs and traffic control signs; street paving; street trees; ornamental street lighting system; sanitary sewage collection and pumping system; water distribution and fire protection system; storm water drainage system fences along lot line adjacent to proposed or existing surface water drainage channels; fences and landscaping along rear lot lines of lots backing upon streets or highways; off-tract improvements, wherever such improvements are required for the general health, safety and welfare, and where conditions necessitating such improvements are caused or aggravated by the subdivision; and the dedication of rights-of-way or granting of easements when necessary for the proper layout and maintenance of facilities. While Sunnyvale's requirements are not unusual for California cities and are designed to meet health and safety requirements, they add to the cost of housing.

- **Fees and Other Exactions.** Planning fees are intended to reflect the actual cost of processing applications. Developers of single and multifamily housing projects may also be required to dedicate land for parks or pay an in-lieu fee. Park land dedications are

calculated at the general plan standard of 1.25 acres per 1,000 residents. Where land dedication is not feasible an in-lieu fee will be assessed based on the land requirement and the fair market value of land.

- **Local Processing and Permit Procedures.** Sunnyvale has a One-Stop Permit Center to process building permits, building inspections, use permits, business licenses, code compliance, housing services, plan checking, planning permits, economic development, and other general services. The One-Stop Permit Center is comprised of a team of City Staff from the Community Development Department, Public Works Department and Public Safety. The team effort by these individuals results in fast and convenient service to Sunnyvale customers. Some of the services provided are:

  - Coordinated customer contacts with appropriate staff representatives;
  - Related services in a central location;
  - Streamlined permitting process;
  - Computerized land use information and permit tracking system;
  - Plan checks and permit issuance combined in one location; and
  - E-permit processing, the City's on-line version of a one-stop permit center.

Sunnyvale also had a substantial amount of land zoned for industrial uses that became obsolete and under-used because it was Class C or lower industrial and used predominantly by smaller manufacturing and repair firms. The City rezoned eight industrial areas with an Industrial to Residential Combining District (ITR) to encourage their re-use and redevelopment for housing. The ITR district allows industrial, office, commercial, and residential uses to exist within the same district while gradually converting to residential use. The ITR Combining District includes approximately 263 acres with a potential for 6,196 dwelling units.

The City has also created two specific plans to encourage mixed use development. The Downtown Specific Plan covers approximately 150 acres and includes specific criteria for each block in the downtown. The 101/Lawrence Site Specific Plan aims at creating a self-supporting urban village with a mix of uses that includes high density residential; this Plan has been fully implemented.

Finally, Sunnyvale provides density bonuses for affordable housing in accordance with state law (Zoning Ordinance §19.66.080). The density bonus is used in conjunction with the City's inclusionary zoning Below Market Rate (BMR) housing program. Developers may be granted a density bonus of 15-40% depending on the affordability levels of the project.

Priority J-1: Seek to Remove Barriers to Affordable Housing (High Priority)

An adequate supply of housing for all income groups has become an increasingly difficult goal to achieve. Housing costs continue to rise (even in a sluggish economic climate), due to strong demand for housing, low mortgage interest rates, higher construction costs, and the decreasing supply of vacant and developable land. Rental property owners are especially sensitive to increases in maintenance and repair costs during periods of flat or declining rents.

The barriers cited above may also provide new opportunities for affordable housing. With the increase in land value for housing, land within the ITR zone has begun to develop for housing at a rapid rate. There are also density bonus incentives to developers to provide low-income affordable units and units for seniors. If the vacancy rate remains high or increases and incomes

either remain stable or decrease, rental rates will either stabilize or decrease (at least in the short term). Lower interest rates encourage developers to target homebuyer and increase the feasibility of homeownership under the City's BMR and other homebuyer assistance programs.

Five-Year Objectives

- Implement Housing and Community Revitalization Sub-Element policies and actions to reduce barriers to affordable housing.
- Update Housing and Community Revitalization Sub-Element by June 30, 2007 (or as required by State law).

Anticipated Funding Sources

General Fund, CDBG.

Dollars to Fund: $12,000

Specific Actions

The City will undertake the following actions to reduce barriers to affordable housing (from the City's Housing and Community Revitalization Sub-Element):

- Continue to approve residential uses on former industrial land;
- Maintain provisions of the zoning code that permit housing to be constructed in commercial districts after planning review;
- Continue to encourage development of affordable owner-occupied units;
- Continue to provide incentives such as density bonus for land assembly for residential development;
- Review the General Plan annually to ensure that sufficient sites are available to facilitate the creation of additional housing units to meet Sunnyvale's share for regional housing needs;
- Maintain the Industrial to Residential (ITR) combining district;
- Continue to provide incentives, such as a density bonus, for land assembly for residential development;
- Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents;
- Study increasing the density of residential areas near transit stops and along major transportation corridors in conjunction with regional transportation plans;
- Continue the accessory living unit ordinance, required by state law, as a means to increase the supply of affordable housing; and
- Update the City's Housing and Community Revitalization Sub-Element in 2007 as required by state law.

4.3.7 Summary of Objectives

Table 4-7
(HUD Table 2C)
Summary of Specific Housing/Community Development Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units*
	Rental Housing Objectives			
A-1	New Construction	units	200	
B-1	Acquisition and Rehabilitation	units	125	
B-1	Preservation of Assisted Rental Housing	units	299	
B-2	Rehabilitation	units	50	
C-1	Monthly Rental Assistance/Move-In Subsidies	households	50	
C-2	Emergency Rental Assistance	households	50	
	Owner Housing Objectives			
A-1	New Construction	units	445	
A-2	Homebuyer Assistance	units	70	
B-2	Rehabilitation	units	75	
B-2	Access Grants	units	150	
B-2	Paint Program	units	100	
	Community Development Objectives			
I-1	Neighborhood Improvements (in block groups with/Low- and Moderate-income concentrations)	individuals	20,000	
	Infrastructure Objectives			
I-2	Accessibility Improvements	sidewalk segments/ curb cuts	275	
H-2	**Public Facilities Objectives**	Expanded Columbia Neighborhood Center	1	
	Public Services Objectives			
D-1, H-1	Seniors (nutrition, legal assistance, wellness assessment, etc.)	households	6,945	
D-1	Single-Parents	households	300	
E-1	Persons with HIV/AIDS	individuals	25	
F-1, F-2	Fair Housing and Counseling (discrimination complaints, Investigations, landlord-tenant mediation, homeowner education, tenants' rights education, etc.)	individuals and families	1,650	
F-3	Continue to participate in countywide fair housing efforts	individuals and families	See F-1	
H-1	Persons with Disabilities		100	
H-1	At-Risk Youth		895	
H-1	Substance Abuse Treatment and Counseling		70	
H-1	Workforce Training, Development, Placement, and Referrals		300	
	Economic Development Objectives			

**Actual Units* represent what may be added in each annual Action Plan.

4.4 Anti-Poverty Strategy

Although the poverty rate in Sunnyvale is relatively low compared to other Santa Clara County communities, 5.4% in 2000, certain population groups, such as recent immigrants, large families, and single parent households, have significantly higher poverty rates. Single female heads of households in particular, had among the highest poverty rate in 2000 at 13.3%.

Local service providers who participated in focus group meetings with the City during the development of the Consolidated Plan cite the basis for alleviating poverty is adequate employment opportunities with wages well above the poverty level of income. For many individuals, however, the availability of living wage employment will not meet their needs. Workers must have the necessary education and/or technical skills required for the available jobs. In addition, working families must have accessible and affordable child care. Access to transportation and affordable health care insurance (if not provided by the employer) are also key necessities that allow working individuals and families to stay gainfully employed and avoid poverty. A successful anti-poverty strategy requires a multi-pronged approach to address all of the related needs.

An increase in living wage job opportunities has been a challenge for Sunnyvale and the entire region in the past four years as many of technology jobs were lost. According to the California Employment Development Department (EDD), the civilian labor force declined in Sunnyvale between 2001 and 2004, while the unemployment rate increased, reaching a high of 7.3% in June 2003. The latest monthly average unemployment figures from EDD for February 2005 indicated a 5.2% unemployment rate.

As the local economy improves, it is uncertain whether the key to alleviating poverty, more jobs that pay living wages, will increase. To significantly reduce poverty, the City would still need to pursue a comprehensive supportive service approach that combines education and job skills training, child care (particularly for single parents), access to transportation and health services, and affordable housing. The City's anti-poverty strategy has focused on linking needy individuals and families to supportive services through the primary employment and training agency serving Sunnyvale residents. NOVA as a regional agency collaborates with other service providers to deliver multiple services to individuals and families.

NOVA Program

NOVA is a federally funded workforce development organization. It was formed in 1983 as the North Valley Job Training Consortium (NOVA) in response to Federal legislation, specifically the Job Training Partnership Act (JTPA). In addition, the NOVA Private Industry Council, now the NOVA Workforce Board, was established to guide the agency in its mission to provide low cost and efficient job training and employment programs for the seven NOVA Consortium cities (Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale). The Board is a private/public partnership made up of representatives from local government, business and industry, labor, education and training systems, employment services, and community support organizations. The City of Sunnyvale administers NOVA on behalf of all the Consortium cities.

NOVA's Strategic Five-Year Local Workforce Investment Plan focuses on several key factors to improving job prospects for individuals in poverty:

- Expansion of networking opportunities and increasing access to knowledge about job opportunities;
- Training workers (through partnerships with other agencies) for the jobs of tomorrow, particularly in information technology and healthcare fields that will pay wages well above the poverty level of income; and
- Emphasis on career self reliance, which includes knowledge of workers' own strengths, the development of "soft skills" in teamwork, communication, and problem solving, and the willingness to upgrade basic skills and acquire new skills.

NOVA addresses the needs of businesses, job seekers, and workers through partnerships with training providers, businesses, nonprofits, and state and local governments. One example is Youth@Work, a year-round program for all youth (ages 14 to 24) that operates at multiple locations within four counties (San Mateo, Santa Clara, Santa Cruz, and Monterey). This program provides an online database for teens interested in finding employment and for employers to list job opportunities. Prior to job placement, youth attend a workshop explaining applications and interviewing techniques.

NOVA also partners with the Social Services Agency of the County of Santa Clara to provide CalWORKs services to Sunnyvale residents. Services begin with an intake and eligibility process in the County District Office located in Mountain View. Once a CalWORKs client has completed their intake process they are assigned a case manager who assists them in reducing barriers to employment and works to determine their educational and skill needs to achieve success in the job market. One of the employment strategies that clients have available is attending the Job Club and Networking Workshops at the NOVA One-Stop Campus. These instructional workshops include job search strategies, resume development, interviewing techniques, and in-depth job search networking and coaching.

NOVA's Career Ladders materials target economically disadvantaged and welfare to work populations who may have limited education and experience. This project provides information on jobs which have minimal entry-level requirements and also allow for career advancement opportunities. Career Ladders highlights skills and the need for basic math, language and soft skills.

NOVA operates programs for:

- Youth employment training;
- Training/retraining adult and dislocated workers;
- Vocational and remedial education;
- Supportive services such as childcare, career advising, and case management; and
- Training for special needs and homeless groups, such as veterans.

Workforce needs are closely tied to the divergence between the skills that lower income individuals possess and the skills sought by employers. Education, ethnicity, and family income are too often predictors of how fully an individual of any age will participate in the new economy. According to the 2000 Census, the highest level of education attainment of all Sunnyvale residents over age 25 was:

- Less than High School - 27%
- High school - 13%

- Two-year college degree - 8%
- Four-year college degree - 29%
- Post-graduate or professional degree - 23%.

Ethnic minorities of Hispanic/Latino and Black/African American origin had significantly lower levels of higher educational attainment according to Census data.

4.5 Lead-Based Paint Reduction Strategy

The City of Sunnyvale has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The City coordinates with the Santa Clara County Public Health Department to reduce lead-based paint hazard. The lead hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management and public education in targeted communities containing concentrations of older housing and low- and moderate-income households. The lead hazard reduction program involves environmental testing, lead hazard education, blood-lead testing for children, hazard reduction grants, and follow-up monitoring and testing.

Through its Housing Improvement Programs, the City offers technical assistance to homeowners and rental property owners to aid them in maintaining, upgrading, and improving their properties. Such assistance includes information on lead-based paint abatement, lead-based paint hazards, and specific information about safe work practices.

The City provides information about lead-based paint hazards and specific information about building hazards and how to abate them with its outreach efforts for the Paint and Rehabilitation Programs. The City also provides training on safe work practices and mitigation of lead-based paint hazards for painting and general contractors.

Homeowners and painting contractors are required to view the “Safe Work Practices” video developed by the City and read the “Lead Paint Safety” field guide prior to participating in the Paint Program.

Staff will continue to be kept abreast of lead-safe housing regulations by attending training and coordinating activities jointly with other local participating jurisdictions.

Childhood Lead Poisoning Prevention Program

Santa Clara County has been funded by the State of California Department of Health Services and the Federal Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program on a countywide basis. To combat the problem, local lead-prevention activities have been carried out under the direction of the County's Public Health Department (PHD).

The Department has undertaken a strong commitment of fulfilling core public health responsibilities. In recent years, the surveillance program of the Childhood Lead Poisoning Prevention Program has been enhanced and extensive professional and community education has been established through the availability of Federal Center for Disease Control funding. The Department focuses on public and consumer information, particularly for families with children

most at risk for lead poisoning, to identify and eliminate the most common sources of lead in the home.

A major component of the program is the environmental assessment of the residence where a child with elevated blood-lead levels resides. However, the Childhood Lead Poisoning Prevention Program lacks the resources needed to work with the housing industry to combat the deteriorating paint conditions of all housing units containing lead-based paint hazards.

Coordination of Lead-Based Paint Reduction Strategy

The City provides citywide financial assistance to low- and moderate-income homeowners and rental property owners to abate lead-based paint hazards as part of its housing rehabilitation efforts under the Paint Program. Identification and reduction of lead-based paint hazards is also part of Sunnyvale's citywide code enforcement and housing rehabilitation assistance efforts.

The City's Paint Program was established more than 25 years ago and offers $4,000 for a Paint Loan or $1,000 for materials for a Paint Grant to homeowners who occupy their home. The Paint loans are a 3% deferred loan for homeowners who are disabled or age 60 and over. Homeowners who are under age 60 and low-income are eligible for the Paint Grant (Reimbursement) Program, which includes the cost of materials and Lead-Based Paint Risk Assessment testing.

4.6 Institutional Structure

This section identifies the institutional structure through which the City will carry out its affordable and supportive housing strategy. The institutional structure includes: private industry, non-profit organizations, and public institutions that deliver the programs outlined in the housing strategy.

Sunnyvale has worked closely with the State, local jurisdictions, and private agencies to coordinate strategies and resources in the community. Specifically, Sunnyvale has maintained its Housing and Community Revitalization Sub-Element in compliance with State regulations. The City supports efforts by the County and surrounding cities, the Housing Authority, and local non-profit organizations in their efforts to provide adequate and affordable housing for residents of Santa Clara County and specifically residents of the City of Sunnyvale. The City participates in regional efforts to leverage private and local government resources with federal resources for the provision of affordable housing and/or supportive housing and services for residents of the regional community.

Sunnyvale works with the County of Santa Clara to secure mortgage credit certificates for first time homebuyers as well as bond financing and refunding of tax free mortgage revenue bonds for rental housing. Since most support service agencies are County based. The City continues to cooperate with the County and the County Housing Authority on their applications for funding of various programs, as well as coordinating the delivery of social services throughout the community.

An on-going partnership continues with the North Santa Clara County (SCC) cities. The development of the "Analysis of Impediments to Fair Housing" (AI) and the information in the Countywide Fair Housing Study of 2003 was a catalyst for further actions that resulted in the development of a specific Request for Proposals for Fair Housing Services entered into jointly by

the cities of Mountain View, Palo Alto and Sunnyvale. This type of collaboration was the first of its type between the northern regional cities of Santa Clara County. The goal was to obtain expanded services for each city's residents at a cost-effective rate. Staff worked on all aspects of the criteria development, interview and ranking process and the final contract negotiations.

Outreach and public information about fair housing has significantly expanded as a result of the competitive process and joint contract. In addition, Sunnyvale organized a focus group of countywide participants to determine the composition and mission of a Countywide Fair Housing Task Force that was a recommended action item in the Countywide Fair Housing Study and included in Sunnyvale's AI. The Task Force has completed its first year of functioning and has made progress on many regional issues.

The institutional structure for implementation of the Consolidated Plan includes: private industry, non-profit organizations, and public institutions that deliver the programs outlined in the housing strategy. The City does not intend to take any actions to significantly change the institutional structure during the five-year Consolidated Plan period. The City coordinates with nonprofit organizations that focus on specialized services which benefit Sunnyvale residents, such as Project Sentinel for fair housing education and counseling and Lenders for Community Development for individual development accounts.

As described in **Chapter 1**, the City coordinates its activities with other public agencies through an informal countywide collaborative and with local/regional nonprofit organizations in the delivery of public services and facilities for special needs groups. This collaborative approach helps address gaps in services, although gaps in service are generally due to inadequate funding to meet 100 percent of needs.

Among the coordinating actions in which the City has participated in the preparation and implementation of the Consolidated Plan and implementation of both CDBG and HOME Progress are:

- Ongoing quarterly meetings with representatives of each jurisdiction in Santa Clara County responsible for CDBG program implementation to share program knowledge and work collectively with HUD;
- Collaboration in the preparation of housing market, housing needs, and homeless needs sections of each jurisdiction's consolidated plan;
- Participation in a countywide task force to identify and address fair housing issues;
- Participation in the Housing Trust Fund of Santa Clara County, to which many of the jurisdictions in the County contribute; and
- Collaboration on several jointly funded projects including Reception Center Homeless Shelter, Homes, HomeSafe Housing Project, Cupertino Community Services Housing Project, Our House Youth Homeless Shelter and Stoney Pines Housing Project.

4.7 Housing Authority Strategy

The Housing Authority's strategy for serving low- and moderate-income households in Sunnyvale include the following actions from its five-year plan (adopted in 2000). The City continues to work with the Housing Authority to implement these strategies in Sunnyvale.

- **Expand the supply of assisted housing** by applying for additional rental vouchers, seeking the maximum amount of funding from HUD to which the Authority is eligible, reducing public housing vacancies (vacancies are typically at 1% or less), and leveraging private or other public funds to create additional housing.

- **Improve the quality of assisted housing** through high quality public housing management (the Authority has consistently been a high performer with ratings of 90% or greater), improve voucher management, and complete 100% of annual inspections and re-certifications on time.

- **Increase assisted housing choices** through voucher mobility counseling, rental property owner outreach workshops, outreach efforts to potential voucher landlords, voucher payment standards that reflect local market conditions and provide sufficient incentives for property owner participation, and implementation of a voucher homeownership program.

- **Provide an improved living environment** by de-concentrating poverty (bringing higher income public housing households into lower income developments), participating in Work Force Board Investment activities as a mandatory partner, and using the voucher program for homeownership.

- **Promote self-sufficiency and asset development of assisted households** by seeking to increase the number and percentage of employed persons in assisted families through TANF, CalWorks, and WIA program, providing or attracting supportive services to improve assistance recipients' employability, providing or attracting supportive services to increase independence for the elderly or families with disabilities, and supporting the Family Self-Sufficiency Program.

- **Ensure equal opportunity and affirmatively further fair housing** by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability; and undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Appendix A
Summary of Service Provider Comments

(Comments from Focus Groups held October 6, and 7, 2004)

Affordable Housing/Housing Assistance, Fair Housing Services

Housing Authority: The Housing Authority of the County of Santa Clara (HACSC) provides rental subsidies and develops affordable housing for low-income families, seniors and persons with disabilities living in Santa Clara County. The large population and critical need for affordable housing in the Santa Clara Valley has made the agency one of the largest Housing Authorities in the country. The HACSC has indicated that, over the last three years, the number of units of subsidized rental housing has decreased considerably due to: 1) private owners of assisted rental housing opting our or paying off their loans, and 2) a decline in the number of Section 8 housing vouchers available in Santa Clara County and the difficulty of using those vouchers in the private rental market. HUD has separated Housing Authority operating funds from subsidy funds, which may disadvantage housing authorities. The Housing Authority has Indicated that there will probably be no new Section 8 vouchers issued in the near future. In addition, low-income families cannot use a rental voucher if they lack a security deposit and the voucher could be lost if not used. The Housing Authority has indicated the need for a security deposit program.

The Housing Authority also stated that the recent drop in Fair Market Rents (FMR), the maximum amount of rent plus utilities costs that HUD uses to determine rent subsidies, by as much as $497 for a three-bedroom unit in Santa Clara County, is a serious problem. Renters who occupy units with rents above the FMR may have to pay the difference between their actual rent and the FMR payment that HUD will allow. It is also difficult for renters or the Housing Authority to challenge the HUD decrease in rents. The HACSC indicated that programs for vouchers used for homeownership under the Self-Sufficiency Program should be expanded when possible. In addition, HACSC indicated that it is less expensive to provide "wrap-around" supportive services to keep a person with special needs in their home, instead of subsidizing the cost of shelter services.

Sunnyvale Community Services: Sunnyvale Community Services (SCS) is an independent, nonprofit emergency assistance agency founded in 1970. The mission of SCS is to prevent homelessness and hunger for low-income families and to help seniors remain independent. Sunnyvale Community Services provides financial aid, food, and other support services that prevent larger problems. Sunnyvale Community Services has indicated that security deposit assistance is one of the greatest needs in the community. Sunnyvale and Milpitas have the greatest growth in families living in poverty due to households overcrowding. Funds for emergency rental aid are limited and insufficient to cover the expanded needs. Many families who seek housing in shelters have enough money for rent but not for deposits. Housing should be the highest priority for the use of federal funds.

Project Sentinel: Project Sentinel (PS) is a non-profit agency providing services to help people resolve housing problems as well as dispute resolution and mediation on almost any topic. The agency assists home seekers as well as housing providers through fair housing counseling, complaint investigation, mediation, conciliation and education. These services are funded by

cities and counties in the greater Bay Area and Central Valley. Project Sentinel has indicated that one-time emergency rent or deposit assistance is a high priority need. Many PS clients live on the financial edge, and a one-time event such as a job loss, accident, or illness, can devastate a low-income family. If such an event occurs, many low-income families may need one or two months of assistance to get back on their feet. Project Sentinel also indicated that education and awareness campaigns are big needs in the community. These campaigns need to be more creative with consistent collaboration. In addition, PS expressed that multilingual support, both written and verbal, is also a high priority need.

Catholic Charities: Catholic Charities strives to empower the working poor to move beyond basic survival living to a state of meaningful, quality living through economic, family and emotional stability. Catholic Charities assists individuals and families to establish and maintain housing, employment, education and emotional health. To address these complex needs, Catholic Charities employs integrated services designed to address the multiple factors that impact one's ability to be self sufficient and stable. Also because these issues have intergenerational impact, Catholic Charities programs are geared to reach families across age groups:

- At-risk youth and their parents;
- Older adult caregivers and caregivers of older adults;
- Single parents;
- Individuals; and
- Newly arrived immigrants and refugees.

Catholic Charities has indicated that there is an increased need for emergency rental assistance from local programs for individuals because funds are typically targeted for families. In addition, individuals do not qualify if they live in subsidized housing. Catholic Charities receives 3,000 referral calls per year for emergency rental assistance. Catholic Charities indicated that there is an increased demand for supportive housing for individuals with special needs. In addition, Catholic Charities indicated that there is a need for more shelter beds especially for families with older boys.

Neighborhood Housing Services Silicon Valley (NHSSV): Neighborhood Housing Services works to improve the living environment of lower-income families in selected neighborhoods of the City of San José and its broader metropolitan area. In partnership with neighborhood residents, the business community, local government, financial institutions and community organizations, NHSSV provides programs and services that promote and support responsible home ownership as a means of revitalizing neighborhoods and engendering community pride and economic stability among residents. Neighborhood Housing Services has indicated that the housing stock and market prices are major issues. Once potential homebuyers are educated and qualified, there is limited housing stock that they can afford. Layered financing has been the key to providing more homebuyer options. Now that NHSSV has recently become an accredited lender, it can reach farther down the income scale.

Homeless Services and Facilities

There is a small homeless population in the City, although the precise number is difficult to quantify. Individuals and families in shelters and transitional housing who have claimed Sunnyvale as their last permanent place of residence represent about 4.4 % of homeless persons in the countywide HMIS database. With rising housing costs in the City as well as Santa Clara

County, the homeless population is increasing. The need for homeless outreach, prevention, emergency, transitional, and supportive services has increased accordingly.

Cupertino Community Services (CCS): CCS is a private non-profit, community based agency that has been providing direct assistance and referral services to the community for more than 30 years. The organization provides a continuum of basic needs and housing services, including information and referrals, food, clothing, shelter, affordable housing, financial assistance and case management. The organization serves the West Valley communities of Cupertino, West San Jose, Los Gatos, Monta Sereno, Saratoga, and Sunnyvale. Cupertino Community Services provides rotating shelters in the Cupertino and Sunnyvale areas through participating churches. Clients are primarily adult males who are highly functional, but often come with criminal records and/or substance abuse problems. The homeless in Sunnyvale appear to congregate around El Camino Real Blvd., near public buildings and spaces. The expunging of criminal records is a an issue and a barrier to employment. There is a lack of sufficient seasonal shelter capacity. Homelessness is a regional issue and there is a gap in connecting the homeless to mainstream services such as Temporary Assistance to Needy Families (TANF) and health services. CCS stated that the Santa Clara County 10 Year Plan to Abolish Chronic Homelessness is scheduled to be completed in about six months.

Senior Services

Project Match: The mission of Project Match is to develop safe, affordable housing with supportive services for seniors, thus allowing seniors to live fully and well. Project Match's Senior Group Residence Program consists of nine homes in Santa Clara County. There are 37 seniors living in these homes. Project Match provides furnishings to the common areas of the home, cable TV and telephone service. Each resident has a private room. Project Match also provides case management services to the residents. These services include needs assessment, psycho-social support, conflict management and linkage to community services. Project Match has indicated that the City of Sunnyvale has not spent HOME funds on tenant-based rental assistance. Project Match suggests a regional approach to providing rental assistance through HOME funds, given the threat to the availability of Section 8 vouchers. In addition, Project Match indicated a problem with the HUD Super-NOFA process in that supportive services are targeted to persons with disabilities and not other types of special needs.

The Health Trust/Meals On Wheels Program: The Meals On Wheels Program delivers seven breakfasts and seven frozen meals, which may be used for lunch or dinner once a week, to homebound seniors unable to cook or shop for themselves. Deliveries are available throughout Santa Clara County. These meals are made available through a partnership between Santa Clara County Social Services Agency and the Council on Aging Silicon Valley (COA). Meals On Wheels expressed concerned about community meetings because clients are homebound. Meals On Wheels has indicated that they are seeing more homebound non-seniors due to chronic illness, accidents and persons with disabilities. As society changes, individuals increasingly choose to live at home rather than of residential care facility or institution. Meals On Wheels also stated that there are increasing numbers of home-bound individuals with children, without adequate child care assistance.

The service provider volunteers are often the client's' sole contact with society. Volunteers also deliver newspapers and do periodic simple health screenings. Meals On Wheels stated that a companionship program is a gap in service and that potential liability prevents them from extending this service. Meals On Wheels is starting a verbal companionship program of

"telephone buddies." Clients often need other supportive services and Meals On Wheels could serve as a coordinator to link clients with other services. In addition, there are corporate programs that may also assist (such as Safeway's program to provide free deliveries to homebound senior clients who are served by Meals On Wheels). Meals On Wheels indicated that an outreach/marketing effort is needed for mobile home park residents.

Senior Nutrition Program (Methodist Church): The Senior Nutrition Program of the Methodist Church is a community outreach program operated with funding from Federal, State, County and City governments. The program provides nutritional lunches that meet U.S. Department of Agriculture guidelines, five days a week Monday through Friday and serves close to 200 lunches daily with a minimum donation requested from participants. The Senior Nutrition Program has indicated that individuals who need the program the most are often the most difficult to reach out to. Ethnicity of clientele has shifted over the past 15 years from nearly all Caucasian to half Chinese. In addition, food choices and preparation has changed to reflect the new clientele. The Senior Nutrition Program has indicated that the income level of clients may be slightly higher now since the cost of living has forced the lowest-income clients to leave Sunnyvale. Most clients are in homes purchased years ago, subsidized rental housing, or mobile homes.

Youth and Family Services

Support Network for Battered Women (SNBW): The mission of the Support Network is to empower a diverse community to live free from domestic violence. Services include a 24-hour toll-free crisis line, an emergency shelter, counseling, information and referrals, support groups, safety planning, legal services and community education presentations. Staff and volunteers contact victims of domestic violence to inform them of their rights and resources. Making services available to children is a priority for the Support Network, as well as, providing culturally competent services to the Latino community and providing support services to the whole family. The agency responds to approximately 560 crisis calls per year. Last year, about 25 Sunnyvale women and their children were served, The Support Network operates a teen violence prevention/education program. Last year 300 Sunnyvale youth participated.

Support Network has indicated that the need for domestic violence service is tremendous. Only 58 domestic violence shelter beds exist countywide. One in three women will experience domestic violence in their lifetimes. SNFBW has an 18-bed shelter. Last year SNFBW provided 270 women and children with shelter. Additionally, SNFBW provides hotel/motel vouchers. SNFBW is one of four agencies that meet monthly to coordinate strategic planning of the Santa Clara County Domestic Violence Council/Consortium.

SNFBW has indicated that one challenge in meeting the needs of battered women is that other service providers have little experience working with domestic violence victims. Therefore, other programs are not designed to help domestic violence victims. SNFBW has indicated that community education for helping professionals is not prioritized to address domestic violence. SNFBW has indicated that a lack of funding for credit reports and assistance in addressing credit issues is a problem in getting domestic violence victims housed. In addition, the time required to process food stamp applications and other types of assistance is a barrier to domestic violence victims. Obtaining affordable health care and prescription drugs for domestic violence victims is a challenge.. SNFBW has had to cut its community education program, due to decreased funding. Responsibility for participation and coordination in community education is now dispersed among the service provider staff, which is not the most effective way to promote community outreach and education.

SNFBW has indicated that lack of transportation is also a problem for domestic violence victims. Availability of bus passes or taxi vouchers is important because many victims do not have their own transportation. SNFBW tries to coordinate with other service providers to coordinate transportation. SNFBW has indicated that child care and legal assistance are also unmet needs. SNFBW has indicated a need for legal service providers with experience in domestic violence issues. The current economic climate has increased the barriers to obtaining affordable housing and supportive services. SNFBW has indicated that it needs translation services to reach out to isolated Latino communities. SNFBW has indicated that there is a shortage of such services and it is dangerous to use children as translators in domestic violence cases. SNFBW has a collaboration with AACI (Asian Americans for Community Involvement) to serve the Asian community.

Catholic Social Services (CSS): CSS provides after-school programs, gang prevention programs and operates a youth center in San Jose. The majority of its clients are Hispanic, however, a significant number are Vietnamese and Filipino. In addition, the Asian population is increasing in Sunnyvale. CSS has indicated that funding cuts have required them to reduce many youth programs and services. In addition to serving the growing number of Vietnamese and Filipino communities, CSS serves children of undocumented families. CSS has identified the areas of the City bounded by Wolfe and Lawrence, north of El Camino Real, as having an ongoing presence of youth gangs, creating fear among children walking through this area.

DeAnza College Euphrat Museum of Art: Serves at-risk youth in schools since it was founded 13 years ago. Funding allows them to offer classes taught by professional artists to serve 25 to 30 children per semester. The Euphrat program specializes in use of the arts for highlighting community issues and problems and problem-solving. Due to the popularity of the classes offered at DeAnza College Euphrat Museum of Art, they cannot meet all requests and currently maintain a waiting list for participation. They need more funding in order to hire more teachers and expand the program to meet demand. The program staff feel that busing at-risk youth to college campuses exposes them to college opportunities. DeAnza College Euphrat Museum of Art would like to expand inter-agency collaboration to outreach to more at-risk youth. DeAnza College Euphrat Museum of Art has indicated that there is a need for more culturally-based language appropriate community outreach with expanded awareness of the changing ethnic composition of the area.

Health and Mental Health Services

Friends for Youth, Inc. (at Columbia Neighborhood Center): FY provides one-to-one mentoring of youth with adult mentors. Children are referred by youth professionals (school officials, law enforcement, youth counselors, etc.). The agency serves children ages eight to 17. The needs include additional funding, lack of volunteers and availability of professional counselors for special needs and other supportive youth services. Other services go hand-in-hand with FY programs. FY has indicated that there is a problem of "mini-gangs," small, informal groups of children who are "at-risk." FY's waiting list indicates that additional mentors are needed for all children to be served. Almost all children are from lower-income families. Youths from low-income families are at a greater risk of getting into trouble. Transportation is also a problem. Families are forced to use public transportation that have difficulties getting children to services. A coordinated shuttle service for providers serving children would increase access to services.

Sunnyvale School District (Special Education and Student Support Services): The Sunnyvale School District (SSD) has expressed concern over the amount of gang related activities and

affiliations. The problem begins in the park and spills over into the school. SSD indicated that the reduction in school counselors has limited their ability to address gang activities. Children need constructive activities to occupy them after school. Parental training and involvement is necessary, but many parents have to work two or more jobs to provide for the family thus leaving little time for training and supervision. SSD expressed a need for bi-lingual family liaisons located within the school district's resource center to network with families. Language and cultural differences are sometimes the greatest barriers to working with children and their families. SSD indicated that three elementary schools: Lakewood, Bishop, and Vargas have the greatest concentrations of children participating in the reduced and free-lunch programs. These schools all send students to the Columbia Middle school.

SSD stated that mental health screening and assessment resources are not easily accessible for children. In addition, there are no convenient and accessible adolescent mental health facilities with which the Sunnyvale schools can link. Health services have been reduced and Columbia Middle school has the only permanent on-site health aide. Other schools are served by rotating health aides. Child care is also a challenge for families who want to access services for special needs children.

In addition to the support services provided by the School District, there is a need to expand the Columbia Community Center to increase its capacity to deliver services to low- and moderate-income residents in Northern Sunnyvale.

Agency - General Information[1]

AGENCY	Youth Services	Senior	Homeless	Persons with Disabilities	Immigrants	Victims of Domestic Violence	Low-Income Families	Substance Abusers	Affordable Housing	Homeless Shelter	Transitional Housing	Shared Housing/Rent Assistance	Nutrition Meals/Food Bank	Job/Educational Training	Fair Housing/Legal	Health/Mental Health	Senior/Youth Center
Project Sentinel		x	x	x			x		x						x		
Support Network for Battered Women	x	x	x	x	x	x	x			x						x	
Second Harvest Food Bank	x	x	x	x	x	x	x	x					x				
Catholic Charities Youth Community Services	x				x		x		x					x			x
Senior Nutrition Program		x		x									x				
Housing Choices Coalition				x					x			x					
Community Association for Rehabilitation				x													
Project Match		x							x		x				x	x	
Junior Achievement of Silicon Valley	x													x			
Friends for Youth, Inc.	x						x										
India Community Center	x	x	x	x	x	x							x	x		x	x

[1] This summary is based on service provider forms completed in October 2004 by public and private agencies.

Summary of Agency Responses to Written Surveys

(Submitted September – October 2004)

Support Network for Battered Women

Critical Issues

Affordable health care
Transportation
Child care
Credit reports for housing applicants

Unmet Needs/Gaps in Services

Bi-Lingual service agencies
Comments: Past 5 yrs and next 5 yrs
N/A

Additional Concerns

The amount of time it takes to process applications for food stamps and aide

Second Harvest Food Bank

Critical Issues

Home delivered services
Services for single adults without children
Mobility issues for seniors and individuals with compromised health

Unmet Needs/Gaps in Services

Limited home delivered services such as Meals On Wheels
Comments: Past 5 yrs and next 5 yrs
Families in need of food assistance for longer periods of time

Additional Concerns: N/A

Catholic Charities Youth Community Services

Critical Issues

Gangs
Teen Pregnancy
School Drop-outs

Unmet Needs/Gaps in Services

Longer hours at the Washington Youth Center including Sundays
Comments: Past 5 yrs and next 5 yrs
N/A

Additional Concerns:

N/A

Senior Nutrition Program

Critical Issues

Balanced affordable nutrition
Cost of living
Transportation

Unmet Needs/Gaps in Services

Transportation influences ability to help participants
Comments: Past 5 yrs and next 5 yrs
High cost of living, forcing seniors out of area

Additional Concerns:

Need to develop a system to contact those who are in need of assistance

Housing Choices Coalition

Critical Issues

Affordable housing mainly 2-3 bdrm (20% of AMI)
Funding to buy units for special needs groups
Deposit assistance program for households when buying a unit

Unmet Needs/Gaps in Services

Create a standard for evaluating non-traditional credit
Non-traditional = those who do not have established credit.
Educate property managers on financial programs
Comments: Past 5 yrs and next 5 yrs
N/A

Additional Concerns:

Having the city invest in "non-traditional" homeownership strategies such as equality CO-OP, Investor Programs, Land Trusts
Programs that are sustainable and reduce the cost of homeownership

Catholic Charities

Critical Issues

Affordable Housing "very very low-income individuals" (<30% of MFI)

Unmet Needs/Gaps in Services

Affordable housing specifically rentals
Comments: Past 5 yrs and next 5 yrs
Increase awareness of the value of affordable housing for very low-income individuals and those with special needs

Additional Concerns:

N/A

Project Sentinel

Fair Housing Education and Outreach

Critical Issues

Providing timely and accurate information so consumers can make informed decisions.
Affordable Housing

Unmet Needs/Gaps in Services

Under-educated housing providers and consumers
Anti-predatory lending enforcement
Legal action against housing providers who victimize low-income tenants
Comments: Past 5 yrs and next 5 yrs
N/A

Additional Concerns:

Education of social services agencies regarding services provided by organizations other than their own

Landlord/Tenant Mediation

Critical Issues

Low-Income Housing Opportunities
Resolving disputes before the parties become legally or administratively engaged

Unmet Needs/Gaps in Services

Financial assistance for emergencies
Multilingual Services for administrative or legal claims
Encouraging Understanding of cultural diversity
Improved coordination between non-profit services providers
Comments: Past 5 yrs and next 5 yrs
Understanding diversity
Volunteer bank Important

Additional Concerns: N/A

Community Association for Rehabilitation

Critical Issues

Early intervention services
Family support services
Affordable Housing
Health Care
State funding for services

Unmet Needs/Gaps in Services

Affordable Housing
Job placement and training services
Comments: Past 5 yrs and next 5 yrs
Increase in number of special needs results in a major challenge specifically Autism

Additional Concerns:
Special needs specifically seniors with disabilities needing health services
Affordable housing

Project Match

Critical Issues
Affordable Housing "35% of median"
Rent Subsidies for <30 % of MFI
Affordable housing be converted to fair market
Emergency services for seniors

Unmet Needs/Gaps in Services
Housing support services for <50% of MFI
Comments: Past 5 yrs and next 5 yrs
N/A

Additional Concerns:
Financing "TBRA" tenant based rental assistance through local funding

Junior Achievement

Critical Issues
Work force preparation for youth

Unmet Needs/Gaps in Services
N/A
Comments: Past 5 yrs and next 5 yrs
N/A

Additional Concerns:
N/A

Friends for Youth, Inc.

Critical Issues
Resources for at-risk adolescents and teens
Resources for youth not able to participate in fee-based activities
Resources for youth not able to participate in school-based programs
At-risk youth, long term support
Timely opportunities for support and services

Unmet Needs/Gaps in Services

Sufficient resources to serve all at-risk youth seeking services
Comments: Past 5 yrs and next 5 yrs
Economy has influenced financial resources to maintain service levels
Rebuild financial resources to return service levels to "norm"

Additional Concerns:

N/A

AGENCY CONSULTATION LETTER

Dear _____:

The Housing Division of the Sunnyvale Community Development Department would like to invite you to a service providers meeting. The purpose of the meeting is to solicit input from your agency regarding current needs, services, outreach efforts and existing gaps in services to low- and moderate-income residents and communities.

The City of Sunnyvale is currently in the process of preparing a new housing and community development plan – the five-year Consolidated Plan. The Consolidated Plan is a federal Department of Housing and Urban Development (HUD) mandated plan that outlines existing and future needs and sets forth the strategies the City will undertake and prioritize for using federal funds to address those needs. Your input is important and will help us develop effective strategies, as well as target our limited funding to areas and groups where it will have the most impact.

Please see **Attachment A** to this letter for days, times and locations of the meetings. Each meeting will focus on a specific topic. Although you are invited to attend any of the meetings in which you have an interest, we would especially like you attend the meeting(s) that focus on the topic(s) that correspond with your primary mission. **Please RSVP to *Katrina Ardina* by mail, e-mail, telephone, or fax by at the contact information listed below by October 1, 2004. Please specify which of the meeting day(s) and time(s) you or your designee will attend.**

Katrina Ardina
Sunnyvale Community Development Department, Housing Division
456 West Olive Avenue, Sunnyvale, CA 94088
Telephone: (408) 730-7250
Fax: (408) 730-4906
E-Mail: kardina@ci.sunnyvale.ca.us

In addition, we have enclosed a survey (**Attachment B**) that will be used to gather information about the services your agency provides and the needs of your clientele. Please take a few moments to complete the survey and **bring it with you to the meeting**. Please feel free to attach additional information about your agency or services to the survey. If you are not able to attend, please e-mail, fax, or mail the survey to Katrina Ardina at the contact information above**. If you intend to e-mail the information, please send it simultaneously to Ms. Ardina and to the City's consultant, Cotton/Bridges/Associates, to the attention of Jeff Goldman at jeff.goldman@cbaplanning.com.**

Please verify on the survey form that the contact information we have for your organization, and the individual to whom this letter is addressed, are correct. **We would also like your e-mail address, as we intend to use e-mail as much as possible for future communications.**

If you have any questions, please contact Ms. Ardina or the City's consultant, Cotton/Bridges/Associates, attn: Jeff Goldman, at (916) 649-0196, extension 206 or by e-mail at jeff.goldman@cbaplanning.com.

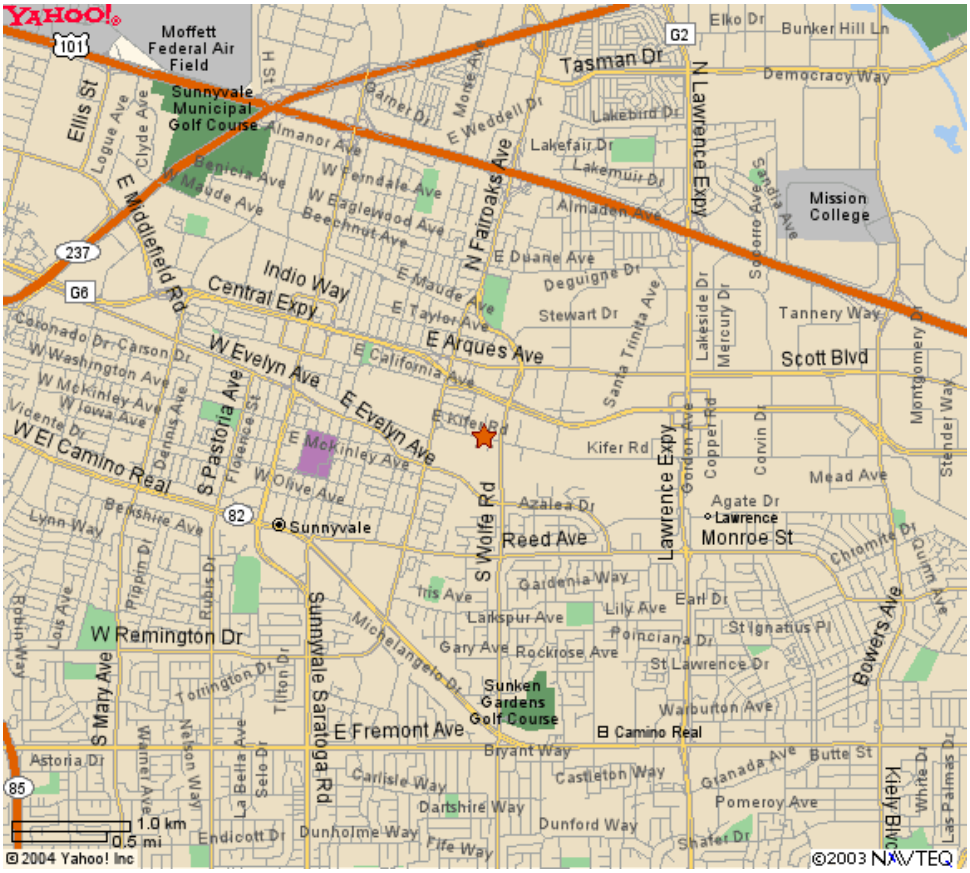
Thank you in advance for you participation in the City's Consolidated Plan update.

Sincerely,

Attachment A
Agency Meeting Schedule

Topic	Date	Time
Affordable Housing/Housing Assistance/ Fair Housing Services	October 6	9 a.m. – 10:30 a.m.
Senior and Disabled Services	October 6	11 a.m. – 12:30 p.m.
Youth and Family Services	October 6	1 p.m. – 2:30 p.m.
Homeless Services and Facilities	October 6	3 p.m. – 4:30 p.m.
Health/Mental Health Services	October 7	1 p.m. – 2:30 p.m.
Adult Employment/Educational Services	October 7	3 p.m. – 4:30 p.m.

Note: All meetings will be held at Sunnyvale Community Services, 725 Kifer Road, Sunnyvale. The telephone number is (408) 738-4321. Below is a map of the location.



Attachment B
Service Provider Questionnaire – Sunnyvale Consolidated Plan

The City of Sunnyvale Housing Division is embarking on a new housing and community development plan for 2006-2010 that will replace and update the 2000-2005 ConPlan. We need your input to understand the critical needs and identify existing gaps in services in order to prioritize funding. Although we may have been funding your agency for many years and be very familiar with your services, it would help us to have the following information in a uniform format. We appreciate your time in completing this survey.

Agency Information

Agency:_____

Address:_____ **Zip:** _____

Telephone: _____ **Fax Number:** _____

Contact Person: _____ **Title:** _____

Email Address: _____

Multiple Office Locations: ☐ **Yes** ☐ **No** If Yes, provide information.

Other Office Addresses:

_____

_____

Phone: _____ **Fax:** _____

Clientele:

☐ Youth ☐ Persons with Disabilities ☐ Low Income Families
☐ Senior ☐ Immigrants ☐ Substance Abusers
☐ Homeless ☐ Victims of Domestic Violence ☐ Other (specify)

Type of Service/Facility Provided:

☐ Affordable Housing ☐ Shared Housing/Rent Assistance ☐ Fair Housing/Legal
☐ Homeless Shelter ☐ Nutrition/Meals/Food Bank ☐ Health/Mental Health
☐ Transitional Housing ☐ Job/Educational Training ☐ Senior/Youth Center
☐ Other (specify)

Geographic Area Served: _____

_____

Critical Needs & Gaps in Service

Critical Issues (List in order of importance):

1) _____
2) _____
3) _____
4) _____
5) _____

Unmet Needs/Gaps in Service:

_____

_____

_____

_____

_____

_____

Comments on Changes in Needs and Services in the Past 5 Years/Agencies Projected Changes in the next 5 years:

_____

_____

Additional Concerns/Suggestions: _____

_____

_____

_____

_____

_____

* * * * *

Please return this survey by OCTOBER 5, 2004 to Katrina Ardina, City of Sunnyvale Community Development Department, and Housing Division.

By Mail:	***By Fax:***	***By E-Mail***
456 West Olive Avenue	**(408) 730-4906**	**kardina@ci.sunnyvale.ca.us**
Sunnyvale, California 94088		**jeff.goldman@cbaplanning.com**

AGENCY CONTACT LIST

Organization	Title 1	First Name	Last Name	Title2	ADDRESS	City	ST	Zip
Adults Toward Independent Living					19147 Anne Lane	Cupertino	CA	95014
Asian Americans for Community Involvement	Ms.	Josephine	Hawkins, Ph.D.	President and CEO	2400 Moorpark Ave., Suite 300	San Jose	CA	95128
Bill Wilson Center - Children & Family Services	Mr.	Sparky	Harlan	Executive Director	3490 The Alameda	Santa Clara	CA	95050
Christian Church Homes	Mr.	William	Pickel	Development Project Manager	303 Hegenberger Rd STE 201	Oakland	CA	94621
Clara-Mateo Alliance Inc	Mr.	Steve	Chapralis	Clinical Director	795 Willow Rd Bldg 323D	Menlo Park	CA	94025
Community Assoc for Rehabilitation Inc	Ms.	Lynda J.	Steele	Executive Director	525 E Charleston Rd	Palo Alto	CA	94306
Community Technology Alliance	Mr.	Ray	Allen		115 E Gish Rd STE 222	San Jose	CA	95112
					420 S Pastoria Ave	Sunnyvale	CA	94086
Cupertino Community Services	Ms.	Erica	Headley	Director of Housing	10104 Vista Drive	Cupertino	CA	95014
Cupertino Community Services	Ms.	Jaclyn	Fabre	Executive Director	10104 Vista Drive	Cupertino	CA	95014
Cupertino Unified School District	Mr.	Andy	Mortensen	Assistant Superintendent of Human Resources	10301 Vista Dr	Cupertino	CA	95014
East San Jose Law Center	Ms.	Margaret	Stevenson	Executive Director	1765 Alum Rock Ave	San Jose	CA	95116
Emergency Hsg Consortium	Ms.	Becky	McGovern	Compliance Manager	2011 Little Orchard Ave	San Jose	CA	95125
Euphrat Museum of Art - DeAnza College	Ms.	Ms. Diana	Argabrite	Program Coordinator	21250 Stevens Creek Bl	Cupertino	CA	95014
Family & Children Services	Ms.	Denise	Sandoval	Interim Contracts Admin	375 Cambridge Ave	Palo Alto	CA	94306
First Community Housing	Mr.	Thomas	Iamesi	Director of Housing Development	2 N Second St STE 1250	San Jose	CA	95113
Fremont Union High School District	Mr.	Don	Fox	Director of Business Services	589 W Fremont Ave	Sunnyvale	CA	94087
Friends for Youth Inc	Ms.	Michelle	Smith	Development Associate, Grants Manager	1741 Broadway	Redwood City	CA	94063
Health Trust Meals On Wheels	Mr.	Gary B.	Allen	President & CEO	1701-A S Bascom Ave	Campbell	CA	95008
Hindu Temple & Community Center	Mr.	Naranji	Patel	President	420-450 Persian Dr	Sunnyvale	CA	94089
Housing Choices Coalition	Ms.	Lisa	Jackson	Executive Director	1777 Agnew Road	Santa Clara	CA	95054
Housing Trust of Santa Clara County	Ms.	Roccie	Hill	Executive Director	1786 Technology Dr	San Jose	CA	95110
India Community Center	Mr.	Pradeep	Joshi	Director, Senior Services	285 N. Wolfe Road, Ste. #102	Sunnyvale	CA	94085
InnVision	Ms.	Christine	Burroughs	Chief Executive Officer	974 Willow St	San Jose	CA	95125

Organization	Title 1	First Name	Last Name	Title2	ADDRESS	City	ST	Zip
Lenders for Community Development	Mr.	Eric	Weaver	Executive Director	111 W St John St STE 710	San Jose	CA	95113
Live Oak Adult Day Services	Ms.	Coleen	Hudgen	Executive Director	20920 McClellan Road	Cupertino	CA	95014
Maitri	Ms.	Indira	Chakravorty	Coordinator/Administration	PO Box 60111	Sunnyvale	CA	94086
Mid-Peninsula Alano Club	Ms.	Cathy	Emerson	Administrative Assistant	PO Box 70802	Sunnyvale	CA	94086
Mid-Peninsula Citizens for Fair Housing	Ms.	Marjorie	Rocha	Executive Director	457 Kingsley Ave	Palo Alto	CA	94301
Mid-Peninsula Housing Coalition	Ms.	Fran	Wagstaff		658 Bair Island Rd STE 300	Redwood City	CA	94063
Mid-Peninsula YWCA (Rape Crisis Center)	Ms.	Lorraine	Phillips	Executive Director	4161 Alma St	Palo Alto	CA	94306
Neighborhood Housing Services Silicon Valley	Mr.	Edward	Moncrief	Executive Director	1156 N Fourth St	San Jose	CA	95112
North Valley Workforce Board	Ms.	Tisha	Johnson	Assistant Director	505 W Olive Ave STE 550	Sunnyvale	CA	94086
Project Match Inc	Mr.	Bob	Campbell	Executive Director	555 Meridian Ave STE C	San Jose	CA	95126
Project Sentinel	Ms.	Ann	Marquart	Executive Director	1055 Sunnyvale-Saratoga Rd #3	Sunnyvale	CA	94087
Project Sentinel	Mr.	Martin	Eischner	Director of Dispute Resolution Programs	1055 Sunnyvale-Saratoga Rd #3	Sunnyvale	CA	94087
ProMatch					420 S Pastoria Ave	Sunnyvale	CA	94086
Salvation Army	Majors	Kenneth & Deborah	Hood		1161 S Bernardo Ave	Sunnyvale	CA	94087
Santa Clara County Office of Affordable Housing	Ms.	Susan	Phillips	Acting Director	1735 N First St STE 265	San Jose	CA	95112
Santa Clara County Unified School District	Mr.	Roger	Barnes	Assistant Superintendent of Business Services	1889 Lawrence Rd	Santa Clara	CA	95051

Appendix B
Sunnyvale Citizen Participation

B.1 Citizen Participation Plan

INTRODUCTION

An important aspect of the Consolidated Plan is the provision of an adequate opportunity for citizens to participate in an advisory role in the planning, implementation and assessment of the Consolidated Plan process. In order to encourage public participation in the development of, and any amendment to the Plan, as well as to enhance program accountability, grantees must follow a detailed citizen participation plan. As required under 24 CFR Part 91, 105 the citizen participation plan must:

1. Provide for and encourage citizens to participate in the development of the Consolidated Plan, any substantial amendments, and the performance report;

2. Be designed to encourage participation by low- and moderate-income persons particularly in areas where CDBG funds are intended to be used by residents of predominantly low- and moderate-income neighborhoods. In addition, the Plan must encourage participation of all residents, including minorities and non-English speaking persons, as well as persons with disabilities.

3. In conjunction with the local housing authority, the Plan must encourage participation of residents in assisted housing developments and other low-income residents of targeted revitalization areas in which the developments are located.

CITIZEN PARTICIPATION

Housing and Human Service Commission

The Housing and Human Services Commission is a nine-member commission comprised of residents in the community. The Commission is advisory to the City Council on housing and human services policies, the expenditure of CDBG and HOME funds, and the Consolidated Plan process. The HHSC assists in the identification of community development needs and the assessment of projects presented for funding consideration. The HHSC further assesses the projects and activities to determine if the objectives of the Consolidated Plan are being met.

All recommendations, comments, assessments and proposals from the HHSC are forwarded to City Council for their review. The HHSC aids in the dissemination of information about the Consolidated Plan and will aid in soliciting comments and views from the general public.

Commission members are appointed by the City Council to serve a four year term. Members may not serve more than one full term. The membership is comprised of persons who live in Sunnyvale and who are concerned about housing and human services issues facing people in

the community such as persons of low- and moderate-income, members of minority groups, persons with disabilities and the elderly.

The HHSC holds a minimum of three public hearings per year for the purpose of obtaining citizens views. The public meetings are held at different stages of the program year so that together they address community development and housing needs, development of proposed activities, and program performance. Notice of the date, time and place of the HHSC meetings are advertised at least 10 days prior to the hearing or meeting in the SUN and on the City's web site.

City Council

1. The City Council sets policy, priorities, and approves the overall Consolidated Plan.

2. The City Council will hold a minimum of one public hearing per year for the purpose of obtaining citizen's views and formulating or responding to citizen's proposals and questions.

3. Actions of the City Council will direct the implementation of the Consolidated Plan.

Consolidated Plan Development Process

Prior to the adoption of the Consolidated Plan, staff will make available to citizens, public agencies, and other interested parties the following information:

1. The amount of assistance the City expects to receive from both grant funds and program income during the next fiscal year for proposed community development and housing activities;

2. The range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income;

3. The proposed activities which will likely result in relocation and the City's intent to minimize the necessity for relocation of persons as a result of assisted activities;

4. The types and levels of assistance the City will make available or require others to make available to persons who are eligible for relocation as a result of federally assisted activities. (See Appendix D for the City's Tenant Assistance Policy.)

Consolidated Plan Public Information Process

1. Prior to publishing the proposed Consolidated Plan two public hearings will be held with the HHSC. The first public meeting will be to obtain the views of citizens on housing and community development needs, including priority non-housing community development needs. A notice of this meeting with a summary of the issues to be discussed will be published in the local newspaper at least two weeks prior to the meeting. A further public meeting will be held during the Consolidated Plan development process with the HHSC to discuss public service proposals for the next fiscal year.

2. The Consolidated Plan will be published at least thirty days prior to the public hearing at City Council. This thirty day period will be to receive public comments.

3. A summary of the plan will be published in the SUN, the local newspaper, and copies of the Plan will be made available for public review on the City's web site and also at the library and the City's One-Stop Permit Center at 456 West Olive Avenue, Sunnyvale, CA 94086 during normal working hours (weekdays 8:00 a.m.-12:00 p.m. and 1:00 p.m. - 5:00 p.m.) The summary in the notice will include the contents and purpose of the plan and the places where it is available for review. The Consolidated Plan will also be available on computer disk upon request.

4. During the review period of the proposed Consolidated Plan two public hearings will be held - one with the HHSC and one at City Council.

5. Any comments or views received from the public either orally or in writing will be considered in preparing the final Consolidated Plan. A summary of views and comments accepted, and those not accepted and the reasons for not accepting them, will be attached to the final Consolidated Plan.

Amendment to the Consolidated Plan

Criteria for Substantial Amendment

1. To make a change in the allocation priorities or change in the use of CDBG funds from one eligible activity to another;

2. To significantly change the purpose, scope, location or beneficiaries of a project so that affected citizens have not had an opportunity to submit comments;

3. To carry out an activity using funds from any program covered by the Consolidated Plan not previously described by the Plan; and

4. To revise the budgeted amount for a specific activity if it is changed by 30 percent.

The public hearing process for an amendment to the Consolidated plan will follow the same procedures as in sections 2 through 5 of the Consolidated Plan Public Information Process above.

Performance Reports

A notice of the public hearing to discuss the performance report will be published in *The SUN*, the local newspaper, at least 15 days prior to the public hearing with the HHSC. Copies of the performance report will be made available for public review on the City's website, at the library, and at the City's One-Stop Permit Center at 456 Olive Avenue, Sunnyvale CA 94086 during normal working hours (weekdays 8:00 a.m. - 12:00 p.m. and 1:00 p.m. - 5:00 p.m.). The published notice will include the purpose, place, and time of the public hearing and locations where the performance report will be available for review.

Accessibility

All hearings will be held at Sunnyvale City Hall in the evenings to allow the maximum number of people to attend. City Hall is fully accessible to persons with disabilities. If anyone is not able to attend the scheduled meetings, the general public is encouraged to express their views or comments directly to the Housing staff at City Hall. A TDD line is also available to persons seeking information or expressing their views. Staff will also arrange for information to be presented bilingually at public meetings where a significant number of non-English speaking residents can be reasonably expected to participate, or individually whenever a request is

made for such service. Sign language interpreters will be provided upon request with 72 hours advance notice.

Technical Assistance

Planning staff will maintain the Citizens' Participation Plan, the Proposed and Final Statements, the Consolidated Plan, the CDBG Plan, the Grantee Performance Report, and all other program records, documents, information and reports required by federal regulations. These documents are available for public review in the Community Development Department, 456 West Olive Avenue, Sunnyvale, CA 94086 during normal business hours.

Technical assistance on the CDBG regulation and the CDBG program process will be provided by the staff of the Housing Division to nonprofit agencies serving low-income persons, citizen groups and groups of low- and moderate-incomes and neighborhood groups requesting such assistance. Assistance may be in the form of general information, relevant demographic or socio-economic data, interpretation of HUD rules and regulations, explanation of City policies and procedures affecting the CDBG program, or advice regarding alternative funding sources for ineligible projects under the CDBG program.

Complaints

Staff will respond to any complaints related to the Consolidated Plan in writing within 15 days, where practicable, of receipt of such complaint of grievance.

B.2 Process – Preparation of the Consolidated Plan

CITY OF SUNNYVALE - RESIDENT SURVEY
WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN YOUR NEIGHBORHOOD?

Each year the City of Sunnyvale receives Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds from HUD for local community development and housing projects. These two HUD programs provide over two million dollars annually to the City. To ensure appropriate priorities are set in spending the money, the City prepares a five-year plan to identify housing and community development needs and to develop a strategy to address the needs. The City's Community Development Department wants you to have a voice in how the City invests this money. Please assist us by filling out this survey.

As you fill-out this survey, please consider the following: 1) The needs in your neighborhood and how they can be improved; 2) Rate the need level for each of the following items and circle the one that best applies.

Check if it applies to you:

- ☐ I am 62 years or older
- ☐ I am 18 years or younger
- ☐ I am disabled
- ☐ I am a female head of household

Please provide the ZIP CODE of your residence: _____

Please circle your choice using the range from 1 – 4, 1 indicates the lowest need, 4 indicates the highest need.

Community Facilities	**Lowest**		**Highest**		**Community Services**	**Lowest**		**Highest**	
Senior Centers	1	2	3	4	Senior Activities	1	2	3	4
Youth Centers	1	2	3	4	Youth Activities	1	2	3	4
Child Care Centers	1	2	3	4	Child Care Services	1	2	3	4
Park & Recreational Facilities	1	2	3	4	Transportation Services	1	2	3	4
Health Care Facilities	1	2	3	4	Anti-Crime Programs	1	2	3	4
Community Centers	1	2	3	4	Health Services	1	2	3	4
Fire Stations & Equipment	1	2	3	4	Mental Health Services	1	2	3	4
Libraries	1	2	3	4	Legal Services	1	2	3	4
Infrastructure	**Lowest**		**Highest**		**Neighborhood Services**	**Lowest**		**Highest**	
Drainage Improvement	1	2	3	4	Tree Planting	1	2	3	4
Water/Sewer Improvement	1	2	3	4	Trash & Debris Removal	1	2	3	4
Street/Alley Improvement	1	2	3	4	Graffiti Removal	1	2	3	4
Street Lighting	1	2	3	4	Code Enforcement	1	2	3	4
Sidewalk Improvements	1	2	3	4	Parking Facilities	1	2	3	4
					Cleanup of Abandoned Lots and Buildings	1	2	3	4
Special Needs Services	**Lowest**		**Highest**		**Businesses & Jobs**	**Lowest**		**Highest**	
Centers/Services for Disabled	1	2	3	4	Start-up Business Assistance	1	2	3	4
Accessibility Improvements	1	2	3	4	Small Business Loans	1	2	3	4
Domestic Violence Services	1	2	3	4	Job Creation/Retention	1	2	3	4
Substance Abuse Services	1	2	3	4	Employment Training	1	2	3	4
Homeless Shelters/ Services	1	2	3	4	Commercial/Industrial Rehabilitation	1	2	3	4
HIV/AIDS Centers & Services	1	2	3	4	Façade Improvements	1	2	3	4
Neglected/Abuse Children Center and Services	1	2	3	4	Business Mentoring	1	2	3	4

Housing	**Lowest**		**Highest**	
ADA Improvements	1	2	3	4
Ownership Housing Rehabilitation	1	2	3	4
Rental Housing Rehabilitation	1	2	3	4
Homeownership Assistance	1	2	3	4
Affordable Rental Housing	1	2	3	4
Housing for Disabled	1	2	3	4
Senior Housing	1	2	3	4
Housing for Large Families	1	2	3	4
Fair Housing Services	1	2	3	4
Lead-Based Paint Test/Abatement	1	2	3	4
Energy Efficient Improvements	1	2	3	4

Please write in any needs not listed above:

_____

_____

_____

_____

*Note: The survey was distributed in Spanish, Vietnamese and Chinese.

B.3 Resident Survey - Summary of Results

Need Category	Average Ranking
Senior Centers	2.6
Affordable Rental Housing	2.5
Senior Housing	2.4
Senior Activities	2.4
Health Services	2.4
Transportation Services	2.4
Sidewalk Improvements	2.4
Park & Recreational Facilities	2.4
Health Care Facilities	2.3
Libraries	2.3
Anti-Crime Programs	2.2
Fire Stations and Equipment	2.1
Centers/Services for Disabled	2.1
Neglected/Abused Children Center and Services	2.1
Employment Training	2.1
Homeless Shelters/Services	2.0
Mental Health Services	2.0
Job Creation/Retention	2.0
Street Lighting	2.0
Legal Services	2.0
Community Centers	2.0
Code Enforcement	2.0
Cleanup of Abandoned Lots and Buildings	2.0
Housing For Disabled	1.9
Youth Centers	1.9
Trash and Debris Removal	1.9
Domestic Violence Services	1.9
Energy Efficient Improvements	1.9
Graffiti Removal	1.9
Homeownership Assistance	1.8
Youth Activities	1.8
Accessibility Improvements	1.8
Child Care Centers	1.8
Water/Sewer Improvement	1.8
Street/Alley Improvement	1.8
Rental Housing Rehabilitation	1.8
Fair Housing Services	1.8
Parking Facilities	1.8
Drainage Improvement	1.7
Start-Up Business Assistance	1.7

Need Category	Average Ranking
Child Care Services	1.7
HIV/AIDS Centers & Services	1.7
Substance Abuse Services	1.7
Commercial/Industrial Rehabilitation	1.6
Small Business Loans	1.6
Ownership Housing Rehabilitation	1.6
Tree Planting	1.6
Business Mentoring	1.6
Facade Improvements	1.6
Housing for Large Families	1.5
Lead-Based Paint Test/Abatement	1.5
ADA Improvements	1.5

B.4 Public Outreach Materials

A. Legal Notice – October Community Meetings

Flyers for Community Meetings
The following are examples of the flyers use to publicize the community meetings through mailings and distribution.

City of Sunnyvale
2005-2010 Consolidated Plan Update

The **CITY OF SUNNYVALE** invites the participation of the community in an update of its federal Consolidated Plan. The Consolidated Plan contains the City's housing and community development strategy for using federal funds over the next five years (2005 – 2010). The funds involved are from the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The City receives over two million dollars annually from these federal programs.

These programs are intended to primarily benefit low- and moderate-income persons and persons with special needs through affordable housing; economic development and job creation; public facilities and infrastructure improvements; and community and supportive services, among other activities.

The City will hold a series of eight community meetings in October and November to discuss housing and community development needs and programs/services in the City and in your neighborhood. Below are the days, times, and locations of the meetings scheduled in October are as follows:

Wednesday, October 13, 2004 at: 9:30 AM - Senior Nutrition Program
535 Old San Francisco Road, Sunnyvale

7:00 PM - Lakewood Village Neighborhood Association
Lakewood Park Bldg - 834 Lakechime Drive, Sunnyvale

Thursday, October 14, 2004 at: 1:00 PM - Sunnyvale Community Center
550 E. Remington Drive, Sunnyvale

7:00 PM - Raynor Park/ Birdlands Neighborhoods

Raynor Park Building – 1565 Quail Avenue,
Sunnyvale

Please come to one of the meetings and share your concerns and suggestions by completing a resident survey form. Also, visit the City of Sunnyvale website at http://www.ci.sunnyvale.ca.us for more information. Copies of the survey form will be available at the community meetings and on the City's website.

For further information, or for an advance copy of the survey form, or if you require special arrangements, please contact Katrina Ardina, Sunnyvale Community Development Department, at (408) 737-7451 or by e-mail at kardina@ci.sunnyvale.ca.us.

B. Legal Notice – November Community Meetings

City of Sunnyvale
2005-2010 Consolidated Plan Update

The **CITY OF SUNNYVALE** invites the participation of the community in an update of its federal Consolidated Plan. The Consolidated Plan contains the City's housing and community development strategy for using federal funds over the next five years (2005 – 2010). The funds involved are from the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The City receives over two million dollars annually from these federal programs.
These programs are intended to primarily benefit low- and moderate-income persons and persons with special needs through affordable housing; economic development and job creation; public facilities and infrastructure improvements; and community and supportive services, among other activities.

The City is holding a series of four community meetings in November to discuss housing and community development needs and programs/services in the City and in your neighborhood. The days, times, and locations of the meetings scheduled in November are as follows:

Wednesday, November 10, 2004 at: 3:15 PM - Adobe Wells Mobilehome Park
Community Room
1220 Tasman Drive, Sunnyvale

Wednesday, November 10, 2004 at: 7:00 PM - Columbia Middle School
Multi-Purpose Room
739 Morse Avenue, Sunnyvale

Thursday, November 18, 2004 at: 11:30 AM- India Community Center – Suite 102
285 Wolfe Road, Sunnyvale

Thursday, November 18, 2004 at: 7:00 PM - Sunnyvale City Hall - Council Chambers
456 West Olive Avenue, Sunnyvale

Please come to one of the meetings and share your concerns and suggestions by completing a resident survey form. Also, visit the City of Sunnyvale website at sunnyvale.ca.gov/housing and look for 2005 Consolidated Plan for more information. Survey forms are available at the community meetings and on the City's website.

For further information or if you require special arrangements, please contact Katrina Ardina, Sunnyvale Community Development Department, at (408) 730-7451 or by e-mail at kardina@ci.sunnyvale.ca.us.

City of Sunnyvale

You are Invited to Attend a Community Meeting

To discuss your needs and help us prioritize Housing and Community Development Funding

The City of Sunnyvale is developing a housing and community development plan for 2005-2010--the "Consolidated Plan." The Consolidated Plan is a strategic plan that guides the City in spending federal housing and community development funds. The Consolidated Plan is a U.S. Department of Housing and Urban Development mandated report for communities to receive federal funds.

Community Meetings

Wednesday, October 13

Sunnyvale Senior Nutrition Program
535 Old San Francisco Road, Sunnyvale
9:30 AM

Lakewood Village Neighborhood Association
Lakewood Park Building
834 Lakechime Drive, Sunnyvale
7:00 PM

Thursday, October 14

Bayview Senior Club
Sunnyvale Community Center
550 E. Remmington Drive, Sunnyvale
1:00 PM

Raynor Park/Birdlands Neighborhood
Raynor Park Building
1565 Quail Avenue, Sunnyvale
7:00 PM

For more information contact: Katrina Ardina, Sunnyvale Community Development Department (408) 730-7254

City of Sunnyvale

You are Invited to Attend a Community Meeting

To discuss your needs and help us prioritize Housing and Community Development Funding

The City of Sunnyvale is developing a housing and community development plan for 2005-2010--the "Consolidated Plan." The Consolidated Plan is a strategic plan that guides the City in spending federal housing and community development funds. The Consolidated Plan is a U.S. Department of Housing and Urban Development mandated report for communities to receive federal funds.

Community Meetings

Wednesday, November 10

Casa de Amigos Mobile Home Park
Main Club House
1085 Tasman Drive, Sunnyvale
3:15 PM

Columbia Middle School
Multi-Purpose Room
739 Morse Avenue, Sunnyvale
7:00 PM

Thursday, November 18

India Community Center
Suite 102
285 Wolfe Road, Sunnyvale
11:30 AM

Sunnyvale City Hall
Council Chambers
456 West Olive Avenue, Sunnyvale
7 :00 PM

At the meetings, residents will be encouraged to complete survey forms about community development needs. Copies of the survey forms are available in several languages on the City's website at http://sunnyvale.ca.gov/housing

For more information contact: Katrina Ardina, Sunnyvale Community Development Department (408) 730-7254

City of Sunnyvale

What are the needs in your Neighborhood?

We Need Your Input

We want you to tell us about the needs, possible solutions, and where federal money should be spent in your community over the next five years (2005 - 2010) in the areas of:

- Community Facilities
- Community Services
- Economic Development
- Homeless Facilities and Services
- Housing
- Public Infrastructure Improvements

Examples of Current Spending:

- Services for Homeless, Seniors, Youth and People with Disabilities
- Sidewalk Accessibility
- Community Centers
- Housing Improvement Programs (Rehab, Paint, Accessibility)
- 1st-Time Homebuyer's Assistance
- New Affordable Rental Housing
- Neighborhood Preservation
- Rental Housing Preservation

B.5 Public Comments Summary

Affordable Housing

- More Section 8 vouchers for affordable housing (Santa Clara County has stopped issuing Section 8 vouchers)
- Affordable housing for seniors
- India Community Center (ICC) or other nonprofit organization to acquire and rehabilitate older rental housing for seniors (with financial assistance from the City of Sunnyvale)
- More rental housing assistance of lower-income households (not one-time assistance given local economy)
- Property maintenance problems
- More cooperation needed from rental property owners to maintain rental property
- City should be more proactive in its code enforcement of rental properties
- Need more tenant rights assistance and education
- Housing is a major problem in Sunnyvale – both owner and rental housing

Transportation

- Lack of affordable and accessible transportation for seniors for daily activities and necessities
- Low-income seniors have no options for affordable transportation
- Free bus passes for all low-income seniors (subsidized taxi or van rides have been discontinued)
- Match able-bodied senior who drive with seniors who need transportation
- Need transportation assistance for lower-income families
- Enhance public transit

Water

- Old water lines and water quality problems in parts of Sunnyvale

Senior Community Center

- Seniors in Indian community need an affordable center in order to participate in community life
- Community center must be accessible to those who don't drive
- Senior Nutrition services offered five days a week
- ICC is available to community members but the cost is unaffordable to a majority of Indian-American seniors
- Need affordable center where Indians can promote their culture and way of life
- Community center needs gymnastic health and fitness programs for seniors
- Community center needs computers, printers, TV, sound system, public address system and other office equipment
- Transportation to community center and other various outdoor activities
- Community center needs annual grants for operation

Columbia Neighborhood Center

- The Columbia Neighborhood Center is inadequate to meet current and projected service and youth activity needs for low-income residents in northern Sunnyvale. The Center should be expanded.

Other

- Children's playgrounds between Fair Oaks and Lawrence Expressway need to be upgraded.
- Graffiti removal, particularly on carports, is important.
- Abandoned shopping centers are blight along parts of Fair Oaks in the Columbia neighborhood.
- Concerned about the proposal to change housing from low-density to high-density. Would like more information.
- There should be fairness in how the City decides where to place low-income rental housing; such housing should not be all in one neighborhood.

B.6 Public Outreach Schedule

GENERAL OUTREACH

Flyers to City Council: distributed electronically and in packets September 30 and October 17.

Flyers to City Boards and Commissions: distributed electronically to all board members and commissioners who have e-mail accounts and one mailed.

Ads in Sunnyvale Sun newspaper: for October meetings, published October 6 and 13; for November meetings published November 3, 10, and 17.

City website: announcement on front page in "Hot Topics" section with link to ConPlan website for details.

Housing Division website: provided details about ConPlan

News Release: prepared and circulated by City Communications office, article appeared in the *San Jose Mercury News*.

Announcement at City Council meeting: at each Council meeting that was held during a week with a ConPlan meeting in the upcoming week, a Council member announced the details of the meeting; City Council meetings are broadcast on KSUN community access cable station.

City Manager's "Friday Report": item with October meeting schedule appeared on October 1 and item with November meeting schedule appeared on November 5.

City's Intranet Calendar of Events: meetings posted.

Community Calendar on City website: meetings posted.

Meeting Flyers: mailed to 268 organizations Office of the City Manager contact list.

Outreach to Homebound: Meals on Wheels.

Flyers and Posters: distributed as follows:

- 40 at City Hall at One-Stop Permit Chambers
- 40 outside Council Chambers
- 100 at Library
- 100 at Community Center
- 100 at Sunnyvale Community Services
- 30 at Sunnyvale Chamber of Commerce
- Columbia Neighborhood Center

OUTREACH SPECIFIC TO EACH COMMUNITY MEETING

Date/ Time	Location	Organization	Newsletters/ Flyer Distribution	Posters
OCT 13, 9:30 AM	First United Methodist Church of SV, 35 Old San Francisco Road	Senior Nutrition Program	Flyers at center	
Oct 13 7 PM	Lakewood Park Building, 834 Lakechime Drive	Lakewood Village Association	1700 flyers for delivery by volunteers with newsletter	
Oct 14 1 PM	Sunnyvale Community Center, Ballroom, 550 E. Remington Drive	Bayview Senior Club	100 flyers on 10/7	
Oct 14 7 PM	Raynor Park Building, 1565 Quail Avenue	Raynor Park/Birdlands Neighborhood Association	• City mailing to 2800 residents and property owners • snail mail flyers to 9 people on City mailing list for RPNA • email of notice to 175 in Birdland Neighbors yahoogroup	
Nov 10 7 PM	Columbia Middle School, Multi-Purpose Room, 739 Morse Avenue	SNAIL, San Miguel, Victory Village, Lowlanders, area east of Lawrence	• Flyers at center (in Spanish too); SNAIL distributed 1000 flyers • City mailing to 1470 Columbia area renters; 1700 in San Juan, HOLA, victory Village	3
Nov 10 3:15 PM	Casa de Amigos de Mobile Home Para, Community room, 285 Tasman Drive	MH residents	• On Casa de Amigos internal message channel • City mailing to MH residents in Cape Cod Village, Casa de Amigos, El Dorado, Fair Oaks, Fox Hollow, Willow Ranch, Adobe Wells, Plaza del Rey	7
Nov 18	City Council Chambers,	Heritage Park,	• Cherry Orchard	2

Date/ Time	Location	Organization	Newsletters/ Flyer Distribution	Posters
7 PM	456 West Olive Avenue	Cherry Orchard	distributed 100 flyers • City mailing to 363 downtown merchants and 1110 for owners/residents of Heritage Park and Downtown	
Nov 18 11:30 AM	285 Wolfe Road, #102	India Community Center	Flyers at center	2

B.7 Countywide Telephone Survey

Introduction

Santa Clara County and cities in the County commissioned a telephone survey to better understand public opinions regarding community needs for affordable housing, economic development, public services and facilities, education and job training, homeless services and shelter, and other services. The objective of the survey was to obtain representative public input regarding unmet needs in Santa Clara County. The results of the survey are intended to assist jurisdictions in the County in developing strategies and identifying priorities for the use of federal funds from the U.S. Department of Housing and Urban Development (HUD).

Survey Method

The survey was conducted between October 30 and November 13, 2004 and included 417 households selected at random from throughout Santa Clara County. The sample size was sufficient to with the objective of achieving a margin of error of five percent or less. The sample was selected based on random dialing techniques, but also attempted to capture a geographically representative sample by zip code area in Santa Clara County.

Due to time and budget constraints, the survey was administered in English and Spanish only, and there was no re-sampling after the survey results were tabulated to account for over-or under-representation among specific population sub-groups. Individuals who answered the telephone, but were unable to understand English or Spanish, did not participate in the survey. Records were not kept on the number of such contacts or the presumed language of these individuals. It is possible, therefore, that the views of those participating in the survey do not reflect the views of households who primarily speak languages other than English or Spanish.

Survey participants were asked about their views regarding:

- Housing needs, including rehabilitation, rental assistance, home purchase assistance, homeless, and supportive housing services;
- Community development needs, including public services, infrastructure, and community facilities; and
- Economic development needs, including employment training, business assistance, and commercial building improvements,

To ascertain the representativeness of the survey participants compared to the countywide population, the survey solicited information on individual and household characteristics such as age, family status, race, ethnicity, income, and the presence of special needs (such as disability, single parenthood, or HIV/AIDS status).

Unless otherwise noted, the percentages cited in this report are based on the number of individuals who answered a question, excluding “refused” and “missing” responses. The number of responses varies from question to question. The implicit assumption is that the views and characteristics of those who refused

to respond to a question are similar to those who responded. Appendix B shows percentages based the total number of survey participants, including those who refused to answer a question or whose response was not tabulated (missing).

It is important to note that the margin of error of the survey was plus or minus five percentage points. A variance of five percentage points or less between the reported demographics of the survey participants and the countywide population at the time of the 2000 Census may not be statistically significant, therefore.

Survey Results

The first series of questions asked survey participants to name the two most important community needs in each of five categories from a list of facilities, services, and programs that are eligible for funding under four federal programs: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing for Persons with AIDS (HOPWA).

Community Facilities

Survey participants were asked a series of questions about community facilities that they consider to be important. When asked to name which two community facilities and services were most important, services most frequently mentioned were: senior services (17.7 percent), health services (17.3 percent), homeless services (15.3 percent), child care services (15.2 percent), and services for at-risk youth (12.1 percent).

Community Services

Survey participants were then asked which two community services were most important. Four community services were mentioned most frequently: drug and alcohol abuse treatment (20.4 percent), domestic violence prevention (16.9 percent), transportation services for persons with disabilities (16.1 percent), and anti-crime programs (15.9 percent).

Public Works Projects

Four types of public works projects were considered most important, according to survey respondents: street improvements (22.3 percent), parks or recreation improvements (18.7 percent), sidewalk improvements for disabled access (17.9 percent), and water/sewer improvements (13.8 percent).

Business Assistance and Job Programs

Survey participants named four types of business assistance programs as most important. These were job or skills training (32.6 percent), small business assistance loans (22.1 percent), earthquake safety improvements (20.6 percent), and rehabilitation assistance for older commercial and industrial properties (15.5 percent).

Affordable Housing Programs

Of the various types of affordable housing programs that survey participants were asked to rank, three in particular were ranked as most important: rental assistance for low-income households (21.7 percent), construction of affordable housing (20 percent), and homebuyer assistance (18.6 percent). Other highly ranked affordable housing programs, at 10.2 percent each, were home improvement assistance for disable access and housing rehabilitation assistance for lower income households.

Most Important Overall Community Needs

Survey participants were then asked to rank the two most important community needs, overall, from the list of most important needs in the five categories previously presented to survey participants (community facilities, community services, public works, business assistance, and housing).

No facilities, services, or programs were mentioned significantly more frequently than others from the list of top community needs. The top seven community needs cited by respondents were: affordable housing construction (7.7 percent), facilities and services for at-risk youth (6.5 percent), health care facilities and services (6.5 percent), facilities and services for seniors (6.2 percent), anti-crime programs (6.1 percent), rental assistance for low-income households (5.8 percent), and facilities and child care services (5.3 percent).

Other Important Community Needs

Those participants who provided their views on the most important community needs were then asked whether there were other community needs that they felt were as or more important than the needs previously discussed. Of the 415 who responded to this question, 28.9 percent indicated that one or more needs other than those listed in the survey were as or more important than the listed needs.

There was no consensus about such other important needs. Most needs were mentioned by five percent or less of respondents and included low-income housing/affordable housing, street repair/street Improvement, after-school programs, law enforcement, youth programs, assistance to victims of domestic violence, more financial aid for schools, and more recreational activities for seniors.

Most Urgent Problem and Solutions

To ensure that respondents had an opportunity to think about important issues without regard to a prescribed list, survey participants were asked to name one problem in Santa Clara County they would solve if they could and the potential solution to that problem.

As with the previous question regarding other important community needs, there was no consensus on the “one” problem that needed resolution. However, 15.5 percent of responses stated that housing is too expensive and more affordable housing is needed. Other problems cited by the survey participant included lack of resources for the homeless (six percent), lack of unemployment/more employment opportunities (six percent), and traffic congestion (5.2 percent).

Respondents were then asked how they would solve the problems they previously cited. Again, there was no clear consensus on solutions to the County's most pressing problems. The highest ranking response, providing more low-income housing and low rent affordable housing, was mentioned by 3.3 percent of survey responses. Other solutions included more after school and youth programs (2.7 percent), build more houses (2.5 percent), hire more police officers (2.3 percent), and provide job training (2.3 percent).

Survey Demographics

Gender

The gender of the respondents was nearly evenly divided between men and women with 204 men and 213 women.

Zip Code

Survey participants were dispersed throughout the County, living in nearly 60 different zip code areas. Table 1 compares the zip code of residence of survey participants with the 2000 Census reported zip code of residence for all Santa Clara County residents. Figure 1 shows the locations and proportion of responses from each of the reported zip codes. Table 1 shows that survey respondents were distributed among most zip codes areas similarly to the 2000 population distribution (less than one percentage point difference).

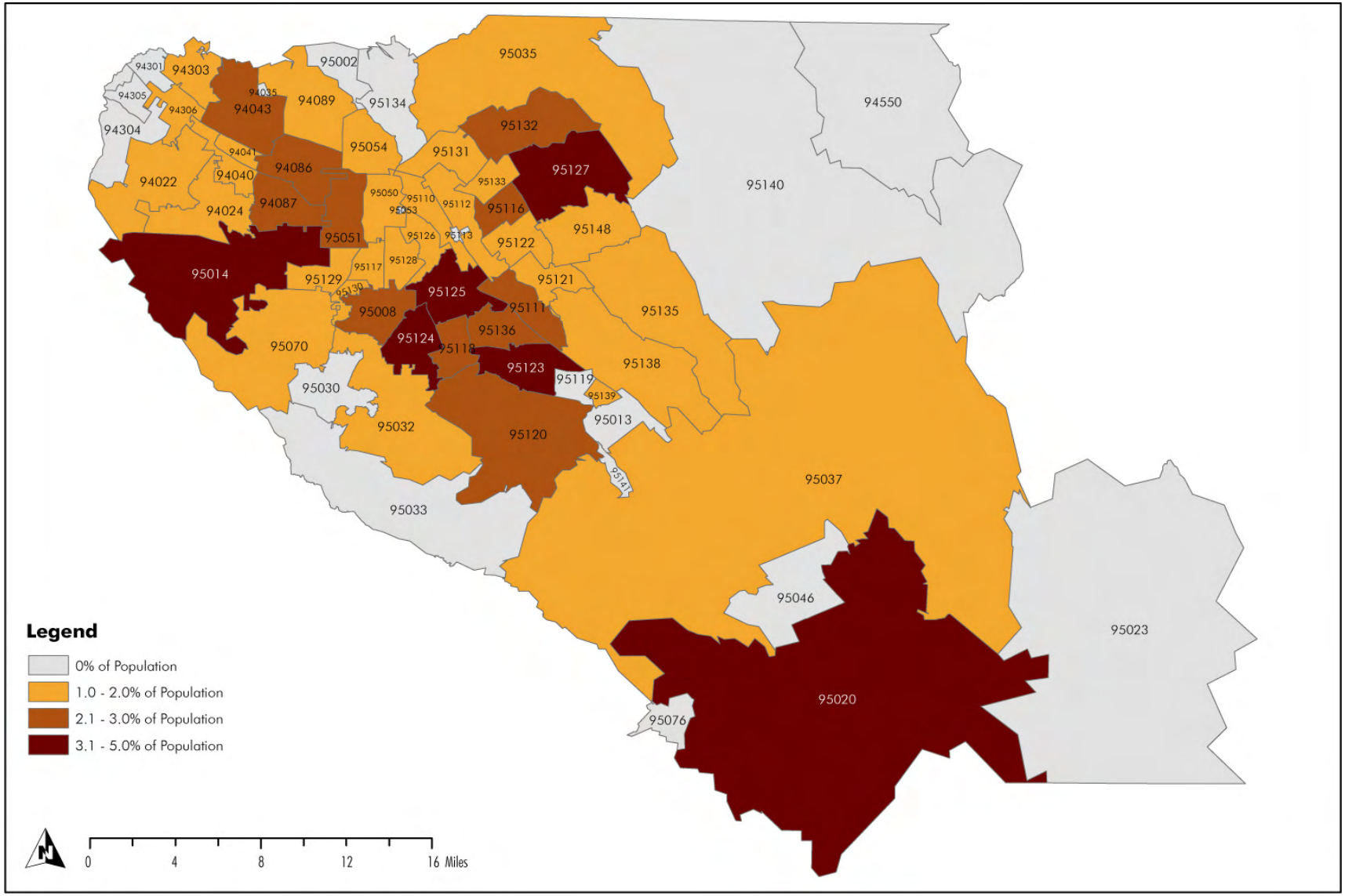
Table 1
Zip Code of Survey Participants

Telephone Survey		2000 Census	
Zip Code	**Percent**	**Zip Code**	**Percent**
94022	1.7%	94022	1.1%
94024	1.0%	94024	1.3%
94025	0.5%	94025	2.3%
94027	0.2%	94027	0.4%
94040	2.2%	94040	1.9%
94041	1.7%	94041	0.8%
94043	2.9%	94043	1.7%
94078	0.2%	94078	---[1]
94086	2.7%	94086	3.8%
94087	3.1%	94087	3.0%
94089	1.7%	94089	1.0%
94301	0.2%	94301	1.0%
94303	1.2%	94303	2.7%
94304	0.2%	94304	0.1%
94305	0.2%	94305	0.8%
94306	1.7%	94306	1.5%
94806	0.2%	94806	3.3%
95008	2.9%	95008	2.7%
95014	4.1%	95014	3.2%
95020	3.6%	95020	3.0%
95030	0.2%	95030	0.8%
95032	0.7%	95032	1.5%
95035	1.9%	95035	3.7%
95037	1.7%	95037	2.5%
95044	0.2%	95044	---[1]
95046	0.2%	95046	0.3%
95050	2.4%	95050	2.2%
95051	3.4%	95051	3.1%
95054	1.0%	95054	0.8%
95070	1.4%	95070	1.8%
95110	1.0%	95110	1.1%
95111	2.9%	95111	3.4%
95112	1.0%	95112	3.1%
95116	2.6%	95116	3.1%
95117	1.7%	95117	1.8%
95118	2.9%	95118	1.9%
95119	0.2%	95119	0.6%
95120	2.9%	95120	2.2%
95121	1.2%	95121	2.2%
95122	1.0%	95122	3.6%
95123	4.8%	95123	3.5%
95124	3.6%	95124	2.7%
95125	4.8%	95125	2.7%
95126	0.5%	95126	1.6%
95127	3.8%	95127	3.6%
95128	1.4%	95128	1.9%
95129	2.4%	95129	2.2%
95130	1.0%	95130	0.8%
95131	1.0%	95131	1.6%
95132	2.6%	95132	2.4%
95133	0.5%	95133	1.5%
95135	1.2%	95135	0.9%
95136	3.1%	95136	2.2%
95138	1.7%	95138	0.9%
95139	0.5%	95139	0.4%
95148	1.9%	95148	2.6%
95162	0.2%	95162	---[1]
Not Specified	2.4%		

Sources: Santa Clara County Telephone Survey, October-November 2004; 2000 Census

1. The 2000 Census did not record these zip codes as valid.

Figure 1
Zip Code of Survey Participants



Household Size

Of the 405 respondents reporting the number of persons in their households, 32.8 percent reported two persons, 17.5 percent each reported three or four persons, and 15.5 percent reported one person. Table 2 compares the survey results with the 2000 Census. Single-person households were under-represented in the telephone survey, while other household sizes were represented in proportions close to the census counts.

Table 2
Household Size

Telephone Survey		2000 Census	
Household Size	**Percent**	**Household Size**	**Percent**
One	15.5%	One	21.4%
Two	32.8%	Two	30.4%
Three	17.5%	Three	17.0%
Four	17.5%	Four	15.8%
Five	8.6%	Five	7.8%
Six or More	7.9%	Six or More	7.7%

Sources: Santa Clara County Telephone Survey, October-November 2004; 2000 Census

Presence of Children

Approximately 42 percent of survey participants had one or more persons under the age of 18 in the household. The comparable figure for the 2000 Census was 35 percent of households. Households with children were over-represented in the sample, therefore. Nearly half (48 percent) of survey participants with children stated that one or more of their children were under five years of age, compared to 28 percent for the 2000 Census. Therefore, families with young children were over-represented in the survey sample.

Family Composition

Over three-fourths (76.9 percent) of survey respondents indicated they live with a married or domestic partner. The 2000 Census reported the proportion of partnered households at just over 61 percent in Santa Clara County. Married couples and domestic partner households were slightly over-represented in the sample survey, therefore.

Over 21.5 percent of survey participants stated that they lived with relatives other than minor children, spouses, or domestic partners (brothers/sisters, nieces/nephews, uncles/aunts, adult children, grandparents, cousins, etc.). The comparable 2000 Census figure was approximately nine percent. Households with other relatives were over-represented in the survey, therefore.

Family Versus Non-Family Households

Of the households participating in the survey, 80 percent were family or domestic partner households.[1] This means that 17 percent of households in the survey were neither families

[1] The 2000 Census refers to domestic partner households as "unmarried partner households."

nor domestic partner households (single persons or two or more unrelated individuals other than domestic partners). The 2000 Census reported that 24 percent of all households in Santa Clara County consisted of non-family and non-domestic partner households. Such households were under-represented in the survey, therefore.

Age of Householder

The age of the respondents was between 18 and 91.[2] Table 3 shows the breakdown of survey participants by age. Individuals under age 35, and particularly those age 18 to 24, were significantly under-represented in the survey. Individuals age 55 or more, and particularly those age 65 or more, were over-represented in the survey.[3]

Table 3
Age of Householder

Telephone Survey			2000 Census		
	Number	**%**		**Number**	**%**
18-24	12	3.2%	18-24	153,968	12.2%
25-34	63	16.6%	25-34	298,237	23.5%
35-44	103	27.2%	35-44	304,263	24.1%
45-54	76	20.1%	45-54	216,891	17.1%
55-64	56	14.8%	55-64	134,404	10.6%
65-+	69	18.2%	65-+	159,263	12.6%
Total population 18+	**379**			**1,267,026**	

Education Level

Approximately 71 percent of survey participants completed some college and/or a post-graduate degree, compared to about 70 percent of the County's total adult population in 2000. Education levels of survey participants generally tracked closely with 2000 Census data. The only significant variance was in the percentage of individuals with some high school education (3.2 percent in survey versus 8.8 percent in the 2000 Census).

Table 4
Education Level

Education	Telephone Survey	%	2000 Census	%
Less Than High School	18	4.5%	62,594	5.7%
Some High School	13	3.2%	95,410	8.8%
High School Graduate Or GED	84	20.8%	176,926	16.3%

[2] The survey excluded minors from participation.

[3] The refusal rate was over nine percent for the question regarding age, so is it possible that the variance between the survey group and the countywide population in 2000 is not as large as suggested in Table 3. The higher percentage of older survey participants may also be due to the greater difficulty of reaching younger, single adults at home by telephone.

Some College	79	19.6%	218,645	20.1%
College Graduate or Post-Graduate	209	51.9%	532,687	49.0%
Total	**403**		**1,086,262**	

Race and Ethnicity

Based on survey responses, the proportion of non-Hispanic Whites were over-represented compared to the 2000 Census count of the Santa Clara County population, while the proportion of Asian and Hispanic respondents were under-represented. Part of the difference may be due to the proportion of survey respondents who answered "other." As noted previously, only individuals who could speak English or Spanish were included in the survey. Time and budget consideration did not allow for the use of individuals who could translate the questionnaire and conduct the survey in other languages.

Table 5
Race and Ethnicity

Race/Ethnicity	Telephone Survey	%	2000 Census	%
Caucasian/White	217	55.93%	741,000	44.04%
African/African-American	11	2.84%	42,454	2.52%
Asian/Asian-American	51	13.14%	427,130	25.39%
Latino/Hispanic	56	14.43%	404,012	24.01%
American Indian Or Alaskan Native	4	1.03%	5,342	0.32%
Other	49	12.63%	62,647	3.72%
Total	**388**		**1,682,585**	

Income

Survey participants were asked to state their annual household incomes before taxes. The responses were compared to 2004 federal income guidelines published by the U.S. Department of Housing and Urban Development (HUD) to determine the percentage of households at various income levels. The survey results were also compared to 2000 Census data on household incomes in relation to HUD's 2000 income guidelines.[4] Table 6 shows the comparison between household incomes reported in the survey and the 2000 Census.

The survey included a significantly higher percentage of households earning less than 80 percent of median income than reported in the 2000 Census, 57.4 percent in the survey versus 33.2 percent in the 2000 Census. The largest difference was in the extremely low-income category (30 percent or less of median income). One quarter (25.6 percent) of survey participants reported incomes in this category, versus 14.1 percent of households in the 2000 Census. As a consequence, the survey included significantly lower percentages of moderate and above moderate income households than reported by the 2000 Census.

[4] HUD's 2000 income guidelines cover the federal 2000 fiscal year beginning October 1, 1999 and provide the closest match to 2000 Census data, which reported on 1999 household incomes.

Table 6 Household Income				
Income Level	**Telephone Survey**	**%**	**2000 Census**	**%**
Extremely Low (<30% of median)	83	25.6%	79.913	14.1%
Very Low (30-50% of median)	59	18.2%	71,014	12.5%
Low (50-80% of median)	44	13.6%	37,013	6.5%
Moderate (80-120% of median)[1]	78	24.1%	193,745	34.2%
Above Moderate (>120% of median)[1]	60	18.5%	184,740	32.6%
Total	**324**	**100.0%**	**566,485**	**100.0%**
Total Lower Income (<80% of median)	**186**	**57.4%**	**196,522**	**33.2%**
Median Income (HUD income guidelines)				
[1]These are income categories used by the State of California. Note: percentages may not equal 100 due to rounding.				

Disabilities

Survey participants were asked about the presence of physical and/or mental disabilities. The 2000 Census reported that approximately one in five individuals (21.4 percent of the population) had one or more disabilities. Just over three percent of the population reported mental disabilities. By contrast, nearly 12 percent of survey participants reported a mental disability, and 20 percent reported a physical disability.

Single Parent Households

Eleven percent of survey participants were single parents, compared to 6.9 percent of households countywide, according to the 2000 Census. Nearly three-fourths (72 percent) of single-parent households in the telephone survey were female-headed, compared to 69 percent countywide at the time of the 2000 Census.

Telephone Survey Questionnaire

SANTA CLARA COUNTY

TELEPHONE SURVEY ABOUT COMMUNITY NEEDS

Introduction

Hello, this is YOUR FULL NAME calling on behalf of the housing and community development departments of Santa Clara County and the cities in the county. We are doing a survey about community needs that may require more attention.

Screening

I would like to interview the head of your household. Would that be you?

IF YES, CONTINUE WITH INTERVIEW.

IF NO, ASK FOR HEAD OF HOUSEHOLD AND CONTINUE WITH INTERVIEW.

IF HEAD OF HOUSEHOLD UNAVAILABLE, OBTAIN AND RECORD CALLBACK TIME.

Interview ◷Start Time: ___ ___:___ ___

QUESTION #1

First, I am going to ask you about a series of programs, projects, and services in five categories that may or may not need more attention in Santa Clara County.

In each category, I am going to read you a list of between four and seven programs, projects, or services. After I have read **all** of the items in a category, please tell me which **two** you feel are the **most important** community needs.

Q1A
In the first category, we have **community facilities and services** for … START WITH STATEMENT CHECKED ☑.

❒ seniors
❒ at-risk youth
❒ child care
❒ health care
❒ mental health care
❒ recreation
❒ homeless people and families

Q1A1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
SENIORS	1
AT-RISK YOUTH	2
CHILD CARE	3
HEALTH CARE	4
MENTAL HEALTH CARE	5
RECREATION	6
HOMELESS PEOPLE AND FAMILIES	7
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	8
INSISTS ALL EQUALLY IMPORTANT	9
INSISTS NONE ARE IMPORTANT	10
INSISTS DON'T KNOW/NOT SURE	11

Q1B
In the second category, we have **services** for … START WITH STATEMENT CHECKED ☑.

❒persons with disabilities, including transportation services
❒anti-crime programs
❒resolving disputes between landlords and tenants
❒code enforcement for rundown properties and those with messy or junky yards
❒domestic violence
❒drug and alcohol abuse
❒legal aid

Q1B1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
PERSONS WITH DISABILITIES, INCLUDING TRANSPORTATION SERVICES	1
ANTI-CRIME PROGRAMS	2
RESOLVING DISPUTES BETWEEN LANDLORDS AND TENANTS	3
CODE ENFORCEMENT FOR RUNDOWN PROPERTIES AND THOSE WITH MESSY OR JUNKY YARDS	4
DOMESTIC VIOLENCE	5
DRUG AND ALCOHOL ABUSE	6
LEGAL AID	7
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	8
INSISTS ALL EQUALLY IMPORTANT	9
INSISTS NONE ARE IMPORTANT	10
INSISTS DON'T KNOW/NOT SURE	11

Q1C
In the third category, we have **public works projects**, such as … START WITH STATEMENT CHECKED☑.

❒flood or drainage improvements
❒water or sewer improvements
❒sidewalk improvements for access for the disabled
❒street improvements
❒parks or recreation improvements
❒removing barriers that prevent people from accessing public facilities

Q1C1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
FLOOD OR DRAINAGE IMPROVEMENTS	1
WATER OR SEWER IMPROVEMENTS	2
SIDEWALK IMPROVEMENTS FOR ACCESS FOR THE DISABLED	3
STREET IMPROVEMENTS	4
PARKS OR RECREATION IMPROVEMENTS	5
REMOVING BARRIERS THAT PREVENT PEOPLE FROM ACCESSING PUBLIC FACILITIES	6
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	7
INSISTS ALL EQUALLY IMPORTANT	8
INSISTS NONE ARE IMPORTANT	9
INSISTS DON'T KNOW/NOT SURE	10

Q1D
In the fourth category, we have **business assistance and job programs**, such as … START WITH STATEMENT CHECKED☑.

❒loans to assist small businesses
❒job or skills training
❒rehabilitation of old commercial or industrial properties
❒improvements for earthquake safety

Q1D1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
LOANS TO ASSIST SMALL BUSINESSES	1
JOB OR SKILLS TRAINING	2
REHABILITATION OF OLD COMMERCIAL OR INDUSTRIAL PROPERTIES	3
IMPROVEMENTS FOR EARTHQUAKE SAFETY	4
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	5
INSISTS ALL EQUALLY IMPORTANT	6
INSISTS NONE ARE IMPORTANT	7
INSISTS DON'T KNOW/NOT SURE	8

Q1E
In the fifth category, we have **affordable housing programs**, such as … START WITH STATEMENT CHECKED☑.

❒housing rehabilitation
❒improvements for access by the disabled
❒assistance to home buyers
❒construction of affordable housing

❒rental assistance for low-income households
❒fair housing legal assistance

Q1E1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
HOUSING REHABILITATION	1
IMPROVEMENTS FOR ACCESS BY THE DISABLED	2
ASSISTANCE TO HOME BUYERS	3
CONSTRUCTION OF AFFORDABLE HOUSING	4
RENTAL ASSISTANCE FOR LOW-INCOME HOUSEHOLDS	5
FAIR HOUSING LEGAL ASSISTANCE	6
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	7
INSISTS ALL EQUALLY IMPORTANT	8
INSISTS NONE ARE IMPORTANT	9
INSISTS DON'T KNOW/NOT SURE	10

I:IF NO NEEDS SELECTED IN Q1A, 1B, 1C, 1D, AND 1E, SKIP TO Q5.
I:IF SELECTED "INSISTS ALL EQUALLY IMPORTANT" IN Q1A, 1B, 1C, 1D AND 1E, SKIP TO Q5.
I:IF QA1 – QE1 HAVE 2 OR FEWER MOST IMPORTANT ITEMS SELECTED TOTAL, SKIP TO Q3.

QUESTION #2
Now I am going to read you community needs you said are most important. They are … and _____. Overall, which **two** of these do you believe are the **most important**?

	TWO MOST IMPORTANT
FACILITIES AND SERVICES FOR SENIORS	1
FACILITIES AND SERVICES FOR AT-RISK YOUTH	2
FACILITIES AND SERVICES FOR CHILD CARE	3
FACILITIES AND SERVICES FOR HEALTH CARE	4
FACILITIES AND SERVICES FOR MENTAL HEALTH CARE	5
FACILITIES AND SERVICES FOR RECREATION	6
FACILITIES AND SERVICES FOR HOMELESS PEOPLE AND FAMILIES	7
SERVICES FOR PERSONS WITH DISABILITIES, INCLUDING TRANSPORTATION SERVICES	8
ANTI-CRIME PROGRAMS	9
SERVICES FOR RESOLVING DISPUTES BETWEEN LANDLORDS AND TENANTS	10
CODE ENFORCEMENT FOR RUNDOWN PROPERTIES AND THOSE WITH MESSY OR JUNKY YARDS	11
SERVICES FOR DOMESTIC VIOLENCE	12
SERVICES FOR DRUG AND ALCOHOL ABUSE	13
LEGAL AID	14
FLOOD OR DRAINAGE IMPROVEMENTS	15
WATER OR SEWER IMPROVEMENTS	16
SIDEWALK IMPROVEMENTS FOR ACCESS FOR THE DISABLED	17
STREET IMPROVEMENTS	18
PARKS OR RECREATION IMPROVEMENTS	19
REMOVING BARRIERS THAT PREVENT PEOPLE FROM ACCESSING PUBLIC FACILITIES	20
LOANS TO ASSIST SMALL BUSINESSES	21
JOB OR SKILLS TRAINING	22
REHABILITATION OF OLD COMMERCIAL OR INDUSTRIAL PROPERTIES	23
BUSINESS IMPROVEMENTS FOR EARTHQUAKE SAFETY	24
HOUSING REHABILITATION	25
HOUSING IMPROVEMENTS FOR ACCESS BY THE DISABLED	26
ASSISTANCE TO HOME BUYERS	27
CONSTRUCTION OF AFFORDABLE HOUSING	28
RENTAL ASSISTANCE FOR LOW-INCOME HOUSEHOLDS	29
FAIR HOUSING LEGAL ASSISTANCE	30
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	31
INSISTS ALL EQUALLY IMPORTANT	32
DON'T KNOW/NOT SURE	33

QUESTION #3
Are there any other community needs you feel are equally or more important and should be included in the **top two**?

1 YES (CONTINUE)
2 NO (SKIP TO Q5)
3 DON'T KNOW (SKIP TO Q5)

***IF YES, ASK**:

QUESTION #4
And what would they be? PROBE FOR CLARITY AND SPECIFICS. PROBE FOR UP TO TWO THINGS: What else? RECORD VERBATIM. IF OFFERS MORE THAN TWO, PROBE FOR TWO. IF INSISTS ON MORE THAN TWO, RECORD ALL – CODERS CODE FIRST TWO.

_____

_____

QUESTION #5
If you had the power to solve **one problem** in Santa Clara County, what would that problem be? PROBE FOR CLARITY AND SPECIFICS. RECORD VERBATIM. IF OFFERS MORE THAN ONE, PROBE FOR ONE. IF INSISTS ON MORE THAN ONE, RECORD ALL – CODERS CODE FIRST ONE.

_____

_____

QUESTION #6
And how would you solve that problem? PROBE FOR CLARITY AND SPECIFICS. PROBE OTHER WAYS: How else? RECORD VERBATIM.

_____

_____

_____

_____

QUESTION #7
Now in order to classify your responses along with others, I need to ask a few questions about you…

RECORD GENDER:

1 MALE
2 FEMALE

QUESTION #8
First, what is the Zip Code where you live?

___ ___ ___ ___ ___
99999 REFUSED

QUESTION #9
How many people are there in your household?

___ ___
20 REFUSED

I:IF 1, SKIP TO Q13.

QUESTION #10
Are any of these people children under the age of 18?

1 YES (CONTINUE)
2 NO (SKIP TO Q13)
3 REFUSED (SKIP TO Q13)

***IF YES, ASK:**

QUESTION #11
And how many of these are children under the age of 5?

___ ___
20 REFUSED

QUESTION #12
How about children between the ages of 5 and 17?

___ ___
20 REFUSED

CHECK THAT Q11 PLUS Q12 IS NOT GREATER THAN Q10.

QUESTION #13
What is your age, please?

___ ___ ___
120 REFUSED

I:IF Q9=1, SKIP TO Q15.

QUESTION #14
Now I'm going to ask you about the people who live in your household. Do you live with _____? How about _____?

	YES	NO	REFUSED
a spouse or partner? **IF Q10 = NO OR REFUSED, SKIP TO Q14D**	1	2	3
your own children?	1	2	3
children other than your own?	1	2	3
other relatives?	1	2	3
other people not related to you?	1	2	3

QUESTION #15
What was the last grade you completed in school?

1 LESS THAN HIGH SCHOOL
2 SOME HIGH SCHOOL
3 HIGH SCHOOL GRADUATE OR GED
4 VOCATIONAL/TRADE CERTIFICATE
5 SOME COLLEGE
6 TWO-YEAR DEGREE (AA, AS)
7 FOUR-YEAR DEGREE (BA, BS)
8 MASTER'S DEGREE (MA, MS, MBA)
9 PROFESSIONAL DEGREE (JD, MD, DDS)
10 DOCTORATE (PHD, EDD)
11 REFUSED

QUESTION #16
We would also like to know your racial or ethnic background. Are you Caucasian, African or African-American, Asian or Asian-American, Latino or Hispanic, American Indian or Alaskan Native, Native Hawaiian or other Pacific Islander, or some other ethnicity? (And what would that be?)

1 CAUCASIAN/WHITE
2 AFRICAN/AFRICAN-AMERICAN
3 ASIAN/ASIAN-AMERICAN
4 LATINO/HISPANIC
5 AMERICAN INDIAN OR ALASKAN NATIVE
6 NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER
7 OTHER: _____
8 REFUSED

QUESTION #17
Was your total annual household income before taxes in 2003 under or over _____? And was it over or under _____? HOUSEHOLD SIZE IS THE NUMBER GIVEN IN Q9.

HOUSEHOLD SIZE	ANNUAL INCOME	ANNUAL INCOME	ANNUAL INCOME	ANNUAL INCOME	ANNUAL INCOME
1	$22,300 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18 = 3	$37,150 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$59,400 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$73,850 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$88,600 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
2	$25,450 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$42,450 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$67,900 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$84,400 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$101,300 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
3	$28,650 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$47,750 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$76,400 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$94,950 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$113,950 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
4	$31,850 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$53,050 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$84,900 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$105,500 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$128,600 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
5	$34,400 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$57,300 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$91,650 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$113,950 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$136,750 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
6	$36,900 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$61,550 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$98,450 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$122,400 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$146,850 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
7	$39,450 UNDER/EXACTLY	$65,800 UNDER/EXACTLY	$105,250 UNDER/EXACTLY	$130,800 UNDER/EXACTLY	$157,000 UNDER/EXACTLY

	SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	= 13 OVER = 14 DON'T KNOW/REFUSED = 15
8 OR MORE	$42,000 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$70,050 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$112,050 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$139,250 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$167,100 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15

QUESTION #18
Do you or does anyone else in your household have _____? How about _____?

	YES	NO	REFUSED
a physical condition that substantially limits one or more basic activities such as seeing, hearing, walking, climbing stairs, reaching, lifting, or carrying things?	1	2	3
a mental condition that significantly affects learning, remembering, concentrating, or caring for oneself?	1	2	3

Now just two last questions… Do you or does anyone else in your household have _____? How about _____?

	YES	NO	REFUSED
an addiction to alcohol or drugs	1	2	3
HIV or AIDS	1	2	3

THANK RESPONDENT!

CITY OF SUNNYVALE

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

FUND REALLOCATION GUIDELINES

- DESIGN AND USE TWO REVOLVING LOAN FUNDS with INCOME GENERATED FROM THE HOUSING IMPROVEMENT PROGRAMS AND AFFORDABLE HOUSING PROJECTS

- AMENDMENT to the City of Sunnyvale Consolidated Plan 2000—2005 Adopted May 15, 2000 AND ACTION PLAN 2001-2002

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FUND REALLOCATION GUIDELINES

REALLOCATION GUIDELINES

I. Reallocation Guidelines

A. DEFINITION

Unexpended funds can become available for reallocation for a variety of reasons, including, but not limited to those shown as follows:

1) The project becomes inactive;

2) The project becomes terminated or disencumbered;

3) Residual funds remaining from a completed project; and

4) Other unexpended or contingency fund balances at the conclusion of the program year.

(Note: All funds being reprogrammed must meet applicable Citizen's Participation Requirements, environmental review requirements, and follow Notice of Intent and Request for Release of Funds procedures).

B. PROCEDURE

Guidelines are required to comply with the U.S. Department of Housing and Urban Development (HUD) regulations governing the reallocation of funds. They are intended to facilitate the timely reallocation of funds, maintain project time schedules and, in general, to encourage the efficient, and economic expenditure of CDBG funds. It is the intent of the City of Sunnyvale City Council, to utilize CDBG funds to accomplish the highest level of program performance during each ensuing program year.

C. PROCEDURAL RESPONSIBILITY

1. AMENDMENTS

HUD Regulations 91.505 state;

a) Amendments to the Consolidated Plan require that the City shall amend it's approved plan whenever it make one of the following decisions:

1) To make a change in its allocation priorities or a change in the method of distribution of funds;

2) To carry out an activity, using funds from any program covered by the Consolidated Plan, (including program income) not previously described in the Action Plan; or

3) To significantly change the purpose, scope, location; or beneficiaries of an activity so that the affected citizens have not had an opportunity to submit comments;

b) HUD regulations require that participating recipients involve the Citizen's Participation Process, as defined by HUD, when making both the original project selection, or when making subsequent reallocation changes that significantly result in a substantial amendment to the Consolidated Plan, or Action Plan. For purposes of this document the City of Sunnyvale has defined substantial as:

1. An increase or decrease in the original allocation mix greater than 15% of the total grant; or

2. A determination by the Housing Officer that the change is not consistent with the priority needs contained in the Consolidated Plan;

3. Substantial amendments to the annual Action Plan must be noticed in a local newspaper when an activity is added or deleted. All required actions are contained in the Citizen Participation Plan.

II. Funds Transfer Process

A. During the program year, the Housing Officer, the Director of Community Development, or the City Manager may see a need to transfer funds from one project to another. The procedure for such transfers is as follows:

1) For Fund transfers not deemed Substantial under I.C.1.; A staff report and/or Budget Modification will be prepared and submitted to the City Manager. Reallocations of funds require approval of City Council. The Housing Officer will notify HUD of all reallocations.

2) Substantial amendments to the Action Plan resulting in transfers and/or project changes that meet the criteria of I.C.1.; Housing Division staff will review and evaluate all transfers, a staff report will be prepared at least thirty days prior to the public hearing at City Council. The thirty-day period will be to receive comments from the public. A summary of the amendment will be published in the SUN, local newspaper, and copies of the amendment will be made available for public review on the City's web site and also at the library and the City's One-Stop Permit Center at 456 West Olive Avenue, Sunnyvale, CA 94086 during normal working hours (weekdays 8:00 a.m.-12:00 p.m. and 1:00 p.m.-5:00 p.m.) The summary in the notice will include the contents and purpose of the amendment and the places where it is available for review. Amendments to the Consolidated Plan will also be available on computer disk upon request.

3) During the review period of the proposed amendment to the Consolidated Plan two public hearings will be held – one with the Housing and Human Services Commission and one at City Council.

4) Any comments or views received from the public either orally or in writing will be considered in preparing the final amendment. A summary of views and comments accepted, and those not accepted and the reasons for not accepting them, will be

attached to the final amendment submitted to HUD. A substantial amendment will be submitted to HUD for review, prior to adoption. The City Manager, upon approval by the City Council, after a Public Hearing, will incorporate and authorize the transfer. The Housing Officer will notify HUD of all adopted amendments.

III. REHABILITATION FUNDS

Unexpended rehabilitation project balances (including HOME and all Sunnyvale CDBG housing program activities) and rehabilitation administrative balances at the end of a program year may be reallocated as follows:

A) Reallocated to the next program year's housing rehabilitation and/or housing acquisition project funds;

B) Reallocated to the next program year's rehabilitation administration fund; or

C) A percentage of funds may from time to time be reallocated to similar or high priority housing projects, as long as a balance of funds is maintained in the Housing Programs (rehabilitation related activities) revolving loan fund sufficient to support all currently stated rehabilitation goals.

   a. The city will maintain a minimum balance of funds in its Housing Programs revolving loan fund sufficient to support all stated jurisdictional goals, on an annual basis.

D) In order to provide an equitable opportunity for the distribution of funds to high priority housing projects the reallocation process will incorporate the following components:

   1) Housing Division will publish a Notice of Funding Availability (NOFA) and mail the NOFA to all interested parties. The NOFA will be published at least once annually, or more often as funds may become available.

   2) Non-profit agencies may submit proposals for eligible housing activities that address Sunnyvale's priority housing needs described in the City of Sunnyvale Consolidated Plan.

   3) Housing Division staff will determine proposal eligibility based on guidelines provided in Council Policy 5.1.3 Human Services Policy. Proposals not qualifying will not be recommended to Council for funding and will not receive further evaluation.

   4) Staff will prepare a technical evaluation of the applications before submitting them to the advisory commission. The advisory commission will conduct formal evaluations of the applications, including the opportunity for each group to present its project to the advisory commission for evaluation. Staff and commission will make recommendations to the City Manager and Council.

   5) The City Manager will review the proposals and recommend to Council which projects should be funded, taking into consideration other budget priorities.

IV. HOUSING ACQUISITION FUNDS

Unexpended Housing Acquisition project balances (including HOME and CDBG) and acquisition administration balances at the end of the program year may be reallocated as follows:

A) Reallocated to the next year's housing acquisition and/or housing rehabilitation project unds;

B) Reallocated to the next program year's acquisition administration fund; or

C) Reallocated to a similar or high priority housing projects, as long as a balance of funds is available in the Housing Acquisition revolving loan fund sufficient to support all currently stated housing acquisition goals.

   1. The City will maintain a minimum balance of funs in its Housing Acquisition revolving loan fund sufficient to support all state jurisdictional goals, on an annual basis.

D) In order to provide a readily available resource of funds for housing acquisition projects and to provide an equitable opportunity for the distribution of funds to housing projects the award of reallocation and revolving fund process will incorporate the following components:

   1. Housing Division will publish a Notice of Funding Availability (NOFA) and mail the NOFA to all interested parties. The NOFA will be published quarterly (when funds available for acquisition projects exceed 15% of more of the annual grant). All proposed projects submitted through the formal open door process will follow the proposal evaluation process outlined in section II. b.– e.

V. COMPETITIVE FUNDS

A. Competitive Funds – Outside Group Funding General Procedure

1) The City has a two-year Outside Group Funding review process with annual public hearings. In the two-year cycle, programs, projects and services which are allocated funding by a competitive process in the first year will be evaluated and will need to meet funding contingencies for the allocation to be made in the second year. Funded applicants will be asked to submit an abbreviated application in the second year, updating the program/project status and demonstrating that funding contingencies have been met.

2) CDBG funds allocated to a competitive fund for award to public service agency subrecipients, will be allocated based on HUD's maximum cap rate of fifteen percent of the gross grant amount plus fifteen percent of the program income. These funds are awarded to subrecipients through a process of review and recommendation including:

A) A Notice of Funding Availability (NOFA) and A Request For Proposal (RFP);

B) Citizen Participation through public notice

C) Housing Division staff review and funding recommendations;

D) Housing and Human Services Commission review and funding recommendations;

E) Award of funds by the City of Sunnyvale City Council

B. Outside Group Funding - Reallocation Procedures

1. All competitive funding awards are normally contracted for a twelve-month period beginning in the current fiscal calendar year on July 1st and ending on June 30th. Length and dates of contracts may be altered in certain circumstances. Project funds are required expenditures during the contract period. Unexpended and unobligated funds remaining at the end of the contract period are subject to reallocation as follows:

   a. Unexpended funds from completed activities will be automatically reallocated to the funds available for activities.

   b. Unexpended funds from incomplete projects will be subject to the OGF termination procedure. (See III.C.)

   c. Unexpended funds from completed projects will automatically be subject to I.C.I. (Procedural Responsibility), and I.D.1. (Funds transfer Process), previously described. Unexpended funds from incomplete projects will be subject to the same procedure.

   d. Unexpended funds from disencumbered projects will be reallocated as follows:

      1) As part of each funding cycle process, citizen review and public hearing process, a rated list of unfunded projects will be prepared, during the current cycle.

      2) Housing Division staff will maintain a separate list for each type of activity funded each cycle, i.e., public service, and housing acquisition or development. As funds become available, staff will contact the agency with the highest rated project in each funding category, to determine if the project, as proposed, is feasible, given the amount of funds and time remaining. If there are no feasible projects and if there are no high priority projects in another funding category staff will solicit proposals from agencies. If there are high priority projects in another funding category, staff will present the project and review with HHSC or follow the substantial amendment process, as necessary.

      3) The Housing Officer will prepare a staff report and/or Budget Modification which will be submitted to the City Manager. Reallocation of funds requires approval of City Council.

2. Housing Division will maintain a financial report of all funds reallocated to the Outside Group Fund. Subsequent reallocation of these funds will be determined as follows:

    a. The accumulation of a minimum of 25% of the grant in the Outside Group Fund reallocation report will automatically initiate a second Request for Project Proposal process. All review of project proposals will involve the normal citizen participation process, review by Housing Division staff, Housing and Human Services Commission and City Council.

    b. The Housing Officer may activate the Request for Project Proposal process at any time the Outside Group Fund reallocation fund totals more than $60,000.

    c. Funds reallocated to the Outside Group Fund may be allocated to other projects using the current list of unfunded rated projects described in III.B.d.

C. Outside Group Fund Project Termination Procedures

1. This section outlines reallocation guidelines to assist Housing Division staff in making timely decisions about projects which are facing major delays in implementation and expenditure of funds. Major changes to projects that are initiated after the City Council approval must be resubmitted through the complete project approval process. Major changes are defined as, but not limited to:

    a. Change of site location;

    b. Change in the nature, scope, or proposed beneficiaries; or

    c. Any changes of project financing or budget that will affect project feasibility.

2. A project which is experiencing difficulty in meeting its activity time schedule will be subject to the following procedure:

    a. If a project is unable to meet the conditions contained in the agreement in a timely manner, staff will confer with the executive officers of the agency and establish a revised schedule for removal of conditions, or implementation actions. Housing Division staff will continue to closely monitor the project's progress. If the project continues to show lack of progress (six months or more of unmet milestones), or if funding conditions cannot currently be met (site control or other financial commitments) the Housing Officer will submit written notice to the agency and advise them that the funding award is withdrawn due to inadequate performance. Staff will advise the City Manager and City Council of the recommended action. Funds that are disencumbered will be returned to the Outside Group Fund competitive funds.

    b. If a project is off schedule in excess of ninety days, Housing staff will confer with the project manager and, if possible, establish a plan to get the project back on schedule. A determination may be made at that time to revise the original activity schedule due to unforeseen problems that have arisen.

    c. Housing staff will continue to closely monitor the project's progress. If the project continues to show lack of progress (which constitutes non-compliance with the

agreement); the Housing Officer will send written notice to the agency, the City Manager and City Council and request recommended action. If the project is ultimately cancelled, funds will be returned to the Outside Group Fund.

VI. PROGRAM INCOME and REVOLVING LOAN FUND

A. Definition

1. "Program income" is defined as follows:

   a. *Program Income* means gross income received by the recipient, or a subrecipient, directly generated from the use of CDBG funds, except as provided in paragraph (a) (4) of this section.

      1) Program Income includes , but is not limited to, the following:

         i. Proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds;

         ii. Proceeds from the disposition of equipment purchased with CDBG funds;

         iii. Gross income from the use of rental of real or personal property acquired by the recipient or by a subrecipient with CDBG funds, less costs incidental to generation of the income;

         iv. Gross income from the use or rental of real property, owned by the recipient or by a subrecipient, that was constructed or improved with CDBG funds, less costs incidental to the generation of the income;

         v. Payments of principal and interest on loans made using CDBG funds, except as provided in paragraph (a) (3) of this section;

         vi. Proceeds from the sale of loans made with CDBG funds;

         vii. Proceeds from the sale of obligations secured by loans made with CDBG funds;

         viii. [Revised]

         ix. Interest earned on program income pending its disposition; and

         x. Funds collected through special assessments made against properties owned and occupied by households not of low and moderate income, where the assessments are used to recover all or part of the CDBG portion of the public improvement.

      2) Program income does not include income earned (except for interest described in §570.513) on grant advances from the U.S. Treasury. The following items of income earned on grant advances must be remitted to

HUD for transmittal to the U.S. Treasury, and will not be reallocated under section 106(c) or (d) of the Act:

i. Interest earned from the investment of the initial proceeds of a grant advance by the U.S. Treasury;

ii. Interest earned on loans or other forms of assistance provided with CDBG funds that are used for activities determined by HUD either to be ineligible or to fail to meet a national objective in accordance with the requirements of subpart C of this part, or that fail substantially to meet any other requirement of this part; and

iii. Interest earned on the investment of amounts reimbursed to the CDBG program account prior to the use of the reimbursed funds for eligible purposes.

3) The calculation of the amount of program income for the recipient's CDBG program as a whole (i.e., comprising activities carried out by a grantee and its subrecipients) shall exclude payments made by subrecipients of principal and/or interest on CDBG funded loans received from grantees if such payments are made using program income received by the subrecipient. (By making such payments, the subrecipient shall be deemed to have transferred program income to the grantee.) The amount of program income derived from this calculation shall be used for reporting purposes, for purposes of applying the requirement under §570.504(b)(2)(iii), and in determining limitations on planning and administration and public service activities to be paid for with CDBG funds.

2. "Revolving Fund" is defined as follows:

Revolving fund means a separate fund (with a set of accounts that are independent of other program accounts) established for the purpose of carrying out specific activities which, in turn, generate payments to the fund for use in carrying out the same activities. Each revolving loan fund's cash balance must be held in an interest-bearing account, and any interest paid on CDBG funds held in this account shall be considered interest earned on grant advances and must be remitted to HUD for transmittal to the U.S. Treasury no less frequently than annually. (Interest paid by borrowers on eligible loans made from the revolving fund shall be program income and treated accordingly.) § 570.500

Program income in the form of repayments to, or interest earned on a revolving fund as defined in § 570.500(b) shall be substantially disbursed from the fund before additional cash withdrawals are made from the U.S. Treasury for the same activity. Substantially all other program income shall be disbursed for eligible activities before additional cash withdrawals are made from the U.S. Treasury.

B. Establish Housing Programs Revolving Fund

All program income generated by repayments of all prior and future Housing Programs loans (Housing Rehabilitation, Mobile Home Rehabilitation, and Emergency Repairs and

Energy Efficiency loans), must be retained in a revolving loan fund and be used for authorized CDBG housing projects as defined in II.1. -4.

C. Establish Housing Acquisition and Development Revolving Fund

All program income generated by repayments of all prior and future Housing Acquisition/Development loans (to non-profit housing agencies), must be retained in a revolving loan fund and be used for authorized CDBG housing projects as defined in III.

D. Subrecipient Program Income

1. Sub-recipient agencies receiving funds from the Competitive Pool that subsequently generate program income from CDBG funded activities may retain said program income under the following conditions:

   a) The agency must submit a detailed project proposal including:

      (1) A project proposal cover page detailing the purpose and objectives of the project;

      (2) Identify how the project will be managed;

      (3) Identify all other sources of funding and methods of financing;

      (4) Include a completed Project Work Plan

      (5) Include a completed Monthly Project Work Plan;

      (6) Include a completed Proposed Implementation Time Schedule

   b) In addition project proposals must:

      (1) Meet all HUD regulations as defined in 24 CFR Part 570;

      (2) Meet National Objectives as defined in the Housing and Community Development Act of 1974, as Amended;

      (3) Address Category I, II(of the competitive Pool funding criteria) or any other eligible CDBG activity associated with acquisition of real estate;

      (4) Meet all environmental requirements as defined in 24 CFR Part 58;

      (5) Meet all Citizen's Participation requirements as defined in 24 CFR Part 570.301 (a)(2), and as defined in the City of Sunnyvale Citizen Participation Plan; and

      (6) Complete the review and approval process before the advisory commission and City Council.

2. Upon completion of the above criteria and process, the sub recipient will enter into an agreement with the City of Sunnyvale, and request a Notice of Intent and Release of Funds be submitted. Standard agreement procedures will apply, as well as standard project monitoring.

3. In the case of property acquisition:

   a) The City and subrecipient will enter into an Agreement, which will set forth disposition of Program Income generated by the sale of property, or use of property as collateral for purpose of obtaining an additional loan.

   b) Fire and liability insurance must be carried on all property acquisitions, with City listed as an additional insured.

4. Program income must be disbursed for eligible activities before additional cash withdrawals are requested for other CDBG projects.

CITY OF SUNNYVALE

NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC MEETINGS AND HEARINGS ON THE CITY OF SUNNYVALE'S CONSOLIDATED PLAN FOR THE PERIOD JULY 1, 2005 TO JUNE 30, 2010

The City of Sunnyvale has completed a **Draft Consolidated Plan** which describes the City's affordable housing and non-housing community development needs, resources and priorities for the period **July 1, 2005 to June 30, 2010**. Preparation and adoption of the Consolidated Plan is required by the federal government, Department of Housing and Urban Development (HUD), for the City to apply for federal housing and community development formula programs such as the Community Development Block Grant (CDBG) and HOME programs.

The Plan establishes priorities and goals for the provision of housing, public service assistance to low and very low-income persons, including the homeless and community development needs.

PUBLIC REVIEW PERIOD: The Draft Consolidated Plan will be available for **public review beginning on February 23, 2005 and concluding on March 25, 2005.** Copies of the Draft Consolidated Plan are available at Sunnyvale City Hall at the One-Stop Center, Community Development Department, 456 West Olive Avenue, Sunnyvale, California, or by telephoning (408) 730-7254. Copies are also available at http://sunnyvale.ca.gov/housing and the Sunnyvale City Library. For more information contact Annabel Yurutucu at (408) 730-7698. Written comments may be submitted during the review period and should be sent to the City of Sunnyvale, Housing Division, Attn: Katrina Ardina, P.O. Box 3707, Sunnyvale, CA 94088-3707.

PUBLIC MEETINGS AND HEARINGS

The Housing and Human Services Commission will meet on Wednesday**,** February 23, 2005 at 7:00 p.m. in the West Conference Room, Sunnyvale City Hall, 456 West Olive Avenue, Sunnyvale, California.

Special Joint Public Meeting: The Housing and Human Services Commission and Planning Commission will meet on Monday, March 7, 2005 at 7:00 p.m. at the Sunnyvale Community Center, 550 E. Remington Avenue, Sunnyvale, California.

The Housing and Human Services Commission will meet on Wednesday**,** April 13, 2005 at 7:00 p.m. in the West Conference Room, Sunnyvale City Hall, 456 West Olive Avenue, Sunnyvale, California

The City Council Public Hearing will be on Tuesday**,** May 10, 2005 at 7:00 p.m. in the Council Chambers, Sunnyvale City Hall, 456 West Olive Avenue, Sunnyvale, California.

The City of Sunnyvale does not discriminate on the basis of race, color, religion, national origin, sex (including sexual harassment), handicap, or age in any of its policies, procedures, or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Sunnyvale programs and activities. Pursuant to the Americans with Disabilities Act, the City of Sunnyvale will make reasonable efforts to accommodate persons with qualified disabilities. If you have inquiries regarding the equal opportunity policies, the filing of grievances, or to request a copy of the City's grievance procedures or if you require special accommodations, please contact the Housing Division at (408) 730-7254 at least five days in advance of the meeting. TDD/TTY (408) 730-7501.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about -

   (a) The dangers of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and

   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

_____ _____

Signature/Authorized Official Date

_____

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____ , _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

_____ _____
Signature/Authorized Official Date

_____
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

_____ _____

Signature/Authorized Official Date

_____

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

   "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

   "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

   "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

   "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Santa Clara County Telephone Survey Report

Introduction

Santa Clara County and cities in the County commissioned a telephone survey to better understand public opinions regarding community needs for affordable housing, economic development, public services and facilities, education and job training, homeless services and shelter, and other services. The objective of the survey was to obtain representative public input regarding unmet needs in Santa Clara County. The results of the survey are intended to assist jurisdictions in the County in developing strategies and identifying priorities for the use of federal funds from the U.S. Department of Housing and Urban Development (HUD).

Survey Method

The survey was conducted between October 30 and November 13, 2004 and included 417 households selected at random from throughout Santa Clara County. The sample size was sufficient to with the objective of achieving a margin of error of five percent or less. The sample was selected based on random dialing techniques, but also attempted to capture a geographically representative sample by zip code area in Santa Clara County.

Due to time and budget constraints, the survey was administered in English and Spanish only, and there was no re-sampling after the survey results were tabulated to account for over-or under-representation among specific population sub-groups. Individuals who answered the telephone, but were unable to understand English or Spanish, did not participate in the survey. Records were not kept on the number of such contacts or the presumed language of these individuals. It is possible, therefore, that the views of those participating in the survey do not reflect the views of households who primarily speak languages other than English or Spanish.

Survey participants were asked about their views regarding:

- Housing needs, including rehabilitation, rental assistance, home purchase assistance, homeless, and supportive housing services;
- Community development needs, including public services, infrastructure, and community facilities; and
- Economic development needs, including employment training, business assistance, and commercial building improvements,

To ascertain the representativeness of the survey participants compared to the countywide population, the survey solicited information on individual and household characteristics such as age, family status, race, ethnicity, income, and the presence of special needs (such as disability, single parenthood, or HIV/AIDS status).

Appendix A contains the survey questionnaire, and Appendix B contains the tabulated survey results.

Unless otherwise noted, the percentages cited in this report are based on the number of individuals who answered a question, excluding "refused" and "missing" responses. The number of responses varies from question to question. The implicit assumption is that the views and characteristics of those who refused to respond to a question are similar to those who responded. Appendix B shows percentages based the total number of survey participants, including those who refused to answer a question or whose response was not tabulated (missing).

It is important to note that the margin of error of the survey was plus or minus five percentage points. A variance of five percentage points or less between the reported demographics of the survey participants and the countywide population at the time of the 2000 Census may not be statistically significant, therefore.

Survey Results

The first series of questions asked survey participants to name the two most important community needs in each of five categories from a list of facilities, services, and programs that are eligible for funding under four federal programs: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing for Persons with AIDS (HOPWA).

Community Facilities

Survey participants were asked a series of questions about community facilities that they consider to be important. When asked to name which two community facilities and services were most important, services most frequently mentioned were: senior services (17.7 percent), health services (17.3 percent), homeless services (15.3 percent), child care services (15.2 percent), and services for at-risk youth (12.1 percent).

Community Services

Survey participants were then asked which two community services were most important. Four community services were mentioned most frequently: drug and alcohol abuse treatment (20.4 percent), domestic violence prevention (16.9 percent), transportation services for persons with disabilities (16.1 percent), and anti-crime programs (15.9 percent).

Public Works Projects

Four types of public works projects were considered most important, according to survey respondents: street improvements (22.3 percent), parks or recreation improvements (18.7 percent), sidewalk improvements for disabled access (17.9 percent), and water/sewer improvements (13.8 percent).

Business Assistance and Job Programs

Survey participants named four types of business assistance programs as most important. These were job or skills training (32.6 percent), small business assistance loans (22.1 percent), earthquake safety improvements (20.6 percent), and rehabilitation assistance for older commercial and industrial properties (15.5 percent).

Affordable Housing Programs

Of the various types of affordable housing programs that survey participants were asked to rank, three in particular were ranked as most important: rental assistance for low-income households (21.7 percent), construction of affordable housing (20 percent), and homebuyer assistance (18.6 percent). Other highly ranked affordable housing programs, at 10.2 percent each, were home improvement assistance for disable access and housing rehabilitation assistance for lower income households.

Most Important Overall Community Needs

Survey participants were then asked to rank the two most important community needs, overall, from the list of most important needs in the five categories previously presented to survey participants (community facilities, community services, public works, business assistance, and housing).

No facilities, services, or programs were mentioned significantly more frequently than others from the list of top community needs. The top seven community needs cited by respondents were: affordable housing construction (7.7 percent), facilities and services for at-risk youth (6.5 percent), health care facilities and services (6.5 percent), facilities and services for seniors (6.2 percent), anti-crime programs (6.1 percent), rental assistance for low-income households (5.8 percent), and facilities and child care services (5.3 percent).

Other Important Community Needs

Those participants who provided their views on the most important community needs were then asked whether there were other community needs that they felt were as or more important than the needs previously discussed. Of the 415 who responded to this question, 28.9 percent indicated that one or more needs other than those listed in the survey were as or more important than the listed needs.

There was no consensus about such other important needs. Most needs were mentioned by five percent or less of respondents and included low income housing/affordable housing, street repair/street Improvement, after-school programs,

law enforcement, youth programs, assistance to victims of domestic violence, more financial aid for schools, and more recreational activities for seniors.

Most Urgent Problem and Solutions

To ensure that respondents had an opportunity to think about important issues without regard to a prescribed list, survey participants were asked to name one problem in Santa Clara County they would solve if they could and the potential solution to that problem.

As with the previous question regarding other important community needs, there was no consensus on the "one" problem that needed resolution. However, 15.5 percent of responses stated that housing is too expensive and more affordable housing is needed. Other problems cited by the survey participant included lack of resources for the homeless (six percent), lack of unemployment/more employment opportunities (six percent), and traffic congestion (5.2 percent).

Respondents were then asked how they would solve the problems they previously cited. Again, there was no clear consensus on solutions to the County's most pressing problems. The highest ranking response, providing more low income housing and low rent affordable housing, was mentioned by 3.3 percent of survey responses. Other solutions included more after school and youth programs (2.7 percent), build more houses (2.5 percent), hire more police officers (2.3 percent), and provide job training (2.3 percent).

Survey Demographics

Gender

The gender of the respondents was nearly evenly divided between men and women with 204 men and 213 women.

Zip Code

Survey participants were dispersed throughout the County, living in nearly 60 different zip code areas. Table 1 compares the zip code of residence of survey participants with the 2000 Census reported zip code of residence for all Santa Clara County residents. Figure 1 shows the locations and proportion of responses from each of the reported zip codes. Table 1 shows that survey respondents were distributed among most zip codes areas similarly to the 2000 population distribution (less than one percentage point difference).

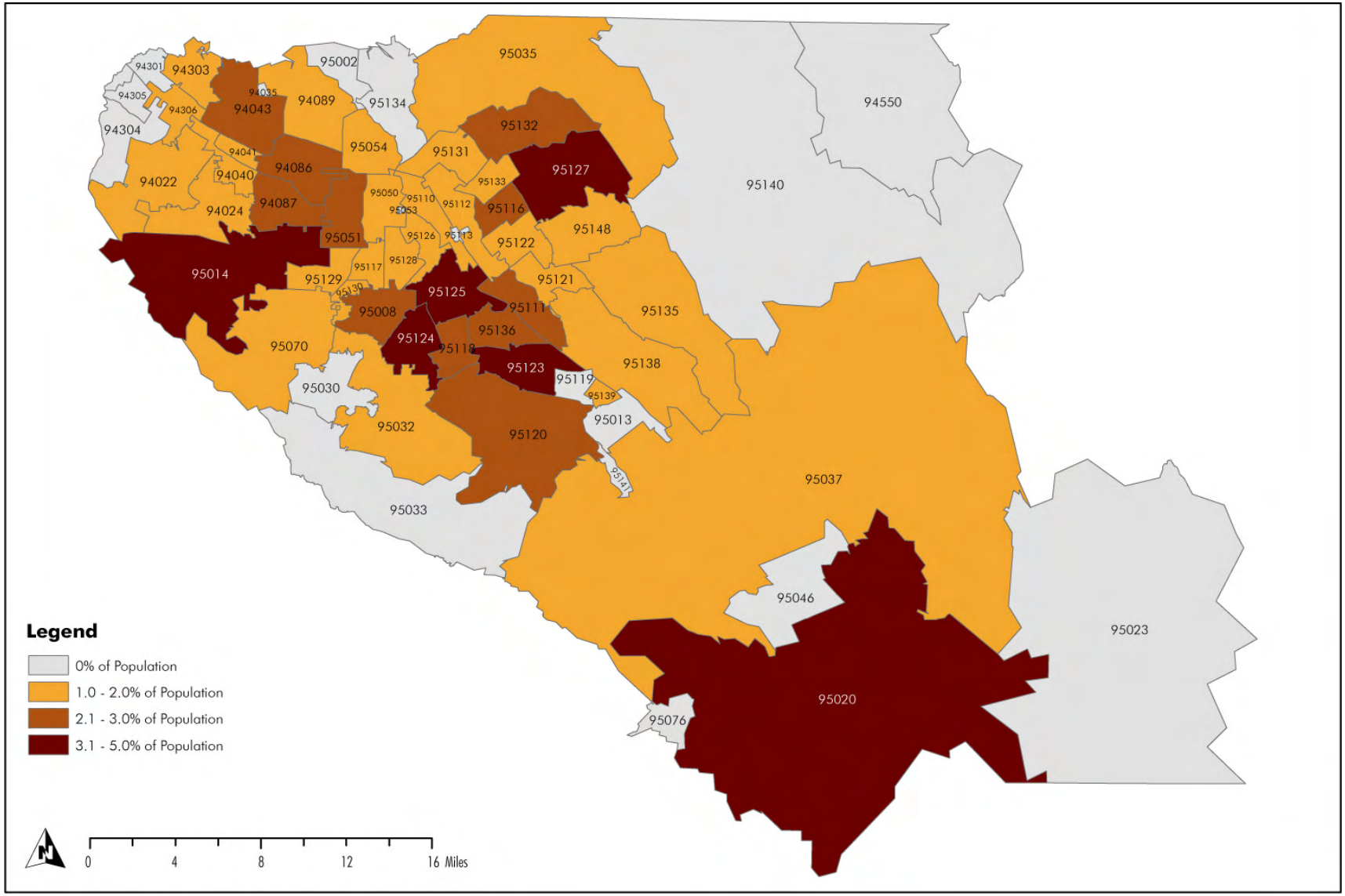
Table 1
Zip Code of Survey Participants

Telephone Survey		2000 Census	
Zip Code	**Percent**	**Zip Code**	**Percent**
94022	1.7%	94022	1.1%
94024	1.0%	94024	1.3%
94025	0.5%	94025	2.3%
94027	0.2%	94027	0.4%
94040	2.2%	94040	1.9%
94041	1.7%	94041	0.8%
94043	2.9%	94043	1.7%
94078	0.2%	94078	---[1]
94086	2.7%	94086	3.8%
94087	3.1%	94087	3.0%
94089	1.7%	94089	1.0%
94301	0.2%	94301	1.0%
94303	1.2%	94303	2.7%
94304	0.2%	94304	0.1%
94305	0.2%	94305	0.8%
94306	1.7%	94306	1.5%
94806	0.2%	94806	3.3%
95008	2.9%	95008	2.7%
95014	4.1%	95014	3.2%
95020	3.6%	95020	3.0%
95030	0.2%	95030	0.8%
95032	0.7%	95032	1.5%
95035	1.9%	95035	3.7%
95037	1.7%	95037	2.5%
95044	0.2%	95044	---[1]
95046	0.2%	95046	0.3%
95050	2.4%	95050	2.2%
95051	3.4%	95051	3.1%
95054	1.0%	95054	0.8%
95070	1.4%	95070	1.8%
95110	1.0%	95110	1.1%
95111	2.9%	95111	3.4%
95112	1.0%	95112	3.1%
95116	2.6%	95116	3.1%
95117	1.7%	95117	1.8%
95118	2.9%	95118	1.9%
95119	0.2%	95119	0.6%
95120	2.9%	95120	2.2%
95121	1.2%	95121	2.2%
95122	1.0%	95122	3.6%
95123	4.8%	95123	3.5%
95124	3.6%	95124	2.7%
95125	4.8%	95125	2.7%
95126	0.5%	95126	1.6%
95127	3.8%	95127	3.6%
95128	1.4%	95128	1.9%
95129	2.4%	95129	2.2%
95130	1.0%	95130	0.8%
95131	1.0%	95131	1.6%
95132	2.6%	95132	2.4%
95133	0.5%	95133	1.5%
95135	1.2%	95135	0.9%
95136	3.1%	95136	2.2%
95138	1.7%	95138	0.9%
95139	0.5%	95139	0.4%
95148	1.9%	95148	2.6%
95162	0.2%	95162	---[1]
Not Specified	2.4%		

Sources: Santa Clara County Telephone Survey, October-November 2004; 2000 Census

1. The 2000 Census did not record these zip codes as valid.

Figure 1
Zip Code of Survey Participants



Household Size

Of the 405 respondents reporting the number of persons in their households, 32.8 percent reported two persons, 17.5 percent each reported three or four persons, and 15.5 percent reported one person. Table 2 compares the survey results with the 2000 Census. Single-person households were under-represented in the telephone survey, while other household sizes were represented in proportions close to the census counts.

Table 2
Household Size

Telephone Survey		2000 Census	
Household Size	**Percent**	**Household Size**	**Percent**
One	15.5%	One	21.4%
Two	32.8%	Two	30.4%
Three	17.5%	Three	17.0%
Four	17.5%	Four	15.8%
Five	8.6%	Five	7.8%
Six or More	7.9%	Six or More	7.7%

Sources: Santa Clara County Telephone Survey, October-November 2004; 2000 Census

Presence of Children

Approximately 42 percent of survey participants had one or more persons under the age of 18 in the household. The comparable figure for the 2000 Census was 35 percent of households. Households with children were over-represented in the sample, therefore. Nearly half (48 percent) of survey participants with children stated that one or more of their children were under five years of age, compared to 28 percent for the 2000 Census. Therefore, families with young children were over-represented in the survey sample.

Family Composition

Over three-fourths (76.9 percent) of survey respondents indicated they live with a married or domestic partner. The 2000 Census reported the proportion of partnered households at just over 61 percent in Santa Clara County. Married couples and domestic partner households were slightly over-represented in the sample survey, therefore.

Over 21.5 percent of survey participants stated that they lived with relatives other than minor children, spouses, or domestic partners (brothers/sisters, nieces/nephews, uncles/aunts, adult children, grandparents, cousins, etc.). The comparable 2000 Census figure was approximately nine percent. Households with other relatives were over-represented in the survey, therefore.

Family Versus Non-Family Households

Of the households participating in the survey, 80 percent were family or domestic partner households.[1] This means that 17 percent of households in the survey were neither families nor domestic partner households (single persons or two or more unrelated individuals other than domestic partners). The 2000 Census reported that 24 percent of all households in Santa Clara County consisted of non-family and non-domestic partner households. Such households were under-represented in the survey, therefore.

Age of Householder

The age of the respondents was between 18 and 91.[2] Table 3 shows the breakdown of survey participants by age. Individuals under age 35, and particularly those age 18 to 24, were significantly under-represented in the survey. Individuals age 55 or more, and particularly those age 65 or more, were over-represented in the survey.[3]

Table 3
Age of Householder

Telephone Survey			2000 Census		
	Number	**%**		**Number**	**%**
18-24	12	3.2%	18-24	153,968	12.2%
25-34	63	16.6%	25-34	298,237	23.5%
35-44	103	27.2%	35-44	304,263	24.1%
45-54	76	20.1%	45-54	216,891	17.1%
55-64	56	14.8%	55-64	134,404	10.6%
65-+	69	18.2%	65-+	159,263	12.6%
Total population 18+	**379**			**1,267,026**	

Education Level

Approximately 71 percent of survey participants completed some college and/or a post-graduate degree, compared to about 70 percent of the County's total adult population in 2000. Education levels of survey participants generally tracked closely

[1] The 2000 Census refers to domestic partner households as "unmarried partner households."
[2] The survey excluded minors from participation.
[3] The refusal rate was over nine percent for the question regarding age, so is it possible that the variance between the survey group and the countywide population in 2000 is not as large as suggested in Table 3. The higher percentage of older survey participants may also be due to the greater difficulty of reaching younger, single adults at home by telephone.

with 2000 Census data. The only significant variance was in the percentage of individuals with some high school education (3.2 percent in survey versus 8.8 percent in the 2000 Census).

Table 4 Education Level				
Education	**Telephone Survey**	**%**	**2000 Census**	**%**
Less Than High School	18	4.5%	62,594	5.7%
Some High School	13	3.2%	95,410	8.8%
High School Graduate Or GED	84	20.8%	176,926	16.3%
Some College	79	19.6%	218,645	20.1%
College Graduate or Post-Graduate	209	51.9%	532,687	49.0%
Total	**403**		**1,086,262**	

Race and Ethnicity

Based on survey responses, the proportion of non-Hispanic Whites were over-represented compared to the 2000 Census count of the Santa Clara County population, while the proportion of Asian and Hispanic respondents were under-represented. Part of the difference may be due to the proportion of survey respondents who answered "other." As noted previously, only individuals who could speak English or Spanish were included in the survey. Time and budget consideration did not allow for the use of individuals who could translate the questionnaire and conduct the survey in other languages.

Table 5 Race and Ethnicity				
Race/Ethnicity	**Telephone Survey**	**%**	**2000 Census**	**%**
Caucasian/White	217	55.93%	741,000	44.04%
African/African-American	11	2.84%	42,454	2.52%
Asian/Asian-American	51	13.14%	427,130	25.39%
Latino/Hispanic	56	14.43%	404,012	24.01%
American Indian Or Alaskan Native	4	1.03%	5,342	0.32%
Other	49	12.63%	62,647	3.72%
Total	**388**		**1,682,585**	

Income

Survey participants were asked to state their annual household incomes before taxes. The responses were compared to 2004 federal income guidelines published by the U.S. Department of Housing and Urban Development (HUD) to determine the percentage of households at various income levels. The survey results were also compared to 2000 Census data on household incomes in relation to HUD's 2000 income guidelines.[4] Table 6 shows the comparison between household incomes reported in the survey and the 2000 Census.

The survey included a significantly higher percentage of households earning less than 80 percent of median income than reported in the 2000 Census, 57.4 percent in the survey versus 33.2 percent in the 2000 Census. The largest difference was in the extremely low income category (30 percent or less of median income). One quarter (25.6 percent) of survey participants reported incomes in this category, versus 14.1 percent of households in the 2000 Census. As a consequence, the survey included significantly lower percentages of moderate and above moderate income households than reported by the 2000 Census.

Table 6
Household Income

Income Level	Telephone Survey	%	2000 Census	%
Extremely Low (<30% of median)	83	25.6%	79.913	14.1%
Very Low (30-50% of median)	59	18.2%	71,014	12.5%
Low (50-80% of median)	44	13.6%	37,013	6.5%
Moderate (80-120% of median)[1]	78	24.1%	193,745	34.2%
Above Moderate (>120% of median)[1]	60	18.5%	184,740	32.6%
Total	**324**	**100.0%**	**566,485**	**100.0%**
Total Lower Income (<80% of median)	**186**	**57.4%**	**196,522**	**33.2%**
Median Income (HUD income guidelines)				

[1]These are income categories used by the State of California.
Note: percentages may not equal 100 due to rounding.

Disabilities

Survey participants were asked about the presence of physical and/or mental disabilities. The 2000 Census reported that approximately one in five individuals (21.4 percent of the population) had one or more disabilities. Just over three percent of the population reported mental disabilities. By contrast, nearly 12 percent of survey participants reported a mental disability, and 20 percent reported a physical disability.

[4] HUD's 2000 income guidelines cover the federal 2000 fiscal year beginning October 1, 1999 and provide the closest match to 2000 Census data, which reported on 1999 household incomes.

Single Parent Households

Eleven percent of survey participants were single parents, compared to 6.9 percent of households countywide, according to the 2000 Census. Nearly three-fourths (72 percent) of single-parent households in the telephone survey were female-headed, compared to 69 percent countywide at the time of the 2000 Census.

Appendix A
Telephone Survey Questionnaire

SANTA CLARA COUNTY

TELEPHONE SURVEY ABOUT COMMUNITY NEEDS

Introduction

Hello, this is YOUR FULL NAME calling on behalf of the housing and community development departments of Santa Clara County and the cities in the county. We are doing a survey about community needs that may require more attention.

Screening

I would like to interview the head of your household. Would that be you?

IF YES, CONTINUE WITH INTERVIEW.

IF NO, ASK FOR HEAD OF HOUSEHOLD AND CONTINUE WITH INTERVIEW.

IF HEAD OF HOUSEHOLD UNAVAILABLE, OBTAIN AND RECORD CALLBACK TIME.

Interview **Start Time: ___ ___:___ ___**

QUESTION #1

First, I am going to ask you about a series of programs, projects, and services in five categories that may or may not need more attention in Santa Clara County.

In each category, I am going to read you a list of between four and seven programs, projects, or services. After I have read **all** of the items in a category, please tell me which **two** you feel are the **most important** community needs.

Q1A
In the first category, we have **community facilities and services** for … START WITH STATEMENT CHECKED ☑.

❒ seniors
❒ at-risk youth
❒ child care
❒ health care
❒ mental health care
❒ recreation
❒ homeless people and families

Q1A1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
SENIORS	1
AT-RISK YOUTH	2
CHILD CARE	3
HEALTH CARE	4
MENTAL HEALTH CARE	5
RECREATION	6
HOMELESS PEOPLE AND FAMILIES	7
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	8
INSISTS ALL EQUALLY IMPORTANT	9
INSISTS NONE ARE IMPORTANT	10
INSISTS DON'T KNOW/NOT SURE	11

Q1B
In the second category, we have **services** for … START WITH STATEMENT CHECKED ☑.

❒persons with disabilities, including transportation services
❒anti-crime programs
❒resolving disputes between landlords and tenants
❒code enforcement for rundown properties and those with messy or junky yards
❒domestic violence
❒drug and alcohol abuse
❒legal aid

Q1B1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
PERSONS WITH DISABILITIES, INCLUDING TRANSPORTATION SERVICES	1
ANTI-CRIME PROGRAMS	2
RESOLVING DISPUTES BETWEEN LANDLORDS AND TENANTS	3
CODE ENFORCEMENT FOR RUNDOWN PROPERTIES AND THOSE WITH MESSY OR JUNKY YARDS	4
DOMESTIC VIOLENCE	5
DRUG AND ALCOHOL ABUSE	6
LEGAL AID	7
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	8
INSISTS ALL EQUALLY IMPORTANT	9
INSISTS NONE ARE IMPORTANT	10
INSISTS DON'T KNOW/NOT SURE	11

Q1C
In the third category, we have **public works projects**, such as … START WITH STATEMENT CHECKED☑.

❒flood or drainage improvements
❒water or sewer improvements
❒sidewalk improvements for access for the disabled
❒street improvements
❒parks or recreation improvements
❒removing barriers that prevent people from accessing public facilities

Q1C1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
FLOOD OR DRAINAGE IMPROVEMENTS	1
WATER OR SEWER IMPROVEMENTS	2
SIDEWALK IMPROVEMENTS FOR ACCESS FOR THE DISABLED	3
STREET IMPROVEMENTS	4
PARKS OR RECREATION IMPROVEMENTS	5
REMOVING BARRIERS THAT PREVENT PEOPLE FROM ACCESSING PUBLIC FACILITIES	6
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	7
INSISTS ALL EQUALLY IMPORTANT	8
INSISTS NONE ARE IMPORTANT	9
INSISTS DON'T KNOW/NOT SURE	10

Q1D
In the fourth category, we have **business assistance and job programs**, such as … START WITH STATEMENT CHECKED☑.

❒loans to assist small businesses
❒job or skills training
❒rehabilitation of old commercial or industrial properties
❒improvements for earthquake safety

Q1D1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
LOANS TO ASSIST SMALL BUSINESSES	1
JOB OR SKILLS TRAINING	2
REHABILITATION OF OLD COMMERCIAL OR INDUSTRIAL PROPERTIES	3
IMPROVEMENTS FOR EARTHQUAKE SAFETY	4
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	5
INSISTS ALL EQUALLY IMPORTANT	6
INSISTS NONE ARE IMPORTANT	7
INSISTS DON'T KNOW/NOT SURE	8

Q1E
In the fifth category, we have **affordable housing programs**, such as … START WITH STATEMENT CHECKED☑.

❒housing rehabilitation
❒improvements for access by the disabled
❒assistance to home buyers
❒construction of affordable housing

❒rental assistance for low-income households
❒fair housing legal assistance

Q1E1
Which **two** of these needs do you feel are the **most** important?

	TWO MOST IMPORTANT
HOUSING REHABILITATION	1
IMPROVEMENTS FOR ACCESS BY THE DISABLED	2
ASSISTANCE TO HOME BUYERS	3
CONSTRUCTION OF AFFORDABLE HOUSING	4
RENTAL ASSISTANCE FOR LOW-INCOME HOUSEHOLDS	5
FAIR HOUSING LEGAL ASSISTANCE	6
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	7
INSISTS ALL EQUALLY IMPORTANT	8
INSISTS NONE ARE IMPORTANT	9
INSISTS DON'T KNOW/NOT SURE	10

I:IF NO NEEDS SELECTED IN Q1A, 1B, 1C, 1D, AND 1E, SKIP TO Q5.
I:IF SELECTED "INSISTS ALL EQUALLY IMPORTANT" IN Q1A, 1B, 1C, 1D AND 1E, SKIP TO Q5.
I:IF QA1 – QE1 HAVE 2 OR FEWER MOST IMPORTANT ITEMS SELECTED TOTAL, SKIP TO Q3.

QUESTION #2

Now I am going to read you community needs you said are most important. They are … and _____. Overall, which **two** of these do you believe are the **most important**?

	TWO MOST IMPORTANT
FACILITIES AND SERVICES FOR SENIORS	1
FACILITIES AND SERVICES FOR AT-RISK YOUTH	2
FACILITIES AND SERVICES FOR CHILD CARE	3
FACILITIES AND SERVICES FOR HEALTH CARE	4
FACILITIES AND SERVICES FOR MENTAL HEALTH CARE	5
FACILITIES AND SERVICES FOR RECREATION	6
FACILITIES AND SERVICES FOR HOMELESS PEOPLE AND FAMILIES	7
SERVICES FOR PERSONS WITH DISABILITIES, INCLUDING TRANSPORTATION SERVICES	8
ANTI-CRIME PROGRAMS	9
SERVICES FOR RESOLVING DISPUTES BETWEEN LANDLORDS AND TENANTS	10
CODE ENFORCEMENT FOR RUNDOWN PROPERTIES AND THOSE WITH MESSY OR JUNKY YARDS	11
SERVICES FOR DOMESTIC VIOLENCE	12
SERVICES FOR DRUG AND ALCOHOL ABUSE	13
LEGAL AID	14
FLOOD OR DRAINAGE IMPROVEMENTS	15
WATER OR SEWER IMPROVEMENTS	16
SIDEWALK IMPROVEMENTS FOR ACCESS FOR THE DISABLED	17
STREET IMPROVEMENTS	18
PARKS OR RECREATION IMPROVEMENTS	19
REMOVING BARRIERS THAT PREVENT PEOPLE FROM ACCESSING PUBLIC FACILITIES	20
LOANS TO ASSIST SMALL BUSINESSES	21
JOB OR SKILLS TRAINING	22
REHABILITATION OF OLD COMMERCIAL OR INDUSTRIAL PROPERTIES	23
BUSINESS IMPROVEMENTS FOR EARTHQUAKE SAFETY	24
HOUSING REHABILITATION	25
HOUSING IMPROVEMENTS FOR ACCESS BY THE DISABLED	26
ASSISTANCE TO HOME BUYERS	27
CONSTRUCTION OF AFFORDABLE HOUSING	28
RENTAL ASSISTANCE FOR LOW-INCOME HOUSEHOLDS	29
FAIR HOUSING LEGAL ASSISTANCE	30
INSISTS ONLY ONE MOST IMPORTANT AND ONE CODED	31
INSISTS ALL EQUALLY IMPORTANT	32
DON'T KNOW/NOT SURE	33

QUESTION #3
Are there any other community needs you feel are equally or more important and should be included in the **top two**?

1 YES (CONTINUE)
2 NO (SKIP TO Q5)
3 DON'T KNOW (SKIP TO Q5)

***IF YES, ASK**:

QUESTION #4
And what would they be? PROBE FOR CLARITY AND SPECIFICS. PROBE FOR UP TO TWO THINGS: What else? RECORD VERBATIM. IF OFFERS MORE THAN TWO, PROBE FOR TWO. IF INSISTS ON MORE THAN TWO, RECORD ALL – CODERS CODE FIRST TWO.

_____

_____

QUESTION #5
If you had the power to solve **one problem** in Santa Clara County, what would that problem be? PROBE FOR CLARITY AND SPECIFICS. RECORD VERBATIM. IF OFFERS MORE THAN ONE, PROBE FOR ONE. IF INSISTS ON MORE THAN ONE, RECORD ALL – CODERS CODE FIRST ONE.

_____

_____

QUESTION #6
And how would you solve that problem? PROBE FOR CLARITY AND SPECIFICS. PROBE OTHER WAYS: How else? RECORD VERBATIM.

_____

_____

_____

_____

QUESTION #7
Now in order to classify your responses along with others, I need to ask a few questions about you…

RECORD GENDER:

1 MALE
2 FEMALE

QUESTION #8
First, what is the Zip Code where you live?

___ ___ ___ ___ ___
99999 REFUSED

QUESTION #9
How many people are there in your household?

___ ___
20 REFUSED

I:IF 1, SKIP TO Q13.

QUESTION #10
Are any of these people children under the age of 18?

1 YES (CONTINUE)
2 NO (SKIP TO Q13)
3 REFUSED (SKIP TO Q13)

∗IF YES, ASK:

QUESTION #11
And how many of these are children under the age of 5?

___ ___
20 REFUSED

QUESTION #12
How about children between the ages of 5 and 17?

___ ___
20 REFUSED

CHECK THAT Q11 PLUS Q12 IS NOT GREATER THAN Q10.

QUESTION #13
What is your age, please?

___ ___ ___
120 REFUSED

I:IF Q9=1, SKIP TO Q15.

QUESTION #14
Now I'm going to ask you about the people who live in your household. Do you live with _____? How about _____?

	YES	NO	REFUSED
a spouse or partner? **IF Q10 = NO OR REFUSED, SKIP TO Q14D**	1	2	3
your own children?	1	2	3
children other than your own?	1	2	3
other relatives?	1	2	3
other people not related to you?	1	2	3

QUESTION #15
What was the last grade you completed in school?

1 LESS THAN HIGH SCHOOL
2 SOME HIGH SCHOOL
3 HIGH SCHOOL GRADUATE OR GED
4 VOCATIONAL/TRADE CERTIFICATE
5 SOME COLLEGE
6 TWO-YEAR DEGREE (AA, AS)
7 FOUR-YEAR DEGREE (BA, BS)
8 MASTER'S DEGREE (MA, MS, MBA)
9 PROFESSIONAL DEGREE (JD, MD, DDS)
10 DOCTORATE (PHD, EDD)
11 REFUSED

QUESTION #16
We would also like to know your racial or ethnic background. Are you Caucasian, African or African-American, Asian or Asian-American, Latino or Hispanic, American Indian or Alaskan Native, Native Hawaiian or other Pacific Islander, or some other ethnicity? (And what would that be?)

1 CAUCASIAN/WHITE
2 AFRICAN/AFRICAN-AMERICAN
3 ASIAN/ASIAN-AMERICAN
4 LATINO/HISPANIC
5 AMERICAN INDIAN OR ALASKAN NATIVE
6 NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER
7 OTHER: _____
8 REFUSED

QUESTION #17

Was your total annual household income before taxes in 2003 under or over _____? And was it over or under _____? HOUSEHOLD SIZE IS THE NUMBER GIVEN IN Q9.

HOUSEHOLD SIZE	ANNUAL INCOME	ANNUAL INCOME	ANNUAL INCOME	ANNUAL INCOME	ANNUAL INCOME
1	$22,300 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18 = 3	$37,150 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$59,400 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$73,850 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$88,600 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
2	$25,450 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$42,450 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$67,900 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$84,400 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$101,300 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
3	$28,650 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$47,750 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$76,400 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$94,950 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$113,950 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
4	$31,850 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$53,050 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$84,900 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$105,500 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$128,600 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
5	$34,400 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$57,300 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$91,650 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$113,950 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$136,750 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
6	$36,900 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$61,550 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$98,450 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$122,400 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$146,850 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15
7	$39,450 UNDER/EXACTLY SKIP TO Q18 = 1	$65,800 UNDER/EXACTLY SKIP TO Q18 = 4	$105,250 UNDER/EXACTLY SKIP TO Q18 = 7	$130,800 UNDER/EXACTLY SKIP TO Q18 = 10	$157,000 UNDER/EXACTLY = 13

	OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	OVER = 14 DON'T KNOW/REFUSED = 15
8 OR MORE	$42,000 UNDER/EXACTLY SKIP TO Q18 = 1 OVER CONTINUE = 2 DON'T KNOW/REFUSED SKIP TO Q18= 3	$70,050 UNDER/EXACTLY SKIP TO Q18 = 4 OVER CONTINUE = 5 DON'T KNOW/REFUSED SKIP TO Q18= 6	$112,050 UNDER/EXACTLY SKIP TO Q18 = 7 OVER CONTINUE = 8 DON'T KNOW/REFUSED SKIP TO Q18= 9	$139,250 UNDER/EXACTLY SKIP TO Q18 = 10 OVER CONTINUE = 11 DON'T KNOW/REFUSED SKIP TO Q18= 12	$167,100 UNDER/EXACTLY = 13 OVER = 14 DON'T KNOW/REFUSED = 15

QUESTION #18
Do you or does anyone else in your household have _____? How about _____?

	YES	NO	REFUSED
a physical condition that substantially limits one or more basic activities such as seeing, hearing, walking, climbing stairs, reaching, lifting, or carrying things?	1	2	3
a mental condition that significantly affects learning, remembering, concentrating, or caring for oneself?	1	2	3

Now just two last questions… Do you or does anyone else in your household have _____? How about _____?

	YES	NO	REFUSED
an addiction to alcohol or drugs	1	2	3
HIV or AIDS	1	2	3

THANK RESPONDENT!

Appendix B
Tabulation of Survey Results

Group $Q1A Community facility/svc most important?

Category label	Code	Count	Pct of Responses	Pct of Cases
Seniors	1	148	17.7	35.5
At-Risk Youth	2	101	12.1	24.2
Child Care	3	127	15.2	30.5
Health Care	4	144	17.3	34.5
Mental Health Care	5	55	6.6	13.2
Recreation	6	54	6.5	12.9
Homeless People And Families	7	128	15.3	30.7
Insists One Most Important/One Coded	8	16	1.9	3.8
Insists All Equally Important	9	19	2.3	4.6
Insists None Are Important	10	1	.1	.2
Insists Don't Know/Not Sure	11	11	1.3	2.6
Continue (used w/codes 9-11)	12	30	3.6	7.2
	Total responses	834	100.0	200.0

0 missing cases; 417 valid cases

Group $Q1B Services most important?

Category label	Code	Count	Pct of Responses	Pct of Cases
Persons w/Disabilities, Transp. Services	1	134	16.1	32.1
Anti-Crime Programs	2	133	15.9	31.9
Resolve Disputes Between Landlord/Tenant	3	38	4.6	9.1
Code Enforcement For Rundown Properties	4	79	9.5	18.9
Domestic Violence	5	141	16.9	33.8
Drug And Alcohol Abuse	6	170	20.4	40.8
Legal Aid	7	61	7.3	14.6
Insists One Most Important/One Coded	8	19	2.3	4.6
Insists All Equally Important	9	15	1.8	3.6
Insists None Are Important	10	4	.5	1.0
Insists Don't Know/Not Sure	11	13	1.6	3.1
Continue (used w/codes 9-11)	12	27	3.2	6.5
	Total responses	834	100.0	200.0

0 missing cases; 417 valid cases

Group $Q1C Public works projects most important?

Category label	Code	Count	Pct of Responses	Pct of Cases
Flood Or Drainage Improvements	1	81	9.7	19.4
Water Or Sewer Improvements	2	115	13.8	27.6
Sidewalk Improvement-Access For Disabled	3	149	17.9	35.7
Street Improvements	4	186	22.3	44.6
Parks Or Recreation Improvements	5	156	18.7	37.4
Remove Barriers Prevent Accessing Public	6	67	8.0	16.1
Insists One Most Important/One Coded	7	19	2.3	4.6
Insists All Equally Important	8	9	1.1	2.2
Insists None Are Important	9	7	.8	1.7
Insists Don't Know/Not Sure	10	16	1.9	3.8
Continue (used w/codes 8-10)	11	29	3.5	7.0
	Total responses	834	100.0	200.0

0 missing cases; 417 valid cases

Group $Q1D Business assistance/job programs most important?

Category label	Code	Count	Pct of Responses	Pct of Cases
Loans To Assist Small Businesses	1	184	22.1	44.1
Job Or Skills Training	2	272	32.6	65.2
Rehabilitation Old Commercial/Industrial	3	129	15.5	30.9
Improvements For Earthquake Safety	4	172	20.6	41.2
Insists One Most Important/One Coded	5	37	4.4	8.9
Insists All Equally Important	6	5	.6	1.2
Insists None Are Important	7	7	.8	1.7
Insists Don't Know/Not Sure	8	9	1.1	2.2
Continue (used w/codes 6-8)	9	19	2.3	4.6
	Total responses	834	100.0	200.0

0 missing cases; 417 valid cases

Group $Q1E Affordable housing programs most important?

Category label	Code	Count	Pct of Responses	Pct of Cases
Housing Rehabilitation	1	85	10.2	20.4
Improvements For Access By The Disabled	2	85	10.2	20.4
Assistance To Home Buyers	3	155	18.6	37.2
Construction Of Affordable Housing	4	167	20.0	40.0
Rental Assistance Low-Income Households	5	181	21.7	43.4
Fair Housing Legal Assistance	6	68	8.2	16.3
Insists One Most Important/One Coded	7	21	2.5	5.0
Insists All Equally Important	8	13	1.6	3.1
Insists None Are Important	9	11	1.3	2.6
Insists Don't Know/Not Sure	10	14	1.7	3.4
Continue (used w/codes 8-10)	11	33	4.0	7.9
	Total responses	833	100.0	199.8

0 missing cases; 417 valid cases

Q2D Overall, which two of these do you believe are the most important?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	30 TWO OR FEWER SELECTED	2	.5	.5	.5
	32 INSISTS ALL EQUALLY IMPORTANT	21	5.0	5.1	5.5
	33 INSISTS DON' T KNOW/NOT SURE	16	3.8	3.9	9.4
	34 SHOW LIST AND SELECT ITEM	376	90.2	90.6	100.0
	Total	415	99.5	100.0	
Missing	System	2	.5		
Total		417	100.0		

Group $Q2 Overall, two most important?

Category label	Code	Count	Pct of Responses	Pct of Cases
Facilities/Services For Seniors	1	47	6.2	12.4
Facilities/Services For At-Risk Youth	2	49	6.5	13.0
Facilities/Services For Child Care	3	40	5.3	10.6
Facilities/Services For Health Care	4	49	6.5	13.0
Facilities/Services For Mental Health Ca	5	16	2.1	4.2
Facilities/Services For Recreation	6	6	.8	1.6
Facilities/Services For Homeless People	7	38	5.0	10.1
Services For Persons With Disabilities,	8	26	3.4	6.9
Anti-Crime Programs	9	46	6.1	12.2
Services For Resolving Disputes Between	10	1	.1	.3
Code Enforcement For Rundown Properties	11	10	1.3	2.6
Services For Domestic Violence	12	36	4.8	9.5
Services For Drug And Alcohol Abuse	13	31	4.1	8.2
Legal Aid	14	7	.9	1.9
Flood Or Drainage Improvements	15	12	1.6	3.2
Water Or Sewer Improvements	16	15	2.0	4.0
Sidewalk Improvements For Access For The	17	9	1.2	2.4
Street Improvements	18	32	4.2	8.5
Parks Or Recreation Improvements	19	14	1.9	3.7
Removing Barriers That Prevent People Fr	20	4	.5	1.1
Loans To Assist Small Businesses	21	24	3.2	6.3
Job Or Skills Training	22	39	5.2	10.3
Rehabilitation Of Old Commercial Or Indu	23	10	1.3	2.6
Business Improvements For Earthquake Saf	24	13	1.7	3.4
Housing Rehabilitation	25	10	1.3	2.6
Housing Improvements For Access By The D	26	15	2.0	4.0
Assistance To Home Buyers	27	29	3.8	7.7
Construction Of Affordable Housing	28	58	7.7	15.3
Rental Assistance For Low-Income Househo	29	44	5.8	11.6
Fair Housing Legal Assistance	30	10	1.3	2.6
Insists One Most Important/One Coded	31	16	2.1	4.2
	Total responses	756	100.0	200.0

39 missing cases; 378 valid cases

Q3 Are there any other community needs you feel are equally or more important and should be included in the top two?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	120	28.8	28.9	28.9
	2 NO	269	64.5	64.8	93.7
	3 DON'T KNOW	26	6.2	6.3	100.0
	Total	415	99.5	100.0	
Missing	System	2	.5		
Total		417	100.0		

Group $Q4 And what would they be (other community needs)?

Category label	Code	Count	Pct of Responses	Pct of Cases
Better Education	10	4	2.4	3.3
Domestic Violence	11	6	3.7	5.0
Services for People With Disabilities/As	12	4	2.4	3.3
There Should Be After-School Programs/Af	13	6	3.7	5.0
More Financial Aid for Schools/Giving Mo	14	5	3.0	4.2
Street Repair/Street Improvement	15	7	4.3	5.8
Effective Rehabilitation for Drug and Al	16	4	2.4	3.3
Public Transportation	17	2	1.2	1.7
More Recreational Activities for Senior	18	5	3.0	4.2
Sidewalk Improvements for the Disabled/S	19	3	1.8	2.5
Job Training/Increase Job Skills	20	3	1.8	2.5
Rental Assistance/Rent Reduction	21	2	1.2	1.7
Mental Health Treatment	22	4	2.4	3.3
Prevent Vandalism	23	2	1.2	1.7
At-Risk-Youth Programs	24	3	1.8	2.5
Make Sure We Have Enough Law Enforcement	25	5	3.0	4.2
Housing Rehabilitation	26	2	1.2	1.7
Low Income Housing/Affordable Housing	27	7	4.3	5.8
Traffic Is Horrible/Something Needs to B	29	2	1.2	1.7
Teachers Should Be Better Paid	30	2	1.2	1.7
Protect Senior Citizens	31	2	1.2	1.7
Better Healthcare	32	4	2.4	3.3
Traffic Enforcement on Residential Stree	33	2	1.2	1.7
More Hospitals/Keep Hospitals Open	34	2	1.2	1.7
More Parks and Recreation/Parks and Recr	35	4	2.4	3.3
Preservation of Open Space	36	2	1.2	1.7
Neighbors Should Get to Know Each Other	37	2	1.2	1.7
None/Nothing	77	1	.6	.8
Other	88	65	39.6	54.2
Don't Know	99	2	1.2	1.7
	Total responses	164	100.0	136.7

297 missing cases; 120 valid cases

Group $Q5 Power to solve one problem, what would it be?

Category label	Code	Count	Pct of Responses	Pct of Cases
Refused/No Comment	0	3	.6	.7
The Housing Is Too Expensive/There Shoul	10	77	15.5	18.5
Anti-Crime	11	19	3.8	4.6
Anti-Gang/Gang Involvement	12	9	1.8	2.2
Street Improvements/Street Repairs	13	11	2.2	2.6
Traffic Congestion	14	26	5.2	6.2
Providing Resources for the Homeless	15	30	6.0	7.2
Unemployment/ More Employment Opportunit	16	30	6.0	7.2
More Funding for the Schools	18	8	1.6	1.9
Job Training	19	5	1.0	1.2
Better Education	20	7	1.4	1.7
Domestic Violence	21	7	1.4	1.7
Take Care of the Children/Protect the Ch	22	3	.6	.7
Drug and Alcohol Abuse	23	8	1.6	1.9
Everybody Needs Healthcare	24	8	1.6	1.9
Not Enough Housing	25	4	.8	1.0
Affordable Healthcare	26	8	1.6	1.9
Affordable Childcare	27	5	1.0	1.2
Better Healthcare	28	3	.6	.7
More After-School Activities/Youth Progr	29	10	2.0	2.4
More Parks and Recreation Options	30	4	.8	1.0
(Regarding Politics) Change Who the Poli	31	6	1.2	1.4
Anti-Drug	32	6	1.2	1.4
Speeding on Residential Streets	33	2	.4	.5
High Density Housing	34	2	.4	.5
School Improvements	35	3	.6	.7
Keep Hospitals From Closing	36	2	.4	.5
More Frequent Public Transportation	37	3	.6	.7
Deportation of Illegal Immigrants	38	2	.4	.5
More Police Officers	39	3	.6	.7
Mass Transit/More Public Transportation	40	5	1.0	1.2
More Childcare Facilities	41	3	.6	.7
Programs for Troubled or At-Risk Youth	42	7	1.4	1.7
Mental Health Programs and Facilities	43	2	.4	.5
Public Transportation to More Locations	44	3	.6	.7
Fix Everything/There Are Too Many to Nam	45	2	.4	.5
More Programs and Assistance for Seniors	46	5	1.0	1.2
Stricter Punishment for Various Types of	47	3	.6	.7
Assistance and Programs for People With	48	5	1.0	1.2
(Regarding Nature) More Open Space/More	49	3	.6	.7
Provide Food for the Hungry	50	2	.4	.5
It's Too Expensive Here/Cost of Living	51	2	.4	.5
Taxes Are Too High	52	3	.6	.7
None/Nothing	77	3	.6	.7
Other	88	81	16.3	19.4
Don't Know	99	53	10.7	12.7
	Total responses	496	100.0	118.9

0 missing cases; 417 valid cases

Group $Q6 And how would you solve that problem?

Category label	Code	Count	Pct of Responses	Pct of Cases
Refused/No Comment	0	2	.4	.6
We Have to Hire More Police Officers/Mor	10	12	2.3	3.4
More After-School Programs/More Youth Pr	11	14	2.7	3.9
Voting	12	3	.6	.8
Better Public Transportation	13	3	.6	.8
Low Income Housing/Low Rent Housing/Affo	14	17	3.3	4.7
Job Training for People	15	12	2.3	3.4
Build More Houses	16	13	2.5	3.6
Abolish the Carpool Lane	19	4	.8	1.1
Create More Jobs/More Employment Opportu	20	11	2.1	3.1
More Public Transportation	21	5	1.0	1.4
Higher Standards for Teachers	22	2	.4	.6
Better Training for Teachers	23	2	.4	.6
Create More Freeways	24	4	.8	1.1
Reduce Class Sizes	25	3	.6	.8
Provide Healthcare for Everyone	26	3	.6	.8
Mentoring Programs	27	3	.6	.8
Offering Classes for Parents	28	5	1.0	1.4
Affordable Healthcare	29	4	.8	1.1
Additional Funding for Schools	30	6	1.2	1.7
Have Better Jobs Available	31	3	.6	.8
Spend More Money on Public Transportatio	32	2	.4	.6
More Enforcement of Laws	33	6	1.2	1.7
A Facility for the Homeless to Take Care	34	2	.4	.6
More Taxes/Increase Property Taxes	35	8	1.6	2.2
A Shelter for Homeless People	36	7	1.4	2.0
More Community Services	37	2	.4	.6
Government Funding or Assistance	38	7	1.4	2.0
More Carpooling/Encourage Carpooling	39	2	.4	.6
Change the President/Get Rid of Bush	40	2	.4	.6
Neighborhood Watch	41	2	.4	.6
More Childcare Options	42	2	.4	.6
Provide Mental Health Care	43	2	.4	.6
Attract More Businesses to the Area	44	4	.8	1.1
Repave the Streets	45	2	.4	.6
None/Nothing	77	2	.4	.6
Other	88	256	49.9	71.5
Don't Know	99	74	14.4	20.7
		---	---	---
	Total responses	513	100.0	143.3

59 missing cases; 358 valid cases

Q7 GENDER

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 MALE	204	48.9	48.9	48.9
	2 FEMALE	213	51.1	51.1	100.0
	Total	417	100.0	100.0	

Q8 First, what is the Zip Code where you live?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
	94022	7	1.7	1.7	1.7
	94024	4	1.0	1.0	2.6
	94025	2	.5	.5	3.1
	94027	1	.2	.2	3.4
	94040	9	2.2	2.2	5.5
	94041	7	1.7	1.7	7.2
	94043	12	2.9	2.9	10.1
	94078	1	.2	.2	10.3
	94086	11	2.6	2.6	12.9
	94087	13	3.1	3.1	16.1
	94089	7	1.7	1.7	17.7
	94301	1	.2	.2	18.0
	94303	5	1.2	1.2	19.2
	94304	1	.2	.2	19.4
	94305	1	.2	.2	19.7
	94306	7	1.7	1.7	21.3
	94806	1	.2	.2	21.6
	95008	12	2.9	2.9	24.5
	95014	17	4.1	4.1	28.5
	95020	15	3.6	3.6	32.1
	95030	1	.2	.2	32.4
	95032	3	.7	.7	33.1
	95035	8	1.9	1.9	35.0
	95037	7	1.7	1.7	36.7
	95044	1	.2	.2	36.9
	95046	1	.2	.2	37.2
	95050	10	2.4	2.4	39.6
	95051	14	3.4	3.4	42.9
	95054	4	1.0	1.0	43.9
	95070	6	1.4	1.4	45.3
	95110	4	1.0	1.0	46.3
	95111	12	2.9	2.9	49.2
	95112	4	1.0	1.0	50.1
	95116	11	2.6	2.6	52.8
	95117	7	1.7	1.7	54.4
	95118	12	2.9	2.9	57.3
	95119	1	.2	.2	57.6
	95120	12	2.9	2.9	60.4
	95121	5	1.2	1.2	61.6
	95122	4	1.0	1.0	62.6
	95123	20	4.8	4.8	67.4
	95124	15	3.6	3.6	71.0
	95125	20	4.8	4.8	75.8
	95126	2	.5	.5	76.3
	95127	16	3.8	3.8	80.1
	95128	6	1.4	1.4	81.5

```
Q8        First, what is the Zip Code where you live?

                              95129        10      2.4      2.4     83.9
                              95130         4      1.0      1.0     84.9
                              95131         4      1.0      1.0     85.9
                              95132        11      2.6      2.6     88.5
                              95133         2       .5       .5     89.0
                              95135         5      1.2      1.2     90.2
                              95136        13      3.1      3.1     93.3
                              95138         7      1.7      1.7     95.0
                              95139         2       .5       .5     95.4
                              95148         8      1.9      1.9     97.4
                              95162         1       .2       .2     97.6
Refused                       99999        10      2.4      2.4    100.0
                                        -------  -------  -------
                              Total       417    100.0    100.0

Valid cases     417      Missing cases      0
```

Q9 How many people are there in your household?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	63	15.1	15.1	15.1
	2	133	31.9	31.9	47.0
	3	71	17.0	17.0	64.0
	4	71	17.0	17.0	81.1
	5	35	8.4	8.4	89.4
	6	22	5.3	5.3	94.7
	7	7	1.7	1.7	96.4
	8	2	.5	.5	96.9
	10	1	.2	.2	97.1
	Refused	12	2.9	2.9	100.0
	Total	417	100.0	100.0	

Q10 Are any of these people children under the age of 18?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	170	40.8	48.0	48.0
	2 NO	172	41.2	48.6	96.6
	3 REFUSED	12	2.9	3.4	100.0
	Total	354	84.9	100.0	
Missing	System	63	15.1		
Total		417	100.0		

Q11 And how many of these are children under the age of 5?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	87	20.9	51.2	51.2
	1	64	15.3	37.6	88.8
	2	17	4.1	10.0	98.8
	Refused	2	.5	1.2	100.0
	Total	170	40.8	100.0	
Missing	System	247	59.2		
Total		417	100.0		

Q12 How about children between the ages of 5 and 17?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	39	9.4	22.9	22.9
	1	60	14.4	35.3	58.2
	2	44	10.6	25.9	84.1
	3	17	4.1	10.0	94.1
	4	6	1.4	3.5	97.6
	5	1	.2	.6	98.2
	Refused	3	.7	1.8	100.0
	Total	170	40.8	100.0	
Missing	System	247	59.2		
Total		417	100.0		

Q13 What is your age, please?

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
	18	1	.2	.2	.2
	19	2	.5	.5	.7
	21	4	1.0	1.0	1.7
	22	1	.2	.2	1.9
	23	1	.2	.2	2.2
	24	3	.7	.7	2.9
	25	2	.5	.5	3.4
	26	4	1.0	1.0	4.3
	27	4	1.0	1.0	5.3
	28	12	2.9	2.9	8.2
	29	8	1.9	1.9	10.1
	30	7	1.7	1.7	11.8
	31	6	1.4	1.4	13.2
	32	8	1.9	1.9	15.1
	33	3	.7	.7	15.8
	34	9	2.2	2.2	18.0
	35	11	2.6	2.6	20.6
	36	7	1.7	1.7	22.3
	37	13	3.1	3.1	25.4
	38	8	1.9	1.9	27.3
	39	9	2.2	2.2	29.5
	40	10	2.4	2.4	31.9
	41	11	2.6	2.6	34.5
	42	16	3.8	3.8	38.4
	43	11	2.6	2.6	41.0
	44	7	1.7	1.7	42.7
	45	16	3.8	3.8	46.5
	46	6	1.4	1.4	48.0
	47	8	1.9	1.9	49.9
	48	5	1.2	1.2	51.1
	49	7	1.7	1.7	52.8
	50	13	3.1	3.1	55.9
	51	6	1.4	1.4	57.3
	52	7	1.7	1.7	59.0
	53	3	.7	.7	59.7
	54	5	1.2	1.2	60.9
	55	8	1.9	1.9	62.8
	57	9	2.2	2.2	65.0
	58	7	1.7	1.7	66.7
	59	5	1.2	1.2	67.9
	60	5	1.2	1.2	69.1
	61	2	.5	.5	69.5
	62	6	1.4	1.4	71.0
	63	4	1.0	1.0	71.9
	64	10	2.4	2.4	74.3
	65	9	2.2	2.2	76.5

Q13 What is your age, please?

	66	3	.7	.7	77.2
	67	2	.5	.5	77.7
	68	2	.5	.5	78.2
	69	2	.5	.5	78.7
	70	5	1.2	1.2	79.9
	71	3	.7	.7	80.6
	72	4	1.0	1.0	81.5
	73	4	1.0	1.0	82.5
	74	2	.5	.5	83.0
	75	2	.5	.5	83.5
	76	2	.5	.5	83.9
	77	2	.5	.5	84.4
	79	4	1.0	1.0	85.4
	80	4	1.0	1.0	86.3
	82	4	1.0	1.0	87.3
	83	4	1.0	1.0	88.2
	84	2	.5	.5	88.7
	85	1	.2	.2	89.0
	87	2	.5	.5	89.4
	88	4	1.0	1.0	90.4
	90	1	.2	.2	90.6
	91	1	.2	.2	90.9
Refused	120	38	9.1	9.1	100.0
	Total	417	100.0	100.0	

Valid cases 417 Missing cases 0

Q14A Now I'm going to ask you about the people who live in your household. Do you live with a spouse or partner?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	260	62.4	73.4	73.4
	2 NO	78	18.7	22.0	95.5
	3 REFUSED	16	3.8	4.5	100.0
	Total	354	84.9	100.0	
Missing	System	63	15.1		
Total		417	100.0		

Q14B How about your own children?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	157	37.6	92.4	92.4
	2 NO	10	2.4	5.9	98.2
	3 REFUSED	3	.7	1.8	100.0
	Total	170	40.8	100.0	
Missing	System	247	59.2		
Total		417	100.0		

Q14C How about children other than your own?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	16	3.8	9.4	9.4
	2 NO	151	36.2	88.8	98.2
	3 REFUSED	3	.7	1.8	100.0
	Total	170	40.8	100.0	
Missing	System	247	59.2		
Total		417	100.0		

Q14D How about other relatives?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	73	17.5	20.6	20.6
	2 NO	266	63.8	75.1	95.8
	3 REFUSED	15	3.6	4.2	100.0
	Total	354	84.9	100.0	
Missing	System	63	15.1		
Total		417	100.0		

Q14E How about other people not related to you?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	26	6.2	7.3	7.3
	2 NO	313	75.1	88.4	95.8
	3 REFUSED	15	3.6	4.2	100.0
	Total	354	84.9	100.0	
Missing	System	63	15.1		
Total		417	100.0		

Q15 What was the last grade you completed in school?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 LESS THAN HIGH SCHOOL	18	4.3	4.3	4.3
	2 SOME HIGH SCHOOL	13	3.1	3.1	7.4
	3 HIGH SCHOOL GRADUATE OR GED	84	20.1	20.1	27.6
	4 VOCATIONAL/TRADE CERTIFICATE	5	1.2	1.2	28.8
	5 SOME COLLEGE	74	17.7	17.7	46.5
	6 TWO-YEAR DEGREE (AA, AS)	25	6.0	6.0	52.5
	7 FOUR-YEAR DEGREE (BA, BS)	102	24.5	24.5	77.0
	8 MASTER'S DEGREE (MA, MS, MBA)	65	15.6	15.6	92.6
	9 PROFESSIONAL DEGREE (JD, MD, DDS)	6	1.4	1.4	94.0
	10 DOCTORATE (PHD, EDD)	11	2.6	2.6	96.6
	11 REFUSED	14	3.4	3.4	100.0
	Total	417	100.0	100.0	

Q16 We would also like to know your racial or ethnic background. Are you...

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 CAUCASIAN/WHITE	217	52.0	52.0	52.0
	2 AFRICAN/AFRICAN-AMERICAN	11	2.6	2.6	54.7
	3 ASIAN/ASIAN-AMERICAN	51	12.2	12.2	66.9
	4 LATINO/HISPANIC	56	13.4	13.4	80.3
	5 AMERICAN INDIAN OR ALASKAN NATIVE	4	1.0	1.0	81.3
	7 OTHER	49	11.8	11.8	93.0
	8 REFUSED	29	7.0	7.0	100.0
	Total	417	100.0	100.0	

Q17A Was your total annual household income before taxes in 2003 under or over (1st tier)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 UNDER/EXACTLY	83	19.9	20.5	20.5
	2 OVER	266	63.8	65.7	86.2
	3 DON'T KNOW/REFUSED	56	13.4	13.8	100.0
	Total	405	97.1	100.0	
Missing	System	12	2.9		
Total		417	100.0		

Q17B Was your total annual household income before taxes in 2003 under or over (2nd tier)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	4 UNDER/EXACTLY	59	14.1	22.2	22.2
	5 OVER	192	46.0	72.2	94.4
	6 DON'T KNOW/REFUSED	15	3.6	5.6	100.0
	Total	266	63.8	100.0	
Missing	System	151	36.2		
Total		417	100.0		

Q17C Was your total annual household income before taxes in 2003 under or over (3rd tier)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	7 UNDER/EXACTLY	44	10.6	22.9	22.9
	8 OVER	142	34.1	74.0	96.9
	9 DON'T KNOW/REFUSED	6	1.4	3.1	100.0
	Total	192	46.0	100.0	
Missing	System	225	54.0		
Total		417	100.0		

Q17D Was your total annual household income before taxes in 2003 under or over (4th tier)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	10 UNDER/EXACTLY	43	10.3	30.3	30.3
	11 OVER	97	23.3	68.3	98.6
	12 DON'T KNOW/REFUSED	2	.5	1.4	100.0
	Total	142	34.1	100.0	
Missing	System	275	65.9		
Total		417	100.0		

Q17E Was your total annual household income before taxes in 2003 under or over (5th tier)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	13 UNDER/EXACTLY	35	8.4	36.1	36.1
	14 OVER	60	14.4	61.9	97.9
	15 DON'T KNOW/REFUSED	2	.5	2.1	100.0
	Total	97	23.3	100.0	
Missing	System	320	76.7		
Total		417	100.0		

Q18A Physical condition that substantially limits one or more basic activities?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	79	18.9	18.9	18.9
	2 NO	315	75.5	75.5	94.5
	3 REFUSED	23	5.5	5.5	100.0
	Total	417	100.0	100.0	

Q18B How about a mental condition that significantly affects learning, remembering, concentrating, or caring for oneself?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	47	11.3	11.3	11.3
	2 NO	348	83.5	83.5	94.7
	3 REFUSED	22	5.3	5.3	100.0
	Total	417	100.0	100.0	

Q18C Do you or does anyone else in your household have an addiction to alcohol or drugs?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	11	2.6	2.6	2.6
	2 NO	385	92.3	92.3	95.0
	3 REFUSED	20	4.8	4.8	99.8
	4 DON'T KNOW	1	.2	.2	100.0
	Total	417	100.0	100.0	

Q18D How about HIV or AIDS?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 YES	1	.2	.2	.2
	2 NO	396	95.0	95.0	95.2
	3 REFUSED	20	4.8	4.8	100.0
	Total	417	100.0	100.0	

TIME$ Elapsed Time

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	5	1	.2	.2	.2
	6	16	3.8	3.8	4.1
	7	57	13.7	13.7	17.7
	8	69	16.5	16.5	34.3
	9	73	17.5	17.5	51.8
	10	56	13.4	13.4	65.2
	11	47	11.3	11.3	76.5
	12	24	5.8	5.8	82.3
	13	20	4.8	4.8	87.1
	14	13	3.1	3.1	90.2
	15	12	2.9	2.9	93.0
	16	10	2.4	2.4	95.4
	17	1	.2	.2	95.7
	18	2	.5	.5	96.2
	19	6	1.4	1.4	97.6
	20	3	.7	.7	98.3
	22	1	.2	.2	98.6
	23	1	.2	.2	98.8
	24	1	.2	.2	99.0
	25	2	.5	.5	99.5
	35	1	.2	.2	99.8
	43	1	.2	.2	100.0
	Total	417	100.0	100.0	

TODAY Date

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	20041030	66	15.8	15.8	15.8
	20041031	49	11.8	11.8	27.6
	20041101	40	9.6	9.6	37.2
	20041102	26	6.2	6.2	43.4
	20041103	10	2.4	2.4	45.8
	20041104	50	12.0	12.0	57.8
	20041105	23	5.5	5.5	63.3
	20041106	60	14.4	14.4	77.7
	20041107	51	12.2	12.2	89.9
	20041108	30	7.2	7.2	97.1
	20041109	2	.5	.5	97.6
	20041110	6	1.4	1.4	99.0
	20041113	4	1.0	1.0	100.0
	Total	417	100.0	100.0	

LANGUAGE Language of interview

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 ENGLISH	405	97.1	97.1	97.1
	2 SPANISH	12	2.9	2.9	100.0
	Total	417	100.0	100.0	

Columbia Neighborhood Center
a partnership for education, health and recreation

785 Morse Avenue
Sunnyvale, CA 94085

RECEIVED
CITY OF SUNNYVALE
HOUSING DIVISION

March 1, 2005

Katrina Ardina
Community Development Department
456 W. Olive Ave.
Sunnyvale, CA 94086

Dear Ms. Ardina,

We are members of the Columbia Neighborhood Center Community Advisory Committee. Our committee is made up of parents, students, business people, school staff and residents of this community. We would like to express our support for the expansion of the Columbia Neighborhood Center (CNC).

The CNC provides many important services to our community such as health care, health insurance assistance, counseling, adult education, recreation activities, youth mentoring, after school programs and community events. The neighborhood that the CNC serves includes many families that need extra support. Approximately 40% of the students in our schools qualify for free or reduced-cost lunches. About one-third of our residents don't have health insurance for all family members. As a result the need and demand for the services provided by the CNC are always growing.

After 8 years of serving the community, the CNC is outgrowing its existing space. The CNC could provide services more efficiently if the building was expanded. The CNC would be able to house new services such as adult education classes, health education, employment assistance, and legal services. The facility expansion would also result in more rooms in which services could be provided, a resource area for community members to find information about local programs, more work areas for volunteers, and a larger and friendlier waiting area for families with children.

We thank you for including the CNC expansion as an area of need in Sunnyvale's Consolidated Plan for the next five years. We ask that you include the expansion of the CNC in your plans for seeking funding from Community Development Block Grants and other sources that may support the needs identified in the City's Consolidated Plan.

Sincerely,

Members of the 2005 Community Advisory Committee:

Carol Beetler
Madhu Balachander
Cathy Gomez
Alyssa Hardwick
Christina Lazo
Charles Leath
Patrick Meyering
Sachihiko (Mike) Michitaka
Mark Richardson
Erin Yim

Cc: Linda Kim

City of Sunnyvale
Community Development Department
456 W. Olive Avenue
Sunnyvale, CA 94086
www.sunnyvale.ca.gov

Appendix A
Summary of Service Provider Comments

Appendix B
Sunnyvale Citizen Participation

Appendix C
Reallocation Guidelines

Appendix D
Proof of Publication

Appendix E
Certifications

Appendix F
Summary of Countywide Telephone Survey

Appendix G
Public Comment